Rating: Fail

Review Master: PAR Logic Review

File No.1004Desktop

Client Specific Requirements - The client requires these items be corrected to receive a "pass".

- UAD - SUBJECT - Appraisal Assignment Type - is inconsistent with form type. For a desktop appraisal, Assignment Type should be DesktopAppraisal. For a hybrid appraisal, Assignment Type should be Hybrid.
- UAD - APPRAISER - Certification or License Number - should match ASC.gov.

Errors - These items must be corrected to receive a "pass".

- 1004_20UAD - SALES COMPARABLE NO. 4 - Photo does not exist for comparable.
- 1004_20UAD - SALES COMPARABLE NO. 5 - Photo does not exist for comparable.
- 1004_20UAD - SALES COMPARABLE NO. 6 - Photo does not exist for comparable.
- 1004_20UAD - SALES COMPARABLE NO. 7 - Photo does not exist for comparable.
- 1004_20UAD - SALES COMPARABLE NO. 8 - Photo does not exist for comparable.
- 1004_20UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CONVENIENT) "Convenient location and good local school system.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_20UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "Convenient location and good local school system.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_20UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SINGLE) "The subject neighborhood is mostly comprised of single story, stucco on block dwellings between 1,500 and 1,800 square feet that are, for the most part, well maintained with effective ages somewhat less than actual ages.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_20UAD - REPORT - Fair Lending - Comments in the Condition of the Property contain (OLD) "Overall condition is acceptable and consistent with that typically found in a well-maintained, five-year-old dwelling.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_20UAD - SALES COMPARABLE NO. 2 - Net Adjustment Percent - is not equal to the calculated adjustments.
- 1004_20UAD - SALES COMPARABLE NO. 3 - Net Adjustment Percent - is not equal to the calculated adjustments.

Warnings - These items may be incorrect and require your review.

- 1004_20UAD - SALES COMPARABLE NO. 4 - Comparable Photo Address - "" does not match the address entered in the Sales Comparison Approach, "1169 Lemon Creek Rd". Please reconcile.
- 1004_20UAD - SALES COMPARABLE NO. 5 - Comparable Photo Address - "" does not match the address entered in the Sales Comparison Approach, "7981 1st Street". Please reconcile.
- 1004_20UAD - SALES COMPARABLE NO. 6 - Comparable Photo Address - "" does not match the address entered in the Sales Comparison Approach, "1165West Lemon Creek Road". Please reconcile.
- 1004_20UAD - SALES COMPARABLE NO. 7 - Comparable Photo Address - "" does not match the address entered in the Sales Comparison Approach, "8081 1st Street". Please reconcile.
- 1004_20UAD - SALES COMPARABLE NO. 8 - Comparable Photo Address - "" does not match the address entered in the Sales Comparison Approach, "1160 West Lemon Creek Road". Please reconcile.
- REQ - REPORT - Primary form type, 1004_20UAD, does not match form type as ordered, 1025_05.
- REQ - SUBJECT - Property Address, 9119 2nd St Baroda MI 49101, does not match Property Address as ordered, 101 Test Coraopolis PA 15108.
- 1004_20UAD - CONTRACT - Contract Price - exceeds 25% of Estimated Market Value.
- 1004_20UAD - CONTRACT - Concession Amount - is more than 10% of the sale price.
- 1004_20UAD - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- 1004_20UAD - SALES COMPARABLE(S) #3,6,8 - Condition - is the same as the Subject, and the Condition adjustment is not blank or 0 (zero).
- 1004_20UAD - SALES COMPARABLE NO. 5 - Property Address - is not a valid USPS address.
- 1004_20UAD - SALES COMPARABLE NO. 6 - Property Address - is not a valid USPS address.
- 1004_20UAD - SALES COMPARABLE NO. 7 - Property Address - is not a valid USPS address.
- 1004_20UAD - SALES COMPARABLE NO. 8 - Property Address - is not a valid USPS address.

Information - These items typically require comment.

- UAD - SALES COMP #5 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #6 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #7 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #8 - Property Address - is not a valid USPS address. Please reconcile.