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

- UAD - SALES COMP #1 - Date of Sale - is after the Effective Date of the Appraisal.
- UAD - SALES COMP #2 - Date of Sale - is after the Effective Date of the Appraisal.
- UAD - SALES COMP #3 - Date of Sale - is after the Effective Date of the Appraisal.

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

- 2055_05UAD - SALES COMPARABLE NO. 1 - Date of Sale - the Settled, Contract, Withdrawn, or Expired Date is after the Effective Date of the appraisal.
- 2055_05UAD - SALES COMPARABLE NO. 2 - Date of Sale - the Settled, Contract, Withdrawn, or Expired Date is after the Effective Date of the appraisal.
- 2055_05UAD - SALES COMPARABLE NO. 3 - Date of Sale - the Settled, Contract, Withdrawn, or Expired Date is after the Effective Date of the appraisal.

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

- 2055_05UAD - NEIGHBORHOOD - Property Values Trend - is Stable and Median Comparable Sale Price Trend on the 1004MC is Increasing.
- 1004MC_2009 - NEIGHBORHOOD - Total # of Comparable Active Listings on the 1004MC (2) - does not match that of the main form (1).
- GSE - SALES COMPARABLE NO. 1 - Date of Sale - is after the Effective Date of the Appraisal. (ref. FNM0805)
- GSE - SALES COMPARABLE NO. 2 - Date of Sale - is after the Effective Date of the Appraisal. (ref. FNM0805)
- 2055_05UAD - SALES COMPARABLE(S) #2 - Actual Age - differs by more than 8 years from the subject property and no adjustment has been entered.
- GSE - SALES COMPARABLE NO. 3 - Date of Sale - is after the Effective Date of the Appraisal. (ref. FNM0805)
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable List Price Current-3 Months - is 530,000 and is not within the range of Comparable Properties Currently Offered for Sale (799000 - 799000) reported on the primary form. Please reconcile.