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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Ending Addenda contain (DEMOGRAPHICS) "Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals.", 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.

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

- CRX - 1004_05UAD - SUBJECT - Legal Description - on report (Refer to title policy, or see pg.3 of URAR.), differs from PUBLIC RECORDS (IN TARA HILLS SUB PHASE 4 UNIT 1, A SUB OF PRT OF THE E 1/2 OF SEC. 10, T35N-R12E.).
- 1004_05UAD - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Age (17; Year Built: 2004) differs from PUBLIC RECORDS (21; Year Built: 2004).
- 1004_05UAD - SALES COMPARISON APPROACH - Gross Living Area - Subject Property's Gross Living Area is not bracketed by Gross Living Area values found in Comparables. Comment required.
- 1004_05UAD - SALES COMPARISON APPROACH - Gross Living Area (GLA) - all closed sales are inferior to Subject Property.
- CRX - 1004_05UAD - SALES COMPARABLE NO. 1 - Site Area (15594 sf) differs from PUBLIC RECORDS (19468 sf).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 1 - Gross Living Area (2856) differs from PUBLIC RECORDS (3149).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 3 - Site Area (14998 sf) differs from PUBLIC RECORDS (12595 sf).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 3 - Gross Living Area (2655) differs from PUBLIC RECORDS (2477).
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Price of Prior Sale/Transfer (440000) differs from PUBLIC RECORDS (446000.0).
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)

Information - These items typically require comment.

- UAD - SITE - Dimensions - Must be 40 characters or less.