Rating: Fail **Review Master: UAD Validation** File No. 22081704

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

- UAD - SUBJECT - Occupant - is blank.
- UAD - SUBJECT - HOA Fees per Year/Month - is blank.
- UAD - SUBJECT - Assignment Type - is blank.
- UAD - SUBJECT - Offered for Sale in Past 12 Months - is blank.
- UAD - NEIGHBORHOOD - One-Unit Housing Trends: Property Values - is blank.
- UAD - NEIGHBORHOOD - One-Unit Housing Trends: Demand/Supply - is blank.
- UAD - NEIGHBORHOOD - One-Unit Housing Trends: Marketing Time - is blank.
- UAD - SITE - Electricity Public or Other - boxes are blank and the description field does not contain "NONE".
- UAD - SITE - Water Public or Other - boxes are blank and the description field does not contain "NONE".
- UAD - SITE - Sanitary Sewer Public or Other - boxes are blank and the description field does not contain "NONE".
- UAD - IMPROVEMENTS - Number of Stories - is blank.
- UAD - PROJECT INFORMATION - Number of Elevators - is not a whole number. Please enter a whole number for Number of Elevators.
- UAD - IMPROVEMENTS - Year Built - is blank.
- UAD - PUD INFORMATION - 'Is the Developer/Builder in Control of HOA' - is blank.
- UAD - PUD INFORMATION - 'Is there any Commercial Space in the Project' - is blank.
- UAD - UNIT DESCRIPTION - Number of Levels - is not a whole number.
- UAD - UNIT DESCRIPTION - Number of Cars - is blank.
- UAD - IMPROVEMENTS - Bedroom Count - is blank.
- UAD - IMPROVEMENTS - Bathroom Count - is not in the proper format. Please enter the number of Full baths followed by the number of Half baths separated by a period. ex: 2.0, 2.1, 3.2
- UAD - PRIOR SALE HISTORY - 'My Research Did/Did Not Reveal Prior Subject Sales or Transfers' - is blank.
- UAD - PRIOR SALE HISTORY - 'My Research Did/Did Not Reveal Prior Comparable Sales or Transfers' - is blank
- UAD - SALES COMP #2 - Net Adjustment Amount - is blank.
- UAD - SALES COMP #3 - Net Adjustment Amount - is blank.
- UAD - SALES COMPARISON - Indicated Value by Sales Comparison Approach - is blank.
- UAD - RECONCILIATION - Indicated Value by Sales Comparison Approach - is blank.
- UAD - RECONCILIATION - Appraisal is Made boxes - are blank.

Information - These items typically require comment.

- UAD - SUBJECT - Tax Year - should be entered as YYYY.
- UAD - SUBJECT - Property Rights Appraised - is required.
- UAD - NEIGHBORHOOD - Location - is required.
- UAD - NEIGHBORHOOD - Built-Up - is required.
- UAD - NEIGHBORHOOD - Growth Rate - is required.
- UAD - NEIGHBORHOOD - Neighborhood Boundaries - does not contain boundary delineations. The Neighborhood Boundaries must be clearly delineated using 'North', 'South', 'East', and 'West'. Appraiser should not reference a map or other addendum as the example of the neighborhood boundaries.
- UAD - SITE - Zoning Compliance - is required.
- UAD - SITE - 'Is the Highest and Best Use of the Subject Property as Improved' - is required.
- UAD - SITE - Off-Site Improvements - Street Type - should be entered. If none is present, indicate 'None'.
- UAD - SITE - Offsite Improvements: Street Public/Private - is required.
- UAD - SITE - Alley Type - is required. If none is present, indicate 'None'. Please enter Off-Site Improvements - Alley Type. If none is present, indicate 'None'.
- UAD - SITE - Alley Type - is required.
- UAD - SITE - FEMA Special Flood Hazard Area - is required.
- UAD - SITE - FEMA Flood Zone - should be entered. If map does not exist for the area, indicate 'None'.
- UAD - SITE - 'Are the Utilities and Off-Site Improvements Typical for the Market Area' - is required.
- UAD - SITE - 'Are there any Adverse Site Conditions or External Factors' - is required.
- UAD - PROJECT INFORMATION - Project Description - is blank.
- UAD - PROJECT INFORMATION - Project Occupancy - boxes and comments are blank.
- UAD - PROJECT INFORMATION - Management Group - is blank.
- UAD - PROJECT INFORMATION - 'Does any Single Entity Own more than 10% of Stock' - is blank.
- UAD - PROJECT INFORMATION - 'Was the Project Created by the Conversion of an Existing Building(s) into a Condominium' - is blank.
- UAD - PROJECT INFORMATION - 'Are the Units, Common Elements, Recreation Facilities Complete' - is blank.
- UAD - PROJECT INFORMATION - 'Are the Common Elements Leased to or by the HOA' - is blank.
- UAD - PROJECT ANALYSIS - 'I Did/Did Not Analyze the Condominium Project Budget' - is blank.
- UAD - PROJECT ANALYSIS - 'Are there any Other Fees for the Use of the Project Facilities' - is blank.
- UAD - PROJECT ANALYSIS - 'Compared to Other Competitive Projects of Similar Quality and Design the Subject Unit Charges

Appears High or Low' - is blank.

- UAD - IMPROVEMENTS - Cooling Type boxes - are blank. Please check one box. If there is no cooling, indicate 'Other' and enter 'None' in the description.
- UAD - IMPROVEMENTS - Interior Floors - is required.
- UAD - IMPROVEMENTS - Interior Walls - is required.
- UAD - IMPROVEMENTS - Interior Trim/Finish - is required.
- UAD - IMPROVEMENTS - Porch/Balcony - is blank. If none, indicate 'None' in the description field.
- UAD - IMPROVEMENTS - 'Are there any Physical Deficiencies or Adverse Conditions that affect the Livability, Soundness, or Structural Integrity of the Property' - is required.
- UAD - IMPROVEMENTS - 'Does the Property Generally Conform to the Neighborhood' - is required.
- UAD - SALES COMPARISON APPROACH - Sales Transfer History Research - is reqired.
- UAD - SALES COMPARISON APPROACH - Project Name - does not match the project name in the subject section of appraisal report.
- UAD - SALES COMPARISON APPROACH - Subject Above Grade Bedroom Count - does not match the above grade bedroom count in the unit description section.
- UAD - SALES COMPARABLE(S) #1, 2, 3 - Data Source(s) - MLS is not in the correct format. MLS should be reported as the abbreviated MLS name, # and Listing identifier. (Ex. XYZMLS #123)
- UAD - SALES COMP #2 - Floor Location - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #3 - Floor Location - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.