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

- UAD - INCOME APPROACH - Estimated Monthly Market Rent - is not a whole number. Please enter value as a whole number. If Income Approach was not developed the field should be left blank.
- UAD - INCOME APPROACH - Gross Rent Multiplier - is not a whole number. Please enter value as a whole number. If Income Approach was not developed the field should be left blank.
- UAD - INCOME APPROACH - Indicated Value by Income Approach - is not a whole number. Please enter value as a whole number. If Income Approach was not developed the field should be left blank.
- UAD - RECONCILIATION - Indicated Value by Income Approach - is not a whole number. Please enter value as a whole number. If Income Approach was not developed the field should be left blank.
- UAD - APPRAISER - Certification or License Number - should match ASC.gov.
- UAD - SUPERVISORY APPRAISER - Certification or License Number - should match ASC.gov.

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

- 1075_05AUAD - 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.
- 1075_05AUAD - 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.
- 1075_05AUAD - 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.
- 1075_05AUAD - UNIT IMPROVEMENTS - Data Source for Gross Living Area - is blank.
- 1075_05AUAD - SALES COMPARISON APPROACH - Subject Actual Age (6 years) - does not match the Year Built (2000) based on the Effective Date of the report(05/28/2011).
- 1075_05AUAD - SALES COMPARISON APPROACH - Subject GLA in Improvements Section - does not match the Subject GLA in the Sales Comparison Approach.
- 1075_05AUAD - APPRAISER - Signature - is blank.
- 1075_05AUAD - SUPERVISORY APPRAISER - Signature - is blank.
- 1075_05AUAD - SUPERVISORY APPRAISER - Date Report Signed - does not contain a date in the format of mm/dd/yyyy.
- 1075_05AUAD - SUPERVISORY APPRAISER - Signature Date - is before Effective Date of the Appraisal.
- 1004MC_2009 - APPRAISER - Signature - is blank.
- 1004MC_2009 - SUPERVISORY APPRAISER - Signature - is blank.
- 1075_05AUAD - REPORT - Report does not contain subject street photograph, and ensure that the page header specifies 'Subject Property Photo Addendum'.
- 1075_05AUAD - REPORT - Location Map - is missing.

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

- 1075_05AUAD - SALES COMPARISON APPROACH - Date of Prior Sale/Transfer - My research did reveal prior sales or transfers for the year prior is indicated, yet comparable prior sale has not been entered. Please reconcile.
- 1075_05AUAD - SALES COMPARISON APPROACH - 'My Research Did Reveal Prior Sales or Transfers of the Comparable Sales for the Year Prior to the Date of Sale' - is checked and Date of Prior / Sale Transfer of all Comparable Sales is older than 12 months from the Date of Sale of the Comparable Sale. Please reconcile.
- 1075_05AUAD - SALES COMPARISON APPROACH - Subject Date of Prior Sale/Transfer - My research did not reveal any prior sales or transfers for the three years prior is indicated, yet subject prior sale has been entered.
- 1004MC_2009 - NEIGHBORHOOD - Total # of Comparable Active Listings on the 1004MC (225) - does not match that of the main form (125).
- 1075_05AUAD - SALES COMPARISON APPROACH - Comparable Sales within the Past 12 Months: High Price - is greater than the Neighborhood High Price. Please reconcile.
- 1075_05AUAD - SALES COMPARABLE NO. 1 - Property Address - is not a valid USPS address.
- GSE - SALES COMPARABLE NO. 2 - Adjustment for Condition - appears to be in the incorrect direction. (ref. FNM0623, FRE4282)
- 1075_05AUAD - SALES COMPARABLE NO. 3 - Property Address - is not a valid USPS address.
- GSE - SALES COMPARABLE NO. 3 - Adjustment for Condition - appears to be in the incorrect direction. (ref. FNM0623, FRE4282)
- GSE - SALES COMPARABLE NO. 3 - Condition - C3 or greater rating is indicated, but property age is less than 3. (ref. FNM0491)
- 1075_05AUAD - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- 1075_05AUAD - RECONCILIATION - Market Value - is not bracketed by the unadjusted Sale Prices of the Comparable Sales.
- 1075_05AUAD - RECONCILIATION - Estimated Market Value - is greater than the Comparable Adjusted Sales Price of all Comparable Sales.
- GSE - RECONCILIATION - Opinion of Market Value - is ABOVE the unadjusted sales prices of the comparables (settled sales). (ref. FNM0503, FRE4151)
- GSE - RECONCILIATION - Opinion of Market Value - is ABOVE the adjusted sales prices of the comparables (settled sales). (ref. FNM0501, FRE4168, FRE4152)

- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Sale Price Prior 7-12 Months - is 289000 and is not within the range of Comparable Sales within the Past 12 Months (100000 - 260000) reported on the primary form. Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Sale Price Prior 4-6 Months - is 266000 and is not within the range of Comparable Sales within the Past 12 Months (100000 - 260000) reported on the primary form. Please reconcile.
- 1075_05AUAD - SALES COMPARABLE NO. 1 - Comparable Photo Address - "1 Redmill Drive, #5, Palm Coast, FL 32137" does not match the address entered in the Sales Comparison Approach, "1 Redmill Drive". Please reconcile.
- 1075_05AUAD - SALES COMPARABLE NO. 2 - Comparable Photo Address - "8 Redmill Drive, #3, Palm Coast, FL 32137" does not match the address entered in the Sales Comparison Approach, "8 Redmill Drive". Please reconcile.
- 1075_05AUAD - SALES COMPARABLE NO. 3 - Comparable Photo Address - "99 Red Barn Drive, #8, Palm Coast, FL 32137" does not match the address entered in the Sales Comparison Approach, "99 Red Barn Drive". Please reconcile.

Information - These items typically require comment.

- UAD - SUBJECT - Property Address - should be a valid USPS address.
- UAD - SUBJECT - Twelve Month Listing History Description - MLS is not in the correct format. MLS should be reported as the abbreviated MLS name, # and Listing identifier. (Ex. XYZMLS #123)
- UAD - PROJECT INFORMATION - If Project Completed/If Project Incomplete - each category contains entries in one or more fields . Please complete only one category.
- UAD - IMPROVEMENTS - Source(s) Used for Physical Characteristics of Property - is required.
- UAD - SALES COMPARISON APPROACH - Subject Prior Sales Data Source(s) - is not in the correct format. MLS should be reported as the abbreviated MLS name, # and Listing identifier. (Ex. XYZMLS #123)
- UAD - SALES COMPARABLE(S) #3 - Prior Sales Data Source(s) - is not in the correct format. MLS should be reported as the abbreviated MLS name, # and Listing identifier. (Ex. XYZMLS #123)
- UAD - SALES COMPARISON - Subject Design (Style) - does not conform to UAD specifications. Please enter the Attachment Type (DT, RT, GR, MR, HR, O), the Number of Levels in whole numbers followed by the letter L, and a brief description of the Architectural Design (Style) of the property. Example: RT3L;Twnhse
- UAD - SALES COMPARISON APPROACH - Subject Gross Living Area - does not match the gross living area in the unit description section.
- UAD - SALES COMPARISON APPROACH - Energy Efficient Items - contains an unacceptable response: average, typical, standard, N/A, not available, etc. Please enter a description or enter None, if there are no Energy Efficient Items.
- UAD - SALES COMPARISON - Subject Garage/Carport - description does not conform to UAD specifications. Please enter the total number and type of off-street parking spaces (g,cv,op). If there is no off-street parking, enter None. Example: 1 car garage with 1 covered space would be entered as "1g1cv".
- UAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.
- 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 #1 - Design (Style) - does not conform to UAD specifications. Please enter the Attachment Type (DT, RT, GR , MR, HR, O), the Number of Levels in whole numbers followed by the letter L, and a brief description of the Architectural Design (Style) of the property. Example: RT3L;Twnhse
- UAD - SALES COMP #1 - Condition - Adjustment contains a zero (0). Description is the same as the subject property. If no adjustment is warranted, the field must be left blank.
- UAD - SALES COMP #1 - Energy Efficient Items - contains an unacceptable response: average, typical, standard, N/A, not available, etc. Please enter a description or enter None, if there are no Energy Efficient Items.
- UAD - SALES COMP #1 - Garage/Carport - description does not conform to UAD specifications. Please enter the total number and type of off-street parking spaces (g,cv,op). If there is no off-street parking, enter None. Example: 1 car garage with 1 covered space would be entered as "1g1cv".
- UAD - SALES COMP #2 - Design (Style) - does not conform to UAD specifications. Please enter the Attachment Type (DT, RT, GR , MR, HR, O), the Number of Levels in whole numbers followed by the letter L, and a brief description of the Architectural Design (Style) of the property. Example: RT3L;Twnhse
- UAD - SALES COMP #2 - Energy Efficient Items - contains an unacceptable response: average, typical, standard, N/A, not available, etc. Please enter a description or enter None, if there are no Energy Efficient Items.
- UAD - SALES COMP #2 - Garage/Carport - description does not conform to UAD specifications. Please enter the total number and type of off-street parking spaces (g,cv,op). If there is no off-street parking, enter None. Example: 1 car garage with 1 covered space would be entered as "1g1cv".
- UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #3 - Design (Style) - does not conform to UAD specifications. Please enter the Attachment Type (DT, RT, GR , MR, HR, O), the Number of Levels in whole numbers followed by the letter L, and a brief description of the Architectural Design (Style) of the property. Example: RT3L;Twnhse
- UAD - SALES COMP #3 - Energy Efficient Items - contains an unacceptable response: average, typical, standard, N/A, not available, etc. Please enter a description or enter None, if there are no Energy Efficient Items.
- UAD - SALES COMP #3 - Garage/Carport - description does not conform to UAD specifications. Please enter the total number and

type of off-street parking spaces (g,cv,op). If there is no off-street parking, enter None. Example: 1 car garage with 1 covered space would be entered as "1g1cv".

- UAD - SUPERVISORY APPRAISER - Date of Signature - Must be 10 characters or less.