Rating: Fail

Review Master: PAR Logic Review

File No. 22081704

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

- 1073_05AUAD - REPORT - Fair Lending - Comments in the Neighborhood Market Conditions contain (SINGLE) "Other use percentage of 20% includes but is not limited to: vacant land (some of which is being converted to single fam ily dwellings) and cemeteries, schools, recreation areas, or other municipal uses.", 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.
- 1073_05AUAD - SALES COMPARABLE NO. 2 - Project Phase - is blank.
- 1073_05AUAD - SALES COMPARABLE NO. 3 - Project Phase - is blank.
- 1073_05AUAD - SALES COMPARABLE NO. 4 - Project Phase - is blank.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Subject Project Data Total # of Comparable Sales (Settled) Prior 4-6 months - is blank.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Subject Project Data Total # of Comparable Sales (Settled) Current-3 months - is blank.

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

- 1073_05AUAD - SALES COMPARABLE NO. 1 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 1 - Floor Location - is blank.
- 1073_05AUAD - SALES COMPARABLE NO. 2 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 3 - Property Address - is not a valid USPS address.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- 1073_05AUAD - SALES COMPARABLE NO. 4 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 4 - Floor Location - is blank.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Total # Comparable Active Listings Prior 4-6 Months - is blank or 0 (zero) and Median Comparable List Price Prior 4-6 Months is 339000. Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Listings Days on Market Prior 4-6 Months - is 26 days and Total # Comparable Active Listings Prior 4-6 Months is blank or 0 (zero). Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable List Price Current-3 Months - is 349000 and is not within the range of Comparable Properties Currently Offered for Sale (319999 - 344900) reported on the primary form. 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 - 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 - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMPARABLE(S) #1, 2, 3, 4 - 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 - Property Address - is not a valid USPS address. Please reconcile.
- 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 - Property Address - is not a valid USPS address. Please reconcile.
- 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.
- UAD - SALES COMP #4 - Property Address - is not a valid USPS address. Please reconcile.