# APPRAISAL REVIEW SCORECARD

ID#: js-qa-4-11-a

# 123 Main Street

Palm Coast, FL 32137

Appraised Value



Not Available

Case #.....CaseNumber
Assignment Type.....Not Available
Client.....Wells Fargo Bank, N.A.
Borrower.....Sally Shelss
Legal Owner.....Grahm and Ginger Kraker
Seller is Owner.....NA
Occupancy.....Not Available
For Sale Last 36 Mo?.....NA
PUD | HOA Fees.....No | /yr
Form.....1004D_05

Appraisal is Made.....N/A
Appraised Value.....

Appraiser.....Joe Appraiser
License Expiration.....RD0000 expires 02/05/2016
Signed Date.....10/16/2014
Site Size.....Not Available
Site Value.....N/A

Multiple Parcels.....
Parcel #.....
Flood Hazard Area.....Not Available
Zoning.....Not Available
Highest and Best Use.....No
Design | # of Stories..... | Not Available
Year Built.....Not Available |

Legal Desc.....description

Listing Desc.....
Contract Price.....
Concessions.....NO

## Additional Details

Tech Review Complete.....No

## Risk Indicators

Accuracy

INSUFFICIENT DATA

## Review Results: 95 Rules / 1 Findings

| Business | Compliance | Cross-Check | Requirements | Risk |
|---|---|---|---|---|
| Best Practices | Industry Standards | Data Validation | Letter of Engagement | Areas of Concern |
| BUS - 1 Findings | CPL - PASS | CRX - PASS | REQ - PASS | RSK - PASS |

## Review Checklist: 10 Items

- License and E&O (8)
- Other (2)

Thank you for your order! This Summary is provided for information purposes and is for internal use only. All information was taken directly from the appraisal report. It is not a technical review nor is it verified for conformity to a specific loan program. Please email comments to us.

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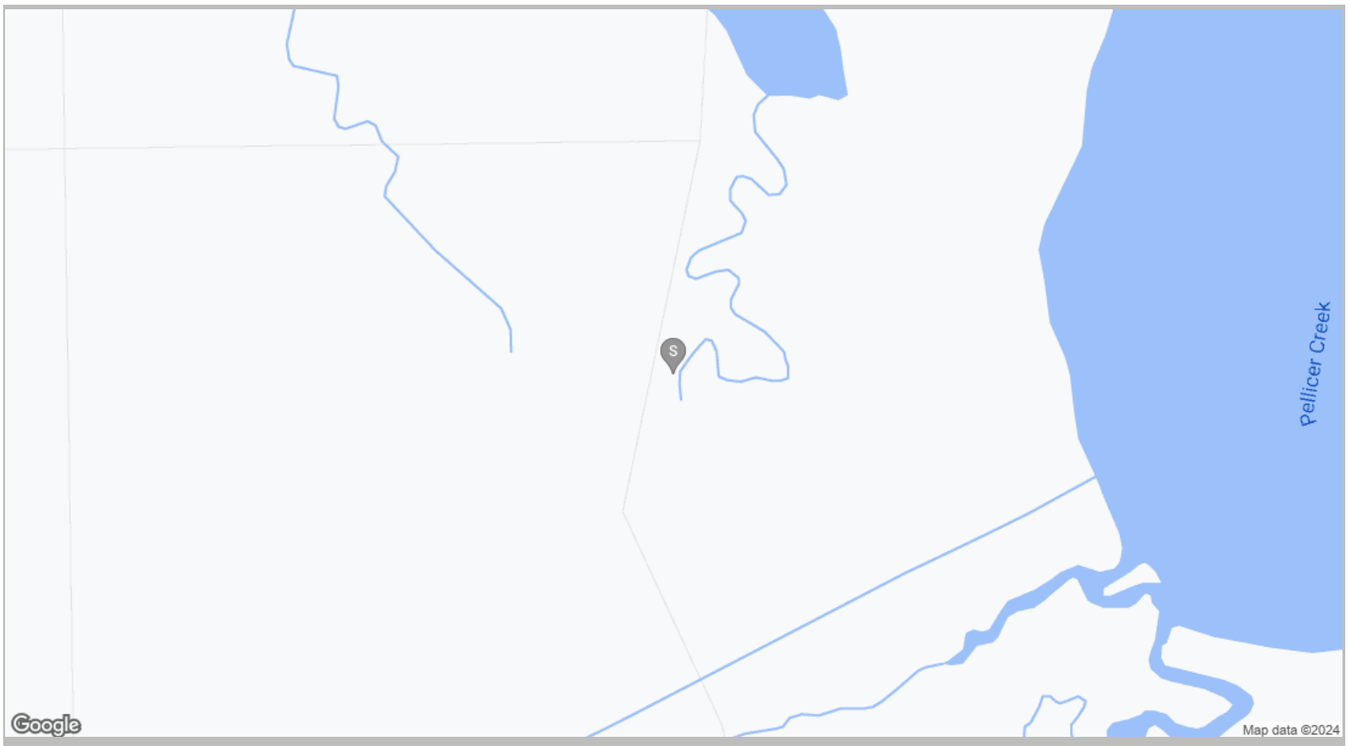
# Alternative Sales & Listings

123 Main Street
Palm Coast, FL 32137

Appraised Value

As Of 10/16/2014

SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS




| # | ADDRESS | PROX. (mi) | SALE/LIST PRICE | SALE/LIST DATE | SITE | GLA (sf) | BD | BA | AGE | CARS |
|---|---|---|---|---|---|---|---|---|---|---|
| S | 123 Main Street<br>Palm Coast FL, 32137 | – | – | 10/16/2014 | – | – | – | – | – | – |

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# Review Results

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As Of 10/16/2014

The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

TYPES CF-Confirmation | CM-Completeness | CN-Concern | CR-Correctness | CS-Consistency | CX-Cross Check

IMPORTANCE Ranking 1 lowest to 5 highest

## ERRORS FINDINGS: 1

3
CM

Signatures | Appraiser
1004D_05 - APPRAISER - Signature - is blank.

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# Review Checklist

123 Main Street
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As Of 10/16/2014

## License and E&O — FINDINGS: 8

| | | |
|---|---|---|
| 3 CM | Signatures \| Appraiser<br>CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's signature provided? | |
| 3 CM | Signatures \| Appraiser Date Report Signed<br>CHK - 1004D_05 - CERTIFICATION - Is the Date of Signature and Report reasonable based on the Effective Date of the Report? | ✔ Approved |
| 3 CM | Signatures \| Appraiser Effective Date of Appraisal Update<br>CHK - 1004D_05 - CERTIFICATION - Is the Effective Date of the Appraisal provided? | ✔ Approved |
| 3 CM | Signatures \| Appraiser State Certification #<br>CHK - 1004D_05 - LICENSE IMAGE - If an image of a License is included does it match the information provided on the Certification page (Joe Appraiser, RD0000)? | |
| 3 CM | Signatures \| Appraiser Certification/License State<br>CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's License State a valid 2 character State abbreviation, and does it match the Subject's State? | ✔ Approved |
| 3 CM | Signatures \| Appraiser Expiration Date of Certification or License<br>CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's License Expiration Date a valid date? | ✔ Approved |
| 3 CM | Signatures \| Appraiser Expiration Date of Certification or License<br>CHK - 1004D_05 - CERTIFICATION - Is the Expiration Date of License after the Signature Date? | ✔ Approved |
| 3 CM | Signatures \| Lender/Client Name<br>CHK - 1004D_05 - CERTIFICATION - Does the Lender /Client Name and Address match client information? | |

## Other — FINDINGS: 2

| | | |
|---|---|---|
| 3 CM | Purpose \| Subject Address<br>CHK - 1004D_05 - SUBJECT - Does Subject Property Address match the order and is it USPS verified? | |
| 3 CM | Purpose \| Property Rights Appraised: Fee Simple<br>CHK - 1004D_05 - SUBJECT - Is Property Rights Appraised Fee Simple? | ✔ Approved |

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