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

- EAD - RECONCILIATION - Opinion of Market Value - is less than or equal to 0 (zero). A whole dollar value greater than 0 (zero) is expected.
- EAD - APPRAISER - Certification or License Number - should match ASC.gov.
- FHA - 1004C_05 - APPRAISER - Certification Number - is blank. FHA assignments must be completed by a certified appraiser. Please enter Appraiser Certification Number.

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

- 1004C_05 - PUD INFORMATION - Project Type: PUD - is checked, and Developer In Control of HOA boxes are blank.
- 1004C_05 - REPORT - Fair Lending - Comments in the Neighborhood Market Conditions contain (ATTRACTIVE) "See Attached Addendum A broad variety of mortgage financing is available at rates purchasers consider attractive.", 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.
- 1004C_05 - HUD DATA PLATE - 'Is a HUD Certification Label Attached to the Exterior of Each Section of the Dwelling': Yes - is checked. Photo of the HUD Label for each section is required.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004C_05 - REPORT - Fair Lending - Comments in the Condition of the Property contain (OLD) "Overall condition is acceptable and consistent with that typically found in a well-maintained, five-year-old dwelling.", 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.
- 1004C_05 - SALES COMPARISON APPROACH - Data Source(s) of Prior Sale/Transfer - is blank and a Prior Sale of the Subject Property is reported.
- 1004C_05 - RECONCILIATION - Opinion of Market Value - is zero or not numeric.
- 1004C_05 - PUD INFORMATION - Project Type: PUD - is checked, and PUD Unit Type boxes are blank.
- 1004C_05 - APPRAISER - Signature - is blank.
- 1004C_05 - APPRAISER - Certification/License State - is not equal to the Subject Property Address State.
- 1004MC_2009 - APPRAISER - Signature - is blank.
- 1004MC_2009 - SUPERVISORY APPRAISER - Certification Section - contains data but is incomplete.
- 1004MC_2009 - SUPERVISORY APPRAISER - State License/Certification Number - does not match the Supervisory Appraiser State License/Certification Number in the 1004C_05 Certification section.

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

- REQ - SUBJECT - Property Address, 500 Renshaw Pl Palm Crunch TX 32137, does not match Property Address as ordered, 500 Renshaw Pl Palm Coast FL 32164.
- 1004C_05 - NEIGHBORHOOD - Property Values Trend - is Declining and Median Comparable Sale Price Trend on the 1004MC is Stable.
- 1004C_05 - NEIGHBORHOOD - Price Range - subject market value falls outside of the neighborhood value range.
- 1004C_05 - IMPROVEMENTS - Date Installed - does not contain a date in the format of mm/dd/yyyy.
- 1004MC_2009 - NEIGHBORHOOD - Total # of Comparable Active Listings on the 1004MC (5) - does not match that of the main form (12).
- 1004C_05 - RECONCILIATION - Market Value - is not within the neighborhood sales range within the past 12 months.
- 1004C_05 - SALES COMPARISON APPROACH - Subject Address Line 2 (city, state, zip) - does NOT match the property address (city, state, zip) in the Subject section of appraisal report.
- 1004C_05 - SALES COMPARISON APPROACH - Date of Sale/Time - Property Values are Declining is indicated and the report contains less than 2 closed sales within the last 90 days. Comment required.
- 1004C_05 - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- 1004C_05 - SALES COMPARISON APPROACH - Gross Living Area (GLA) - all closed sales are inferior to Subject Property.
- 1004C_05 - SALES COMPARISON APPROACH - Subject Basement & Finished Rooms - is blank.
- 1004C_05 - SALES COMPARABLE(S) #1, 2, 3 - Actual Age - differs by more than 40 years from the subject property and no adjustment has been entered.
- 1004C_05 - SALES COMPARABLE(S) #1, 3 - Gross Living Area - differs from the subject property by more than 100 sq.ft. and the adjustment amount is 0 (zero).
- 1004C_05 - SALES COMPARABLE NO. 2 - Date of Sale/Time - Property Values are Declining is indicated, comparable Date of Sale is older than 30 days, and no adjustment has been applied. Comment required.
- 1004C_05 - RECONCILIATION - Opinion of Market Value - does not match the Indicated Value by Sale Comparison Approach.
- 1004C_05 - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- 1004C_05 - RECONCILIATION - Estimated Market Value - is less than the Comparable Adjusted Sales Price of all Comparable Sales.

Information - These items typically require comment.

- EAD - SUBJECT - Property Address - should be a valid USPS address.
- EAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.
- EAD - SALES COMP #2 - Property Address - is not a valid USPS address. Please reconcile.
- EAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.
- EAD - RECONCILIATION - Opinion of Market Value - is less than $5,000.