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

- UAD - APPRAISER - Certification or License Number - should match ASC.gov.

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

- 1004_05UAD - 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.
- 1004_05UAD - 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.
- 1004_05UAD - 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.
- 1004_05UAD - 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.
- 1004_05UAD - APPRAISER - Signature - is blank.

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

- CRX - 1004_05UAD - SUBJECT - Legal Description - on report (Lot 48, Block 73, Section 44, Palm Coast), differs from PUBLIC RECORDS (LOT 28, ASSESSOR'S PLAT OF FIRST ADDITION TO THE VILLAGE OF BARODA.).
- CRX - 1004_05UAD - SUBJECT - Assessor's Parcel # - on report (07-11-42-604-0070-0080), differs from PUBLIC RECORDS (30-0710-0028-00-1).
- 1004_05UAD - CONTRACT - Contract Price - exceeds 25% of Estimated Market Value.
- 1004_05UAD - CONTRACT - Concession Amount - is more than 10% of the sale price.
- 1004_05UAD - SALES COMPARISON APPROACH - Comparable Sales within the Past 12 Months: High Price - is greater than the Neighborhood High Price. Please reconcile.
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Site Area (10530 sf) differs from PUBLIC RECORDS (8712 sf).
- 1004_05UAD - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Age (1; Year Built: 2010) differs from PUBLIC RECORDS (95; Year Built: 1930).
- 1004_05UAD - SALES COMPARABLE(S) #3 - Condition - is the same as the Subject, and the Condition adjustment is not blank or 0 (zero).
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Gross Living Area (1655) differs from PUBLIC RECORDS (1288).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 1 - Site Area (11000 sf) differs from PUBLIC RECORDS (8712 sf).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 1 - Gross Living Area (1655) differs from PUBLIC RECORDS (1288).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 2 - Gross Living Area (1528) differs from PUBLIC RECORDS (3784).
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)