Rating: Fail

Review Master: PAR Logic Review

File No. 13PLUMBROOK1222

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

- 2055_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (CLOSE PROXIMITY) "The appraiser does not take photo's of comparable sale's/listing's with people outside in front of home, within close proximity to roadway, etc.", 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.
- 2055_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (EXCLUSIVE) "This appraisal report is prepared for the sole and exclusive use of the appraiser's client MidFirst Bank.", 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.
- 2055_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (SCHOOL) "The subject and all comparable sale's/listing's are located within a overall similar competing market area and school district.", 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.
- 2055_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (SCHOOL) "Comparable sale #1 is located within a similar competing market area and school district.", 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.
- 2055_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (SCHOOL) "Other closed sale's and also listing's included are located within a different School District as the subject, however are from within a similar, competing school district.", 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.
- 2055_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (SCHOOL) "The subject and ALL comparable sale's/listing's are located within a similar competing market area and similar school district.", 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.
- 2055_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CLOSE PROXIMITY) "The subject property is within fairly close proximity to all of the necessary supporting facilities including schools, employment centers and sources, and various forms of recreation.", 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.
- 2055_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "The subject is located within the City of Sterling Heights and belong's to the Utica school district.", 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.
- 2055_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain (APPEALING) "Shorter than average marketing periods may indicate a low supply or that the home was priced below market or that the home was more appealing in some manner than others on the market.", 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.

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

- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)

Information - These items typically require comment.

- UAD - IMPROVEMENTS - Full Basement - is not checked, but indicated as Finished.
- UAD - SALES COMP #4 - Other Description - Must be 20 characters or less.
- UAD - SALES COMP #5 - Other Description - Must be 20 characters or less.
- UAD - SALES COMP #6 - Other Description - Must be 20 characters or less.
- UAD - SALES COMP #9 - Other Description - Must be 20 characters or less.
- UAD - SALES COMPARABLE(S) #9 - 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)