Rating: Fail

Review Master: PAR Logic Review

File No. 20070

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CHILDREN) "Children attend Sunman Dearborn Schools.", 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 Additional Comments contain (DEMOGRAPHICS) "Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals.", 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.

- 1004_05UAD - SALES COMPARABLE NO. 2 - Data Source(s) - number of days on market is greater than 180.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Number of Bedrooms - differs from the subject by 3 or more.
- 1004_05UAD - SALES COMPARABLE(S) #3 - Location Adjustment - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE(S) #3 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- 1004_05UAD - SALES COMPARABLE(S) #4 - Date of Sale - precedes Effective Date of the appraisal by more than 12 months.
- 1004_05UAD - SALES COMPARABLE(S) #4 - Actual Age - differs by more than 14 years from the subject property and no adjustment has been entered.

Information - These items typically require comment.

- UAD - AMENITIES - Patio/Deck Description - is invalid. Please enter a description e.g., 'wood', '1 wood', etc.