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

- UAD - APPRAISER - Appraiser Name - does not match ASC.gov for the Certification or License Number provided.
- GSE - (UCDP Fatal) APPRAISER - Certification/License State - is not equal to the Subject Property Address State. (ref. FNM0093, FRE4419)

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (CONVENIENT) "A convenient location with easy access to employment linkages, proximity to community services and perceived good quality of the local school system should continue to have steady growth and continued good market appeal for the foreseeable future.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
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- 1004_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (ESTABLISHED) "Overall, this is an established and stable community.", 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 Beginning Addenda contain (PROJECTS) "68 TO POB AKA: LOT 11 BLK 3 WHISPERING TRAILS -:NEIGHBORHOOD DESCRIPTION:- The subject's market area is mostly comprised of single family dwellings, townhouse / villa projects and low to mid rise condominium buildings.", 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 Beginning Addenda contain (PROJECTS) "Both are still located inside the market area in competing townhouse projects.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
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- 1004_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (SINGLE) "Instead of adjusting for "minor differences" this appraiser has used the reconciliation process ot weight the comparables to arrive at a single point valuation for the subject property.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
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- 1004_05UAD - REPORT - Fair Lending - Comments in the Ending Addenda contain (PROJECTS) "68 TO POB AKA: LOT 11 BLK 3 WHISPERING TRAILS NEIGHBORHOOD DESCRIPTION The subject's market area is mostly comprised of single family dwellings, townhouse / villa projects and low to mid rise condominium buildings.", which could be a violation of fair lending practices . Please revise these comments so that there is no risk of a fair lending violation.
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- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CONVENIENT) "A convenient location with easy access to employment linkages, proximity to community services and perceived good quality of the local school system should continue to have steady growth and continued good market appeal for the foreseeable future.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
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- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (ESTABLISHED) "Overall, this is an established and stable community.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
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- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (PROJECTS) "See Attached Addendum The subject's market area is mostly comprised of single family dwellings, townhouse / villa projects and low to mid rise condominium buildings.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
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- 1004_05UAD - REPORT - Fair Lending - Comments in the Condition of the Property contain (BLACK) "The kitchen has 42" cabinets, granite tops, and black appliances, and most fans and light fixtures have been upgraded.", 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 Summary of Sales Comparison Approach contain (DESIRABLE) "Due to the limited supply of listings in the market area, when a desirable listing becomes available it receives multiple bids and usually buyers bid above market value in order for their contracts to be accepted.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
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Warnings - These items may be incorrect and require your review.

- CRX - 1004_05UAD - SUBJECT - Legal Description - on report (See Attached Addendum), differs from PUBLIC RECORDS (FOXFORD TRAILS 174-162 B PORTION OF PARCEL A DESC AS:COMM SW COR PAR A,E 130.19 ALG S/L,N 44.82 TO POB, W 19.68,SW 4.48,W 4.64,NW 4.48,W 7.68,N 12,W 5,N 9.34,E 5.00,S 0.83,E 38.34,S 20.51 TO POB AKA: LOT 1 BLK 1 WHISPERING TRAILS).
- CRX - 1004_05UAD - SUBJECT - Assessor's Parcel # - on report (48-42-17-11-0110), differs from PUBLIC RECORDS (48-42-17-11-0010).
- 1004_05UAD - SALES COMPARISON APPROACH - High Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Age (8; Year Built: 2006) differs from PUBLIC RECORDS (16; Year Built: 2006).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 1 - Age (8; Year Built: 2018) differs from PUBLIC RECORDS (16; Year Built: 2006).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 2 - Age (8; Year Built: 2018) differs from PUBLIC RECORDS (16; Year Built: 2006).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 3 - Age (8; Year Built: 2018) differs from PUBLIC RECORDS (16; Year Built: 2006).
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Date of Prior Sale/Transfer (6/ 6/2011) differs from PUBLIC RECORDS (1/30/2012).
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Price of Prior Sale/Transfer (141500) differs from PUBLIC RECORDS (150000).
- 1004_05UAD - RECONCILIATION - Opinion of Market Value - does not match the Indicated Value by Sale Comparison Approach.
- 1004_05UAD - RECONCILIATION - Opinion of Market Value - differs from the Subject Prior Sale Price by more than 10% for transfer in the prior 12 months or more than 25% for transfer in the prior 13-36 months.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- CRX - 1004_05UAD - SALES COMPARABLE NO. 4 - Age (8; Year Built: 2018) differs from PUBLIC RECORDS (16; Year Built: 2006).
- 1004_05UAD - SALES COMPARABLE NO. 4 - Bedroom Adjustment - is positive and the Comparable's number of bedrooms is greater than the Subject's bedroom count. A negative adjustment is expected.
- CRX - 1004_05UAD - SALES COMPARABLE NO. 5 - Age (6; Year Built: 2020) differs from PUBLIC RECORDS (14; Year Built: 2008).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 6 - Age (13; Year Built: 2013) differs from PUBLIC RECORDS (21; Year Built: 2001).
- 1004_05UAD - SALES COMPARABLE(S) #6 - Gross Adjustment Percentage - exceeds 15% of Sales Price.

Information - These items typically require comment.

- UAD - SITE - Utility Gas: Other - is checked and Other Description contains NONE. If Gas is not public, enter description. If the

utility is not present, uncheck the "Other" box and enter NONE in the description field.

- UAD - APPRAISER - Expiration Date of Certification or License - does not match ASC.gov. Expiration Date entered on report is 1/17/2015. Expiration Date on ASC.gov is 1/17/2023.