Rating: Pass

Review Master: PAR Logic Review

File No. 20230342

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

- REQ - SUBJECT - Borrower Name - Borrower Name on report "TONYA LUCAS" does not contain Co-Borrower Name as ordered "JERRY STEWART".
- 1025_05 - IMPROVEMENTS - Fireplace - indicated for Subject. Validate that it is included in the Sales Comparison Approach.
- 1025_05 - RENTAL COMPARABLE NO. 1 - Date of Lease(s) - contains UNKNOWN.
- 1025_05 - 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.
- 1025_05 - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- 1025_05 - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- 1025_05 - SALES COMPARABLE(S) #1, 3 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 1025_05 - SALES COMPARABLE(S) #2, 3 - Date of Sale - precedes Effective Date of the appraisal by more than 12 months.
- 1025_05 - SALES COMPARABLE(S) #2, 3 - Actual Age - differs by more than 21 years from the subject property and no adjustment has been entered.
- REQ - APPRAISER - State Certification or License # - on report "5180" does not match the State Certification or License # "CR61600028" of the assigned appraiser on the order.
- 216 - UTILITIES - Paid by Owner - on the 216 form (Water/Sewer, Trash Removal) differs from the utilities included in the estimated rents on the 1025 form (Water/Sewer). Please reconcile.