Rating: Fail **Review Master: PAR Logic Review** File No. 1133736

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

- UAD - CONTRACT - Contract Review Comment - does not conform to UAD specification.

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (OLD) "Limited area sales and listings necessitated using distant (over a mile) and/or dated (over six months old) comparables.", 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 (SCHOOL) "Wayland 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.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (SCHOOL) "-:COMMENTS ON SALES COMPARISON:- The appraiser's comparable search was limited to single family homes located in the Wayland School District that are located within the neighborhood boundaries as defined on page one of this report.", 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 Ending Addenda contain (OLD) "Limited area sales and listings necessitated using distant (over a mile) and/or dated (over six months old) comparables.", 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 Ending Addenda contain (SCHOOL) "Wayland 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.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Ending Addenda contain (SCHOOL) "Comments on Sales Comparison The appraiser's comparable search was limited to single family homes located in the Wayland School District that are located within the neighborhood boundaries as defined on page one of this report.", 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) "Wayland 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.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain (OLD) "Limited area sales and listings necessitated using distant (over a mile) and/or dated (over six months old) comparables.", 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 (SCHOOL) "See Attached Addendum The appraiser's comparable search was limited to single family homes located in the Wayland School District that are located within the neighborhood boundaries as defined on page one of this report.", 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 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.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Property Address - is not a valid USPS address.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Adjustments - There are more than 10 adjustments.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Bedroom Adjustment - is negative and the Comparable's number of bedrooms is less than the Subject's bedroom count. A positive adjustment is expected.
- 1004_05UAD - SALES COMPARABLE(S) #1, 4, 5, 6 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- GSE - RECONCILIATION - This Appraisal is Made: Subject to - is checked. The lender must obtain a certificate of completion, stating the nature of the 'subject to' has been resolved before loan delivery. (ref. FNM0100)
- 1004_05UAD - RECONCILIATION - 'This Appraisal is Made Subject to Completion Per Plans and Specifications' - is checked. Comment required that use of a hypothetical condition might affect assignment results.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- 1004_05UAD - SALES COMPARABLE(S) #5 - Actual Age - differs by more than 8 years from the subject property and no adjustment has been entered.
- 1004_05UAD - SALES COMPARABLE NO. 7 - Property Address - is not a valid USPS address.

Information - These items typically require comment.

- UAD - SUBJECT - Property Address - should be a valid USPS address.
- 1004_05UAD - IMPROVEMENTS - Proposed or Under Construction - is checked indicating that the Subject Property is new construction. As per ANSI standards, if the calculation of finished square footage is made from the plans of a proposed house, the statement of Finished Square Footage must include a declaration similar to the following: "Finished square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built."
- UAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #7 - Property Address - is not a valid USPS address. Please reconcile.