# APPRAISAL REVIEW SCORECARD

ID#: 061024.11372090_5

Reviewed By: Domino Holmes
6/10/2024

# 6710 108TH St

Forest Hills, NY 11375

Appraised Value
$350,000



1 Bd | 1 Ba | 791 sqft | AVG | Good

Case #.....1368691149
Assignment Type.....Purchase
Client.....JPMorgan Chase Bank, N.A.
Borrower.....Ledia Gjoka
Legal Owner.....Karen Lee
Seller is Owner.....Yes
Occupancy.....Owner
For Sale Last 36 Mo?.....Yes
PUD | HOA Fees.....No | $846/mo
Form.....2090_05

Appraisal is Made.....As is
Appraised Value.....$350,000

Appraiser.....OLEG SORKIN
License Expiration.....45000049269 expires 10/13/2024
Signed Date.....06/10/2024
Site Size.....2.11 ac

Flood Hazard Area.....No | X
Zoning.....R7-1 | Legal
Highest and Best Use.....Yes
Design | # of Stories.....Mid-Rise | 6 Story
Year Built.....Existing | 1950

Legal Desc.....2155-1

Listing Desc.....DOM 49;STRATUS MLS# 0; LD: 04/11/2024; LP: $363,000; listed on streeteay.com

Contract Price.....$348,000
CONTRACT OF SALE AS PROVIDED TO THE APPRAISER FOR HIS PERUSAL APPEARS TO BE REPRESENTATIVE OF AN ARM'S LENGTH TRANSACTION.
Concessions.....Yes | $1,740
Seller's concesson towards closing costs; no impact noted

## Additional Details

Tech Review Complete.....No

## Risk Indicators

Accuracy

INSUFFICIENT DATA

## Review Results: 751 Rules / 14 Findings

| Business | Compliance | Cross-Check | Requirements | Risk |
|---|---|---|---|---|
| Best Practices | Industry Standards | Data Validation | Letter of Engagement | Areas of Concern |
| BUS - 8 Findings | CPL - 5 Findings | CRX - PASS | REQ - 1 Findings | RSK - PASS |

## Review Checklist: 104 Items

- Order (1)
- Subject (10)
- Contract (5)
- Neighborhood (8)
- Site (9)
- Unit Description (3)
- Sales Comp (27)
- License and E&O (6)
- Photos (8)
- Maps (7)
- Floor plan (4)
- USPAP (3)
- Other (13)

Thank you for your order. This Summary is provided for information purposes and is for internal use only. All information was taken directly from the appraisal report. It is not a technical review nor is it verified for conformity to a specific loan program. Please email comments to us.

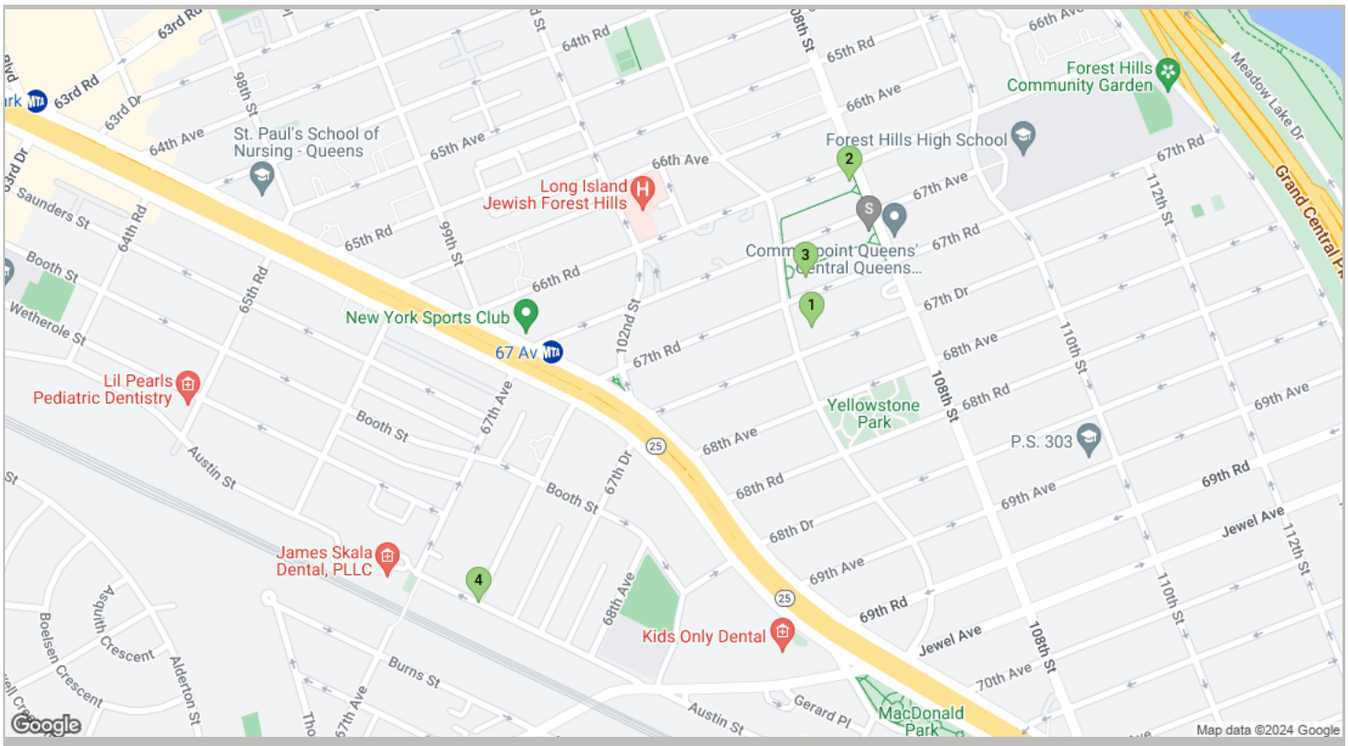
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# Alternative Sales & Listings

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SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS




| # | ADDRESS | PROX. (mi) | SALE/LIST PRICE | SALE/LIST DATE | SITE | GLA (sf) | BD | BA | AGE | CARS |
|---|---|---|---|---|---|---|---|---|---|---|
| S | 6710 108TH St<br>Forest Hills NY, 11375 | – | $348,000 | 06/08/2024 | – | 791 | 1 | 1.0 | 74 | NONE |
| 1 | 67-35 YELLOWSTONE BLVD<br>6A, FOREST HILLS, NY 11375 | 0.10 | $350,000 | 12/12/2023 | – | 950 | 2 | 1.0 | 74 | NONE |
| 2 | 6634 108TH St<br>4F, FOREST HILLS, NY 11375 | 0.05 | $315,000 | 01/25/2024 | – | 791 | 1 | 1.0 | 74 | NONE |
| 3 | 67-11 YELLOWSTONE BLVD<br>6e, FOREST HILLS, NY 11375 | 0.07 | $420,000 | 02/26/2024 | – | 950 | 2 | 1.0 | 74 | NONE |
| 4 | 99-45 67TH RD<br>309, FOREST HILLS, NY 11375 | 0.50 | $356,000 | 04/12/2024 | – | 900 | 1 | 1.0 | 74 | NONE |

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# Review Results

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The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

| | | |
|---|---|---|
| TYPES | CF-Confirmation \| CM-Completeness \| CN-Concern \| CR-Correctness \| CS-Consistency \| CX-Cross Check | IMPORTANCE Ranking ❶ lowest to ❺ highest |

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# Review Checklist

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## Order — FINDINGS: 1

| | | |
|---|---|---|
| 3 CM | Invoice \| Not Included in Report<br>CHK - 2090_05 - REPORT - Is an Invoice not included in the appraisal report? | ✓ Approved |

## Subject — FINDINGS: 10

| | | |
|---|---|---|
| 3 CM | Subject \| Address of Property Appraised<br>CHK - 2090_05 - SUBJECT - Does Subject Property Address match the order and is it USPS verified? | ✓ Approved |
| 3 CM | Subject \| Current Owner<br>CHK - 2090_05 - SUBJECT - If Transaction Type is Refinance, did the Owner Name match the Borrower Name? | N/A |
| 3 CM | Subject \| Current Owner<br>CHK - 2090_05 - SUBJECT - If the transaction type is a purchase, does the Owner of Public Record match the name in the Contract? | ✓ Approved |
| 3 CM | Subject \| Legal Description<br>CHK - 2090_05 - SUBJECT - Is a complete Legal Description provided? | ✓ Approved |
| 3 CM | Subject \| Occupant: Vacant<br>CHK - 2090_05 - SUBJECT - If Occupant: Vacant is selected, is a comment provided to indicate if the utilities are connected and operable? | N/A |
| 3 CM | Subject \| COOP Assessment<br>CHK - 2090_05 - SUBJECT - Are dues or fees for private associations or use of facilities provided? | ✓ Approved |
| 3 CM | Subject \| Transaction Type: Purchase<br>CHK - 2090_05 - SUBJECT - Is Assignment Type provided? | ✓ Approved |
| 3 CM | Subject \| Lender/Client: Company Name<br>CHK - 2090_05 - CERTIFICATION - Does the Lender /Client Name and Address match client information? | ✓ Approved |
| 3 CM | Subject \| Twelve Month Listing History of Subject Property<br>CHK - 2090_05 - SUBJECT - Is MLS the Data Source utilized for researching and documenting Listing History? | ✓ Approved |
| 3 CM | Subject \| Twelve Month Listing History of Subject Property<br>CHK - 2090_05 - SUBJECT - If MLS was not utilized as the Data Source, was an explanation provided? | ✓ Approved |

## Contract — FINDINGS: 5

| | | |
|---|---|---|
| 3 CM | Contract \| Sales Contract Reviewed: Yes<br>CHK - 2090_05 - CONTRACT - If this is a Purchase transaction, did the appraiser indicate if they did or did not analyze the Contract for Sale? | ✓ Approved |
| 3 CM | Contract \| Analysis of the Sales Contract<br>CHK - 2090_05 - CONTRACT - Is the explanation of the results of the analysis of the Contract for Sale, or why the analysis was not performed, provided? | ✓ Approved |
| 3 CM | Contract \| Contract Price<br>CHK - 2090_05 - CONTRACT - If a Purchase Transaction, does the price listed in the contract match the Contract Price provided? | ✗ Known Issue |
| 3 CM | Contract \| Date of Contract<br>CHK - 2090_05 - CONTRACT - If this is a Purchase transaction, does the date listed in the Contract match the Date of Contract provided? | ✓ Approved |
| 3 CM | Contract \| Contract Data Source<br>CHK - 2090_05 - CONTRACT - Are Data Source(s) provided? | ✓ Approved |

## Neighborhood — FINDINGS: 8

| | | |
|---|---|---|
| 3 CM | Neighborhood \| Property Values: Declining<br>CHK - 2090_05 - NEIGHBORHOOD - If Property Values are in a declining market, are the rate and data source(s) used provided? | N/A |
| 3 CM | Neighborhood \| Neighborhood Boundaries<br>CHK - 2090_05 - NEIGHBORHOOD - Does the Location correspond to the Aerial Map (Location: I-495 to the North, Jackie Robinson Pkwy to the South , Grand Central Pkwy to the East and Alderton st to the West.)? | ✓ Approved |

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|---|---|---|
| 3 CM | Neighborhood \| Neighborhood Boundaries<br>CHK - 2090_05 - NEIGHBORHOOD - Do the Boundaries include the delineations 'North' 'South' 'East' and 'West'? | Approved |
| 3 CM | Neighborhood \| Coop Housing: Price Low<br>CHK - 2090_05 - NEIGHBORHOOD - Are all Cooperative Housing fields (Low High Pred. Price and Age) completed with a numerical value? | Approved |
| 3 CM | Neighborhood \| Present Land use: One Unit<br>CHK - 2090_05 - NEIGHBORHOOD - Does Present Land Use breakdown add up to 100%? | Approved |
| 3 CM | Neighborhood \| Present Land use: Other Label<br>CHK - 2090_05 - NEIGHBORHOOD - If Present Land Use: Other is indicated, was a comment provided as to land use? | Approved |
| 3 CM | Neighborhood \| Neighborhood Description<br>CHK - 2090_05 - NEIGHBORHOOD - Is the Neighborhood Description completed in detail? | Approved |
| 3 CM | Neighborhood \| Neighborhood Market Conditions<br>CHK - 2090_05 - NEIGHBORHOOD - Is the Neighborhood Market Conditions accurate and do they support statements and the 1004MC? | Approved |

## Site — FINDINGS: 9

| | | |
|---|---|---|
| 3 CM | Project Site \| Specific Zoning Classification<br>CHK - 2090_05 - SITE - Is the Specific Zoning Classification provided? | Approved |
| 3 CM | Project Site \| Zoning Description<br>CHK - 2090_05 - SITE - Is Zoning Description other than residential? | N/A |
| 3 CM | Project Site \| Zoning Compliance: Nonconforming<br>CHK - 2090_05 - SITE - If Zoning Compliance is Legal Non-conforming Grandfathered, are comments included as to why it isn't conforming, whether the Subject can be rebuilt, the impact on marketability, and if no like Comparable Sales are available? | N/A |
| 3 CM | Project Site \| Utilities: Water: Other<br>CHK - 2090_05 - SITE - Utilities -If Water and / or Sanitary Sewer are marked 'Other', is commentary provided to indicate if it is typical for the market and if it has affect on marketability? | N/A |
| 3 CM | Project Site \| Street: Private<br>CHK - 2090_05 - SITE - Street - If Private Street and not a PUD, are comments provided if it is common and typical for the area, who is responsible for maintaining the road, and permanent legal access? | N/A |
| 3 CM | Project Site \| FEMA Special Flood Hazard Area: Yes<br>CHK - 2090_05 - SITE - Is the FEMA Special Flood Hazard Are section completed? | N/A |
| 3 CM | Project Site \| FEMA Special Flood Hazard Area: Yes<br>CHK - 2090_05 - SITE - If the Subject Property is in a flood zone, are comments included regarding impact and marketability, and is Site Value provided in the Cost | N/A |
| 3 CM | Project Site \| Utilities/Off-Site Improvements Typical: No<br>CHK - 2090_05 - SITE - If the Utilities and Off-site Improvements are not typical for the market area, is commentary provided? | N/A |
| 3 CM | Project Site \| Adverse Site Conditions: Yes<br>CHK - 2090_05 - SITE - If Adverse Site Conditions are indicated or observed, is a description provided in the report and are photos included? | N/A |

## Unit Description — FINDINGS: 3

| | | |
|---|---|---|
| 3 CM | Unit Description \| Finished area above ground: Rooms<br>CHK - 2090_05 - IMPROVEMENTS - Does the Total number of rooms (3), bedrooms (1), bathrooms (1) and square feet of GLA (791), match the photos and Sketch? | Approved |
| 3 CM | Unit Description \| Condition of the Property<br>CHK - 2090_05 - UNIT DESCRIPTION - Is the Condition of the Property thoroughly explained? | Approved |
| 3 CM | Unit Description \| Condition of the Property<br>CHK - 2090_05 - UNIT DESCRIPTION - Is the Condition of the Property consistent with photos and commentary? | Approved |

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## Sales Comp

FINDINGS: 27

| | | |
|---|---|---|
| 3 CM | Sales Comparison Approach (123) \| Number of Comparable Listings<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Listings in the Neighborhood? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Number of Comparable Sales<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Comparable Sales in the Neighborhood? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Address<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Is the Net and Gross Adjustment % calculated correctly for all Comparable Sales? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Project Name<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Is at least one Comparable Sale located outside of the Subject Property's project? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Project Name<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Are all Comparable Sales are located in the Subject's COOP Project, or if they are not, is a comment provided? | Approved |
| 3 CM | Sales Comparison Approach (123) \| View<br>CHK - 2090_05 - SALES COMPARISON APPROACH - If a Comparables Sale's View is the same as the Subject's and an adjustment is given, is a comment provided? | N/A |
| 3 CM | Sales Comparison Approach (123) \| Monthly Maintenance Fee<br>CHK - 2090_05 - SALES COMPARISON APPROACH - If a Comparable Sale is in the Subject's Project, has a different maintenance fee amount, and an adjustment is not made, is a comment provided? | N/A |
| 3 CM | Sales Comparison Approach (123) \| Quality of Construction<br>CHK - 2090_05 - SALES COMPARISON APPROACH - If the Quality of Construction is the same as the Subject's and an adjustment is given, is a comment provided? | N/A |
| 3 CM | Sales Comparison Approach (123) \| Age<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Is the Actual Age provided for the Subject and all Comparable Sales? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Age<br>CHK - 2090_05 - SALES COMPARISON APPROACH - If a Comparable Sale's Actual Age is outside of the Neighborhood Housing range, is a comment provided? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Bedrooms<br>CHK - 2090_05 - SALES COMPARISON APPROACH - If the Subject Property is a 0, 1, or 2 bedroom home, does at least one Comparable Sale have a similar or lower bedroom count? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Gross Living Area Sq.Ft.<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Is the GLA of all Comparable Sales within 25% of the Subject Property's GLA? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Address<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Do all line-item adjustments include a range of positive and negative values, or if any across-the-board adjustments were found, are Appraiser comments included? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Comparable: Proximity to Subject<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Does the distance between the Subject Property and the Comparable Sales correspond to the location (If 'Urban' within .5 Miles; If 'Suburban' within 1 Mile; If 'Rural' within 5 Miles)? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Sales Price<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Does the Unadjusted Sale Price of the Comparable Sales bracket the Subject's Contract Price, or is a comment provided? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Date of Sale/Time<br>CHK - 2090_05 - SALES COMPARISON APPROACH - If the Date of Sale of the Comparable Sales is greater than within 6 months, is a comment provided? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Comparable: Net Adjustment Percentage<br>CHK - 2090_05 - SALES COMPARISON APPROACH - If Net Adjustments are greater than 15%, is a comment provided? | N/A |
| 3 CM | Sales Comparison Approach (123) \| Comparable: Net Adjustment Percentage<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Is the Net Adjustment % of the majority of the Comparable Sales adjusted less than 15%? | Approved |

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| 3 CM | Sales Comparison Approach (123) \| Comparable: Gross Adjustment Percentage<br>CHK - 2090_05 - SALES COMPARISON APPROACH - If Gross Adjustments are greater than 25%, is a comment provided? | N/A |
| 3 CM | Sales Comparison Approach (123) \| Comparable: Gross Adjustment Percentage<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Is the Gross Adjustment % of the majority of Comparable Sales adjusted less than 25%? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Comparable: Adjusted Sales Price<br>CHK - 2090_05 - SALES COMPARISON APPROACH - Does the Adjusted Sale Price of the Comparable Sales bracket the Subject's Contract Price, or is a comment | Approved |
| 3 CM | Sales Comparison Approach (123) \| Researched Sale/Transfer History of Subject and Comparable Sales: Yes<br>CHK - 2090_05 - SALES COMPARISON APPROACH - If prior sales of the Subject or Comparable Sales is given, is a comment including type of sale and why it sold for less / more provided? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Date of Prior Sale/Transfer<br>CHK - 2090_05 - SALES COMPARISON APPROACH - If one or more Comparable Sales had a prior sale within the past year, is a comment provided? | Approved |
| 3 CM | Sales Comparison Approach (123) \| The appraisal is made: subject to repairs<br>CHK - 2090_05 - RECONCILIATION - If report is 'Subject to repairs' is a comment provided indicating if required immediately for health, safety or soundness, or if repairs are for deferred maintenance? | N/A |
| 3 CM | Sales Comparison Approach (123) \| Appraised Value of Subject Property<br>CHK - 2090_05 - RECONCILIATION - If Appraised Value does not match Indicated Value by Sales Comparison Approach, is a comment provided? | Approved |
| 3 CM | Sales Comparison Approach (123) \| Appraised Value of Subject Property<br>CHK - 2090_05 - RECONCILIATION - If the Subject Property's value is over $1 Million, is the Appraiser Certified? | N/A |
| 3 CM | Sales Comparison Approach (123) \| Appraised Value of Subject Property<br>CHK - 2090_05 - RECONCILIATION - Is the Opinion of Market Value ($350,000) within the Neighborhood price range ($120,000 - $1500,000) on page 1 of the report? | Approved |

## License and E&O — FINDINGS: 6

| | | |
|---|---|---|
| 3 CM | Signatures \| Appraiser: Name<br>CHK - 2090_05 - CERTIFICATION - Is the Appraiser's signature provided? | Approved |
| 3 CM | Signatures \| Appraiser: Date Report Signed<br>CHK - 2090_05 - CERTIFICATION - Is the Date of Signature and Report reasonable based on the Effective Date of the Report? | Approved |
| 3 CM | Signatures \| Appraiser: State Certification #<br>CHK - 2090_05 - LICENSE IMAGE - If an image of a License is included does it match the information provided on the Certification page (OLEG SORKIN, 45000049269)? | Approved |
| 3 CM | Signatures \| Appraiser: State<br>CHK - 2090_05 - CERTIFICATION - Is the Appraiser's License State a valid 2 character State abbreviation, and does it match the Subject's State? | Approved |
| 3 CM | Signatures \| Appraiser: Expiration Date<br>CHK - 2090_05 - CERTIFICATION - Is the Appraiser's License Expiration Date a valid date? | Approved |
| 3 CM | Signatures \| Appraiser: Expiration Date<br>CHK - 2090_05 - CERTIFICATION - Is the Expiration Date of License after the Signature Date? | Approved |

## Photos — FINDINGS: 8

| | | |
|---|---|---|
| 3 CM | Photo Addendum \| Security Bars<br>CHK - 2090_05 - PHOTO ADDENDUM - If applicable, is a photo of Security Bars included? | Revision Requested |
| 3 CM | Photo Addendum \| Special Features<br>CHK - 2090_05 - PHOTO ADDENDUM - If Special Features exist (Ex. Pool,BBQ, etc.), are photos provided? | Revision Requested |
| 3 CM | Photo Addendum \| Comparable Sales, Listings, Rentals<br>CHK - 2090_05 - PHOTO ADDENDUM - Are photographs of Comparable Sales, Listings, and Rentals original, labeled, and clear, and are MLS / file photos only utilized in extreme circumstances or gated communities? | Revision Requested |

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| 3 CM | Photo Addendum \| Items of Bias<br>CHK - 2090_05 - PHOTO ADDENDUM - Are items of bias including people or photos that show clear race or ethnicity, or inclusion of religious artifacts / symbols, excluded from any photographs of Subject? | Revision Requested |
| 3 CM | Photo Addendum \| Subject and Neighborhood<br>CHK - 2090_05 - PHOTO ADDENDUM - Is an aerial photo provided and sufficiently scaled to show the Subject Property and its immediate neighborhood? | Approved |
| 3 CM | Photo Addendum \| Similar Comparables<br>CHK - 2090_05 - PHOTO ADDENDUM - Are photographs included to support the Appraiser's determination of value, and are Comparable Sales similar in design, quality and appeal to the Subject Property? | Approved |
| 3 CM | Photo Addendum \| Required Photos<br>CHK - 2090_05 - PHOTO ADDENDUM - Are all required photos provided: all bathrooms (1) and half-bathrooms (0), kitchen, main living area, updates, renovations, deterioration, front, rear, street view, and exterior side photos? | Approved |
| 3 CM | Photo Addendum \| Beneficial or Adverse Views<br>CHK - 2090_05 - PHOTO ADDENDUM - View is RESIDENTIAL/NEUTRAL. Are photos included for any view that is beneficial adverse or not a typical residential view? | Approved |

## Maps — FINDINGS: 7

| | | |
|---|---|---|
| 3 CM | Location Map \| Map Lables<br>CHK - 2090_05 - LOCATION MAP - Is the map labeled appropriately? | Approved |
| 3 CM | Location Map \| Subject Property<br>CHK - 2090_05 - LOCATION MAP - Does the map include the Subject Property? | Approved |
| 3 CM | Location Map \| Comparable Sales<br>CHK - 2090_05 - LOCATION MAP - Does the map include all Comparable Sales? | Approved |
| 3 CM | Location Map \| Comparable Listings<br>CHK - 2090_05 - LOCATION MAP - Does the map include all Comparable Listings? | Approved |
| 3 CM | Location Map \| Major Boundary<br>CHK - 2090_05 - LOCATION MAP - If any Comparable Sale or Listing is separated from the Subject Property by a major boundary (highway, train tracks, mountain ranges, etc.), is commentary provided? | Approved |
| 3 CM | Location Map \| External Influences<br>CHK - 2090_05 - LOCATION MAP - Has the Reviewer utilized on-line mapping to verify any potential external influences? | Approved |
| 3 CM | Location Map \| Market Area<br>CHK - 2090_05 - LOCATION MAP - Do the Comparable Sales appear to be located in the same market area as the Subject Property? | Approved |

## Floor plan — FINDINGS: 4

| | | |
|---|---|---|
| 3 CM | Sketch \| Completed Units<br>CHK - 2090_05 - SKETCH - Are rooms and entry points for each Unit labeled on the floor plan? | Approved |
| 3 CM | Sketch \| Measurements<br>CHK - 2090_05 - SKETCH - Does the Sketch include all measurements? | Approved |
| 3 CM | Sketch \| Rooms and GLA Match Report<br>CHK - 2090_05 - SKETCH - Does the Total Number of Rooms (3), Bathrooms (1), Bedrooms (1), and GLA (791) match the report and photos? | Approved |
| 3 CM | Sketch \| Digitally Created Sketch<br>CHK - 2090_05 - SKETCH - Was the Sketch created using a sketching application (hand-drawn sketch or calculations were not provided)? | Approved |

## USPAP — FINDINGS: 3

| | | |
|---|---|---|
| 3 CM | USPAP \| Clear and Accurate Report<br>CHK - 2090_05 - USPAP - 2-1(a) - Does the Appraiser clearly and accurately set forth the report in a manner that is not misleading? | Approved |

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|---|---|---|
| 3 CM | USPAP \| Intended User(s)<br>CHK - 2090_05 - USPAP - 2-1(b) - Does the Report contain sufficient information to enable the intended users of the appraisal to understand the report properly? | ✓ Approved |
| 3 CM | USPAP \| Extraordinary Assumptions, Hypothetical Conditions, Limiting Conditions<br>CHK - 2090_05 - USPAP - 2-1(c)- Does the report clearly and accurately disclose any extraordinary assumptions, hypothetical conditions, or limiting conditions that directly affect the appraisal and indicates its impact on value and assignment results? | ✓ Approved |

## Other — FINDINGS: 13

| | | |
|---|---|---|
| 3 CM | SUBJECT \| OCCUPANT_TENANT_X.1<br>CHK - 2090_05 - SUBJECT - If Occupant: Tenant is checked, did the Appraiser indicate that it is rented? | N/A |
| 3 CM | SUBJECT \| PROPERTY_CONFORM_NBHD_DESC.1<br>CHK - 2090_05 - IMPROVEMENTS - If No selected in response to 'Does the Property Generally Conform to the Neighborhood', is a description provided? | N/A |
| 3 CM | SUBJECT \| PROP_PHYS_DEFICIENCIES_DESC.1<br>CHK - 2090_05 - IMPROVEMENTS - If Physical Deficiencies or Adverse Conditions are noted, is a description provided? | N/A |
| 3 CM | Required Statement \| Three-year Disclosure<br>CHK - 2090_05 - REQUIRED STATEMENTS - Is a Three-Year Disclosure Statement, indicating if appraiser has done any work on the Subject in the immediate three years prior to the appointment, provided? | ✓ Approved |
| 3 CM | Project Description \| Project Amenities, Security Features, Recreational Facilities, etc.<br>CHK - 2090_05 - PROJECT DESCRIPTION - Is a description of the Project Amenities and Special Features provided? | ✓ Approved |
| 3 CM | Project Description \| Other Fees for Use of Project Facilities: Yes<br>CHK - 2090_05 - PROJECT DESCRIPTION - If there are Fees Other than Mo. Assessments, is a description provided? | ✓ Approved |
| 3 CM | Project Description \| Project Marketability<br>CHK - 2090_05 - PROJECT DESCRIPTION - If there is Other Information that affects Marketability, is a description provided? | N/A |
| 3 CM | Cooperative Project Information \| Ground Rent: Yes<br>CHK - 2090_05 - PROJECT INFORMATION - Is either Yes or No selected in response to, 'Is the Project Subject to Ground Rent'? | ✓ Approved |
| 3 CM | Cooperative Project Information \| Project Facilities Leased To or By the Cooperative Corporation<br>CHK - 2090_05 - COOPERATIVE PROJECT INFORMATION - If the Project Facilities are leased by the COOP Corp., is a description of the facilities and fess provided? | N/A |
| 3 CM | Cooperative Project Information \| Subject Property Tax Abatements or Exemptions<br>CHK - 2090_05 - COOPERATIVE PROJECT INFORMATION - If there are Tax Abatements of Exceptions, are the remaining term, provisions for escalation of real estate taxes, and the dollar amount provided? | N/A |
| 3 CM | Cooperative Project Information \| Number of Owners Delinquent in Financial Obligations to the Cooperative Corporation<br>CHK - 2090_05 - COOPERATIVE PROJECT INFORMATION - Is the number of Owners delinquent in payment to COOP Corp. provided, or is 0 (zero) entered if none are delinquent? | ✓ Approved |
| 3 CM | Cooperative Project Information \| Single Entity Owns More than 10% in the Cooperative Corporation<br>CHK - 2090_05 - COOPERATIVE PROJECT INFORMATION - If any Single Entity owns more than 10% of the COOP, is a comment provided? | ✓ Approved |
| 3 CM | Cooperative Project Information \| Cooperative Budget Analysis<br>CHK - 2090_05 - COOPERATIVE PROJECT INFORMATION - If the COOP Budget was analyzed, are results explained, or if it was not analyzed, is a comment including budget was unavailable provided? | ✓ Approved |

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