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

- UAD - APPRAISER - Certification or License Number - should match ASC.gov.

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

- 1025_05 - REPORT - the USPAP 2014 Addendum is not included.
  ☐ I confirm that an opinion of reasonable exposure time has been developed in compliance with Standards Rule 1-2(c), the opinion has been stated in this report that I am currently uploading in accordance with USPAP Standards Rule 2-2 (a) (v)- OR within the USPAP Addendum form.
- 1025_05 - SUBJECT - Occupant: Owner - is checked. Current Monthly Rent of at least one Unit on the 216 form should be blank or 0 (zero). Please reconcile.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SUBJECT - PUD - is not checked and HOA Fees are greater than 0 (zero). If HOA fees are mandatory and a lien can be placed on the Subject Property if HOA fees are not paid please check PUD. If fees are voluntary, please leave HOA Fees blank on page 1 and disclose the HOA Fees elsewhere in the report. If the Subject is a Site Condo, please request an override code.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SUBJECT - PUD - is blank and yearly or monthly HOA Fees are indicated. If the HOA Fees are mandatory, please check PUD. If the fees are voluntary, please note them elsewhere in the report.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SUBJECT - Property Rights Appraised - Leasehold is checked. Please acknowledge that the Subject's leasehold property rights are completely addressed in the appraisal report.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SUBJECT - Offered for Sale in Past 12 Months - Yes should be checked if Assignment Type is a Purchase Transaction. Please reconcile.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - NEIGHBORHOOD - Growth Rate: Slow - is checked. Please acknowledge that the appraisal analysis explains the slow growth rate and confirms whether or not this is an adverse market condition.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - NEIGHBORHOOD - Property Value - boxes are blank.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - NEIGHBORHOOD - Marketing Time: Over 6 Months - is checked. Please acknowledge the appraisal analysis explains the marketing time over 6 months and confirms whether or not this is an adverse market condition.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SITE - Adverse Site Conditions: Yes - is checked indicating possible environmental issues. This suggests a stop and call situation as outlined in the engagement letter, which requires further client advisement on how to proceed.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - IMPROVEMENTS - Number of Units - indicated (4) does not equal the number of units indicated on the 216 form. Please reconcile.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - IMPROVEMENTS - Accessory Unit - is checked. Please stop and call PCV Murcor.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - IMPROVEMENTS - One with Accessory Unit - is indicated. An Accessory Dwelling Unit is an additional independent living area with a fully-functioning kitchen and bathroom. Please acknowledge the Subject has an ADU and all client engagement letter requirements have been addressed.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - IMPROVEMENTS - # of Bldgs. - is greater than 1. Comment, including identification of which Comparable Sales have multiple buildings, is required. If none, expand search to include a Comparable Sale with multiple buildings and comment on the impact on marketability.
  ☐ By checking this box, I acknowledge that I have addressed this issue in the body of the report.
- 1025_05 - IMPROVEMENTS - Basement Area - is greater than 0 (zero), indicating the presence of a basement. Comment, including details of all means of access to / from the basement area, whether the basement is for exclusive use to an above grade unit, is a common area / access space to all above grade units, or is a separate dwelling unit, is required. At least one Comparable Sale should match Subject basement utility.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - IMPROVEMENTS - Unit #4 Room Count(s) - are blank.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - IMPROVEMENTS - Unit #4 Gross Living Area - are blank.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - COMPARABLE RENTAL DATA - Subject Rent Control - does not match the Rent Control selection in the Improvements section.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - COMPARABLE RENTAL DATA - Subject Unit #4 Room Count(s) - are blank.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Date of Sale - of all Comparable Sales is older than 6 months prior to the Effective Date of the appraisal. Please acknowledge that comments explain in detail why Comparable Sales within the past 6 months could not be provided.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Design (Style) - of all Comparable Sales is different than the Subject's Design Style. Comment on marketability required.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Subject Actual Age (1 years) - does not match the Year Built (2012) based on the Effective Date of the report(02/25/2025).
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Gross Building Area - settled sales contain across-the-board positive (+) adjustments. Please acknowledge that search parameters were expanded in an effort to identify at least one Comparable Sale that brackets this feature, comments detail the expanded search, and analysis supports how adjustments were derived.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Number of Units - there are no Comparable Sales in the report with the same number of units as the Subject Property. Expand time and distance parameters a necessary to identify a Comparable Sale with like number of units, or comment as to why similar Comparable Sales are unavailable.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Unit Breakdown - number of units does not match the number of units indicated in the Improvements General Description: '4'.

☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

- 1025_05 - SALES COMPARABLE NO. 1 - Sale Price - is not within the Low Price and High Price range of Comparable Sales Within the Past 12 Months.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARABLE NO. 1 - Condition - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARABLE NO. 2 - Condition - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARABLE NO. 3 - Condition - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Subject Value Per Unit - is not bracketed by the Adj. Price Per Unit of the Comparable Sales.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Subject Value Per Rm. - is not bracketed by the Adj. Price Per Room of the Comparable Sales.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Subject Value Per GBA. - is not bracketed by the Sale Price/Gross Bldg. Area of the Comparable Sales.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Subject Value Per Bdrms. - is not bracketed by the Adj. Price Per Bdrm. of the Comparable Sales.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Indicated Value - is not bracketed by the adjusted sales price of the comparables (settled sales).
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Indicated Value - is not bracketed by the adjusted sales price of the comparables (settled sales).
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - SALES COMPARISON APPROACH - Indicated Value - is not bracketed by the adjusted sales price of the comparables (settled sales).
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - INCOME APPROACH - Gross Rent Multiplier (GRM) - 012 is not bracketed by the Gross Rent Multiplier of the Comparable Sales (103.50 - 129.68). Please reconcile
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - RECONCILIATION - The Opinion Of Market Value is not equal to the Contract Price. Please acknowledge that the current offer for the Subject has been completely analyzed and variance between contract price and market value is reconciled.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - RECONCILIATION - Effective Date of the Report - is more than 30 days ago. Comment required.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - APPRAISER - Signature - is blank.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - APPRAISER - Certification/License State - is not equal to the Subject Property Address State.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1025_05 - CERTIFICATION - Lender/Client Name - must contain management company name. Please enter management company name as PCV MURCOR.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1007 - COMPARABLE RENT SCHEDULE - Comparable Rentals - is incomplete. Three Comparable Rentals are required on the 1007.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 216 - Unit No. 1, 4 - Current Rent Per Month - should be blank or 0 (zero) if Unit is unrented.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.