SERVICELINK

PropertyConditionReport ™

File No. gk_SL1_Exterior_PC

Order Information

Client: | Order #: | Order Date:

Inspection Type: ☐ Exterior Only ☐ Interior/Exterior | Loan #: | Inspection Date:

Borrower(s):

Subject Property Information

Address:

City: | State: | Zip:

APN: | Property Type:

Development Name: | Housing Type:

Current use of Property: | Subject Location:

Subject Photo

Property Condition

The Subject Property is in _____ Condition compared to the Neighborhood

The Subject Property is observed to be in _____ Condition.

Subject & Neighborhood Inspection

Able to View Property: ☐ Yes ☐ No

Occupancy: _____

Garbage on Property: ☐ Yes ☐ No

Deferred Maintenance: ☐ Yes ☐ No

Is there a "For Sale" Sign? ☐ Yes ☐ No

Conforms to Neighborhood: _____

Gated Community: ☐ Yes ☐ No

Condition of Exterior: _____

Garage Type: _____

Condition of Interior: _____

If Yes, is there an indication the property is Bank Owned? ☐ Yes ☐ No

If not, explain: _____

Number of Properties for Sale on Street: _____

Garage Condition Average or Above: ☐ Yes ☐ No ☐ N/A

Quality of Interior: _____

How does the subject's condition compare to the neighborhood? _____ If subject is Inferior to the neighborhood, explain: _____

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Client: Order #:

Loan #: Order Date:

Borrower(s):

Address:

City: State: Zip:

Neighborhood Influences within 300'

Overhead Powerlines: ☐ Yes ☐ No

Boarded Up Homes: ☐ Yes ☐ No

Freeway / Highway: ☐ Yes ☐ No

Waste Management Facility: ☐ Yes ☐ No

Commercial or Industrial Uses: ☐ Yes ☐ No

Railroad Tracks: ☐ Yes ☐ No

Airport / Flight Path: ☐ Yes ☐ No

Subject Property Observations

Construction in Progress: ☐ Yes ☐ No

Broken Doors or Windows: ☐ Yes ☐ No

Roof Damage: ☐ Yes ☐ No

Siding Damaged or Missing: ☐ Yes ☐ No

Safety Concerns: ☐ Yes ☐ No

Property Maintenance: _____

Obvious Damage to the home: ☐ Yes ☐ No

Evidence of Flood / Water / Damage: _____

Evidence of Fire Damage: _____

Structural Damage: ☐ Yes ☐ No

Does the subject appear Occupied? ☐ Yes ☐ No

Does the subject appear to be Habitable? ☐ Yes ☐ No

Comments: _____

Disclaimer

This inspection report is intended for using in a mortgage finance related transaction only. This report is not an estimate of value and is only meant to determine the existence and an opinion of condition of the subject property on the date and time of the inspection. If no interior was performed, it is assumed that the interior condition is similar to the exterior condition of the subject property.

The intended use is to assist the designated client in making an independent, internal decision regarding the subject property. The use of this report by anyone other than the client for any purpose is not permitted or authorized by ServiceLink Valuation Solutions, LLC including its subsidiaries and affiliates ("ServiceLink"). Any other use of the report by any other party is prohibited. This document is not an appraisal. The product is provided "AS IS", and no guarantee or warranty is provided. ServiceLink will not be liable for any loss, damage or injury arising out of, or in conjunction with, the client's utilization of the information contained in this report.

Preparer

Signature

Preparer's Name: Realty/Company Name:

Preparer's Phone: Broker's Name:

Preparer's License Number: Broker's License Number:

Inspection Date:

Driving distance from subject in miles: _____ miles

Does the broker/agent have a financial interest in this transaction or in the property being inspected? ☐ Yes ☐ No

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State-Specific Disclaimers

File No. gk_SL1_Exterior_PC

STATE	DISCLAIMER
Arizona	Arizona Revised Statutes Annotated Title 32. Professions and Occupations (Refs & Annos) Chapter 36. Real Estate Appraisal (Refs & Annos) Article 1. General Provisions § 32-3602. Applicability of chapter This chapter does not apply to: 9. A person who produces a statement that is provided to any other person concerning the estimated value of real property through an internet website, automated valuation or other software program or other means of comparative market analysis and who discloses that the estimate is not an appraisal.
Arkansas	**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is, desired the services of a licensed or certified appraiser must be obtained.** **Pursuant to Ar Code. Ann § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal". Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe. Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise. This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.**
Colorado	This evaluation was prepared by a licensed real estate broker and is not an appraisal. This evaluation cannot be used for the purposes of obtaining financing.
Delaware	**Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
Hawaii	This opinion as to the estimated price of real estate is not an appraisal.
Idaho	Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the Uniform Standards of Professional Appraisal Practice. The broker's price opinion is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.
Illinois	This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser.
Maine	**This opinion or appraisal was prepared solely for the client, for the purpose and function stated in this report and is not intended for subsequent use. It was not prepared by a licensed or certified appraiser and may not comply with appraisal standards of the uniform standards of professional appraisal practice.**
Maryland	COMPETITIVE MARKET ANALYSIS DISCLOSURE This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.
Michigan	**This is a market analysis, not an appraisal and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser.**

STATE	DISCLAIMER
Minnesota	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.
Mississippi	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit.
Missouri	**This is not an appraisal.**
Nebraska	**This opinion or analysis is not an appraisal. It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property or for lending purposes in a transaction other than a federally related transaction, or for real property tax appeal purposes. This opinion or analysis is not governed by the Real Property Appraiser Act.**
Nevada	**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
New Jersey	This is not an appraisal and should not be considered the equivalent of an appraisal.
North Carolina	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.
Ohio	The valuation used for the purposes of the application was obtained from a market analysis or price opinion or automated valuation model report and not from a person licensed or certified under Ohio Revised Code § 4763.19
Oregon	This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. This report is not intended as an appraisal and if an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.
Pennsylvania	This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.
Rhode Island	This opinion or analysis is not a certified appraisal or an appraisal that conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing offering, or sale price of the real property and not for any other purpose, including but not limited to, lending purpose excepting that specifically provided under R.I. Gen.Laws Â§ 5-20.7-3.
South Carolina	This market analysis may not be used for the purposes of obtaining financing in a federally-related transaction.
Tennessee	This is not an appraisal.
Texas	This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice
Virginia	This is not an appraisal performed in accordance with the Uniform Standards of Professional Appraisal Practice. Nor is this an appraisal as defined in Section 54.1-2009 of the Code of Virginia.
Washington	This is not an appraisal as defined in chapter 181.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW. It has not been prepared by a state-certified or state-licensed real estate appraiser acting under their capacity as a licensee under chapter 18.140 RCW.
Wyoming	This is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained.