Rating: Fail

Review Master: PAR Logic Review

Case Number
File No. UAD Sample Pla

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Market Conditions contain (ATTRACTIVE) "See Attached Addendum A broad variety of mortgage financing is available at rates purchasers consider attractive.", 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.

- CRX - 1004_05UAD - SUBJECT - Legal Description - on report (48, 73, Section 44, Palm Coast), differs from PUBLIC RECORDS (PALM COAST SECTION 33 BLOCK 00037 LOT 0004 SUBDIVISION COMPLETION YEAR 1981 OR 246 PG 975 OR 837 PG 271 OR 929 PG 1728 OR 1722/1074 OR 1778/1039 OR 1778/1042 OR 2349/856-DC).
- CRX - 1004_05UAD - SUBJECT - Assessor's Parcel # - on report (1234567 876655422), differs from PUBLIC RECORDS (07-11-31-7033-00370-0040).
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Age (10; Year Built: 2011) differs from PUBLIC RECORDS (22; Year Built: 2003).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 1 - Gross Living Area (1655) differs from PUBLIC RECORDS (1483).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 2 - Gross Living Area (1655) differs from PUBLIC RECORDS (1218).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 3 - Site Area (10500 sf) differs from PUBLIC RECORDS (14505 sf).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 3 - Gross Living Area (1680) differs from PUBLIC RECORDS (2711).
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)