Rating: Fail

Review Master: PAR Logic Review

File No. L21776

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

- 1025_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (WORSHIP) "The 5% other land use represents condos, schools, parks, places of worship and other non residential land which have no effect on the value or marketability.", 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.
- 1025_05 - REPORT - Fair Lending - Comments in the Additional Comments contain (SOUGHT AFTER) "Although 2 family home sold on the subject's street (834 Pennsylvania) but this home was built over a 100 years ago like the subject and is also removed further from the railroad tracks and is also located on a more sought after section of this street.", 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.
- 1025_05 - REPORT - Fair Lending - Comments in the Additional Comments contain (SOUGHT AFTER) "This home also features central air conditioning, 2 furnaces and has sought after views on NYC all of which the subject lacks.", 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.

- 1025_05 - IMPROVEMENTS - Year Built - exceeds 100 years.
- 1025_05 - SALES COMPARABLE NO. 1 - Date of Prior Sale/Transfer - My research did not reveal any prior sales or transfers for the year prior is indicated, yet comparable prior sale has been entered. Please reconcile.
- 1004MC_2009 - NEIGHBORHOOD - Total # of Comparable Active Listings on the 1004MC (3) - does not match that of the main form (2).
- 1004MC_2009 - NEIGHBORHOOD - Total # of Comparable Sales (Settled) on the 1004MC (31) - does not match that of the main form (22).
- 1025_05 - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable List Price Current-3 Months - is 559,000 and is not within the range of Comparable Properties Currently Offered for Sale (540,000 - 549,000) reported on the primary form. Please reconcile.

Information - These items typically require comment.

- UAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #2 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.