Rating: Fail

Review Master: UAD Validation

File No. UAD_SAMPLE_

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

- UAD - SUBJECT - Assignment Type - multiple boxes are checked.
- UAD - SUBJECT - 'Is the Subject Property Currently Offered for Sale' - multiple boxes are checked.
- UAD - NEIGHBORHOOD - One-Unit Housing Trends: Property Values - multiple boxes are checked.
- UAD - NEIGHBORHOOD - One-Unit Housing Trends: Demand/Supply - multiple boxes are checked.
- UAD - NEIGHBORHOOD - One-Unit Housing Trends - Marketing Time - multiple boxes are checked.
- UAD - CAR STORAGE - Car Storage Type - None is indicated, but Car Storage fields have data other than blank or zero.
- UAD - SALES COMPARISON - Did/Did Not Reveal any Prior Sales or Transfers of the Subject Property - multiple boxes are checked.
- UAD - APPRAISER - Certification/License Number - multiple values supplied.

Information - These items typically require comment.

- UAD - SUBJECT - Twelve Month Listing History Description - Subject offered for Sale in the past 12 months but Listing History does not include Data Source(s). If listed on MLS, enter the abbreviated MLS name, # and Listing identifier. (Ex. XYZMLS #123). If otherwise marketed for sale outside of MLS, include "Not Listed on MLS" and comment.
- UAD - CONTRACT - Assignment Type is Refinance and Contract Section is not blank. Contract section should not contain any data per GSE guidance.
- UAD - NEIGHBORHOOD - Built Up - no more than one box should be checked.
- UAD - NEIGHBORHOOD - Growth Rate - no more than one box should be checked.
- UAD - SITE - Alley - Public or Private is checked and Alley Type contains NONE.
- UAD - IMPROVEMENTS - Fireplace(s) # - Fireplace(s) is checked and Number of Fireplaces is blank. A whole number greater than 0 (zero) should be entered.
- UAD - SALES COMPARISON - Subject Date of Sale/Time - is not blank. This gray field should not contain data per GSE guidance.
- UAD - SALES COMPARISON - Subject Design (Style) - does not conform to UAD specifications. Please enter the Attachment Type (AT, DT, SD), Number of Stories up to two decimal places, and a brief description of the Architectural Design (Style) of the property . Example: DT2;Colonial
- UAD - SALES COMPARISON APPROACH - Energy Efficient Items - contains an unacceptable response: average, typical, standard, N/A, not available, etc. Please enter a description or enter None, if there are no Energy Efficient Items.
- UAD - SALES COMPARISON - Subject Garage/Carport - description does not conform to UAD specifications. Please enter the total number and type of off-street parking spaces (ga, gd, gbi, cp, dw). If there is no off-street parking, enter None. Example: 2 car attached garage with two driveway spaces would be entered as "2ga2dw".
- UAD - SALES COMP #1 - Design (Style) - does not conform to UAD specifications. Please enter the Attachment Type (AT, DT, SD) , Number of Stories up to two decimal places, and a brief description of the Architectural Design (Style) of the property. Example: DT2;Colonial
- UAD - SALES COMP #1 - Energy Efficient Items - contains an unacceptable response: average, typical, standard, N/A, not available, etc. Please enter a description or enter None, if there are no Energy Efficient Items.
- UAD - SALES COMP #1 - Garage/Carport - description does not conform to UAD specifications. Please enter the total number and type of off-street parking spaces (ga, gd, gbi, cp, dw). If there is no off-street parking, enter None. Example: 2 car attached garage with two driveway spaces would be entered as "2ga2dw".
- UAD - SALES COMP #1 - - Net Adjustment Positive / Negative - no more than one box should be checked.
- UAD - SALES COMP #1 - Net Adjustment Amount - is invalid. Value does not equal the sum of the comparables adjustments.
- UAD - SALES COMP #2 - Design (Style) - does not conform to UAD specifications. Please enter the Attachment Type (AT, DT, SD) , Number of Stories up to two decimal places, and a brief description of the Architectural Design (Style) of the property. Example: DT2;Colonial
- UAD - SALES COMP #2 - Energy Efficient Items - contains an unacceptable response: average, typical, standard, N/A, not available, etc. Please enter a description or enter None, if there are no Energy Efficient Items.
- UAD - SALES COMP #2 - Garage/Carport - description does not conform to UAD specifications. Please enter the total number and type of off-street parking spaces (ga, gd, gbi, cp, dw). If there is no off-street parking, enter None. Example: 2 car attached garage with two driveway spaces would be entered as "2ga2dw".
- UAD - SALES COMP #2 - Net Adjustment Amount - is invalid. Value does not equal the sum of the comparables adjustments.
- UAD - SALES COMP #3 - Design (Style) - does not conform to UAD specifications. Please enter the Attachment Type (AT, DT, SD) , Number of Stories up to two decimal places, and a brief description of the Architectural Design (Style) of the property. Example: DT2;Colonial
- UAD - SALES COMP #3 - Energy Efficient Items - contains an unacceptable response: average, typical, standard, N/A, not available, etc. Please enter a description or enter None, if there are no Energy Efficient Items.
- UAD - SALES COMP #3 - Garage/Carport - description does not conform to UAD specifications. Please enter the total number and type of off-street parking spaces (ga, gd, gbi, cp, dw). If there is no off-street parking, enter None. Example: 2 car attached garage with two driveway spaces would be entered as "2ga2dw".
- UAD - SALES COMP #3 - - Net Adjustment Positive / Negative - no more than one box should be checked.
- UAD - SALES COMP #3 - Net Adjustment Amount - is invalid. Value does not equal the sum of the comparables adjustments.