Rating: Fail **Review Master: PAR Logic Review** File No. 09260020

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

- UAD - (UCDP Fatal) SALES COMPARISON - Subject Gross Living Area - is blank or 0 (zero).
- UAD - (UCDP Fatal) SALES COMP #1 - Gross Living Area - is blank or 0 (zero).

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (ATTRACTIVE) "The neighborhood is attractive to some potential buyers due to the rural atmosphere.", 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.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "This property is located in the Charleston School District.", 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.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "Though the subject has a Westfield address, the property is located within the Charleston School District.", 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.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "Medical facilities, schools, from pre-school to college, retail shopping, and an assortment of different types of eating facilities are all located within the City.", 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.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain (SAFE) "The home is of superior quality construction with wood siding, stone columns on the front porch, wrap-around deck, solid surface countertops, hardwood floor coverings, solid interior doors, safe room in the basement, and wood-covered, vaulted ceilings in many areas of the upper level.", 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.
- 1004_05UAD - REPORT - Potentially offensive or unaccepted language or terminology was found in the Additional Comments: "However, the appraiser has not made an attempt to make discovery of neighborhood influences such as, but not limited to, registered sex offenders, criminal activity, or interim rehabilitation facilities/halfway houses and that the Client may desire to investigate this information themselves." Review the content of the statement and consider revising.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Additional Comments contain (CRIMINAL) "However, the appraiser has not made an attempt to make discovery of neighborhood influences such as, but not limited to, registered sex offenders, criminal activity, or interim rehabilitation facilities/halfway houses and that the Client may desire to investigate this information themselves.", 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.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Additional Comments contain (SEX) "However, the appraiser has not made an attempt to make discovery of neighborhood influences such as, but not limited to, registered sex offenders, criminal activity, or interim rehabilitation facilities/halfway houses and that the Client may desire to investigate this information themselves.", 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.

- 1004_05UAD - SUBJECT - Borrower Name - is not the same as Owner of Public Record and Assignment Type is Refinance. Verify the loan purpose and the owner of public record.
- 1004_05UAD - IMPROVEMENTS - Basement Area - exceeds Gross Living Area.
- GSE - IMPROVEMENTS - Basement Area - exceeds Gross Living Area by 3% or more. (ref. FNM0812)
- 1004_05UAD - IMPROVEMENTS - Total Rooms - relative to the gross living area is under 100 sq ft per room.
- GSE - IMPROVEMENTS - Square Feet of Living Area Above Grade - is less than 400 sf. (ref. FNM0807)
- 1004_05UAD - IMPROVEMENTS - Additional Features - is blank.
- 1004_05UAD - REPORT - The keyword "ANSI" was not found in the Additional Features, Condition of the Property, Additional Comments, Sales Comments, or the Beginning or Ending Addendum. The Fannie Mae Selling Guide requires that the ANSI method be used to measure, calculate, and report GLA and non-GLA areas of Subject properties and that all footprint sketches and floor plans must be computer-generated (not hand-drawn) for appraisals with an effective date of April 1, 2022 or later. Please include a comment in the report confirming that the Subject Property was measured according to the ANSI standard.
- 1004_05UAD - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Gross Living Area - Subject Property's Gross Living Area is not bracketed by Gross Living Area values found in Comparables. Comment required.
- 1004_05UAD - SALES COMPARABLE(S) #1, 2 - Actual Age - differs by more than 8 years from the subject property and no adjustment has been entered.
- 1004_05UAD - SALES COMPARABLE(S) #1 - Condition Adjustment - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Basement Area - exceeds Gross Living Area.
- 1004_05UAD - SALES COMPARABLE(S) #1 - Extra Items line 2 Adjustment - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE(S) #1, 3 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE(S) #2, 3 - Gross Living Area - differs from the subject property by more than 100 sq.ft. and the adjustment amount is 0 (zero).
- 1004_05UAD - SALES COMPARABLE NO. 3 - Sale Price - differs by more than 50% of Estimated Market Value.
- 1004_05UAD - SALES COMPARABLE(S) #3 - Site Adjustment - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE NO. 3 - Quality of Construction Adjustment - exceeds 8% of Sale Price.

Information - These items typically require comment.

- UAD - SUBJECT - Neighborhood Name - contains terms N/A, NA, None or Unknown. Please enter Subject Neighborhood Name.