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

- UAD - SALES COMPARISON - Subject Prior Sale Date - is invalid. Field contains Sale/Transfer. Expected format is MM/DD/CCYY or MM/YYYY if exact date is unknown.
- UAD - SALES COMPARISON - Subject Prior Sale Price - is not a whole dollar value.

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (ESTABLISHED) "ADDITIONAL COMPARABLE SALES COMMENTS The appraiser has chosen what are believed to be the best comparable sales available form an extensive market search, which meets not only investor underwriting standards, but also guidelines established by appraisal organizations.", 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 Beginning Addenda contain (OLD) "Therefore, the appraiser is sometimes forced to use sales over 12 months old.", 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 Beginning Addenda contain (OLD) "Because sales are limited, values in this market do not change rapidly, and sales over 12 months old are still considered to be representative of the current market.", 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 Ending Addenda contain (OLD) "Therefore, the appraiser is sometimesforced to use sales over12 months old.", 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 Ending Addenda contain (OLD) "Because sales are limited, values in this marketdo not change rapidly, and sales over12 months old are still considered tobe representative of thecurrent market.", 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 Ending Addenda contain (SCHOOL) ",Essexville, MI 48732 Comparables #2, #3, and#4 were located in different school districts withhigher property values than the subject area, and therefore, they were not consideredrepresentative of thesubject.", 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 - NEIGHBORHOOD - Property Values Trend - is Increasing and Median Comparable Sale Price Trend on the 1004MC is Stable.
- 1004_05UAD - NEIGHBORHOOD - Marketing Time: Under 3 Months - is checked and Growth Rate Slow is checked. Comment Required.
- GSE - SALES COMPARABLE NO. 1 - Date of Sale/Time adjustment - is negative or blank, and Property Values Increasing is checked and Date of Sale/Time is at least 9 months in the past. (ref. FNM0632)
- 1004_05UAD - SALES COMPARABLE(S) #1, 2, 3 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE(S) #2 - Site Adjustment - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE(S) #2 - Actual Age - differs by more than 24 years from the subject property and no adjustment has been entered.
- 1004_05UAD - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)

Information - These items typically require comment.

- UAD - IMPROVEMENTS - Wood Stove(s) # - is blank. If none, enter 0 (zero).
- UAD - IMPROVEMENTS - Fireplace(s) # - is blank. If none, enter 0 (zero).
- UAD - IMPROVEMENTS - Fence - description is blank. If none, indicate 'None' in the description field.
- UAD - IMPROVEMENTS - Pool - is checked and description is blank.
- UAD - SALES COMPARABLE(S) #1, 2, 3 - Data Source(s) - MLS is not in the correct format. MLS should be reported as the abbreviated MLS name, # and Listing identifier. (Ex. XYZMLS #123)
- UAD - SALES COMPARISON APPROACH - Subject Date of Prior Sale/Transfer - Must be 10 characters or less.
- UAD - APPRAISER - Expiration Date of Certification or License - does not match ASC.gov. Expiration Date entered on report is 7/31/2022. Expiration Date on ASC.gov is 7/31/2024.