Uniform Residential Appraisal Report (Desktop)

File # XXXXXXXXXXXXXXX

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX City XXXXXXXXXXXXXXXXXXX State XX Zip Code XXXXXXX

Borrower XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX Owner of Public Record XXXXXXXXXXXXXXXXXXXXXXXX County XXXXXXXXXXXXXXX

Legal Description XXXXXXXXXXXXXXXXXXXX

Uniform Residential Appraisal Report (Desktop)

File # XXXXXXXXXXXXXXX

There are XXX comparable properties currently offered for sale in the subject neighborhood ranging in price from $ XXXXXXXXX to $ XXXXXXXXX .

There are XXX comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ XXXXXXXXX to $ XXXXXXXXX .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	XXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXX XXXXXX XXXXXXXXXXXXXXXXX		XXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXX		XXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXX	
Proximity to Subject		XXXX miles XXXX		XXXX miles XXXX		XXXX miles XXXX	
Sale Price	$ XXXXXXXXX		$ XXXXXXXXX		$ XXXXXXXXX		$ XXXXXXXXX
Sale Price/Gross Liv. Area	$ XXXXXXXsq. ft.	$ XXXXX sq. ft.		$ XXXXX sq. ft.		$ XXXXX sq. ft.	
Data Source(s)		XXXXXXXXXXXXXXXXXXXXXXXXX		XXXXXXXXXXXXXXXXXXXXXXXXX		XXXXXXXXXXXXXXXXXXXXXXXXX	
Verification Source(s)		XXXXXXXXXXXXXXXXXXXXXXXXX		XXXXXXXXXXXXXXXXXXXXXXXXX		XXXXXXXXXXXXXXXXXXXXXXXXX	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		XXXXXXXXXXXX XXXXXXXXXXXX	XXXXXXX XXXXXXX	XXXXXXXXXXXX XXXXXXXXXXXX	XXXXXXX XXXXXXX	XXXXXXXXXXXX XXXXXXXXXXXX	XXXXXXX XXXXXXX
Date of Sale/Time		XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
Location	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
Leasehold/Fee Simple	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
Site	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
View	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
Design (Style)	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXX	XXXXXXX
Quality of Construction	XX	XX	XXXXXXX	XX	XXXXXXX	XX	XXXXXXX
Actual Age	XX	XX	XXXXXXX	XX	XXXXXXX	XX	XXXXXXX
Condition	XX	XX	XXXXXXX	XX	XXXXXXX	XX	XXXXXXX
Above Grade Room Count	Total XX / Bdrms. XX / Baths XXX	Total XX / Bdrms. XX / Baths XXX	XXXXXXX	Total XX / Bdrms. XX / Baths XXX	XXXXXXX	Total XX / Bdrms. XX / Baths XXX	XXXXXXX
Gross Living Area	XXXXXX sq. ft.	XXXXXX sq. ft.	XXXXXXX	XXXXXX sq. ft.	XXXXXXX	XXXXXX sq. ft.	XXXXXXX
Basement & Finished Rooms Below Grade	XXXXXXXXXXXXX XXXXXXXXXXXX	XXXXXXXXXXXXX XXXXXXXXXXXX	XXXXXXX XXXXXXX	XXXXXXXXXXXXX XXXXXXXXXXXX	XXXXXXX XXXXXXX	XXXXXXXXXXXXX XXXXXXXXXXXX	XXXXXXX XXXXXXX
Functional Utility	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
Heating/Cooling	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
Energy Efficient Items	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
Garage/Carport	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
Porch/Patio/Deck	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
XXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
XXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
XXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXX	XXXXXXX
Net Adjustment (Total)		☒ + ☐ -	$ XXXXXXXXX	☒ + ☐ -	$ XXXXXXXXX	☒ + ☐ -	$ XXXXXXXXX
Adjusted Sale Price of Comparables		Net Adj. XXXX% Gross Adj.XXXX%	$ XXXXXXXXX	Net Adj. XXXX% Gross Adj.XXXX%	$ XXXXXXXXX	Net Adj. XXXX % Gross Adj.XXXX %	$ XXXXXXXXX

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

XXXXXXXXXXXXXXXXXXXX

Uniform Residential Appraisal Report (Desktop)

File # xxxxxxxxxxxxxxx

ADDITIONAL COMMENTS

Appraisal Assignment Type: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx Subject Property Data Collection Date: xxxxxxxxxxxxxxxxxxxxxxxxxx

Subject Property Data Collection Method: xxxxxxxxxxxxxxxxxxxxxxxxxxx Subject Property Data Collection Workforce: xxxxxxxxxxxxxxxxxxxxxxxx

xxxxxxxxxxxxxxxxxxxx

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property including, but not limited to, public and/or private data records, and information as described by the appraiser in the appraisal report (2) research, verify, and analyze adequate and reliable data from public and/or private sources for the subject market area including data for each comparable property reported, and (3) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has included a floor plan in this appraisal report that shows the approximate dimensions of the improvements. The floor plan is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has relied on data provided by third-parties in this appraisal report. Such data may include, but is not limited to, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions and makes no guarantees, express or implied, regarding the accuracy of this data.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I did not perform a personal visual inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information from third party data sources. I reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature _____
Name xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Company Name xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Company Address xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, xx xxxxxxxxxx
Telephone Number xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Email Address xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Date of Signature and Report xxxxxxxxx
Effective Date of Appraisal xxxxxxxxx
State Certification # xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
or State License # xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
or Other (describe) xxxxxxxxxxxxxxxx State # xx
State xx
Expiration Date of Certification or License xxxxxxxxx

ADDRESS OF PROPERTY APPRAISED
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
APPRAISED VALUE OF SUBJECT PROPERTY $ xxxxxxxxxxx

LENDER/CLIENT
Name xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Company Name xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Company Address xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Email Address xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Company Name xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Company Address xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Telephone Number xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Email Address xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Date of Signature xxxxxxxxxx
State Certification # xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
or State License # xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
State xx
Expiration Date of Certification or License xxxxxxx

SUBJECT PROPERTY

☒ Did not inspect subject property
☒ Did inspect exterior of subject property from street
Date of Inspection xxxxxxx
☒ Did inspect interior and exterior of subject property
Date of Inspection xxxxxxx

COMPARABLE SALES

☒ Did not inspect exterior of comparable sales from street
☒ Did inspect exterior of comparable sales from street
Date of Inspection xxxxxxx

Uniform Residential Appraisal Report (Desktop)

File # xxxxxxxxxxxxxxx

SALES COMPARISON

FEATURE	SUBJECT	COMPARABLE SALE # X		COMPARABLE SALE # X		COMPARABLE SALE # X	
Address	xxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxx		xxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxx		xxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxx	
Proximity to Subject		xxxx miles xxxx		xxxx miles xxxx		xxxx miles xxxx	
Sale Price	$ xxxxxxxxx		$ xxxxxxxxx		$ xxxxxxxxx		$ xxxxxxxxx
Sale Price/Gross Liv. Area	$ xxxxxxxsq. ft.	$ xxxxx sq. ft.		$ xxxxx sq. ft.		$ xxxxx sq. ft.	
Data Source(s)		xxxxxxxxxxxxxxxxxxxxxxxxx		xxxxxxxxxxxxxxxxxxxxxxxxx		xxxxxxxxxxxxxxxxxxxxxxxxx	
Verification Source(s)		xxxxxxxxxxxxxxxxxxxxxxxxx		xxxxxxxxxxxxxxxxxxxxxxxxx		xxxxxxxxxxxxxxxxxxxxxxxxx	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		xxxxxxxxxxxx xxxxxxxxxxxx	xxxxxxx xxxxxxx	xxxxxxxxxxxx xxxxxxxxxxxx	xxxxxxx xxxxxxx	xxxxxxxxxxxx xxxxxxxxxxxx	xxxxxxx xxxxxxx
Date of Sale/Time		xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
Location	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
Leasehold/Fee Simple	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
Site	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
View	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
Design (Style)	xxxxxxxxxxxxx	xxxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxxx	xxxxxxx
Quality of Construction	xx	xx	xxxxxxx	xx	xxxxxxx	xx	xxxxxxx
Actual Age	xx	xx	xxxxxxx	xx	xxxxxxx	xx	xxxxxxx
Condition	xx	xx	xxxxxxx	xx	xxxxxxx	xx	xxxxxxx
Above Grade Room Count	Total xx / Bdrms. xx / Baths xxx	Total xx / Bdrms. xx / Baths xx	xxxxxxx	Total xx / Bdrms. xx / Baths xxx	xxxxxxx	Total xx / Bdrms. xx / Baths xxx	xxxxxxx
Gross Living Area	xxxxxx sq. ft.	xxxxxx sq. ft.	xxxxxxx	xxxxxx sq. ft.	xxxxxxx	xxxxxx sq. ft.	xxxxxxx
Basement & Finished Rooms Below Grade	xxxxxxxxxxxxxxx xxxxxxxxxxxx	xxxxxxxxxxxxxxx xxxxxxxxxxxx	xxxxxxx xxxxxxx	xxxxxxxxxxxxxxx xxxxxxxxxxxx	xxxxxxx xxxxxxx	xxxxxxxxxxxxxxx xxxxxxxxxxxx	xxxxxxx xxxxxxx
Functional Utility	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
Heating/Cooling	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
Energy Efficient Items	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
Garage/Carport	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
Porch/Patio/Deck	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
xxxxxxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
xxxxxxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
xxxxxxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx	xxxxxxxxxxxx	xxxxxxx
Net Adjustment (Total)		☒ + ☒ -	$ xxxxxxxxx	☒ + ☒ -	$ xxxxxxxxx	☒ + ☒ -	$ xxxxxxxxx
Adjusted Sale Price of Comparables		Net Adj. xxx % Gross Adj. xxx %	$ xxxxxxxxx	Net Adj. xxxx % Gross Adj xxxx %	$ xxxxxxxxx	Net Adj. xxxx% Gross Adj. xxxx%	$ xxxxxxxxx

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # X	COMPARABLE SALE # X	COMPARABLE SALE # X
Date of Prior Sale/Transfer	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx
Price of Prior Sale/Transfer	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx
Data Source(s)	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx
Effective Date of Data Source(s)	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxx

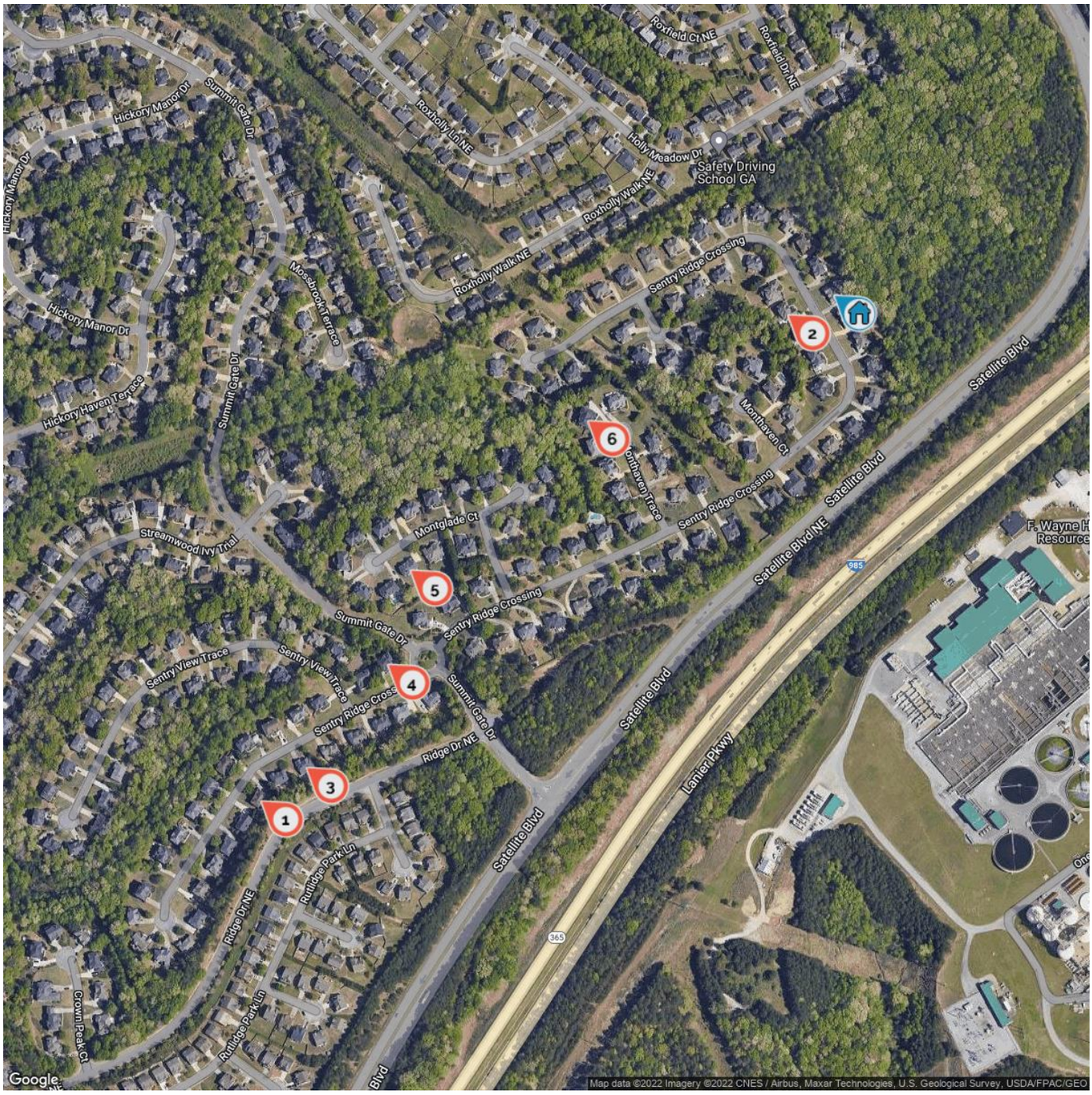
Analysis of prior sale or transfer history of the subject property and comparable sales xxxxxxxxxxxxxxxxxxxx

FORM ADDENDA SECTION

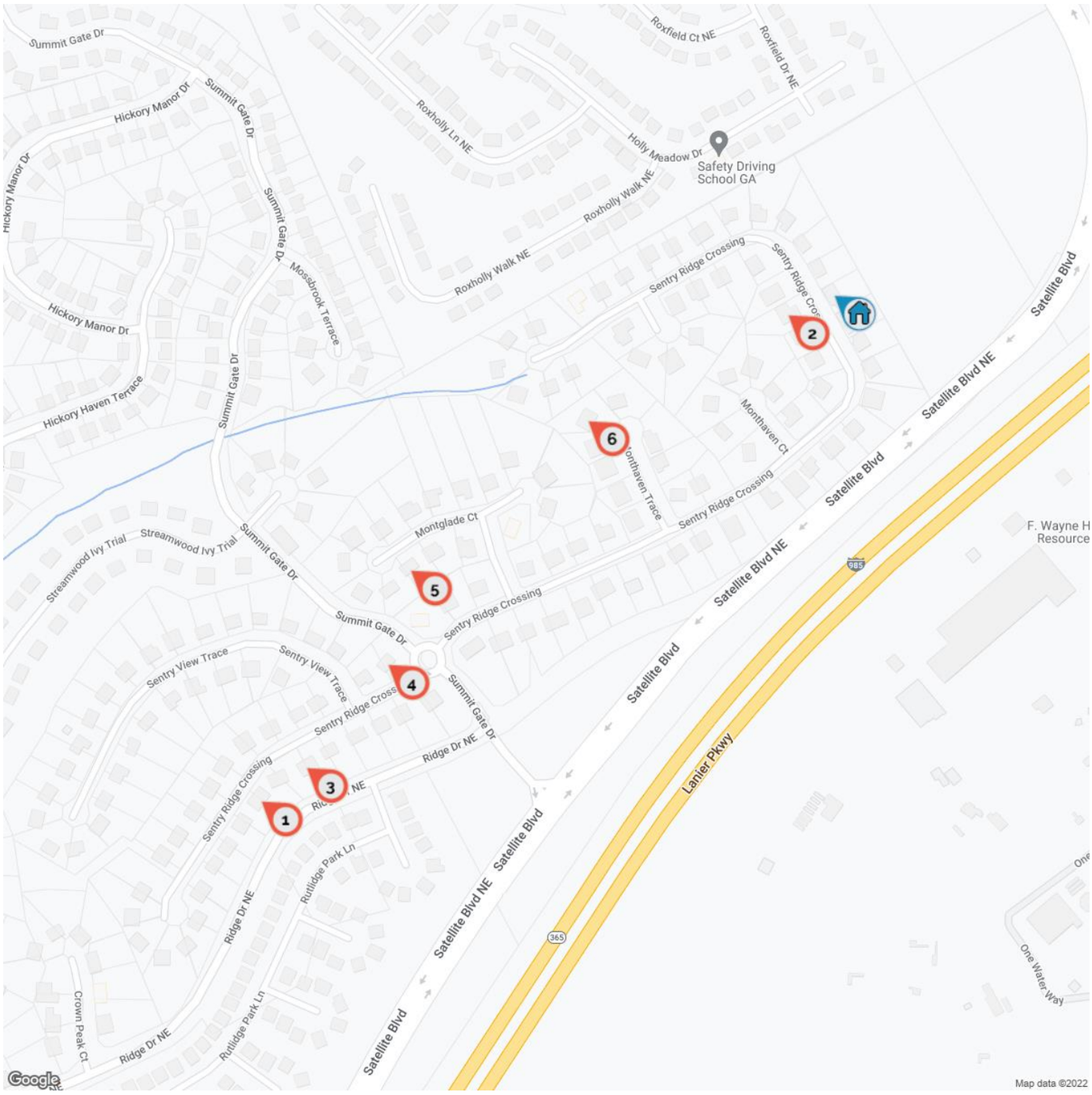
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

Subject and Comparable Properties



Subject, Comparables & Viewed Properties



SUBJECT PROPERTY PHOTO ADDENDUM

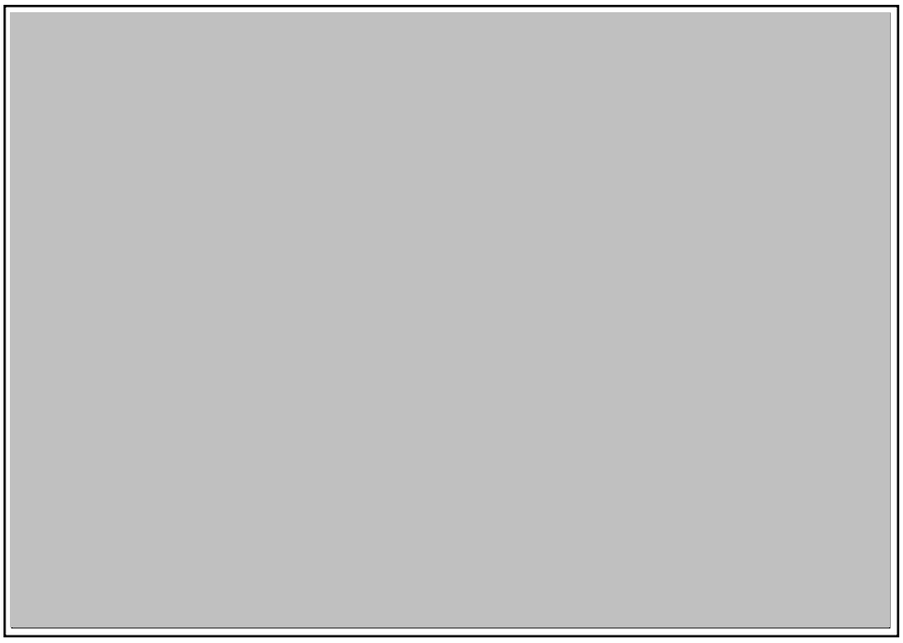
Borrower: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	File No.: xxxxxxxxxxxxxxxxxxxxxxxxx
Property Address: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	Case No.: xxxxxxxxxxxxxxxxxxxxxxxxx
City: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	State: xx Zip: xxxxxxxxx
Lender: xxxxxxxxxxxxxxxxxxxx

COMPARABLE PROPERTY PHOTO ADDENDUM

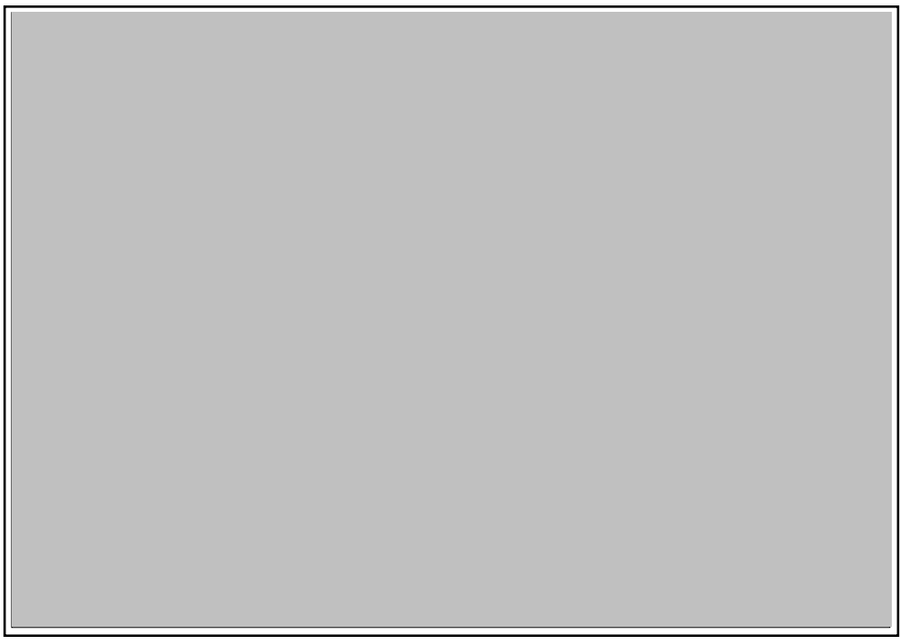
Borrower: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx File No.: xxxxxxxxxxxxxxxxxxxxxxxx
Property Address: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx Case No.: xxxxxxxxxxxxxxxxxxxxxxxx
City: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx State: xx Zip: xxxxxxxxxxxxxxxxx
Lender: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx



COMPARABLE # x

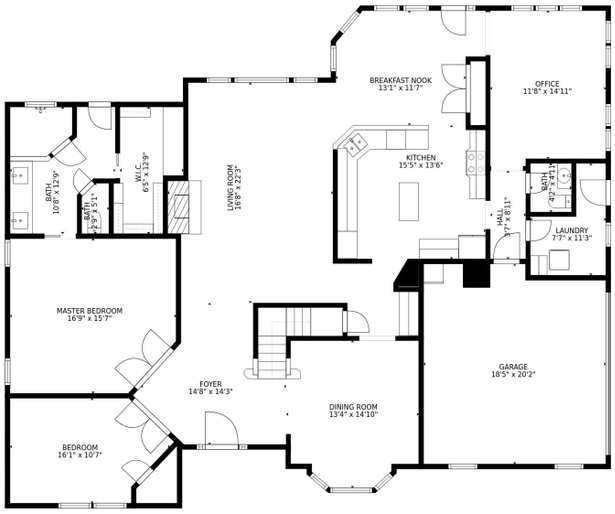


COMPARABLE # x

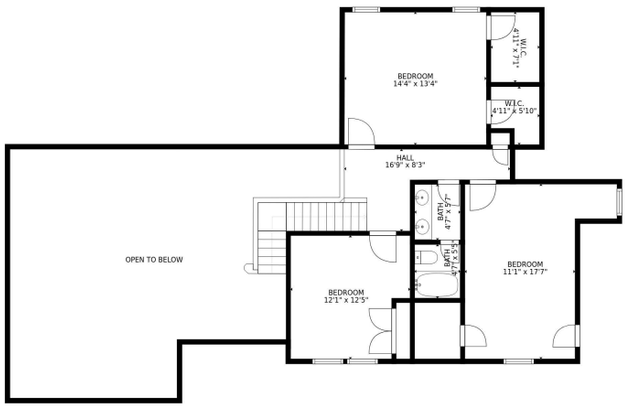


COMPARABLE # x

Subject Property Sketch Addendum



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 2147 sq. ft, FLOOR 2: 821 sq. ft
EXCLUDED AREAS: , GARAGE: 351 sq. ft
TOTAL: 2968 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.