Rating: Fail

Review Master: PAR Logic Review

File No. 24060227

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

- 1004C_05 - REPORT - Fair Lending - Comments in the Ending Addenda contain ""Even if adequate support for a use is established, it will not be financially feasible if the costs involved in developing the property for that use and ensuring its performance at that use outweigh the financial benefits" (Fanning, p.", 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.
- 1004C_05 - REPORT - Fair Lending - Comments in the Additional Comments contain "Fannie Mae B2-3-02, Special Property Eligibility and Underwriting Considerations: Factory-Built Housing (10/06/2021) The manufactured home must be built in compliance with the Federal Manufactured Home Construction and Safety Standards that were established June 15, 1976, as amended and in force at the time the home is manufactured;", 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.

- REQ - SUBJECT - Property County - on report MEADE does not match Property County as ordered MEADE COUNTY.
- 1004C_05 - CONTRACT - Financial Assistance - is indicated. On purchase transactions, if there are any interested-party contributions, concessions, or builder incentives, comment including whether any / all are unusual, excessive, or significantly impactful to the sale price, is required.
- 1004C_05 - NEIGHBORHOOD - Location - is Suburban, and ACI Insights indicates that the neighborhood location is Rural. Please review neighborhood data and photos, and verify the Subject Property's location.
- 1004C_05 - IMPROVEMENTS - Date Installed - does not contain a date in the format of mm/dd/yyyy.
- 1004C_05 - SALES COMPARISON APPROACH - Subject View - is AVERAGE and ACI Insights indicates that the view is Woods. Please review Subject Property data and photos, and verify the Subject Property's view.
- 1004C_05 - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- 1004C_05 - SALES COMPARABLE(S) #1 - Site Adjustment - exceeds 15% of Sales Price.
- 1004C_05 - SALES COMPARABLE(S) #1, 2, 3, 5 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 1004C_05 - SALES COMPARABLE(S) #2, 3 - Condition Adjustment - exceeds 15% of Sales Price.
- 1004C_05 - SALES COMPARABLE(S) #2, 3, 5 - Gross Living Area - is 15% greater or less than the Subject's Gross Living Area.
- 1004C_05 - RECONCILIATION - 'This Appraisal is Made Subject to Inspection' - is checked. Comment required that use of an extraordinary assumption might affect assignment results.
- 1004C_05 - INCOME APPROACH - Indicated Value by Income Approach - is blank.
- 1004C_05 - SALES COMPARABLE(S) #4 - Actual Age - differs by more than 14 years from the subject property and no adjustment has been entered.
- 1004C_05 - SALES COMPARABLE(S) #5 - Gross Living Area Adjustment - exceeds 15% of Sales Price.

Information - These items typically require comment.

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