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

- 1004_05UAD - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date.
  ☐ 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 - SALES COMPARABLE NO. 1 - Sale Price - differs by more than 50% of Estimated Market Value.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Sale Price - is less than 50% of Estimated Market Value.
- GSE - SALES COMPARABLE NO. 1 - Sale Price - differs from Indicated Value by more than 80%. (ref. FNM0821)
- 1004_05UAD - SALES COMPARABLE NO. 1 - Site Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Actual Age - differs by more than 30 years from the subject.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Age Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Adjustments - the sum of the Age and Condition adjustments exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Gross Living Area - differs from subject property by more than 15%.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Gross Living Area Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Basement & Finished Rooms Below Grade Line 1 Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Garage/Carport Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Extra Items Line 1 Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Adjustments - There are more than 10 adjustments.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Site Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Adjustments - the sum of the Age and Condition adjustments exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Gross Living Area - differs from subject property by more than 15%.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Gross Living Area Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 3 - Adjustments - There are more than 10 adjustments.
- 1004_05UAD - SALES COMPARABLE NO. 3 - Sale Price - differs by more than 50% of Estimated Market Value.
- 1004_05UAD - SALES COMPARABLE NO. 3 - Gross Living Area - differs from subject property by more than 15%.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- 1004_05UAD - SALES COMPARABLE NO. 4 - Adjustments - There are more than 10 adjustments.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Site Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Actual Age - differs by more than 30 years from the subject.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Age Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Adjustments - the sum of the Age and Condition adjustments exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Gross Living Area - differs from subject property by more than 15%.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Gross Living Area Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Garage/Carport Adjustment - exceeds 8% of Sale Price.

Information - These items typically require comment.

- UAD - APPRAISER - Certification or License Number - Status is listed as inactive on ASC.gov. Report must be completed by an appraiser with an active license.
- UAD - APPRAISER - Expiration Date of Certification or License - does not match ASC.gov. Expiration Date entered on report is 6/30/2023. Expiration Date on ASC.gov is 6/30/2025.

Acknowledged Responses.

- Acknowledged: 1004_05UAD - SITE - Zoning: No Zoning - is checked. Comment, including whether or not there are deed restrictions, zoning is typical, and if Comparable Sales have similar zoning, is required.
- Acknowledged: 1004_05UAD - SITE - Utility Water: Other - is checked. Please comment on if this is typical for the area and if it affects marketability.
- Acknowledged: 1004_05UAD - SITE - Utility Sanitary Sewer: Other - is checked. Please comment on if this is typical for the area and if it affects marketability.
- Acknowledged: 1004_05UAD - APPRAISER - License Page - is required.