

SMALL RESIDENTIAL INCOME PROPERTY APPRAISAL REPORT

File No. _____

SUBJECT	Property Address _____		City _____	State _____	Zip code _____	
	Legal Description _____			County _____		
	Assessor's Parcel No. _____		Tax Year _____	R.E. Taxes \$ _____	Special Assessments \$ _____	
	Neighborhood or Project Name _____			Map Reference _____		Census Tract _____
	Borrower _____		Current Owner _____		Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/>	
	Property rights appraised <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/>		Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/>		HOA \$ _____ /Mo.	
	Sales Price \$ _____		Date of Sale _____		Description and \$ amount of loan charges/concessions to be paid by seller _____	
	Lender/Client _____			Address _____		
	Appraiser _____			Address _____		

NEIGHBORHOOD	Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Single Family Occupancy	Single family housing PRICE \$ (000)	AGE (yrs)	Predominant 2-4 Family Occupancy	2-4 family housing PRICE \$ (000)	AGE (yrs)
	Built up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	Low _____		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	Low _____	
	Growth rate <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (over 5%)	High _____		<input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (over 5%)	High _____	
	Property values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		Predominant			Predominant	
	Demand/supply <input type="checkbox"/> Shortage <input type="checkbox"/> In balance <input type="checkbox"/> Over supply						
	Marketing time <input type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.						
	Typical 2-4 family bldg. Type _____	No. stories _____	No. units _____	Age _____ yrs.		Present land use %	Land use change
	Typical rents \$ _____ to \$ _____	<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining				One family _____	<input type="checkbox"/> Not likely <input type="checkbox"/> Likely
	Est. neighborhood apt. vacancy _____ %	<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining				2-4 family _____	<input type="checkbox"/> In process to:
	Rent controls <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Likely	If yes or likely, describe _____				Multi-family _____	

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: _____

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): _____

The following available listings represent the most current, similar, and proximate competitive properties to the subject property in the subject neighborhood. This analysis is intended to evaluate the inventory currently on the market competing with the subject property in the subject neighborhood and recent price and marketing time trends affecting the subject property. (Listings outside the subject neighborhood are not considered applicable). The listing comparables can be the rental or sale comparables if they are currently for sale.

ITEM	SUBJECT	COMPARABLE LISTING NO. 1	COMPARABLE LISTING NO. 2	COMPARABLE LISTING NO. 3
Address				
Proximity to subject				
Listing price	\$ _____	<input type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ _____	<input type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ _____	<input type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$ _____
Approximate GBA				
Data source				
# Units/Tot. rms./BR/BA	_____	_____	_____	_____
Approximate year built	_____	_____	_____	_____
Approx. days on market	_____	_____	_____	_____

Comparison of listings to subject property: _____

Market conditions that affect 2-4 family properties in the subject neighborhood (including the above neighborhood indicators of growth rate, property values, demand/supply, and marketing time) and the prevalence and impact in the subject market area regarding loan discounts, interest buydowns and concessions, and identification of trends in listing prices, average days on market and any change over past year, etc.: _____

SITE	Dimensions _____	Topography _____
	Site area _____	Corner lot <input type="checkbox"/> No <input type="checkbox"/> Yes
	Specific zoning classification and description _____	Size _____
	Zoning compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Shape _____
	Highest and best use as improved: <input type="checkbox"/> Present use <input type="checkbox"/> Other use (explain) _____	Drainage _____
		View _____
		Landscaping _____
		Driveway _____
		Apparent easements _____
		FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): _____

COMMENTS	

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General description				Exterior description (Materials/condition)				Foundation				Insulation (R-value if known)			
Units/bldgs. _____ / _____				Foundation _____				Slab _____				<input type="checkbox"/> Roof _____			
Stories _____				Exterior walls _____				Crawl space _____				<input type="checkbox"/> Ceiling _____			
Type (det./att.) _____				Roof surface _____				Sump Pump _____				<input type="checkbox"/> Walls _____			
Design (style) _____				Gutters & dwnspts. _____				Dampness _____				<input type="checkbox"/> Floor _____			
Existing/proposed _____				Window type _____				Settlement _____				<input type="checkbox"/> None _____			
Under construction _____				Storm sash/Screens _____				Infestation _____				Adequacy _____			
Year Built _____				Manufactured housing* <input type="checkbox"/> Yes <input type="checkbox"/> No				Basement _____ % of 1st floor area				Energy efficient items: _____			
Effective age(yrs.) _____				*(Complies with the HUD Manufactured Housing Construction and Safety Standards.)				Basement finish _____							

DESCRIPTION OF IMPROVEMENTS

Improvements contain: _____ Rooms: _____ Bedroom(s): _____ Bath(s): _____ Square feet of GROSS BUILDING AREA _____
 GROSS BUILDING AREA (GBA) IS DEFINED AS THE TOTAL FINISHED AREA (INCLUDING COMMON AREAS) OF THE IMPROVEMENTS BASED UPON EXTERIOR MEASUREMENTS.

Surfaces (Materials/condition)				Heating				Kitchen equip. (# / unit-cond.)				Attic				Car Storage No. Cars _____							
Floors _____				Type _____				Refrigerator _____				<input type="checkbox"/> None				Garage <input type="checkbox"/>							
Walls _____				Fuel _____				Range/oven _____				<input type="checkbox"/> Stairs				Carport <input type="checkbox"/>							
Trim/Finish _____				Condition _____				Disposal _____				<input type="checkbox"/> Drop stair				Attached <input type="checkbox"/>							
Bath floor _____				Cooling				Dishwasher _____				<input type="checkbox"/> Scuttle				Detached <input type="checkbox"/>							
Bath wainscot _____								Central _____				Fan/hood _____				<input type="checkbox"/> Floor				Adequate <input type="checkbox"/>			
Doors _____								Other _____				Compactor _____				<input type="checkbox"/> Heated				Inadequate <input type="checkbox"/>			
Fireplace(s) # _____				Condition _____				Washer/dryer _____				<input type="checkbox"/> Finished				Offstreet <input type="checkbox"/>							
								Microwave _____				<input type="checkbox"/> Unfinished				None <input type="checkbox"/>							
								Intercom _____															

Condition of the improvements, repairs needed, quality of construction, additional features, modernization, etc.: _____

ADDITIONAL COMMENTS

Depreciation (physical, functional, and external inadequacies, etc.): _____

 Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: _____

COST APPROACH

VALUATION ANALYSIS			
ESTIMATED SITE VALUE = \$ _____		Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and, for HUD and VA, the estimated remaining economic life of the property):	
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:			
_____ Sq. Ft. @ \$ _____	= \$ _____	_____	
_____ Sq. Ft. @ \$ _____	= \$ _____		
_____ Sq. Ft. @ \$ _____	= \$ _____		
_____ Sq. Ft. @ \$ _____	= \$ _____		
_____ Sq. Ft. @ \$ _____	= \$ _____		
_____	= \$ _____		
_____	= \$ _____		
_____	= \$ _____		
_____	= \$ _____		
_____	= \$ _____		
Special Energy Efficient Items _____	= \$ _____		
Porches, Patios, etc. _____	= \$ _____		
Total Estimated Cost New	= \$ _____		
	Physical Functional External		
Less			
Depreciation _____	= \$ _____		
Depreciated Value of Improvements	= \$ _____		
"As is" Value of Site Improvements	= \$ _____		
INDICATED VALUE BY COST APPROACH	= \$ _____		

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At least three rental comparables should be reported and analyzed in this section. The rental comparables should represent the most current rental information on properties as similar and proximate to the subject property as possible. (This comparison is based on current rental data, therefore, the rental comparables typically are not the same comparables used in the sales comparison analysis.) The appraisal report should assure the reader that the units and properties selected as comparables are comparable to the subject property (both the units and the overall property) and accurately represent the rental market for the subject property (unless otherwise stated within the report).

ITEM	SUBJECT	COMPARABLE RENTAL NO. 1			COMPARABLE RENTAL NO. 2			COMPARABLE RENTAL NO. 3												
Address																				
Proximity to subject																				
Lease dates (if available)																				
Rent survey date																				
Data source																				
Rent concessions																				
Description of property-units, design, appeal, age, vacancies, and conditions	No. Units	No. Vac.	No. Units	No. Vac.	Yr. Blt.:	No. Units	No. Vac.	Yr. Blt.:	No. Units	No. Vac.	Yr. Blt.:									
	Yr. Blt.:																			
Individual unit breakdown	Rm. Count			Size	Rm. Count			Size	Total	Rm. Count			Size	Total	Rm. Count			Size	Total	
	Tot	Br	Ba	Sq. Ft.	Tot	Br	Ba	Sq. Ft.	Monthly Rent	Tot	Br	Ba	Sq. Ft.	Monthly Rent	Tot	Br	Ba	Sq. Ft.	Monthly Rent	
Utilities, furniture, and amenities included in rent																				
Functional utility, basement, heating/cooling, project amenities, etc.																				

COMPARABLE RENTAL DATA

Analysis of rental data and support for estimated market rents for the individual subject units (including the adjustments used, the adequacy of comparables, rental concessions, etc.)

Subject's rent schedule The rent schedule reconciles the applicable indicated monthly market rents to the appropriate subject unit, and provides the estimated rents for the subject property. The appraiser must review the rent characteristics of the comparable sales to determine whether estimated rents should reflect actual or market rents. For example, if actual rents were available on the sales comparables and used to derive the gross rent multiplier (GRM), actual rents for the subject should be used. If market rents were used to construct the comparables' rents and derive the GRM, market rents should be used. The total gross estimated rent must represent rent characteristics consistent with the sales comparable data used to derive the GRM. The total gross estimated rent is not adjusted for vacancy.

Unit	LEASES		No. Units Vacant	ACTUAL RENTS			ESTIMATED RENTS		
	Lease Date			Per Unit		Total Rents	Per Unit		Total Rents
	Begin	End		Unfurnished	Furnished		Unfurnished	Furnished	
				\$	\$	\$	\$	\$	\$
						\$			\$

Other monthly income (itemize) _____ \$
 Vacancy: Actual last year _____ % Previous year _____ % Estimated: _____ % \$ _____ Annually **Total gross estimated rent \$** _____
 Utilities included in estimated rents: Electric Water Sewer Gas Oil Trash collection _____

Comments on the rent schedule, actual rents, estimated rents (especially regarding differences between actual and estimated rents), utilities, etc.: _____

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The undersigned has recited three recent sales of properties most similar and proximate to the subject property and has described and analyzed these in this analysis. If there is a significant variation between the subject and comparable properties, the analysis includes a dollar adjustment reflecting the market reaction to those items or an explanation supported by the market data. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the adjusted sales price of the comparable property; if a significant item in the comparable property is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the adjusted sales price of the comparable property. [(1) Sales Price / Gross Monthly Rent]

ITEM	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3				
Address												
Proximity to subject												
Sales price	\$	<input type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$			<input type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$			<input type="checkbox"/> Unf. <input type="checkbox"/> Furn. \$				
Sales price per GBA	\$	\$			\$			\$				
Gross monthly rent	\$	\$			\$			\$				
Gross mo. rent mult. (1)												
Sales price per unit	\$	\$			\$			\$				
Sales price per room	\$	\$			\$			\$				
Data and/or Verification Sources												
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment			
Sales or financing concessions												
Date of sale/time												
Location												
Leasehold/Fee Simple												
Site												
View												
Design and appeal												
Quality of construction												
Age												
Condition												
Gross Building Area	Sq. ft.			Sq. ft.			Sq. ft.			Sq. ft.		
Unit breakdown	No. of units	Rm. count			No. of units	Rm. count			No. of units	Rm. count		
		Tot	Br	Ba		Tot	Br	Ba		Tot	Br	Ba
Basement description												
Functional utility												
Heating/cooling												
Parking on/off site												
Project amenities and fee (if applicable)												
Net Adj. (total) <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$												
Adjusted sales price of comparable \$												

SALES COMPARISON ANALYSIS

Comments on sales comparison (including reconciliation of all indicators of value as to consistency and relative strength and evaluation of the typical investor's/purchaser's motivation in that market):

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Date, Price and Data										
Source for prior sales within year of appraisal										

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:

INC

Total gross monthly estimated rent \$ _____ X gross rent multiplier (GRM) _____ = \$ _____ INDICATED VALUE BY INCOME APPROACH
 Comments on income approach (including expense ratios, if available, and reconciliation of the GRM) _____

RECONCILIATION

INDICATED VALUE BY SALES COMPARISON APPROACH \$ _____
INDICATED VALUE BY INCOME APPROACH \$ _____
INDICATED VALUE BY COST APPROACH \$ _____

This appraisal is made "as is" subject to the repairs, alterations, inspections, or conditions listed below subject to completion per plans and specifications.
 Comments and conditions of appraisal: _____

Final reconciliation: _____

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised _____).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF _____ (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ _____.

APPRAISER: Signature _____ Name _____ Date Report Signed _____ State Certification # _____ State Or State License # _____
SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature _____ Name _____ Date Report Signed _____ State Certification # _____ State Or State License # _____
 Did Did Not Inspect Property