

UNIFORM RESIDENTIAL APPRAISAL REPORT

Property Description

File No.

Property Address, City, State, Zip Code, Legal Description, County, Assessor's Parcel No., Tax Year, R.E. Taxes \$, Special Assessments \$, Borrower, Current Owner, Occupant: Owner, Tenant, Vacant, Property rights appraised, Fee Simple, Leasehold, Project Type, PUD, Condominium (HUD/VA only), HOA \$ /Mo., Neighborhood or Project Name, Map Reference, Census Tract, Sale Price \$, Date of Sale, Description and \$ amount of loan charges/concessions to be paid by seller, Lender/Client, Address, Appraiser, Address

Location: Urban, Suburban, Rural, Built up: Over 75%, 25-75%, Under 25%, Growth rate: Rapid, Stable, Slow, Property values: Increasing, Stable, Declining, Demand/supply: Shortage, In balance, Over supply, Marketing time: Under 3 mos., 3-6 mos., Over 6 mos., Predominant occupancy: Owner, Tenant, Vacant (0-5%), Vac. (over 5%), Single family housing PRICE \$(000), AGE (yrs), Present land use %: One family, 2-4 family, Multi-family, Commercial, Land use change: Not likely, In process, Likely, To: _____

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.): _____

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): _____

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No, Approximate total number of units in the subject project, Describe common elements and recreational facilities: _____, Approximate total number of units for sale in the subject project _____

Dimensions, Site area, Corner Lot Yes No, Specific zoning classification and description, Zoning compliance: Legal, Legal nonconforming (Grandfathered use), Illegal, No zoning, Highest & best use as improved: Present use, Other use (explain), Utilities: Public, Other, Off-site Improvements: Type, Public, Private, Electricity, Gas, Water, Sanitary sewer, Storm sewer, Topography, Size, Shape, Drainage, View, Landscaping, Driveway Surface, Apparent easements, FEMA Special Flood Hazard Area Yes No, FEMA Zone, Map Date, FEMA Map No., Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): _____

Table with 5 columns: GENERAL DESCRIPTION, EXTERIOR DESCRIPTION, FOUNDATION, BASEMENT, INSULATION. Rows include No. of Units, No. of Stories, Type (Det./Att.), Design (Style), Existing/Proposed, Age (Yrs.), Effective Age (Yrs.), Foundation, Slab, Crawl Space, Basement, Sump Pump, Window Type, Storm/Screens, Manufactured House, Settlement, Infestation, Area Sq. Ft., % Finished, Ceiling, Walls, Floor, Outside Entry, Roof, Ceiling, Walls, Floor, None, Unknown.

Table with 13 columns: ROOMS (Foyer, Living, Dining, Kitchen, Den, Family Rm., Rec. Rm., Bedrooms), # Baths, Laundry, Other, Area Sq. Ft. Rows: Basement, Level 1, Level 2.

Finished area above grade contains: Rooms; Bedroom(s); Bath(s); Square Feet of Gross Living Area. INTERIOR: Materials/Condition, HEATING: Type, Fuel, Condition, COOLING: Central, Other, Condition, KITCHEN EQUIP.: Refrigerator, Range/Oven, Dishwasher, Fan/Hood, Microwave, Washer/Dryer, ATTIC: None, Stairs, Drop Stair, Scuttle, Floor, Heated, Finished, AMENITIES: Fireplace(s) #, Patio, Deck, Porch, Fence, Pool, CAR STORAGE: None, Garage # of cars, Attached, Detached, Built-In, Carport, Driveway

Additional features (special energy efficient items, etc.): _____, Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, 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.: _____

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Valuation Section

COST APPROACH section containing fields for ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS, Dwelling, Garage/Carport, Total Estimated Cost New, Less Physical/Functional/External, Depreciation, and "As-is" Value of Site Improvements.

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property):

SALES COMPARISON ANALYSIS table with columns for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, and COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price/Gross Living Area, VALUE ADJUSTMENTS (DESCRIPTION, +(-)\$ Adjust.), Room Count, Gross Living Area, and Net Adj. (total).

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):

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

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

INDICATED VALUE BY SALES COMPARISON APPROACH \$
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier = \$

This appraisal is made [] "as is" [] subject to the repairs, alterations, inspections or conditions listed below [] subject to completion per plans & specifications.
Conditions of Appraisal:
Final Reconciliation:

RECONCILIATION section containing the purpose of the appraisal, a statement of value, and fields for APRAISER and SUPERVISORY APPRAISER (ONLY IF REQUIRED) including Signature, Name, Date Report Signed, State Certification #, and Or State License #.