

UNIFORM RESIDENTIAL APPRAISAL REPORT

Property Description

File No.

SUBJECT

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, Sales Price \$, Date of Sale, Description and \$ amount of loan charges/concessions to be paid by seller, Lender/Client, Address, Appraiser, Address

NEIGHBORHOOD

Location, Urban, Suburban, Rural, Predominant, Single Family Housing, Present land use %, Land use change, Built up, Over 75 %, 25-75%, Under 25%, Occupancy, Price, Age, One Family, Not Likely, Growth Rate, Rapid, Stable, Slow, Owner, \$ (000), (yrs), 2-4 family, Likely, Property Values, Increasing, Stable, Declining, Tenant, Low, Multi-family, In Process, Demand/Supply, Shortage, In balance, Over Supply, Vacant (0-5%), High, Commercial, To: , Marketing time, Under 3 Mos., 3-6 mos., Over 6 mos., Vacant (over 5%), Predominant, ()

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.):

PUD

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

SITE

Dimensions, Site area, Corner Lot, Yes No, Specific zoning classifications 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, Street, Curb/Gutter, Sidewalk, Street Lights, Alley, 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.):

DESCRIPTION

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, Exterior Walls, Roof Surface, Gutters & Dwnspts., Window Type, Storm/Screens, Manufactured House, Slab, Crawl Space, Basement, Sump Pump, Dampness, Settlement, Infestation, Area Sq. Ft., % Finished, Ceiling, Walls, Floor, Outside Entry, Roof, Ceiling, Walls, Floor, None, Unknown.

ROOMS OF IMPROVEMENTS

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, KITCHEN EQUIP., Refrigerator, Range/Oven, Disposal, 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

COMMENTS

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 no 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

ESTIMATED SITE VALUE = \$
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:
Dwelling Sq. Ft @ \$ = \$
Garage/Carport Sq. Ft @ \$ = \$
Total Estimated Cost-New = \$
Less Physical Functional External
Depreciation = \$
Depreciated Value of Improvements = \$
"As-is" Value of Site Improvements = \$
INDICATED VALUE BY COST APPROACH = \$

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: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price/Gross Liv. Area, VALUE ADJUSTMENTS (Description, +(-) Adjustment), Above Grade, Room Court, Gross Living Area, Basement & Finished, etc.

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

Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, 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 the 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 = \$

RECONCILIATION

This appraisal is made [] "as is" [] subject to repairs, alterations, inspections, or conditions listed below [] subject to completion per plans and specifications
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 of Report Signed State Certification # Or State License #
SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Date of Report State Certification # State License #