

RESIDENTIAL APPRAISAL REVIEW SHORT FORM

Lending Institution _____
 Lender's Address _____

 Name of Borrower _____
 Property Address _____

 Loan Number _____
 Appraised Value \$ _____ Date _____
 Lender's Appraiser _____ Phone _____
 Appraiser's Address _____
 Review Appraiser _____ Phone _____
 Reviewer's Address _____

REVIEW ANALYSIS

| DESCRIPTION: | Acceptable | Unacceptable | N/A | | Acceptable | Unacceptable | N/A |
|-------------------------------|--------------------------|--------------------------|--------------------------|--------------------|--------------------------|--------------------------|--------------------------|
| 1. Legal Description (verify) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Improvements | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Census Tract | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Subject Unit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Neighborhood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Comment Section | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Site | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |

REMARKS:

COST ANALYSIS SECTION:

| | | | | | | | |
|--|--------------------------|--------------------------|--------------------------|---|--------------------------|--------------------------|--------------------------|
| 8. Physical Depreciation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. Adjustments & Calculations (verify) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Functional Depreciation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. Comments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. External Depreciation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 11. Land to Improvement Ratio (verify) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |

REMARKS:

MARKET DATA ANALYSIS SECTION:

| | | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------------|--------------------------|--------------------------|--------------------------|
| 14. Documentation Numbers (verify) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 21. Math Calculations (verify) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Location Adjustments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 22. Comments Section | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Site and View Adjustments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 23. Net Adjustment Ratio | | | |
| 17. Quality/Design and Appeal Adjustments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1) ___% 2) ___% 3) ___% | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Condition Adjustments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 24. Gross Adjusted Ratio | | | |
| 19. Room Count and Square feet Adjustments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1) ___% 2) ___% 3) ___% | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. Amenities Adjustments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 25. Comparable Data Sections | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | 26. Income Approach | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | 27. Condo Projects Adenda | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

REMARKS:

ADDENDA REQUIRED

| | | | |
|--|--------------------------|--------------------------|--------------------------|
| 28. Plat Map | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. Building Sketch | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. Comparable Map | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 31. Photo Pages | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 32. Statement Living Conditions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 33. Purchase Agreement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 34. Original Signature | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 35. 442 Certification of Completion | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 36. Copy of Permit for Addition/Conversion | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

REMARKS:

CONDOMINIUM

| | | | |
|-----------------------------------|--------------------------|--------------------------|--------------------------|
| 37. No. of Units Not Completed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 38. Presale Requirements Not Met | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 39. Sale(s) From Project Needed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 40. Sale(s) Out of Project Needed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 41. Addendum A | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 42. Addendum B | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| UNITS | | | |
| 43. Rental Survey | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 44. Operating Income Statement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

REVIEWER'S SUMMARY

Appraisal report was Good Fair Poor

Recommendation:

- Accept as is Accept when revised-See items#_____
 Have another appraisal prepared by someone else Other

Comments:

Field Review was made Yes No

Sale Price \$ _____ Appraisers Value \$ _____ Reviewers Recommendation \$ _____

Reviewer's Signature _____ Title _____ Date of Review _____

Reviewer's Signature _____ Title _____ Date of Review _____

See Attached

