

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 (verified)	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Quality/Design and Appeal Adjustments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24. Gross Adjustment Ratio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Condition Adjustments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1) _____ % 2) _____ % 3) _____ % 4) _____ % 5) _____ % 6) _____ %			
19. Room Count and Square feet Adjustments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25. Comparable Data Sections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Amenities Adjustments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26. Income Approach (if App.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				27. Condo Project Addenda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Remarks: _____

ADDENDA REQUIRED							
28. Plat Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37. No. of Units Not Complete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Building Sketch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38. Presale Requirements Not Met	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Comparable Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39. Sale(s) From Project Needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Photo Pages	<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"/>
32. Statement Limiting Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41. Addendum A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Purchase Agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42. Addendum B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Original Signature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNITS			
35. 442 Certification of Completion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43. Rental Survey	<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"/>	44. Operating Income Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Remarks: _____

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

Sales price \$ _____ Appraisers value \$ _____ Reviewers Recommendation \$ _____

Reviewer's Signature _____ Title _____ Date of Review _____

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 See Attached