

This report is intended for use by the lender/client for mortgage finance transaction only. If any apparent factor that has an adverse effect on the marketability of the subject property is observed, and/or the condition of the property appears unacceptable to the typical purchaser an appraisal must be performed. The checklist provided below is not the sole determinant of whether an appraisal is to be completed. The appraiser is expected to use prudent judgement in deciding when an appraisal is necessary.

1 - GENERAL INFORMATION

Property Address		City	State	Zip Code
Legal Description		County		
Assessor's Parcel No.	Tax Year	R.E. Taxes \$	Special Assessments \$	
Borrower	Current Owner	Occupant:	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant
Neighborhood or Project Name		Project Type:	<input type="checkbox"/> PUD	<input type="checkbox"/> Condominium
Property Rights:		<input type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	Map Reference
Neighborhood boundaries		Census Tract		
Lender/Client		Address		
Appraiser		Address		

Note: Race and racial composition of the neighborhood are not to be considered in this analysis.

2 - PROPERTY CHARACTERISTICS

Source(s) used for characteristics of property:		<input type="checkbox"/> Interior and exterior inspection	<input type="checkbox"/> exterior inspection from street	<input type="checkbox"/> Prior inspection
<input type="checkbox"/> Third party appraisal report		<input type="checkbox"/> MLS	<input type="checkbox"/> Assessment and tax records	<input type="checkbox"/> Property owner
<input type="checkbox"/> Other (describe)				
No. of stories above grade	(If condominium, provide number of stories above grade in project.)		Subject Level	
Total rooms above grade	Bedroom(s)	Bath(s)	Basement Finish	%
Gross living area	sq. ft.	Parking on property (Non Condo) <input type="checkbox"/> None <input type="checkbox"/> Driveway		
If interior inspection, GLA must be measured		<input type="checkbox"/> Carport (# cars) <input type="checkbox"/> Attached garage (# cars) <input type="checkbox"/> Detached garage (# cars)		
Lot size	sq. ft.	Condo project parking No. of spaces for this unit		
Type (det. / att.)	<input type="checkbox"/> None <input type="checkbox"/> Surface lot <input type="checkbox"/> Garage <input type="checkbox"/> Assigned <input type="checkbox"/> Owned			
Design (style)	Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural			
Appeal	Electricity <input type="checkbox"/> Public <input type="checkbox"/> _____		Water <input type="checkbox"/> Public <input type="checkbox"/> Private	
Actual Age (yrs.)	Gas <input type="checkbox"/> Public <input type="checkbox"/> _____		Sanitary Sewer <input type="checkbox"/> Public <input type="checkbox"/> Private	
Condition			Street maintenance <input type="checkbox"/> Public <input type="checkbox"/> Private	
View			Alley <input type="checkbox"/> Public <input type="checkbox"/> Private	
Zoning Type	Describe Zoning			

3 - QUALIFYING REQUIREMENTS (SEE FOOTNOTES ON REVERSE.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Subject appears to be habitable year round. (If "No", call lender, see footnote # 1 on reverse.)
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Subject appears to be single family, residential property (including condominium). (If "No", call lender, see footnote # 1.)
<input type="checkbox"/> Yes	<input type="checkbox"/> No	The appraiser was able to adequately view the subject property from the street. (If "No" see footnote # 2)

4 - CONDITION AND MARKETABILITY FACTORS

"A"	"B"	If any factor in column "B" is checked, provide details below, perform an appraisal with an interior and exterior inspection, and report the results on a 2055 or a URAR.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	If an exterior-only inspection, the available data sources provided sufficient and consistent information to complete this report. (If interior and exterior inspection leave this line blank.)
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Neighborhood is affected by adverse market conditions (check all that apply): <input type="checkbox"/> declining property values <input type="checkbox"/> oversupply <input type="checkbox"/> adverse employment conditions <input type="checkbox"/> extended marketing time
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Neighborhood streets are maintained in a manner that meets area standard
<input type="checkbox"/> No	<input type="checkbox"/> Yes	EXTERNAL obsolescence exists.
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Hazardous waste, toxic substances or other environmental problems are suspected.
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Adverse easements and / or encroachments are observed.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Subject appears to have adequate ingress / egress.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Subject appears to conform to all applicable zoning / use restrictions.
<input type="checkbox"/> Present	<input type="checkbox"/> Other	Highest and best use (as improved)
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Subject appears to be manufactured housing.
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Subject is new construction (never occupied as a residence).
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Subject property appears to be undergoing remodeling or renovation work (other than minor cosmetic repairs).
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Subject appears to require repairs that affect safety, structural integrity, mechanical systems, or habitability.
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Pest infestation is observed or suspected in subject property.
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Atypical PHYSICAL Deterioration is apparent in subject (compare to the neighborhood).
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Atypical FUNCTIONAL obsolescence is apparent in subject (compare to the neighborhood).
<input type="checkbox"/> No	<input type="checkbox"/> Yes	Property features are atypical of the neighborhood (check all that apply): <input type="checkbox"/> materials and / or construction <input type="checkbox"/> design <input type="checkbox"/> appeal <input type="checkbox"/> view <input type="checkbox"/> age <input type="checkbox"/> gross living area <input type="checkbox"/> lot size <input type="checkbox"/> lot shape and / or topography <input type="checkbox"/> utilities

Comments

Summary of Condition and Marketability Factors

No apparent factor that has an adverse effect on the marketability of the subject property was observed and the condition appears to be acceptable to the typical purchaser.

One or more boxes in column "B" was checked and an appraisal was performed. See attached appraisal report.

One or more other (adverse and / or atypical) factor(s) affecting condition and / or marketability was identified and an appraisal was performed. See attached appraisal report.

APPRAISER:	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature _____	Signature _____
Name _____	Name _____
Date Property Inspected _____	Date Property Inspected _____
Report signed _____	Report Signed _____
State Certification Or State License # _____	State Certification Or State License # _____
State _____	State _____
Did Inspect <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior of Property (from street)	Did Inspect <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior of Property (from street)
	<input type="checkbox"/> Did not Inspect property