



# FannieMae Desktop Underwriter Property Inspection Report

File No.:

**THIS PROPERTY INSPECTION REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.**

SUBJECT  
NEIGHBORHOOD  
SITE  
IMPROVEMENTS  
CERTIFICATION AND LIMITING CONDITIONS

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 <input type="checkbox"/> Vacant		
Neighborhood or Project Name		Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condominium	HOA\$	/Mo.
Property rights <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold	Map Reference		Census Tract	

Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	<b>Single family housing</b>	<b>Condominium housing</b>
Built up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/supply <input type="checkbox"/> Shortage <input type="checkbox"/> In balance <input type="checkbox"/> Over supply	PRICE \$(000)	PRICE \$(000)
Growth rate <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing time <input type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.	AGE (yrs)	AGE (yrs)
Neighborhood boundaries		Low	Low
		High	High
		Predominant	Predominant

Does the site generally conform to the neighborhood in terms of size and shape?  Yes  No If No, describe: \_\_\_\_\_

Does the property conform to zoning regulations?  Yes  No If No, describe: \_\_\_\_\_

Does the present use represent the highest and best use of the property as improved?  Yes  No If No, describe: \_\_\_\_\_

<b>Utilities</b> Public Other	<b>Water</b> Public Other	<b>Off-site Improvements</b> Type	Public	Private
Electricity <input type="checkbox"/> _____	Sanitary sewer <input type="checkbox"/> _____	Street	<input type="checkbox"/>	<input type="checkbox"/>
Gas <input type="checkbox"/> _____		Alley	<input type="checkbox"/>	<input type="checkbox"/>

Do the utilities and off-site improvements conform to the neighborhood?  Yes  No If No, describe: \_\_\_\_\_

Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)?  Yes  No If Yes, describe: \_\_\_\_\_

Source(s) used for physical characteristics of property:  Exterior inspection from street  Previous appraisal files  Assessment and tax records  
 MLS  Prior Inspection  Property owner  Other (Describe): \_\_\_\_\_

No. of Stories Type (Det./Att.) Exterior Walls Actual Age (Yrs.) Manufactured Housing  Yes  No

Does the property generally conform to the neighborhood in terms of style, condition, and construction materials?  Yes  No If No, describe: \_\_\_\_\_

Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?  Yes  No If Yes, describe: \_\_\_\_\_

Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property?  Yes  No If Yes, describe: \_\_\_\_\_

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

- I personally inspected from the street the subject property and neighborhood.
- I have stated in the report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
- I have not knowingly withheld any significant information and I believe, to the best of my knowledge, that all statements are true and correct.
- I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction.
- I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this inspection is contingent on the outcome of the inspection.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed this report, he or she certifies and agrees that; I directly supervise the appraiser who prepared this report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 5 above, and am taking full responsibility for this report.

**CONTINGENT AND LIMITING CONDITIONS:** The above certification is subject to the following conditions: The appraiser has noted in this report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous substances, etc.) observed during the exterior inspection of the subject property and neighborhood. Unless otherwise stated in the report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether any such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this report must not be considered as an environmental assessment of the property.

<p><b>APPRAISER:</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Date of Report/Signature: _____</p> <p>State Certification #: _____</p> <p>or State License #: _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p>	<p><b>SUPERVISORY APPRAISER (ONLY IF REQUIRED):</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Date of Report/Signature: _____</p> <p>State Certification #: _____</p> <p>or State License #: _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p><input type="checkbox"/> Did <input type="checkbox"/> Did not inspect subject property from street</p>
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