

ASSESSMENT VALIDATION

File No.
Case No.

Borrower/Subject Property Information

File Number: _____ Case Number: _____ Transaction Number: _____

Borrower: _____

Property Address: _____

City: _____ County: _____ State: _____ Zip Code: _____

No. of Rooms	No. of Bedrooms	No. of Baths	Family Room or Den <input type="checkbox"/> yes <input type="checkbox"/> no	Gross Living Area Sq. Ft.	Garage/Carport	Porches, Patio or Pool	Central Air <input type="checkbox"/> yes <input type="checkbox"/> no
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Field Report

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<table style="width: 100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;">Good</td> <td style="text-align: center;">Avg</td> <td style="text-align: center;">Fair</td> <td style="text-align: center;">Poor</td> </tr> <tr> <td>Property Compatibility</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		Good	Avg	Fair	Poor	Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Good	Avg	Fair		Poor																			
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Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>																			
Built Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%																					
Growth Rate	<input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow																					
Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining																					
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply																					
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.																					
Present Land Use	<input type="checkbox"/> 1 Family	<input type="checkbox"/> 2-4 Family	<input type="checkbox"/> Apts	<input type="checkbox"/> Condo	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant	<input type="checkbox"/> PUD																
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	<input type="checkbox"/> Taking Place From																					
Predominant Occupancy	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant	_____ %Vacant																					
Price Range \$ _____ to \$ _____	_____ \$ _____		Predominant Value																					
Age _____ yrs. to _____ yrs.	_____ yrs.		Predominate Age _____ yrs.																					

Note: Race or the racial composition of the neighborhood is not considered to be a reliable factor in this analysis.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise):

SUBJECT PROPERTY

Approximate Year Built: _____	No. Units: _____	No. Stories: _____	<table style="width: 100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;">Good</td> <td style="text-align: center;">Avg.</td> <td style="text-align: center;">Fair</td> <td style="text-align: center;">Poor</td> </tr> <tr> <td>Condition of Exterior</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Compatibility to Neighborhood</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Appeal and Marketability</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		Good	Avg.	Fair	Poor	Condition of Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compatibility to Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal and Marketability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Appeal and Marketability	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>																		
Type (detached, duplex, semi/det. etc.): _____																							
Design (rambler, split level, etc.) _____																							
Exterior Wall Material: _____	Roof Material: _____																						
Comments (favorable or unfavorable including any deferred maintenance):																							

Comparable Sales Search

The requested sales search has resulted in the selection of the following three transactions to depict a sales price range for properties similar to the subject property in the subject neighborhood.
The purpose of this search is to provide an indication of the prevalent sales price range for reasonably similar properties in the subject's neighborhood. The referenced sales information is not to be considered as an indication of value for the captioned property and should not be utilized for any purpose requiring either an appraisal or an appraisal review.

ITEM	SUBJECT	SALE1	SALE 2	SALE 3
Address				
Proximity to Subject				
Square Foot Area				
Sale Date				
Sale Price				
Sale Price/Sq. Ft.				

Comments:

This is a report of subject property data and relevant market data only and is not to be construed as an appraisal report.

ANALYST:

Signature _____
 Name _____
 Date Report Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____