



Client: _____ Client File #: _____
Homeowner: _____
Address: _____
Appraiser Name(s): _____ Appraiser File #: _____
Appraiser Company Name: _____ Effective Date of Appraisal (Inspection): _____

DEFINITIONS AND GUIDELINES RELATING TO THE RELOCATION APPRAISAL

Purpose and Intended Use of the Relocation Appraisal: The purpose of the appraisal is to estimate the Anticipated Sales Price for a relocating employee's primary residence. The intended use of the appraisal is to assist an employer in facilitating the employee relocation process.

Definition of Anticipated Sales Price: The price at which a property is anticipated to sell in a competitive and open market, assuming an arm's length transaction whereby:

- 1. The analysis reflects the subject property "as is" and is based on its present use as a residential dwelling.
2. Both parties are well-informed or well-advised and acting in what they consider their best interests.
3. Payment is made in cash or its equivalent. Financing, if any, is on terms generally available in the community and typical for the property type in its locale.
4. A reasonable marketing period, not to exceed 120 days and commencing on the date of appraisal (inspection), is allowed for exposure in the open market.
5. Forecasting is applied in making an estimate of a future happening or condition, based on an analysis of trends in the recent past, tempered with analytical judgment concerning the probable extent to which these trends will continue into the future, and reflecting an estimated impact, if any, upon the sales price.

Scope of the Appraisal: The scope of the appraisal includes inspecting the subject property, considering market trends, collecting and analyzing pertinent data, developing an opinion of the subject property's Anticipated Sales Price and reporting the findings in this Summary Appraisal Report. Real estate professionals and municipal offices in and around the subject property's market area will be consulted in the process of collecting and verifying data. The appraisal is to be developed utilizing only the Sales Comparison Analysis, which is considered most relevant for residential property appraisals as it reflects the actions of typical buyers and sellers in the market place.

General Guidelines:

In estimating the Anticipated Sales Price, the appraiser must observe the following general guidelines:

- 1. Estimate the Anticipated Sales Price considering the property "as is" on the date of appraisal (inspection). Consideration should be given to both property condition and appeal (exterior and interior), with adjustments made to reflect reactions from a typical buyer's point of view.
a. condition (e.g., modernization, restoration, repairs, necessary improvements, etc.); and
b. appeal (e.g., construction upgrades, custom decorating, personalized decor, etc.).
2. Estimate and support the price the property is anticipated to sell for during its reasonable (not to exceed 120 days) marketing period, giving particular attention to the analysis of comparable sales (particularly homes under contract), competing properties, supply and demand, availability and terms of financing, location and overall market conditions.
3. Reflect in the estimate of Anticipated Sales Price:
a. Dollar adjustments to the sales prices of the comparable sales for any advantage resulting from seller-paid discount points, loan assumptions, installment contract, seller carry back, or any form of preferential financing.
b. The impact, if any, resulting from the difference in discount points between those charged on the comparable sales (particularly homes under contract) and those charged currently.
4. Estimate the Anticipated Sales Price, assuming the property is free and clear of all liens, with the owner responsible for discharging all liens and unpaid installments of special assessments.
5. Gross Living Area (GLA) is the calculation of the total living area, expressed in square footage. This is calculated using exterior measurements (except condominiums and cooperatives), and is generally limited to the habitable above-grade living area only. Basement and attic areas (finished and unfinished) are typically not included in Gross Living Area, but may make a valuable and significant contribution to the property value, and should be calculated and shown separately in the DESCRIPTION OF IMPROVEMENTS and SALES COMPARISON ANALYSIS sections of the report.

6. When rating the various attributes of the subject property and neighborhood, and using the terms "Excellent," "Good," "Average," "Fair," and "Poor," compare the characteristics to those of competing properties and neighborhoods (e.g., a luxury, custom-designed home may be rated "average" as compared with competing properties that also are luxury, custom-designed homes). The ratings are defined as follows:

- Excellent: the amenity or characteristic is superior to the same characteristic found in competing properties and neighborhoods;
Good: the amenity or characteristic is better than the same characteristic found in competing properties and neighborhoods;
Average: the amenity or characteristic is comparable to the same characteristic found in competing properties and neighborhoods;
Fair: the amenity or characteristic is not as good as the same characteristic found in competing properties and neighborhoods; and
Poor: the amenity or characteristic is inferior to the same characteristic found in competing properties and neighborhoods.

Note: Departure from the above definitions and General Guidelines is not permitted without client approval and must be specifically disclosed in this report.

Procedural Guidelines:

In addition to the aforementioned General Guidelines, the appraiser must be aware of and follow these specific guidelines:

- 1. The appraiser is frequently the sole visible representative of the client to the relocating homeowner. Therefore, a professional and courteous manner should be presented.
2. When an appraisal assignment is directed to a specific appraiser, that individual must personally inspect the property and complete the assignment unless approval for a substitution is obtained from the client.
3. The appraiser should attempt to reach the employee (or designated contact) for an appointment within one business day from the time the appraiser is contacted with the appraisal request. If the appraiser has not spoken with the employee (or designated contact) within two business days, the appraiser should notify the client.
4. The appraiser should inspect the property within three business days of contact with the employee (unless the employee delays the process). The appraiser should call the client to communicate the appraisal results orally within five business days from the date of inspection. If the appraisal cannot be completed in the required time frame, the appraiser should notify the client.
5. The appraiser should send completed copies of the appraisal report to the client within seven business days from the date of inspection. The appraiser or an associate familiar with the appraisal report should be available for discussion during a reasonable period following completion of the report.
6. If access to the property cannot be gained, if valuation problems arise, or if an inspection is required for clarification (such as a structural engineer's report, etc.), the appraiser should call the client immediately.
7. The appraiser should take sufficient time when inspecting the subject property to impart confidence to the employee even if he or she is familiar with the property.
8. The appraiser should consider any information that the employee presents to him or her regarding the value of their home and comment on this information if not used in this report.
9. The appraiser should not discuss their appraisal opinions or reveal sensitive information to anyone other than the client. If the employee (or designated contact) asks general questions that relate to the appraisal process, feel free to discuss generalities.
10. The appraiser who arrives at the employee's property while another appraiser is present, should delay the inspection until the other appraiser leaves the property, or should reschedule the appointment.
11. The appraiser should not accept an appraisal assignment if there is a conflict of interest (e.g., recently appraising the house for another party, an association with the listing agent/company, etc.) without informing the client and obtaining the client's prior consent.
12. The appraiser is not to solicit a listing or generate a referral as a result of an appraisal assignment.
13. The appraiser should call the client to clarify the instructions if they are not completely understood.
14. The appraiser should include the following exhibits:
a. photos of the front, rear and interior views of the residence and street scene of the property;
b. photos of factors in nearby vicinity which affect subject property, either favorably or adversely;
c. photos of all comparable sales;
d. sketch of the floor plan of subject property (not necessarily to scale) indicating all measurements necessary to calculate GLA; and
e. map of the subdivision or area depicting locations of the subject, comparable sold properties and competing properties on the market.

EMPLOYEE RELOCATION COUNCIL RESIDENTIAL APPRAISAL REPORT

SUBJECT INFORMATION

Homeowner: _____ Occupant: Homeowner Tenant Vacant

Property Address: _____ County: _____

City/State/Zip: _____

Legal Description: _____

Property Rights Appraised: Fee Simple Leasehold Type: PUD *Condominium *Cooperative

Client/Contact: _____

Client Address: _____

Appraiser(s): _____ Appraiser File #: _____ Ph. #: () _____

Appraiser Address: _____

Is the subject property currently listed? Yes No Original List Price: \$ _____ Current List Price: \$ _____

Date of Last Price Revision: _____ Total Days-on-Market: _____

Company/Agent: _____ Ph. #: () _____

Analysis of any current agreement of sale, option on or listing of the subject property as well as prior sales of the subject property within one year of the date of appraisal: _____

FINANCING

Has the client specifically requested that you consider special financing or an assumable loan in the Anticipated Sales Price? Yes No

If yes, note who verified this information and describe which type (special financing or an assumption), its terms, and discuss its impact on potential purchasers and how it compares with the competing properties. _____

Describe current financing and typically available interest rates and terms. _____

TAXES AND ASSESSMENTS

What are the actual real estate taxes? \$ _____ Period covered from: _____ to: _____

Are taxes typical for the area and price range? Yes No If no, explain: _____

List any **known** pending special assessments (including municipal, Homeowner Association dues, etc.) or additional liens and comment on their effect on marketability. _____

NEIGHBORHOOD

Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	New Construction Activity: <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, are incentives offered? <input type="checkbox"/> Yes <input type="checkbox"/> No
Built Up: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	REO/Foreclosure Competition: <input type="checkbox"/> Yes <input type="checkbox"/> No
Growth Rate: <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <input type="checkbox"/> Slow	Neighborhood Ratings: Excellent Good Avg. Fair Poor
Property Values: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Employment Stability <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Demand/Supply: <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Convenience to Employment <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Marketing Time: <input type="checkbox"/> 1-120 Days <input type="checkbox"/> 121-180 Days <input type="checkbox"/> Over 180 Days	Convenience to Shopping <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Present land use: One family _____ %	Convenience to Schools <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
2-4 family _____ % Apt. _____ %	Adequacy of Public Trans. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Condos _____ % Commercial _____ %	Recreational Facilities <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Industrial _____ % Vacant _____ %	Adequacy of Utilities <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Other(specify) _____ %	Property Compatibility <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Change in Present Land Use:	Protection from Detrimental Conds. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> Not Likely	Police and Fire Protection <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> Likely ** <input type="checkbox"/> Taking Place **	General Appearance of Properties <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
**From: _____	Appeal to Market <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
**To: _____	

Predominant Occupancy: Owner Tenant _____ % Vacant

Single Family Price Range: \$ _____ to: \$ _____

Predominant Price: \$ _____

Single Family Age: _____ Yrs. to: _____ Yrs. Predominant Age: _____ Yrs.

Comment on the **immediate neighborhood** including all factors, favorable or unfavorable, affecting the subject's marketability such as schools, recreational amenities, parks, external obsolescence, adverse environmental conditions known to the appraiser, new construction, REO/foreclosure competition, etc. _____

SITE

Dimensions: _____

Site Area: _____ Corner Lot: Yes No

Zoning Classification: _____

Do present improvements conform to zoning regulations? Yes No

Highest & Best Use as Improved: Present Use Other (specify) _____

Electric: <input type="checkbox"/> Public <input type="checkbox"/> Other (Describe) _____	Topography: _____
Gas: <input type="checkbox"/> _____	Size: _____
Water: <input type="checkbox"/> _____	Shape: _____
San. Sewer: <input type="checkbox"/> _____	View: _____
Underground Elec. & Tel.: <input type="checkbox"/> _____	Drainage: _____
	FEMA Identified Special Flood Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No

OFF-SITE IMPROVEMENTS

Street Access Public Private

Street Maintenance Public Private

Street Surface: _____

Storm Sewer: _____

Sidewalk: _____

Curb/Gutter: _____

Street Lights: _____

Alley: _____

Comments (favorable or unfavorable, including any apparent adverse easements, encroachments, adverse environmental conditions known to the appraiser, or other adverse conditions). _____

EMPLOYEE RELOCATION COUNCIL RESIDENTIAL APPRAISAL REPORT

<input type="checkbox"/> Existing Const. <input type="checkbox"/> Under Const.		Type (Detached, Attached, etc.):		Design (Colonial, Split-level, etc.):		No. Units _____ No. Stories _____		<input type="checkbox"/> Manufactured Housing	
Yrs. Actual _____ Effective _____ to _____									
Roof Material:		Exterior Walls:		Gutters & Downspouts: <input type="checkbox"/> None		Window Type: <input type="checkbox"/> Storm Sash <input type="checkbox"/> Screens <input type="checkbox"/> Combo. <input type="checkbox"/> Double Glaze			
Car Storage: <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Attached <input type="checkbox"/> Built-in <input type="checkbox"/> Basement <input type="checkbox"/> Detached		No. of Car Spaces: _____		<input type="checkbox"/> Adequate <input type="checkbox"/> Inadequate					
Foundation: _____		<input type="checkbox"/> Slab on Grade <input type="checkbox"/> Crawl Space							
Basement: Area _____ Sq. Ft. _____ % Finished		<input type="checkbox"/> Outside Entrance		<input type="checkbox"/> Concrete Floor		<input type="checkbox"/> Sump Pump		<input type="checkbox"/> Floor Drain	
Finished Ceiling: _____		Finished Walls: _____		Finished Floor: _____					
Heat: Type _____		Fuel _____		Air Conditioning: <input type="checkbox"/> Central <input type="checkbox"/> Other _____					
Insulation: (Mark "Y" for Yes, "N" for No and "U" for Unknown.)		_____ Floor _____ Ceiling _____ Roof _____ Wall							
Energy Related Items (including energy-efficient features): _____									
Floors: <input type="checkbox"/> Hardwood <input type="checkbox"/> Carpet <input type="checkbox"/> Other _____		Walls: <input type="checkbox"/> Drywall <input type="checkbox"/> Plaster <input type="checkbox"/> Other _____							
Kitchen Equipment: <input type="checkbox"/> Refrig. <input type="checkbox"/> Range/Oven <input type="checkbox"/> Microwave <input type="checkbox"/> Dishwasher		<input type="checkbox"/> Fan/Hood <input type="checkbox"/> Compact <input type="checkbox"/> Disposal <input type="checkbox"/> Other _____							
Bath Floor: <input type="checkbox"/> Ceramic <input type="checkbox"/> Vinyl <input type="checkbox"/> Other _____		Bath Wainscot: <input type="checkbox"/> Ceramic <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other _____							
Attic: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Stairway <input type="checkbox"/> Drop-stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Floored <input type="checkbox"/> Heated		Finished (describe): _____							

Property Ratings:	Excellent	Good	Average	Fair	Poor
Quality of Construction (Materials, Trim and Finish)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Room Sizes and Layout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Closets and Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation - Adequacy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing - Adequacy and Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical - Adequacy and Condition	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
Overall Livability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Appeal and Marketability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Room Count	Foyer	Living	Dining	Kitchen	Den	Family	Rec.	Bedrooms	Baths	Laundry	Other
Basement											
1st Level											
2nd Level											

Total habitable area above grade contains: _____ rooms _____ bedrooms _____ baths Gross Living Area _____ Sq. Ft.

Construction Warranty Yes No If yes, is it transferable? Yes No

Name of Warranty Program: _____ Warranty Coverage Expires: _____

Evidence of: Dampness Termites Structural Settlement: _____ None Observed

List any required inspections (e.g., municipal, state, certificate of occupancy, federal, etc.) _____

List any recommended inspections and why (e.g., structural, mechanical, roof, etc.) _____

Recommended Repairs/Improvements: List any physical inadequacies, functional obsolescence, repairs, or cosmetic improvements you recommend to put the home in a competitive marketable condition. Estimate the total cost of recommended repairs/improvements. Furnish photographs if warranted.

DESCRIPTION OF IMPROVEMENTS

Personal Property: Note all personal property included in Anticipated Sales Price. How was this verified? _____

EMPLOYEE RELOCATION COUNCIL RESIDENTIAL APPRAISAL REPORT

ITEM	SUBJECT	COMPETING PROPERTY #1			COMPETING PROPERTY #2			COMPETING PROPERTY #3				
		Tot:	B-rms.	Ba.	Tot:	B-rms.	Ba.	Tot:	B-rms.	Ba.		
Address												
Proximity to Subject												
Original List Price												
Current List Price												
Last Price Revision Date												
Total Days-on-Market												
Location												
Site/View												
Exterior Design/Appeal												
Quality of Construction												
Age												
Condition												
Interior Appeal/Decor												
Above Grade Room Count	Tot:	B-rms.	Ba.	Tot:	B-rms.	Ba.	Tot:	B-rms.	Ba.	Tot:	B-rms.	Ba.
Approx. Gross Living Area	sq. ft.			sq. ft.			sq. ft.			sq. ft.		
Basement Area/Finish												
Functional Utility												
Heating/Cooling												
Car Storage												
Decks, Patios, Pools, etc.												
Significant Features												
Fireplace(s)												
Other (e.g., sales/financing concessions, amenities, etc.)												
Describe the value-related differences between the subject property and the competing properties (including <i>financing, terms, condition, location, appeal, deferred maintenance, utility, style, view, days-on-market, and other amenities</i>). Are seller financing, discount points, and/or other seller concessions being offered? <i>If yes, explain below.</i>												
Competing Property #1 _____												
Competing Property #2 _____												
Competing Property #3 _____												
Analyze the impact of historical/current market and economic trends such as supply/demand characteristics, new construction, sales concessions, REO/foreclosures and other issues pertinent to the subject property's marketability. _____												
Analyze the anticipated impact of forecasted market and economic trends on the subject property's marketability. _____												
Analyze additional factors considered in arriving at the Anticipated Sales Price. Also comment on market data provided by the employee that is not used on this report.												

COMPETING PROPERTIES

MARKET CONDITIONS

ADDITIONAL COMMENTS

EMPLOYEE RELOCATION COUNCIL RESIDENTIAL APPRAISAL REPORT

The appraiser has analyzed those sales considered to be most representative of the subject property. The following descriptions include a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or better than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject; if a significant item in the comparable is not as good as, or is inferior to, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT		COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3	
Address								
Proximity to Subject								
Final List Price			\$		\$		\$	
Sales-to-List Ratio								
Sales Price			\$		\$		\$	
Closing Date								
Data Source(s)								
	DESCRIPTION		DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions								
Contract Date								
Market Change Adjustment								
Location								
Site								
View								
Ext. Design/Appeal								
Quality of Const.								
Age								
Condition								
Int. Appeal/Decor								
Total Rooms Above	Rms:	B-rms:	Rms:	B-rms:	Rms:	B-rms:	Rms:	B-rms:
Grade and Gross	Baths:		Baths:		Baths:		Baths:	
Living Area (GLA)	sq. ft.		sq.ft.		sq.ft.		sq.ft.	
Basement Area								
Basement Finish								
Functional Utility								
Heating/Cooling								
Car Storage								
Decks, Patios								
Pools, etc.								
Significant Features								
Fireplace(s)								
Other								
Forecasting								
Net Adj. (Total)								
Adjusted Sales Price			\$		\$		\$	

SALES COMPARISON ANALYSIS

Describe other:
Discuss the most **significant** value-related differences between the subject property and the individual comparables, including but not limited to *financing terms, condition, location, interior and exterior appeal, deferred maintenance, utility, style, view, days-on-market, and other amenities.*

Comparable Property #1: _____

Comparable Property #2: _____

Comparable Property #3: _____

Market Data Reconciliation: _____

The Anticipated Sales Price of the subject property as of _____ is estimated to be \$ _____ effective date of the appraisal (inspection)

Homeowner: _____

Appraiser Signature: _____

ANTICIPATED SALES PRICE

STATEMENT OF LIMITING CONDITIONS AND APPRAISER CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS:

The appraiser certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has made no survey of the property. However, the appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements. The sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) 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 such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. The appraiser must provide his or her prior written consent before all (or any part) of the content of the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) can be used for any purposes by anyone except: the client specified in the report; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States, any state, or the District of Columbia. The appraiser's written consent and approval also must be obtained before the appraisal (or any part of it) can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
8. For the purpose of this appraisal, the effective date of the appraisal is contemporaneous with the date of report.

APPRAISER CERTIFICATION:

The Appraiser certifies and agrees that:

1. I have taken into consideration the relevant factors that have an impact on value in my development of the estimate of Anticipated Sales Price in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and, to the best of my knowledge, all statements and information in the appraisal report are true and correct.
2. I stated only my own personal, unbiased, and professional analysis, opinions, and conclusions in the appraisal report and have included in this report all contingent and limiting conditions affecting those analyses, opinions, and conclusions, whether they were imposed by me or by the terms of the assignment.
3. 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 prospective sale. I did not base, either partially or completely, my analysis and/or the estimate of Anticipated Sales Price in the appraisal report on the race, color, or national origin of either the present or prospective owners/occupants of the subject property or properties in the vicinity.
4. I have no present or contemplated future interest in the subject property, and neither my employment nor compensation for performing the appraisal is contingent on the appraised value of the property.
5. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
6. My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
7. I have personally inspected the accessible interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I have market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
8. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

CO-APPRAISER CERTIFICATION:

If a co-appraiser signed the appraisal report, he or she certifies and agrees that: I have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, and am taking full responsibility for the appraisal and the appraisal report.

Subject Property's Address: _____

APPRAISER

CO-APPRAISER (if applicable)

Signature: _____

Signature: _____

Name (please type): _____

Name (please type): _____

Date of Report (Inspection): _____

Date of Report (Inspection): _____

Tax ID #: _____

State License/Certification #: _____

State License/Certification #: _____

State of License/Certification: _____

State of License/Certification: _____

Expiration Date of License/Certification: _____

Expiration Date of License/Certification: _____

I Did Did not personally inspect the subject property