

REAL ESTATE EVALUATION ANALYSIS

(Summary Appraisal Report for 1-4 Family Properties)

File No. _____
Case No. _____

Extent of the appraisal process. The purpose of this limited appraisal is to estimate the market value of the subject property as of the effective date of the appraisal. The extent of the process of collecting, confirming, and reporting data used in this analysis includes a physical inspection of the neighborhood, subject property (interior and/or exterior), and the analysis of information gathered from public or private records that may have an influence on the value of the property. Unless otherwise noted the appraiser is to perform an exterior-only (drive-by) inspection of the subject property. The intended use of this report is to assist the client to establish lending parameters and / or make collateral decisions relevant to the subject of this Limited Appraisal.

SUBJECT

Property Address _____ City _____
 County _____ State _____ Zip _____ Census Tract _____ MSA # _____
 Borrower _____ Property Rights Appraised: Fee Leasehold
 Property Type: Single Family PUD Condo 2-4 Units Appraiser/Address _____
 Client _____

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25 %
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Market Time Under 3 Mo. 3 to 6 Mo. Over 6 Mo.
 Predominant Occupancy Owner Tenant _____ % Vacant
 Similar Property Price Range \$ _____ to \$ _____ Age _____ Yrs. to _____ yrs.

Property Compatibility Typical Atypical
 Convenience to Public Facilities
 General Appearance of Properties
 Appeal to Market

Note: Race or racial composition of the neighborhood is not considered as a reliable evaluation factor.

SITE

Highest and Best Use: Present Use Other (specify) _____
 Zoning Compliance: Legal Legal non-conforming (grandfathered use) Illegal No Zoning
 Utilities Public Other _____ Briefly describe and rate:
 Electricity _____ Topo _____
 Gas _____ Size _____
 Water _____ Shape _____
 Sanitary Sewer _____ View _____
 Underground Elec. & Tel. Yes No Drainage _____

Describe visible easements, if any, affecting subject property _____
 Is the property located in a FEMA-Identified Special Flood Hazard Area? No Yes FEMA Flood Zone _____
 FEMA Map No. _____ Effective Date _____

IMPROVEMENTS

Design _____ Exterior Condition Typical Atypical
 Type _____ Interior Condition N/A
 Exterior Walls _____ Roof _____ Overall Livability N/A
 Approximate Age (Actual) _____ Yrs. (Effective) _____ Yrs. Appeal to Marketability
 Comments _____

INTERIOR

Comments and Interior Description (if available): _____

No. of Rooms _____ No. of Bedrooms _____ No. of Baths _____ Gross Living Area _____ Sq.Ft.
 Parking Facilities: Garage Carport Open None _____ Cars
 Interior description and room count provided by: _____

MARKET DATA ANALYSIS

ITEM	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
Address			
Proximity to Subject			
Sale Price	\$ _____	\$ _____	\$ _____
Date of Sale			
Overall Comparison to Subject	<input type="checkbox"/> Superior <input type="checkbox"/> Equal <input type="checkbox"/> Inferior	<input type="checkbox"/> Superior <input type="checkbox"/> Equal <input type="checkbox"/> Inferior	<input type="checkbox"/> Superior <input type="checkbox"/> Equal <input type="checkbox"/> Inferior
Data/Verification Sources			

Relative Comparison Analysis: _____

Note: Unless attached as an addendum, supporting documentation for the above Market Data Analysis Summary, including full description of comparables, adjustments, etc. are maintained in the appraiser's file and are available for review upon request. Addendum attached Yes No

Comment on any departure(s) from the specific guidelines USPAP and any limitations in addition to those disclosed in the attached Statement of Limiting Conditions and Appraiser's Certification. _____

One year sale, listing and/or offering history: _____
 Cost Approach Summary: Not applicable. Comment: _____
 Included in an attached addendum. Indicated Value by Cost Approach is \$ _____
 Income Approach Summary: Not applicable. Comment: _____
 Included in an attached addendum. Indicated Value by Income Approach is \$ _____

FINAL RECONCILIATION: _____

The appraisal is made "as is" "subject to" repairs, alterations, inspections, or conditions listed in an attached addendum.
 The purpose of this limited appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Statement of Limiting Conditions and Appraiser's Certification, Form #0105 - 080 - B (revised 8/94). The information shown on this report is derived from an inspection of the neighborhood, subject property, and other sources considered reliable.

I (we) estimate the Market Value, as defined, of the Real Property that is the subject of this Limited Appraisal, as of _____
 (which is the Date of Inspection and the effective Date of this Report) to be \$ _____

Appraiser Name: _____ Supervisory Appraiser Name: _____
 Signature _____ Date _____ Signature _____ Date: _____
 License, or Certification # _____ License, or Certification # _____
 Subject Inspection: Interior and Exterior Exterior Only Interior and Exterior Exterior Only Did not Inspect