

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 6

City 7

State 8

Zip Code 9

Borrower 10

Owner of Public Record 11

County 12

Legal Description 13

Assessor's Parcel # 14

Tax Year 15

R.E. Taxes \$ 16

Neighborhood Name 17

Map Reference 18

Census Tract 19

Occupant [20] Owner [21] Tenant [22] Vacant

Special Assessments \$ 23

[24] PUD

HOA \$ 25

[26] per year

[27] per month

Property Rights Appraised [28] Fee Simple [29] Leasehold [30] Other (describe) 31

Assignment Type [32] Purchase Transaction [33] Refinance Transaction [34] Other (describe) 35

Lender/Client 36

Address 37

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [38] Yes [39] No

Report data source(s) used, offering price(s), and date(s). e-2; 40

I [41] did [42] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. e-3; 43

Contract Price \$ 44

Date of Contract 45

Is the property seller the owner of public record? [46] Yes [47] No

Data Source(s) 48

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [49] Yes [50] No

If Yes, report the total dollar amount and describe the items to be paid. 51a; e-4; 51b

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location [52] Urban [53] Suburban [55] Rural	Property Values [61] Increasing [62] Stable [63] Declining			PRICE	AGE	One-Unit	76 %				
Built-Up [55] Over 75% [56] 25–75% [57] Under 25%	Demand/Supply [64] Shortage [65] In Balance [66] Over Supply			\$ (000)	(yrs)	2-4 Unit	77 %				
Growth [58] Rapid [59] Stable [60] Slow	Marketing Time [67] Under 3 mths [68] 3–6 mths [69] Over 6 mths			70	Low	73	Multi-Family 78 %				
Neighborhood Boundaries 82				71	High	74	Commercial 79 %				
				72	Pred.	75	Other 81 %				
Neighborhood Description 83											
Market Conditions (including support for the above conclusions) 84											

Dimensions 85

Area 86

Shape 87

View e-5; e-6; e-7

Specific Zoning Classification 89

Zoning Description 90

Zoning Compliance [91] Legal [92] Legal Nonconforming (Grandfathered Use) [93] No Zoning [94] Illegal (describe) 95

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [96] Yes [97] No

If No, describe 98

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity [99]	[100]	101	Water [105]	[106] 107	Street 111	[112]	[113]
Gas [102]	[103]	104	Sanitary Sewer [108]	[109] 110	Alley 114	[115]	[116]

FEMA Special Flood Hazard Area [117] Yes [118] No

FEMA Flood Zone 119

FEMA Map # 120

FEMA Map Date 121

Are the utilities and off-site improvements typical for the market area? [122] Yes [123] No

If No, describe 124

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [125] Yes [126] No

If Yes, describe 127

Source(s) Used for Physical Characteristics of Property [128] Appraisal Files [129] MLS [130] Assessment and Tax Records [131] Prior Inspection [132] Property Owner [133] Other (describe) 134

Data Source(s) for Gross Living Area 135

General Description		General Description		Heating / Cooling		Amenities		Car Storage	
Units [136] One [137] One with Accessory Unit	[148] Concrete Slab [149] Crawl Space	[158] FWA [159] HWBB	[168] Fireplace(s) # 169	[182] None					
# of Stories 138	[150] Full Basement [151] Finished	[160] Radiant	[170] Woodstove(s) # 171	[183] Driveway # of Cars 184					
Type [139] Det. [140] Att. [141] S-Det./End Unit	[152] Partial Basement [153] Finished	[161] Other 162	[172] Patio/Deck 173	Driveway Surface 185					
[142] Existing [143] Proposed [144] Under Const.	Exterior Walls 154	Fuel 163	[174] Porch 175	[186] Garage # of Cars 187					
Design (Style) 145	Roof Surface 155	[164] Central Air Conditioning	[176] Pool 177	[188] Carport # of Cars 189					
Year Built 146; e-8	Gutters & Downspouts 156	[165] Individual	[178] Fence 179	[190] Attached [191] Detached					
Effective Age (Yrs) 147	Window Type 157	[166] Other 167	[180] Other 181	[192] Built-in					
Appliances [193] Refrigerator [194] Range/Oven [195] Dishwasher [196] Disposal [197] Microwave [198] Washer/Dryer [199] Other (describe) 200									
Finished area above grade contains: 201		Rooms 202	Bedrooms 203	Bath(s) 204	Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) 205									
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). e-9; 206									
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [207] Yes [208] No									
If Yes, describe 209									
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [210] Yes [211] No									
If No, describe 212									

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Exterior-Only Inspection Residential Appraisal Report

File # 3 4 4a

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There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 6 to \$ 7																																							
There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 9 to \$ 10.																																							
FEATURE				SUBJECT				COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3																							
Address 11 12a 12b 12c				45 46a 46b 46c				45 46a 46b 46c				45 46a 46b 46c																											
Proximity to Subject								47				47				47																							
Sale Price				\$ 13								\$ 48								\$ 48																			
Sale Price/Gross Liv. Area				\$ 14 sq. ft.				\$ 49 sq. ft.								\$ 49 sq. ft.								\$ 49 sq. ft.															
Data Source(s)								e-25; e-2				e-25; e-2				e-25; e-2																							
Verification Source(s)								51				51				51																							
VALUE ADJUSTMENTS				DESCRIPTION				DESCRIPTION				+(-) \$ Adjustment				DESCRIPTION				+(-) \$ Adjustment				DESCRIPTION				+(-) \$ Adjustment											
Sale or Financing Concessions								52 e-26; e-27; e-28				53 55				52 e-26; e-27; e-28				53 55				52 e-26; e-27; e-28				53 55											
Date of Sale/Time								e-29; e-30; e-31				57				e-29; e-30; e-31				57				e-29; e-30; e-31				57											
Location				e-14; e-15; e-16				e-14; e-15; e-16				59				e-14; e-15; e-16				59				e-14; e-15; e-16				59											
Leasehold/Fee Simple				21				60				61				60				61				60				61											
Site				22				62				63				62				63				62				63											
View				e-5; e-6; e-7				e-5; e-6; e-7				65				e-5; e-6; e-7				65				e-5; e-6; e-7				65											
Design (Style)				24				66				67				66				67				66				67											
Quality of Construction				25				68				69				68				69				68				69											
Actual Age				e-17; 26				e-17; 70				71				e-17; 70				71				e-17; 70				71											
Condition				27				72				73				72				73				72				73											
Above Grade Room Count				Total			Bdms.			Baths			Total			Bdms.			Baths			Total			Bdms.			Baths			Total			Bdms.			Baths		
				28			29			30			75			76			77			78			75			76			77			78					
Gross Living Area				31 sq. ft.				79 sq. ft.				80				79 sq. ft.				80				79 sq. ft.				80											
Basement & Finished Rooms Below Grade				e-18; e-19; e-20 e-21; e-22; e-23; e-24				e-18; e-19; e-20 e-21; e-22; e-23; e-24				82 84				e-18; e-19; e-20 e-21; e-22; e-23; e-24				82 84				e-18; e-19; e-20 e-21; e-22; e-23; e-24				82 84											
Functional Utility				34				85				86				85				86				85				86											
Heating/Cooling				35				87				88				87				88				87				88											
Energy Efficient Items				36				89				90				89				90				89				90											
Garage/Carport				37				91				92				91				92				91				92											
Porch/Patio/Deck				38				93				94				93				94				93				94											
39				40				95				96				95				96				95				96											
41				42				97				98				97				98				97				98											
43				44				99				100				99				100				99				100											
Net Adjustment (Total)								[101] + [102] -				\$ 103				[101] + [102] -				\$ 103				[101] + [102] -				\$ 103											
Adjusted Sale Price of Comparables								Net Adj. 103a % Gross Adj. 103b %				\$ 104				Net Adj. 103a % Gross Adj. 103b %				\$ 104				Net Adj. 103a % Gross Adj. 103b %				\$ 104											
I [105] did [106] did not research the sale or transfer history of the subject property and comparable sales. If not, explain 107																																							
My research [108] did [109] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																							
Data source(s) 110																																							
My research [111] did [112] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.																																							
Data source(s) 113																																							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).																																							
ITEM				SUBJECT				COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3																							
Date of Prior Sale/Transfer				114				118				118				118																							
Price of Prior Sale/Transfer				115				119				119				119																							
Data Source(s)				116				120				120				120																							
Effective Date of Data Source(s)				117				121				121				121																							
Analysis of prior sale or transfer history of the subject property and comparable sales 122																																							
Summary of Sales Comparison Approach 123																																							
Indicated Value by Sales Comparison Approach \$ 124																																							

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Indicated Value by: Sales Comparison Approach \$ 125				Cost Approach (if developed) \$ 126				Income Approach (if developed) \$ 127			
128											
This appraisal is made [129] "as is", [130] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [131] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [132] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: 133											
Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 134, as of 135, which is the date of the inspection and the effective date of this appraisal.											

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COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) 6

ESTIMATED 7 REPRODUCTION OR 8 REPLACEMENT COST NEW

OPINION OF SITE VALUE.....= \$ 14

Source of cost data 9

Dwelling 15 Sq. Ft. @ \$ 16=\$ 17

Quality rating from cost service 10 Effective date of cost data 11

18 19 Sq. Ft. @ \$ 20=\$ 21

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

22 23

12

Garage/Carport 24 Sq. Ft. @ \$ 25=\$ 26

Total Estimate of Cost-New= \$ 27

Less Physical Functional External

Depreciation 29 31 33= \$(34)

Depreciated Cost of Improvements=\$ 35

"As-is" Value of Site Improvements.=\$ 36

Estimated Remaining Economic Life (HUD and VA only) 13 Years

Indicated Value By Cost Approach.....=\$ 37

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INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 38 X Gross Rent Multiplier 39 = \$ 40 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) 41

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PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? 42 Yes 43 No Unit type(s) 44 Detached 45 Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project 46

Total number of phases 47

Total number of units 48

Total number of units sold 49

Total number of units rented 50

Total number of units for sale 51

Data source(s) 52

Was the project created by the conversion of an existing building(s) into a PUD? 53 Yes 54 No If Yes, date of conversion 55

Does the project contain any multi-dwelling units? 56 Yes 57 No Data source(s) 58

Are the units, common elements, and recreation facilities complete? 59 Yes 60 No If No, describe the status of completion. 61

Are the common elements leased to or by the Homeowners' Association? 62 Yes 63 No If Yes, describe the rental terms and options. 64

Describe common elements and recreational facilities 65

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
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, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. 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 did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed 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 this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER’S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser’s analysis, opinions, statements, conclusions, and the appraiser’s certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser’s analysis, opinions, statements, conclusions, and the appraiser’s certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature _____

Name 5 _____

Company Name 6 _____

Company Address 7 _____

8a, 8b 8c _____

Telephone Number 9 _____

Email Address 10 _____

Date of Signature and Report 11 _____

Effective Date of Appraisal 12 _____

State Certification # 13 _____

or State License # 14 _____

or Other (describe) 15 _____ State # 16 _____

State 17 _____

Expiration Date of Certification or License 18 _____

ADDRESS OF PROPERTY APPRAISED

19 _____

20a, 20b, 20c _____

APPRAISED VALUE OF SUBJECT PROPERTY \$ 21 _____

LENDER/CLIENT

Name 22 _____

Company Name 23 _____

Company Address 24 _____

Email Address 26 _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name 27 _____

Company Name 28 _____

Company Address 29 _____

30a, 30b 30c _____

Telephone Number 31 _____

Email Address 32 _____

Date of Signature 33 _____

State Certification # 34 _____

or State License # 35 _____

State 36 _____

Expiration Date of Certification or License 37 _____

SUBJECT PROPERTY

☐38 Did not inspect exterior of subject property

☐39 Did inspect exterior of subject property from street

Date of Inspection 40 _____

COMPARABLE SALES

☐41 Did not inspect exterior of comparable sales from street

☐42 Did inspect exterior of comparable sales from street

Date of Inspection 43 _____