



General Appraisal Information

Date
140 Order Number

Application ID Number

Subject Property Address

Street Address

Zip Code

Evaluation Product Being Reviewed

- Automatic Valuation (AVM)
- 140 BPO/Desktop
- Drive-by (FNMA 2055 Exterior)
- FNMA 2055 Interior (no Cost Approach)
- Full Appraisal (FNMA 1004/1073)
- Other: _____

- Is the legal Description and Parcel ID number provided? YES NO
- Does the borrower's name match our order form? YES NO
- Is the Lender's name on the form? YES NO
- Is the neighborhood growth rate stable? YES NO
- Are the neighborhood property values stable? YES NO
- Is the neighborhood demand/supply in balance? YES NO
- Has the zoning code been provided? YES NO N/A
- Is the subject property residential? YES NO
- Is the subject free of deferred maintenance and obsolescence? YES NO N/A
- Is the report free of environmental concerns? YES NO
- If the subject is Manufactured, are two of the comps Manufactured? YES NO N/A
- If there is a cost approach, does the market value support it? YES NO N/A
- Are comparables within 3 miles of the subject? YES NO
- Are comparable sales within 12 months? YES NO
- Has the appraiser included only real estate items?
(No satellite dishes, washers/dryers, above ground pools, etc.) YES NO
- Are the comparables similar to the subject?
(Lot size, living area, age and location) YES NO
- Are single line adjustments less than 10%? YES NO
- Are net adjustments less than 15%? YES NO
- Are gross adjustments less than 20%? YES NO
- Are adjustments appropriate?
(Look for adjustments: view, style and location) YES NO
- Are adjustments consistent across the board? YES NO
- Does the indicated value range vary by 10% or less? YES NO
- Is the fair market value within the value of the adjusted comps? YES NO
- Have previous sales in the last 12 months been researched on the subject? YES NO
- Is the market value supported by the recent sale? YES NO N/A
- Value being "subject to" has not been indicated on this report. YES NO N/A
- Has a licensed appraiser prepared this report, or reviewed it? YES NO
- Is the report signed? YES NO
- Is the appraisers company name and certification number on report? YES NO
- Is the report dated (age) within the required time frame? YES NO
- Does the picture of the subject indicate we have good collateral? YES NO
- Look at the map, are the comps in the same area, surrounding the subject? YES NO
- Are all areas of the appraisal form complete? YES NO

Comments:

\$0

Appraised Value

Reviewer: _____