



General Appraisal Information

Date
140 Order Number

Application ID Number

Subject Property Address

Street Address

Zip Code

Full Appraisal (FNMA 1004/1073)

Does the borrower's name match our order form?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Is the Legal Description and/or Parcel ID number provided?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Is the Lender's name on the form?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Is the neighborhood growth rate stable?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Are the neighborhood property values stable?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Is the neighborhood demand/supply in balance?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Has the zoning code / designation been provided?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO <input type="checkbox"/> N/A
Is the subject property residential?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Is the subject free of deferred maintenance and obsolescence?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO <input type="checkbox"/> N/A
Is the report free of environmental concerns?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
If the subject is Manufactured, are two of the comps Manufactured?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO <input type="checkbox"/> N/A
If there is a cost approach, does the market value support it?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO <input type="checkbox"/> N/A
Are comparables within 3 miles of the subject?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Are comparable sales within 12 months?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Has the appraiser included only real estate items? (No satellite dishes, washers/dryers, above ground pools, etc.)	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Are the comparables similar to the subject? (Lot size, living area, age and location)	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Are single line adjustments less than 10%?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Are net adjustments less than 15%?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Are gross adjustments less than 25%?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Are adjustments appropriate? (Look for adjustments: view, style and location)	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Are adjustments consistent across the board?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Does the indicated value range vary by 10% or less?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Is the fair market value within the value of the adjusted comps?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Have previous sales in the last 12 months been researched on the subject?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Is the market value supported by the recent sale? Value being "subject to" has not been indicated on this report.	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO <input type="checkbox"/> N/A
Has a licensed appraiser prepared and signed the report?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Is the appraisers company name and certification number on report?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Is the report dated (age) within the required time frame?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Does the picture of the subject indicate we have good collateral?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Look at the map, are the comps in the same general area as the Subject?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
If required, is form 1004MC included, and appears to be completed properly?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO <input type="checkbox"/> N/A
Are all areas of the appraisal form complete?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Does the report conform to state AMC guidelines where applicable?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO <input type="checkbox"/> N/A

Comments:

140 Quality Control

Indicated Value