

Uniform Appraisal Dataset (UAD) Specification

Issued by Fannie Mae and Freddie Mac
Appendix C-1: URAR with Report Field IDs
Document Version 1.2
September 17, 2024

Revision History

Date	Version	Report Section	Change #	Revision Description
9/17/2024	1.2	Footer	2024-028	Updated date in Footer (HF.004) to September 2024.
		Market	2024-024	Deleted Property Value Trend (17.020).
		Income Approach	2024-051	Corrected Report Field IDs for GRM Comp photos and captions (added 24.009.2).
		Revision History	2024-043	Added the Reconsideration of Value subsection (27.003-27.006).
12/12/2023	1.1	Footer	2023-061	Updated date in Footer (HF.004) to December 2023.
		Market	2023-001	Removed the “Under Review” watermark.
			2023-031	Deleted Subject Conforms to Surrounding Area (17.000), Reason (17.001), and Description (17.002). Changed Report Label to Market Area Boundary (17.003).
		Certifications and Scope of Work	2023-003	Updated predefined text for Appraiser Certifications 18 (29.038), 24 (29.045), and 25 (29-046), and all Supervisory Appraiser Certifications (29.056-060, 29.071-074). Clarified that Contact Name(s) (29.042) display for Appraiser Certification 21.
3/29/2023	1.0			Initial publication

Introduction

The purpose of this document is to show all possible Report Labels that may display on the URAR, *regardless of conditionality*. This is not intended to represent a realistic report as an appraisal will never contain all of the available fields in one report. The red superimposed number is the Report Field ID.


Term	Definition
Report Label	The name of the field as shown on the URAR.
Report Field ID (FID)	A red number identifying the specific location of the field on the URAR. Report Field ID (FID) is also referenced in: <ul style="list-style-type: none">Appendix A-1: UAD URAR Delivery SpecificationAppendix B-1: URAR Implementation GuideAppendix F-1: URAR Reference Guide

Uniform Residential Appraisal Report

[ADDRESS] 1.000

SUMMARY

Opinion of Market Value	1.001	1.085 (Cooperative Interest)	Market Value Condition	1.009
Final Value Condition Statement	1.002			
Effective Date of Appraisal	1.003		Property Valuation Method	1.010
Assignment Reason	1.004		Appraiser Name	1.011
Borrower Name	1.005			
Current Owner of Public Record	1.006			
Contract Price	1.007			
Listing Status	1.008			

Property Description				Overall Quality	1.030
Construction Method	1.012			Overall Condition	1.031
Attachment Type	1.013			<div> 1.000.1</div>	
Structure Design	1.014				
		Yes	No		
Planned Unit Development (PUD)	1.015	<input type="checkbox"/>	<input type="checkbox"/>		
Condominium	1.016	<input type="checkbox"/>	<input type="checkbox"/>		
Cooperative	1.017	<input type="checkbox"/>	<input type="checkbox"/>		
Condop	1.018	<input type="checkbox"/>	<input type="checkbox"/>		
Observed Project Deficiencies	1.019	<input type="checkbox"/>	<input type="checkbox"/>		
Subject Site Owned in Common	1.020	<input type="checkbox"/>	<input type="checkbox"/>		
Units Excluding ADUs	1.021				
Accessory Dwelling Units	1.022				
Property Rights Appraised	1.023				
		Yes	No		
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	1.024	<input type="checkbox"/>	<input type="checkbox"/>		
Property Restriction	1.025				
Encroachment	1.026				
Zoning Compliance	1.027				
HUD Data Plate Attached	1.028				
HUD Label Present for All Sections	1.029				

Apparent Defects, Damages, Deficiencies Requiring Action

The items listed below represent the As Is condition as of the effective date of this report 1.032

Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action	Estimated Cost to Repair
Site					
1.033	1.034	1.035	1.036	1.037	1.038
Dwelling Exterior - [Structure Identifier]		1.039			
1.040	1.041	1.042	1.043	1.044	1.045
Unit Interior - [Structure Identifier] - [Unit Identifier]		1.046 - 1.047			
1.048	1.049	1.050	1.051	1.052	1.053
Outbuilding - [Outbuilding Type]		1.054			
1.055	1.056	1.057	1.058	1.059	1.060
Unit Interior - [Outbuilding Type] - [Unit Identifier]		1.061 - 1.062			
1.063	1.064	1.065	1.066	1.067	1.068
Vehicle Storage					
1.069	1.070	1.071	1.072	1.073	1.074
Subject Property Amenities					
1.075	1.076	1.077	1.078	1.079	1.080
				Total Cost	1.081

As Is Overall Condition Rating 1.082

Existing condition of the property as of the effective date of this appraisal, excluding all required repairs, alterations, or inspections

There are no apparent defects, damages, or deficiencies requiring action. For details, reference the 'Reconciliation' section. 1.084

Total Estimated Cost of Items

Recommended for Repair 1.083

Assignment Information			
Assignment Reason	2.000	Property Valuation Method	2.004
Borrower Name	2.001	Was a Property Data Report used in lieu of an Inspection?	Yes No <input type="checkbox"/> <input type="checkbox"/>
Seller Name	2.002		
Current Owner of Public Record	2.003	Appraiser Fee	2.006
		AMC Fee	2.007
		Government Agency	2.008
		Investor Requested Special Identification	2.009

Contact Information

[Role]/[Role]	2.010 /2.011		
Company Name	2.012	Credentials	
Company Address	2.013	ID	2.014
		State	2.015
		Expires	2.016

Appraiser			
Name	2.017	Credentials	
Designation	2.018	Level	2.024
Company Name	2.019	ID	2.025
Company Address	2.020	State	2.026
Scope of Inspection by Appraiser		Expires	2.027
Subject Property Inspection		ASC Identifier	2.028
Exterior	2.021	VA Appraiser ID	2.029
Interior	2.022	FHA Appraiser ID	2.030
Inspection Date	2.023	Employment Type	2.031

Supervisory Appraiser			
Name	2.032	Credentials	
Designation	2.033	Level	2.039
Company Name	2.034	ID	2.040
Company Address	2.035	State	2.041
Scope of Inspection by Supervisory Appraiser		Expires	2.042
Subject Property Inspection		ASC Identifier	2.043
Exterior	2.036	VA Appraiser ID	2.044
Interior	2.037	FHA Appraiser ID	2.045
Inspection Date	2.038	Employment Type	2.046

Significant Real Property Appraisal Assistance			
Name	2.047	Credentials	
		Level	2.049
		ID	2.050
		State	2.051
		Expires	2.052

Description	2.048		
Property Data Report			
Name	2.053		
Occupation	2.054		
Company Name	2.055		
Company Address	2.056		
Reference ID	2.057		
Subject Property Inspection			
Exterior	2.058		
Interior	2.059		
Inspection Date	2.060		

Assignment Information and Scope of Work Commentary

2.061	
Assignment Information Exhibits	
2.062.1 2.062.2	

Subject Property

Physical Address	3.000			Attachment Type	3.004
Alternate Physical Address	3.001			Units Excluding ADUs	3.005
County	3.002			Accessory Dwelling Units	3.006
Neighborhood Name	3.003			Dwellings Containing Units	3.007
		Yes	No	Special Tax Assessments	3.008
Planned Unit Development (PUD)	3.010	<input type="checkbox"/>	<input type="checkbox"/>	Description of Special Tax Assessments and Impact to Value/ Marketability 3.009	
Condominium	3.011	<input type="checkbox"/>	<input type="checkbox"/>		
Cooperative	3.012	<input type="checkbox"/>	<input type="checkbox"/>		
Condop	3.013	<input type="checkbox"/>	<input type="checkbox"/>		
Property on Native American Lands	3.014	<input type="checkbox"/>	<input type="checkbox"/>		
Subject Site Owned in Common	3.015	<input type="checkbox"/>	<input type="checkbox"/>		
Homeowner Responsible for all Exterior Maintenance of Dwelling(s)	3.016	<input type="checkbox"/>	<input type="checkbox"/>		
New Construction	3.017	<input type="checkbox"/>	<input type="checkbox"/>		
Construction Stage	3.018				

Ownership Rights

Property Rights Appraised	3.019	All Rights Included in Appraisal	3.027
Community Land Trust	3.020	Rights Not Included	3.028
Native American Lands	3.021	Mineral Rights Leased	3.029
Ground Rent Annual Amount	3.022	Description of Rights Not Included	3.030
Renewable	3.023		
Term	3.024		
Expires	3.025		
Description of Ground Rent and Impact to Value/Marketability	3.026		

Legal Description

3.031 3.031.1 | 3.031.2

Subject Property Commentary

3.032

Subject Property Exhibits

3.033.1 | 3.033.2

Appraisal Version # HF.002

Fannie Mae | Freddie Mac
September 2024

HF.003
HF.004

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

HF.005
HF.006
HF.007
HF.008

Site			
Total Site Size		4.000	
Dimensions		4.001	
Number of Parcels		4.002	
Contiguous		4.003	
Elements Dividing Parcels		4.004	
Assessor Parcel Number (APN)		Parcel Size	
4.005		4.006	
4.007		4.008	
Zoning		Property Access	
Compliance		4.008	
Classification Code		4.020	
Classification Code Description		4.021	
Reasons Illegal		4.022	
Impact		4.023	
Rebuildable to Current		4.024	
Density/Use		4.025	
Description of Zoning Compliance		4.026	
Property Use		Description of Property Access	
Primarily Residential		4.027	
Residential Use		4.028	
Non-Residential Use		4.029	
Non-Residential Modification		4.030	
Description of Non-Residential Use/Modification		4.031	

Site Influence				
Influence	Proximity	Detail	Impact	Comment
4.025	4.026	4.027	4.028	4.029
Site Influence Commentary 4.030				

Water Frontage with Private Access			
Total Linear Measurement		Permanent Waterfront Feature	
4.031		4.032	
		Right to Build	
		4.033	
Frontage	Name	Waterfront Access Rights	Access Depth
4.034	4.035	4.036	4.037
Water Frontage Commentary		4.038	

View and Impact to Value/Marketability		
View	Range of View	Impact
4.039	4.040	4.041
View Commentary 4.042		

Site Features and Impact to Value/Marketability			
Feature	Detail	Impact	Comment
Non-Residential Property Use	4.043	4.044	4.045
Hazard Zone		4.047	4.049
Property Restriction	4.050	4.051	4.053
Easement	4.054	4.055	4.057
Encroachment	4.058	4.059	4.061
Site Characteristic	4.062	4.063	4.065
Site Features Commentary		4.066	

Utilities and Impact to Value/Marketability						
Broadband Internet Available				Dwelling/Improvement within Utility Easement		
4.067				4.068		
	Public	Private	Detail	Private Utility Impact	Comment	
Electricity	4.069	4.070	4.071	4.072	4.073	4.074
Gas	4.075	4.076	4.077	4.078	4.079	4.080
Sanitary Sewer	4.081	4.082	4.083	4.084	4.085	4.086
Water	4.087	4.088	4.089	4.090	4.091	4.092
4.093	4.094	4.095	4.096	4.097	4.098	

Apparent Defects, Damages, Deficiencies (Site)

The items listed below represent the As Is condition as of the effective date of this report 4.099

Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
4.100	4.101	4.102	4.103	4.104

Site Valuation Methodology

Opinion of Site Value	4.105	Primary Site Valuation Method	4.106
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#	Address	County	Data Source	Assessor Parcel Number (APN)	Site Size	Sale Date	Price
4.107	4.108	4.109	4.110	4.111	4.112	4.113	4.114

Reconciliation of Site Value 4.115

Site Commentary

4.116

Site Exhibits

4.117.1 4.117.2	4.118.1 4.118.2	4.119.1 4.119.2	4.017.1 4.017.2	4.020.1 4.020.2
4.025.1 4.025.2	4.032.1 4.032.2	4.034.1 4.034.2	4.039.1 4.039.2	4.059.1 4.059.2
4.063.1 4.063.2	4.100.1 4.100.2			

Disaster Mitigation	
Mitigation Feature	5.000
Disaster Mitigation Commentary	
5.001	
Disaster Mitigation Exhibits	
5.002.1 5.002.2	

Energy Efficient and Green Features				
Known Renewable Energy Components		6.000		
Renewable Energy Component	Ownership	Financing Arrangement		
6.001	6.002	6.003		
Known Building Certifications		6.004		
Building Certification Organization	Certification	Year	Version	Rating
6.005	6.006	6.007	6.008	6.009
Known Efficiency Ratings		6.010		
Green/Energy Efficiency Rating Organization	Rating	Score		
6.011	6.012	6.013		

Energy Efficient and Green Features Impact to Value/Marketability	
Impact to Value/Marketability	6.014
Description	6.015

Energy Efficient and Green Features Commentary	
6.016	
Energy Efficient and Green Features Exhibits	

6.017.1 | 6.017.2

Sketch

Sketch or Floor Plan Not Available

7.000

Measurement Standard

7.001

7.002.1 | 7.002.2

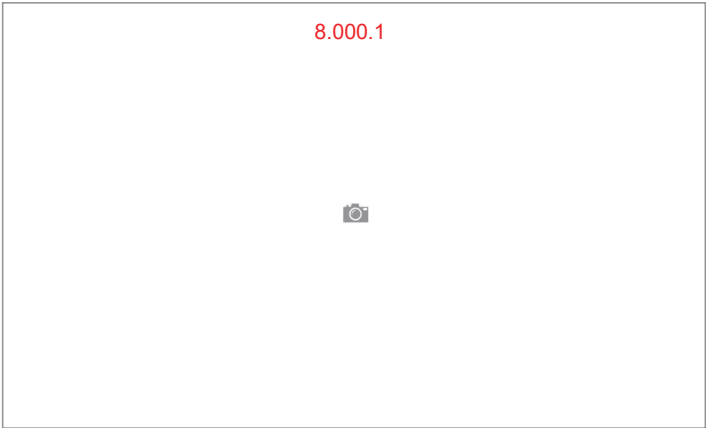
Sketch Commentary

7.003

Dwelling Exterior - [Structure Identifier]

8.000

Subject Property Units in	
Structure	8.001
Structure Design	8.002
Floors in Building	8.003
Dwelling Style	8.004
Front Door Elevation	8.005
Townhouse End Unit	8.006
Townhouse Back to Back	8.007
Units Above or Below	8.008
Townhouse Location	8.009
Year Built	8.010
Construction Method	8.011
Converted Area	8.012
Converted Area and Similarity	
to Rest of Living Area	8.013
Factory Built Certification	8.014
Structure Volume	8.015
Window Surface Area	8.016
Attic	8.017
Remaining Economic Life	8.018
Effective Age	8.019
Commentary on Remaining Economic Life	
	8.020
Commentary on Effective Age	
	8.021



Quality and Condition

Exterior Quality Rating8.022Exterior Condition Rating8.023

The table below supports the Exterior Quality and Condition ratings and reflects the market value condition of this report 8.024

Exterior Features				
Feature	Detail	Quality Comment	Condition Status	Condition Comment
Exterior Walls and Trim	8.0418.025	8.026	8.027	8.028
Foundation	8.0418.029	8.030	8.031	8.032
Roof	8.0418.033	8.034	8.035	8.036
Windows	8.0418.037	8.038	8.039	8.040
	8.0418.042	8.043	8.044	8.045

Noncontinuous Finished Area		
The table below depicts any finished area that is attached to the dwelling but separate and not directly accessible from any unit 8.046		
Finish	Total Area	Room Summary
Finished	8.047	8.048

Mechanical System Details		
System	Detail	
Heating	8.0498.050	Core Heating System Below Grade8.052YesNo <input type="checkbox"/> <input type="checkbox"/>
Cooling	8.051	
Other Mechanical Systems		8.053

Apparent Defects, Damages, Deficiencies (Dwelling Exterior - [Structure Identifier])

8.054

The items listed below represent the As Is condition as of the effective date of this report 8.055

Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
8.056	8.057	8.058	8.059	8.060

Dwelling Exterior Commentary

8.061

Dwelling Exterior Exhibits	
8.062.1 8.062.2	
8.000.1 8.000.2	
8.047.1 8.047.2	
8.056.1 8.056.2	

Manufactured Home

Manufacturer Name	9.000	Attached to Permanent Foundation	9.003
Year Installed	9.001	Towing Hitch, Wheels, Axles Removed	9.004
Moved Since Original Installation	9.002	Manufactured Home Width	9.005
		Skirting	9.006

Have there been any modifications, attachments, or additions that rely on or have altered the original structure for support?

Yes ☐ No ☐

Modification, Attachment, or Addition 9.008

Description of Modification, Attachment, or Addition 9.009

9.007

HUD Data Plate			
HUD Data Plate Attached	9.010	HUD Wind Zone	9.013
Date of Manufacture	9.011	HUD Thermal Zone	9.014
Serial Number	9.012	HUD Roof Load Zone	9.015

HUD Certification Label			
Label Present for All Sections	9.016	HUD Certification Number	9.017

Manufactured Home Certification Program			
Certification	Identifier		
9.018	9.019		

Invoice Information			
Purchased from Retailer	9.020	Retailer's Invoice Reviewed	9.022
Retailer Name	9.021	Manufacturer's Invoice Reviewed	9.023
		Invoice(s) Appear Reasonable	9.024

Commentary on Why Invoice(s) Not Reasonable 9.025

Manufactured Home Commentary			
9.026			

Manufactured Home Exhibits			
9.027.1 9.027.2	9.010.1 9.010.2	9.017.1 9.017.2	9.018.1 9.018.2

10.00010.00110.002

Unit Interior - [Outbuilding Type] - [Structure Identifier] - [Unit Identifier]

Area Breakdown		Levels in Unit	
Finished Above Grade	10.003	Floor Number	10.018
Finished Above Grade (Nonstandard)	10.004	Corner Unit	10.019
Unfinished Above Grade	10.005	Occupancy	10.020
Finished Below Grade	10.006	Utilities Separately Metered	10.021
Finished Below Grade (Nonstandard)	10.007	Utilities Operating	10.022
Unfinished Below Grade	10.008	Total Bedrooms	10.023
Area Data Source	10.009	Total Bathrooms - Full	10.024
Below Grade Finish Compared to Above	10.010	Total Bathrooms - Half	10.025
ADU	10.011	Non-Residential Use in Unit	10.026
		Live/Work Space	10.027
		Allowable Work Space	10.028
Legally Rentable	10.012		
Data Source	10.013		
Typical for Market	10.014		
Ingress/Egress	10.015		
Separate Postal Address	10.016		

Level and Room Detail				
Level in Unit	Grade Level Detail	Finish	Area	Room Summary
10.029	10.030	10.031	10.032	10.033

Quality and Condition	
Interior Quality Rating	10.034
Interior Condition Rating	10.035
The tables below support the Interior Quality and Condition ratings and reflect the market value condition of this report	
10.036	

Kitchen and Bathroom Details					
Room	Update Status	Time Frame	Quality Comment	Condition Status	Condition Comment
10.037	10.038	10.039	10.040	10.041	10.042
Overall Update Status for					
Bathrooms					
10.043					

Interior Features				
Feature	Detail	Quality Comment	Condition Status	Condition Comment
10.044	10.045	10.046	10.047	10.048
Overall Update Status for				
Flooring				
10.049				

Accessibility Features for Individuals with Disabilities	
Feature	Comment
10.050	10.051

10.052		10.053		10.054
Apparent Defects, Damages, Deficiencies (Unit Interior - [Outbuilding Type] - [Structure Identifier] - [Unit Identifier])				
The items listed below represent the As Is condition as of the effective date of this report				
10.055				

Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
10.056	10.057	10.058	10.059	10.060

Unit Interior Commentary	
10.061	

Unit Interior Exhibits	
10.062.1 10.062.2	
10.033.1 10.033.2	
10.044.1 10.044.2	
10.056.1 10.056.2	

Functional Obsolescence

Functional Issues 11.000

Functional Obsolescence Commentary

11.001

Functional Obsolescence Exhibits

11.002.1 | 11.002.2

Outbuilding - [Outbuilding Type]

12.001

Considered Real Property12.002

Units in Structure12.003


Attached to Permanent Foundation12.004

Structure Volume12.005

Gross Building Area12.006

Gross Building Area for the outbuilding includes area for vehicle storage, ADU(s), and any other uses

12.007.1 | 12.007.2



Detail					The table below depicts the area of the outbuilding, excluding vehicle storage and any ADU(s)
		Yes	No		
Heating	12.008	<input type="checkbox"/>	<input type="checkbox"/>		
Cooling	12.009	<input type="checkbox"/>	<input type="checkbox"/>		
Utilities	12.010				

Finish	Total Area	Room Summary
Finished	12.011	12.012
Unfinished	12.013	

Mechanical System Details			Other Mechanical Systems	12.017
	System	Detail		
Heating	12.014	12.015		
Cooling	12.016			

Apparent Defects, Damages, Deficiencies ([Outbuilding Type])					12.018
The items listed below represent the As Is condition as of the effective date of this report					12.019
Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action	
12.020	12.021	12.022	12.023	12.024	

Outbuilding Commentary

12.025

Outbuilding Exhibits

12.026.1 | 12.026.2

Vehicle Storage		
13.000		
Storage	Number of Parking Spaces	Detail
13.001	13.002	13.003

Apparent Defects, Damages, Deficiencies (Vehicle Storage)				
13.004				
The items listed below represent the As Is condition as of the effective date of this report				
Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
13.005	13.006	13.007	13.008	13.009

Vehicle Storage Commentary	
13.010	
Vehicle Storage Exhibits	
13.011.1 13.011.2	
13.001.1 13.001.2	
13.005.1 13.005.2	

Subject Property Amenities			
14.000			
Amenity Category	Subject Property Amenity	Material	Detail
14.001	14.002	14.003	14.004

Apparent Defects, Damages, Deficiencies (Subject Property Amenities)				
The items listed below represent the As Is condition as of the effective date of this report				
14.005				
Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
14.006	14.007	14.008	14.009	14.010

Subject Property Amenities Commentary				
14.011				
Subject Property Amenities Exhibits				
14.012.1 14.012.2				
14.002.1 14.002.2				
14.006.1 14.006.2				

Overall Quality and Condition							
Overall Quality		15.000		Overall Condition		15.005	
Exterior Quality - [Structure Identifier]		15.001	15.002	Exterior Condition - [Structure Identifier]		15.006	15.007
Interior Quality - [Unit Identifier]		15.003	15.004	Interior Condition - [Unit Identifier]		15.008	15.009

Reconciliation of Overall Quality and Condition			
15.010			

Highest and Best Use

Is the present use of the subject property ...

Legally Permissible	16.000	Financially Feasible	16.002
Physically Possible	16.001	Maximally Productive	16.003

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?

Yes

No

☐☐

16.004

Highest and Best Use Commentary

16.005

Highest and Best Use Exhibits

16.006.1 | 16.006.2

Market

Market Area Boundary17.003

Search Criteria Description17.004

Search Result Metrics			
Active Listings		17.005	17.011
Sales in Past ___ Months		17.012	
Median Days on Market	17.006	Lowest Sale Price	17.013
Lowest List Price	17.007	Median Sale Price	17.014
Median List Price	17.008	Highest Sale Price	17.015
Highest List Price	17.009	Distressed Market Competition	17.016
Pending Sales	17.010	Graph	17.017
		Price Trend Source	17.018
Price Trend Analysis Commentary			
17.019			
Housing Trends			
Demand/Supply	17.021	Marketing Time	17.022

Market Commentary

17.023

Market Exhibits

17.024.1 | 17.024.2

17.017.1 | 17.017.2

Project Information

Planned Unit Development (PUD)

18.000

Condominium

18.001

Cooperative

18.002

Condop

18.003

Project Name	18.004
Project Information Data Source	18.005
Total Units	18.006
Units Sold	18.007
Units for Sale	18.008
Units Rented	18.009
Reason Units Rented is Estimated	18.010
Mandatory Fees (HOA, PUD, or Co-op)	
Monthly Amount	18.011
Common Amenities/ Services Included	18.012
Utilities Included	18.013

Project Completeness

Yes

No

Are units, common areas, and amenities in project complete?

18.016

Subject Property Building Complete

18.017

Converted in Past 3 Years

18.018

Ground Rent

18.019

Annual Amount

18.020

Expires

18.021

Description of Ground Rent

18.022

Observed Deficiencies

18.014

Yes

No

Description of Deficiencies

18.015

Cooperative Information

Shares Issued and Outstanding

18.023

Proprietary Lease Expires

18.025

Shares Attributable to Subject Property

18.024

Project Blanket Financing

18.026

Yes

No

Pro Rata Share

18.027

Lien Detail	First Lien	18.028	Second Lien	18.037	Third Lien	18.046	Fourth Lien	18.055
Unpaid Principal Balance		18.029		18.038		18.047		18.056
Line of Credit		18.030		18.039		18.048		18.057
Balloon Mortgage		18.031		18.040		18.049		18.058
Remaining Term		18.032		18.041		18.050		18.059
Monthly Payment		18.033		18.042		18.051		18.060
Interest Rate		18.034		18.043		18.052		18.061
Amortization Type		18.035		18.044		18.053		18.062
Pro Rata Share of Balance Attributable to Unit		18.036		18.045		18.054		18.063

Project Factors and Impact to Value/Marketability

Project Factor	Detail	Impact	Comment
Developer/Sponsor in Control	18.064	18.074	18.084
Incomplete Project	18.065	18.075	18.085
Converted in Past 3 Years	18.066	18.076	18.086
Single Entity Ownership of Multiple Units	18.067	18.077	18.087
Single Entity Ownership of Multiple Shares	18.068	18.078	18.088
Commercial Space	18.069	18.079	18.089
Known Legal Actions	18.070	18.080	18.090
Unit Transfer Fees	18.071	18.081	18.091
Unit Special Assessments	18.072	18.082	18.092
Unit Tax Abatements or Exemptions	18.073	18.083	18.093

Project Factors Commentary

18.094

Project Information Commentary

18.095

Project Information Exhibits

18.096.1 | 18.096.2

18.012.1 | 18.012.2

18.014.1 | 18.014.2

Subject Listing Information		Current and/or relevant listings of the subject property (minimum 1 year look back)					
Current or Relevant Listings		19.000					
Data Source		19.001					
Listing Status	Listing Type	Listing ID	Start Date	End Date	DOM	Starting List Price	Current or Final List Price
19.002	19.003	19.004	19.005	19.006	19.007	19.008	19.009
				Total DOM	19.010		

Analysis of Subject Property Listing History

19.011

Subject Listing Information Exhibits							
19.012.1 19.012.2							

Sales Contract

		Yes	No	
Is there a sales contract?	20.000	<input type="checkbox"/>	<input type="checkbox"/>	Contract Price20.004
Was sales contract information analyzed?	20.001	<input type="checkbox"/>	<input type="checkbox"/>	Contract Date20.005
Does this appear to be an arm’s length transaction?		<input type="checkbox"/>	<input type="checkbox"/>	Transfer Terms20.006
Non-Arm’s Length Commentary	20.003	20.002		Personal Property Conveyed20.007
				Personal property is not included in the appraiser’s final opinion of value

Financial Sales Concessions		Financial assistance paid by or on behalf of the seller as an inducement to purchase the subject property
Known Sales Concessions	20.008	
Total Sales Concessions	20.009	
Typical for Market	20.010	

Sales Contract Analysis

20.011

Sales Contract Exhibits

20.012.1 | 20.012.2

Prior Sale and Transfer History

Subject Transfer History

Prior sales and/or transfers of the subject property (minimum 3 year look back)

Prior Sales or Transfers	21.000
Data Source	21.001

Transfer Terms	Date	Amount	Data Source
21.002	21.003	21.004	21.005

Analysis of Prior Sale and Transfer History of Subject Property 21.006

Comparable Transfer History

Prior sales and/or transfers of the comparable properties from the 'Sales Comparison Approach' section (minimum 1 year look back)





#	Transfer Terms	Date	Amount	Data Source
21.007	21.008	21.009	21.010	21.011

Analysis of Prior Sale and Transfer History of Comparable Sales 21.012

Prior Sale and Transfer History Exhibits

21.013.1 | 21.013.2

Sales Comparison Approach

Subject Property		Comparable # 22.01.16		Comparable #		Comparable #	
General Information							
Property Address	22.01.01	22.01.17					
	<div>22.01.01.1</div> <div></div>	<div>22.01.17.1</div> <div></div>	<div></div>	<div></div>			
Data Source		22.01.18					
Proximity to Subject		22.01.19					
List Price	22.01.02	22.01.20					
Listing Status	22.01.03	22.01.21					
Contract Price	22.01.04	22.01.22					
Sale Price		22.01.23					
Transfer Terms		22.01.24	22.01.25	\$	\$		\$
Financing Type		22.01.26	22.01.27	\$	\$		\$
Sales Concessions	22.01.05	22.01.28	22.01.29	\$	\$		\$
Contract Date	22.01.06	22.01.30	22.01.31	\$	\$		\$
Sale Date		22.01.32	22.01.33	\$	\$		\$
Days on Market	22.01.07	22.01.34					
Sale to List Price Ratio		22.01.35	22.01.36	\$	\$		\$
Attached/Detached	22.01.08	22.01.37	22.01.38	\$	\$		\$
Property Rights Appraised	22.01.09	22.01.39	22.01.40	\$	\$		\$
Annual Ground Rent	22.01.10	22.01.41					
Native American Lands	22.01.11	22.01.42	22.01.43	\$	\$		\$
All Rights Included	22.01.12	22.01.44	22.01.45	\$	\$		\$
Rights Not Included	22.01.13	22.01.46					
Same Builder as Subject		22.01.47					
22.01.14	22.01.15	22.01.48	22.01.49	\$	\$		\$

Project Information			22.02.05	\$		\$		\$
Project Name Same Project as Subject	22.02.01	22.02.06						
Monthly Fee	22.02.02	22.02.07						
Common Amenities/Services	22.02.03	22.02.08						
Special Assessments	22.02.04	22.02.09						

Site							
Site Owned in Common	22.03.01	22.03.18	22.03.19	\$	\$		\$
Site Size	22.03.02	22.03.20	22.03.21	\$	\$		\$
Neighborhood Name	22.03.03	22.03.22	22.03.23	\$	\$		\$
Zoning Compliance	22.03.04	22.03.24	22.03.25	\$	\$		\$
Hazard Zone	22.03.05	22.03.26	22.03.27	\$	\$		\$
Primary Access	22.03.06	22.03.28	22.03.29	\$	\$		\$
Street Type Surface	22.03.07	22.03.30	22.03.31	\$	\$		\$
Property Restriction	22.03.08	22.03.32	22.03.33	\$	\$		\$
Easement	22.03.09	22.03.34	22.03.35	\$	\$		\$
Topography	22.03.10	22.03.36	22.03.37	\$	\$		\$
Drainage	22.03.11	22.03.38	22.03.39	\$	\$		\$
Site Characteristics	22.03.12	22.03.40	22.03.41	\$	\$		\$
Site Influence (Location)	22.03.13	22.03.42	22.03.43	\$	\$		\$
Apparent Environmental Conditions	22.03.14	22.03.44	22.03.45	\$	\$		\$
View Range	22.03.15	22.03.46	22.03.47	\$	\$		\$
22.03.16	22.03.17	22.03.48	22.03.49	\$	\$		\$

Water Frontage with Private Access			22.04.05	\$		\$		\$
Water Frontage	22.04.01	22.04.06						
Permanent Waterfront Feature	22.04.02	22.04.07						
Right to Build	22.04.03	22.04.08						
Total Linear Measurement	22.04.04	22.04.09						

	Subject Property	Comparable #		Comparable #		Comparable #	
Property Address							
Dwelling(s)							
Year Built	22.05.02	22.05.21	22.05.22	\$	\$		\$
Structure Design	22.05.03	22.05.23	22.05.24	\$	\$		\$
Gross Building Finished Area	22.05.04	22.05.25	22.05.26	\$	\$		\$
Noncontinuous Finished Area	22.05.05	22.05.27	22.05.28	\$	\$		\$
Townhouse End Unit	22.05.06	22.05.29	22.05.30	\$	\$		\$
Townhouse Back to Back	22.05.07	22.05.31	22.05.32	\$	\$		\$
Townhouse Location	22.05.08	22.05.33	22.05.34	\$	\$		\$
Construction Method	22.05.09	22.05.35	22.05.36	\$	\$		\$
Manufactured Home Width	22.05.10	22.05.37	22.05.38	\$	\$		\$
Dwelling Style	22.05.11	22.05.39	22.05.40	\$	\$		\$
Total Dwelling Volume	22.05.12	22.05.41	22.05.42	\$	\$		\$
Window Surface Area	22.05.13	22.05.43	22.05.44	\$	\$		\$
Functional Issues	22.05.14	22.05.45	22.05.46	\$	\$		\$
Disaster Mitigation	22.05.15	22.05.47	22.05.48	\$	\$		\$
Heating	22.05.16	22.05.49	22.05.50	\$	\$		\$
Cooling	22.05.17	22.05.51	22.05.52	\$	\$		\$
22.05.18	22.05.19	22.05.53	22.05.54	\$	\$		\$

Energy Efficient and Green Features		22.06.04	\$	\$	\$
Renewable Energy Component	22.06.01	22.06.05			
Building Certification	22.06.02	22.06.06			
Efficiency Rating	22.06.03	22.06.07			

Unit(s)							
Structure ID Unit ID	22.07.01	22.07.17					
Location of ADU	22.07.02	22.07.18	22.07.19	\$	\$		\$
Floor Number	22.07.03	22.07.20	22.07.21	\$	\$		\$
Corner Unit	22.07.04	22.07.22	22.07.23	\$	\$		\$
Levels in Unit	22.07.05	22.07.24	22.07.25	\$	\$		\$
Bedrooms	22.07.06	22.07.26	22.07.27	\$	\$		\$
Baths - Full Half	22.07.07	22.07.28	22.07.29	\$	\$		\$
Finished Area Above Grade	22.07.08	22.07.30	22.07.31	\$	\$		\$
Finished Area Above Grade (Nonstandard)	22.07.09	22.07.32	22.07.33	\$	\$		\$
Unfinished Area Above Grade	22.07.10	22.07.34	22.07.35	\$	\$		\$
Finished Area Below Grade	22.07.11	22.07.36	22.07.37	\$	\$		\$
Finished Area Below Grade (Nonstandard)	22.07.12	22.07.38	22.07.39				
Unfinished Area Below Grade	22.07.13	22.07.40	22.07.41	\$	\$		\$
Features for Individuals w/Disabilities	22.07.14	22.07.42	22.07.43	\$	\$		\$
22.07.15	22.07.16	22.07.44	22.07.45	\$	\$		\$

Quality and Condition (Ratings: 1-6, 1 is highest)							
Exterior Quality and Condition							
Structure ID	22.08.01	22.08.16					
Quality	22.08.02	22.08.17					
Exterior Walls and Trim	22.08.03	22.08.18					
Foundation	22.08.04	22.08.19					
Roof	22.08.05	22.08.20					
Windows	22.08.06	22.08.21					
22.08.07	22.08.08	22.08.22					
Condition	22.08.09	22.08.23					
Exterior Walls and Trim	22.08.10	22.08.24					
Foundation	22.08.11	22.08.25					
Roof	22.08.12	22.08.26					
Windows	22.08.13	22.08.27					
22.08.14	22.08.15	22.08.28					

	Subject Property	Comparable #	Comparable #	Comparable #
Property Address				
Interior Quality and Condition				
Structure ID Unit ID	22.09.02	22.09.18		
Quality	22.09.03	22.09.19		
Kitchen	22.09.04	22.09.20		
Overall Bathrooms	22.09.05	22.09.21		
Overall Flooring	22.09.06	22.09.22		
Walls and Ceiling	22.09.07	22.09.23		
22.09.08	22.09.09	22.09.24		
Condition	22.09.10	22.09.25		
Kitchen	22.09.11	22.09.26		
Overall Bathrooms	22.09.12	22.09.27		
Overall Flooring	22.09.13	22.09.28		
Walls and Ceiling	22.09.14	22.09.29		
22.09.15	22.09.16	22.09.30		
ADU Interior Quality and Condition				
Location of ADU	22.10.01	22.10.16		
Quality	22.10.02	22.10.17		
Kitchen	22.10.03	22.10.18		
Overall Bathrooms	22.10.04	22.10.19		
Overall Flooring	22.10.05	22.10.20		
Walls and Ceiling	22.10.06	22.10.21		
22.10.07	22.10.08	22.10.22		
Condition	22.10.09	22.10.23		
Kitchen	22.10.10	22.10.24		
Overall Bathrooms	22.10.11	22.10.25		
Overall Flooring	22.10.12	22.10.26		
Walls and Ceiling	22.10.13	22.10.27		
22.10.14	22.10.15	22.10.28		

Overall Quality and Condition (Ratings: 1-6, 1 is highest)							
Quality	22.11.01	22.11.03	22.11.04	\$		\$	\$
Condition	22.11.02	22.11.05	22.11.06	\$		\$	\$

Property Amenities							
Outdoor Accessories	22.12.01	22.12.06	22.12.07	\$		\$	\$
Outdoor Living	22.12.02	22.12.08	22.12.09	\$		\$	\$
Water Features	22.12.03	22.12.10	22.12.11	\$		\$	\$
Whole Home	22.12.04	22.12.12	22.12.13	\$		\$	\$
Miscellaneous	22.12.05	22.12.14	22.12.15	\$		\$	\$

Vehicle Storage			22.13.04	\$		\$	\$
Type Spaces Detail	22.13.01	22.13.05					
22.13.02	22.13.03	22.13.06					

Outbuilding (ADU and vehicle storage are not included in Finished Area, Unfinished Area, or room counts)							
Outbuilding Type	22.14.01	22.14.14	22.14.15	\$		\$	\$
Gross Building Area	22.14.02	22.14.16					
Finished Area	22.14.03	22.14.17					
Unfinished Area	22.14.04	22.14.18					
Structure Volume	22.14.05	22.14.19					
Baths - Full	22.14.06	22.14.20					
Baths - Half	22.14.07	22.14.21					
Kitchens	22.14.08	22.14.22					
Heating	22.14.09	22.14.23					
Cooling	22.14.10	22.14.24					
Utilities	22.14.11	22.14.25					
22.14.12	22.14.13	22.14.26					

	Subject Property		Comparable #		Comparable #		Comparable #	
Property Address								
Summary								
List Price	22.15.02	\$	22.15.05	\$		\$		\$
Contract Price	22.15.03	\$	22.15.06	\$		\$		\$
Sale Price			22.15.07	\$		\$		\$
Net Adjustment Total			22.15.08	\$		\$		\$
Adjusted Price Per Unit			22.15.09	\$		\$		\$
Adjusted Price Per Bedroom			22.15.10	\$		\$		\$
Price Per Gross Building Finished Area			22.15.11	\$		\$		\$
Price Per Finished Area Above Grade			22.15.12	\$		\$		\$
Adjusted Price			22.15.13	\$		\$		\$
Comparable Weight			22.15.14					
Indicated Value by Sales Comparison Approach								
Indicated Value	22.15.15	\$						

Reconciliation of Sales Comparison Approach




22.16.01

Additional Properties Analyzed Not Used					
#	Property Address	Sale Date	Status	Reason Not Used	Comment
22.17.01	22.17.02	22.17.03	22.17.04	22.17.05	22.17.06

Sales Comparison Map

22.18.01.1

Sales Comparison Approach Exhibits

<div>Comparable # 22.01.16</div> <div>22.01.16.1 22.01.16.2</div> <div></div>	<div>Comparable #</div> <div></div>
<div>Comparable #</div> <div></div>	

Rental Information

Rent Schedule







Subject Property Rental Information

	Currently Rented	Occupancy	Monthly Rent	Month-to-Month	Lease Start	Rent Control	Rent Concessions	Utilities/ Services Included	Furnished	
[Unit Identifier]	23.01.01	23.01.02	23.01.03	23.01.04	23.01.05	23.01.06	23.01.07	23.01.08	23.01.09	23.01.10

Description of Rent Control and Impact to Value/Marketability 23.01.11

Actual Income (Monthly)			Opinion of Market Income (Monthly)		
Rent			Rent		
[Unit Identifier]	23.01.12	23.01.13	[Unit Identifier]	23.01.19	23.01.20
	Subtotal	23.01.14		Subtotal	23.01.21
Other Real Property Rental Income			Other Real Property Rental Income		
	23.01.15	23.01.16		23.01.22	23.01.23
	Subtotal	23.01.17		Subtotal	23.01.24
	Total	23.01.18		Total	23.01.25

Comparable Rental Properties

					
23.02.01.1	23.02.03.1				
Subject Property 23.02.01	Comparable # 23.02.02 23.02.03	Comparable #	Comparable #	Comparable #	Comparable #
	Data Source: 23.02.04	Data Source:	Data Source:	Data Source:	Data Source:
	Lease Start Date: 23.02.05	Lease Start Date:	Lease Start Date:	Lease Start Date:	Lease Start Date:
	Actual Rent: 23.02.06	Actual Rent:	Actual Rent:	Actual Rent:	Actual Rent:

Comparable Rental Analysis






	Subject	Comparables			Subject	Comparables		
	23.03.01[Unit Identifier]	#	23.03.24	#	[Unit Identifier]	#	#	#
Proximity to Subject		23.03.25						
Neighborhood Name	23.03.02	23.03.26						
Project Name	23.03.03	23.03.27						
Project Common Amenities/Services	23.03.04	23.03.28						
Site Influence	23.03.05	23.03.29						
View from Unit	23.03.06	23.03.30						
Floor Number	23.03.07	23.03.31						
Site Size	23.03.08	23.03.32						
Grade Level	23.03.09	23.03.33						
Interior Condition	23.03.10	23.03.34						
Bedrooms	23.03.11	23.03.35						
Baths - Full Half	23.03.12	23.03.36						
Finished Area	23.03.13	23.03.37						
Furnished	23.03.14	23.03.38						
Utilities/Services Included	23.03.15	23.03.39						
Rent Control	23.03.16	23.03.40						
Rent Concessions	23.03.17	23.03.41						
Vehicle Storage Spaces	23.03.18	23.03.42						
23.03.19	23.03.20	23.03.43						
Summary								
Rent Per Finished Area	23.03.21	23.03.44						
Actual Rent	23.03.22	23.03.45						
Overall Comparison to Subject		23.03.46						
Adjusted Rent		23.03.47						
Opinion of Market Rent	23.03.23							
Comparable Weight		23.03.48						

	Subject	Comparables			Subject	Comparables		
	[Unit Identifier]	#	#	#	[Unit Identifier]	#	#	#
Proximity to Subject								
Neighborhood Name								
Project Name								
Project Common Amenities/Services								
Site Influence								
View from Unit								
Floor Number								
Site Size								
Grade Level								
Interior Condition								
Bedrooms								
Baths - Full Half								
Finished Area								
Furnished								
Utilities/Services Included								
Rent Control								
Rent Concessions								
Vehicle Storage Spaces								
Summary								
Rent Per Finished Area								
Actual Rent								
Overall Comparison to Subject								
Adjusted Rent								
Opinion of Market Rent								
Comparable Weight								

Rental Analysis Commentary





23.04.01

Rental Information Exhibits

<div>Comparable # 23.05.03</div> <div>23.02.03.1 23.02.03.2</div> <div></div>	<div>Comparable #</div> <div></div>
<div>Comparable #</div> <div></div>	<div>Comparable #</div> <div></div>
<div>Comparable #</div> <div></div>	<div>23.05.01.1 23.05.01.2</div> <div>23.05.02.1 23.05.02.2</div>

Income Approach

Gross Rent Multiplier Comparables

	Subject Property	Comparable # 24.008	Comparable #	Comparable #
Property Address	24.000  24.000.1	24.009  24.009.1		
Data Source		24.010		
Proximity to Subject		24.011		
Units Excluding ADUs	24.001	24.012		
Accessory Dwelling Units	24.002	24.013		
Gross Building Finished Area	24.003	24.014		
Rent Control	24.004	24.015		
24.005	24.006	24.016		
Sale Price		24.017		
Sale Date		24.018		
Gross Monthly Rent	24.007	24.019		
Gross Rent Multiplier		24.020		
Comparable Weight		24.021		



Indicated Value by Income Approach

Total Monthly Market Rent	×	Gross Rent Multiplier	=	Indicated Value by Income Approach
24.022		24.023		24.024

Income Approach Commentary

24.025

Income Approach Exhibits

Comparable # 24.008 24.009.1 24.009.2 	Comparable # 
Comparable # 	24.026.1 24.026.2 24.027.1 24.027.2

Cost Approach

Indicated Value by Cost Approach		25.000
Depreciated Cost of Dwellings		25.001
Depreciated Cost of Outbuildings		25.002
As Is Value of Site Improvements		25.003
Opinion of Site Value		25.004

Depreciated Cost - Dwelling - [Structure Identifier]		25.005
25.006	25.007 @ 25.008	25.009
Physical Depreciation	25.010	25.011
Functional Depreciation	25.012	25.013
External Depreciation	25.014	25.015
Total Depreciation		25.016
Manufactured Home Delivery, Installation, and Set Up		25.017
Total		25.018
Remaining Economic Life		25.019
Effective Age		25.020
Commentary on Remaining Economic Life		25.021
Commentary on Effective Age		25.022

Depreciated Cost - Outbuilding - [Outbuilding Type]		25.023
25.024	25.025 @ 25.026	25.027
Physical Depreciation	25.028	25.029
Functional Depreciation	25.030	25.031
External Depreciation	25.032	25.033
Total Depreciation		25.034
Manufactured Home Delivery, Installation, and Set Up		25.035
Total		25.036

As Is Value of Site Improvements		
Description		Amount
25.037		25.038
		Total 25.039

Site Value	
Primary Site Valuation Method	25.040
Opinion of Site Value	
	25.041

Land Comparables							
#	Address	County	Data Source	Assessor Parcel Number (APN)	Site Size	Sale Date	Price
25.042	25.043	25.044	25.045	25.046	25.047	25.048	25.049

Reconciliation of Site Value 25.050

General Description	
Cost Type	25.051
Cost Data Source	25.052
Quality Rating	25.053
Effective Date	25.054
Cost Method	25.055
Depreciation Method	25.056

Cost Approach Commentary	
25.057	
Cost Approach Exhibits	

25.058.1 | 25.058.2
25.059.1

Reconciliation

Approaches to Value			
	Sales Comparison Approach	Income Approach	Cost Approach
Indicated Value	26.000	26.002	26.004
Reason for Exclusion	26.001	26.003	26.005

Appraisal Summary			
Contract Price	26.006	Reasonable Exposure Time	26.010
Opinion of Market Value	26.00726.074 (Cooperative Interest)	Effective Date of Appraisal	26.011
Pro Rata Share Calculation Method	26.008	FHA REO Insurability Level	26.012
Market Value Condition	26.009		
Final Value Condition Statement	26.013		
The market value represents the cooperative interest. The cooperative interest is the equity portion that is over and above the pro rata share of the blanket mortgage(s). 26.075			

Client Requested Conditions			
Value Condition	Marketing or Exposure Time	Duration	Alternate Opinion of Value
26.014	26.015	26.016	26.017
Requested Condition Commentary	26.018		

Reconciliation of Market Value
26.019

Apparent Defects, Damages, Deficiencies
The items listed below represent the As Is condition as of the effective date of this report 26.020

Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action	Estimated Cost to Repair
Site					
26.021	26.022	26.023	26.024	26.025	26.026
Dwelling Exterior - [Structure Identifier] 26.027					
26.028	26.029	26.030	26.031	26.032	26.033
Unit Interior - [Structure Identifier] - [Unit Identifier] 26.034 - 26.035					
26.036	26.037	26.038	26.039	26.040	26.041
Outbuilding - [Outbuilding Type] 26.042					
26.044	26.045	26.046	26.047	26.048	26.049
Unit Interior - [Outbuilding Type] - [Unit Identifier] 26.050 - 26.051					
26.052	26.053	26.054	26.055	26.056	26.057
Vehicle Storage					
26.058	26.059	26.060	26.061	26.062	26.063
Subject Property Amenities					
26.064	26.065	26.066	26.067	26.068	26.069
				Total Cost	26.070

As Is Overall Condition Rating 26.071	Total Estimated Cost of Items
Existing condition of the property as of the effective date of this appraisal, excluding all required repairs, alterations, or inspections	Recommended for Repair 26.072

Reconciliation Exhibits
26.073.1 26.073.2

Revision History		
Revision Date	URAR Section	Description
27.000	27.001	27.002
Reconsideration of Value		
Type	27.003	Result 27.005
Date	27.004	
Reconsideration of Value Commentary 27.006		

Supplemental Information

Supplemental Information Exhibits

28.000.1 | 28.000.2

29.000 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 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 Intended Use, Intended User, and the certifications are also not permitted. However, additional Intended Use, Intended User, and 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

29.001 The scope of work for this assignment is based on the applicable assignment elements, including: the client and any other intended users, the intended use, the definition of market value that follows, the effective date, the subject property and its relevant characteristics, and the applicable assignment conditions. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property; (2) research, verify, and analyze adequate and reliable data for the subject market area including data for each comparable property reported; and (3) report his or her analyses, opinions, and conclusions in this appraisal report.

29.002 Additional Scope of Work

Additional Scope of Work cannot be contrary to the original Scope of Work.
29.003

Intended Use

29.004 The intended use of the opinions and conclusions contained in this appraisal report is for the intended user to evaluate the property that is the subject of this appraisal for a mortgage finance transaction or related activities.

29.005 The intended use of the appraisal is solely to assist FHA in assessing the risk of the Property securing the FHA-insured Mortgage (24 CFR § 200.145(b)).

29.006 Additional Intended Use

Additional Intended Use cannot be contrary to the original Intended Use.
29.007

Intended User

29.008 The intended user of this report is the lender/client.

29.009 FHA and the Mortgagee are the intended users of this report.

The USDA and any other identified lender/client are intended users of this report.

The VA is also an intended user of this report.

29.010 Additional Intended Users

Additional Intended Users cannot be contrary to the original Intended User.
29.011

Definition of Market Value

29.012 The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale with the buyer and seller each acting prudently and 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.

29.013 *Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable because 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

29.014 The appraiser assumes that the title is good and marketable unless he or she becomes aware of information to the contrary.

29.015 If the appraiser has included a sketch or floor plan in this appraisal report, it shows the approximate dimensions and is included only to assist the reader in visualizing the property and understanding the appraiser’s determination of its size.

- 29.016 The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, floor plans, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions in the data relied upon and makes no guarantees, express or implied, regarding their accuracy. If the source date is prior to the effective date of the appraisal, the appraiser assumes the property characteristics and supporting information have not changed in the interim.
- 29.017 The appraiser will not be required to 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.
- 29.018 The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that the appraiser became aware of during the development of 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 assumes 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.
- 29.019 The FHA Appraiser does not guarantee that the Property is free from defects. The appraisal establishes the value of the Property for mortgage insurance purposes only.

Certifications

Appraiser Certifications

- 29.020 The Appraiser certifies and agrees that:
- 29.021 1. I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.
- 29.022 2. I performed this assignment without bias with respect to the parties involved in this transaction, the property that is the subject of this report, or the demographics of the area where the property is located.
- 29.023 3. I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.
- 29.024 4. I did not base any part of my appraisal on the actual or perceived race, color, religion, sex (including sexual orientation or gender identity), age (other than as applicable for legally age-restricted communities), marital status, disability, familial status, or national origin of the present or prospective owners or occupants of either the subject property or properties in the area of the subject property or on any other basis prohibited by the Fair Housing Act or the Equal Credit Opportunity Act, or any other basis prohibited by law.
- 29.025 5. I stated in this appraisal report my own personal, unbiased, and professional analyses, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 29.026 6. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 29.027 7. I meet the credential requirements for this assignment as of the date of this appraisal report and have knowledge and experience in appraising this type of property in this market area.
- 29.028 8. 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.
- 29.029 9. 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.
- 29.030 10. I personally performed an onsite inspection of the interior and exterior areas of the subject property. I reported the readily observable condition of the improvements in factual, specific terms. I identified and reported any known physical deficiencies that could affect the soundness or structural integrity of the property.
10. I personally performed an inspection of the exterior areas of the subject property from at least the street. I reported the readily observable condition of the improvements in factual, specific terms. I reported any known physical deficiencies that could affect the soundness or structural integrity of the property.
10. I did not personally perform an onsite inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information data sources I considered reliable. I reported any known physical deficiencies that could affect the soundness or structural integrity of the property.
- 29.031 11. 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 transmitted.
- 29.032 12. Using information available in the normal course of business, 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.

- 29.033 13. Using information available in the normal course of business, 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.
- 29.034 14. I based my valuation on the available properties that are most similar to the subject property.
- 29.035 15. 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.
- 29.036 16. I have identified the differences between the subject and comparable properties, analyzed the market reaction to those differences, and reflected those differences in the analysis.
- 29.037 17. To the extent possible, 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.
- 29.038 18. I have taken into consideration the factors that have an impact on value with respect to the subject property, and its location, including its proximity 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.) that I became aware of during the development of 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.
- 29.039 19. 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.
- 29.040 20. 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 analyses 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).
- 29.041 21. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. No one provided significant real property appraisal assistance.
- 29.042 21. I personally prepared conclusions and opinions about the real estate that were set forth in this appraisal report. [Contact Name(s)] provided significant real property appraisal assistance in the development of this report. I certify that any individual so named is qualified to perform the assistance.
- 29.043 22. 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.
- 29.044 23. 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.
- 29.045 24. I am aware that any disclosure or distribution of this appraisal report or any of its contents by me or by 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.
- 29.046 25. 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. Any of the foregoing persons or entities who receive this appraisal report may choose to store, copy, reproduce, analyze, use and distribute the data in the appraisal report for internal or external purposes without having to obtain the appraiser’s or supervisory appraiser’s (if applicable) consent. 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). A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.
- 29.047 26. 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 choose to rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties. A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.
- 29.048 27. If this 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 report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.
- 29.049 28. 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.
- 29.050 29. I have not performed any service regarding the subject property within the three years preceding the agreement to perform this assignment.

29. I have performed services regarding the subject property within the three years preceding the agreement to perform this assignment.

29.051 Description of Prior Services:

29.052 Additional Appraiser Certifications

Additional Appraiser Certifications cannot be contrary to the original Appraiser Certifications.

1. 29.053

29.054 Supervisory Appraiser Certifications

29.055 The Supervisory Appraiser certifies and agrees that:

29.056 1. I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.

29.057 2. I performed this assignment without bias with respect to the parties involved in this transaction, the property that is the subject of this report, or the demographics of the area where the property is located.

29.058 3. I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.

29.059 4. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser’s analyses, opinions, statements, conclusions, and the appraiser’s certification.

29.060 5. The assignment information regarding the scope of inspection by the Supervisory Appraiser is correct.

29.071 6. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser’s analyses, opinions, statements, conclusions, and the appraiser’s certification.

29.072 7. The appraiser identified in this appraisal report is either a subcontractor 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 law.

29.073 8. 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 transmitted.

29.074 9. If this 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 report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.

29.061 Additional Supervisory Appraiser Certifications

Additional Supervisory Appraiser Certifications cannot be contrary to the original Supervisory Appraiser Certifications.

1. 29.062

Signature

[Role] 29.063

29.064

29.066

[Contact Name] 29.065

Date of Signature and Report

Level 29.067

ID 29.068

State 29.069

Expires 29.070