

Uniform Appraisal Dataset (UAD) Specification

Issued by Fannie Mae and Freddie Mac

Appendix E-1: Report Style Guide Supplement – URAR with Codes

Document Version 1.3

June 10, 2025

Revision History

Date	Version #	Report Section	Change #	Revision Description
6/10/2025	1.3	Outbuilding	2025-055	Updated display of Heating and Cooling checkboxes in Outbuilding section to align with Style Guide
9/17/2024	1.2	Footer	2024-028	Updated date in Footer to September 2024
		Market	2024-024	Deleted Property Value Trend
		Revision History	2024-043	Added the Reconsideration of Value subsection
12/12/2023	1.1	Footer	2023-061	Updated date in Footer to December 2023
		Market	2023-001	Removed the “Under Review” watermark
			2023-031	Deleted Subject Conforms to Surrounding Area, Reason, and Description fields Changed report label to Market Area Boundary
		Certifications and Scope of Work	2023-003	Updated predefined text for Appraiser Certifications 18, 24, and 25, and all Supervisory Appraiser Certifications Clarified that Contact Name(s) displays for Appraiser Certification 21
3/29/2023	1.0			Initial Publication

Introduction

The Report Style Guide Supplements are a visual guide to the Report Style Guide.

Each section of the Uniform Residential Appraisal Report (URAR), Restricted Appraisal Update Report, and Completion Report is provided with codes in the Report Style Guide. Codes are the specific type face, placement, and visual treatment that must be applied for each component within the sections.

Appendix E Supplements are as follows:

- Appendix E-1: URAR with Codes
- Appendix E-2: Restricted Appraisal Update Report with Codes
- Appendix E-3: Completion Report with Codes

TITLE

Uniform Residential Appraisal Report

TITLE-ADD DRESS]

SUM-HD

SUMMARY

TXR-B	Opinion of Market Value	(Cooperative Interest)	TXR-B	Market Value Condition
TXC-B	Final Value Condition Statement			
TXR-B	Effective Date of Appraisal		TXR-B	Property Valuation Method
	Assignment Reason		TXR-B	Appraiser Name
	Borrower Name			
	Current Owner of Public Record			
	Contract Price			
TXR-B	Listing Status			

H1	Property Description			
TXR-B	Construction Method		TXR-B	Overall Quality
TXR-B	Attachment Type		TXR-B	Overall Condition
TXR-B	Structure Design			
		Y/N	Yes	No
CK1	Planned Unit Development (PUD)		<input type="checkbox"/>	<input type="checkbox"/>
	Condominium		<input type="checkbox"/>	<input type="checkbox"/>
	Cooperative		<input type="checkbox"/>	<input type="checkbox"/>
	Condop		<input type="checkbox"/>	<input type="checkbox"/>
	Observed Project Deficiencies		<input type="checkbox"/>	<input type="checkbox"/>
CK1	Subject Site Owned in Common		<input type="checkbox"/>	<input type="checkbox"/>
TXR-B	Units Excluding ADUs			
TXR-B	Accessory Dwelling Units			
TXR-B	Property Rights Appraised			
		Y/N	Yes	No
CK1	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?		<input type="checkbox"/>	<input type="checkbox"/>
TXR-B	Property Restriction			
TXR-B	Encroachment			
	Zoning Compliance			
	HUD Data Plate Attached			
TXR-B	HUD Label Present for All Sections			

H1

Apparent Defects, Damages, Deficiencies Requiring Action

TXC-I

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

TCH	Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action	Estimated Cost to Repair
TB_sub-H1						
TB						
TB_sub-H1	lling Exterior - [Structure Identifier]					
TB						
TB_sub-H1	Interior - [Structure Identifier] - [Unit Identifier]					
TB						
TB_sub-H1	uilding - [Outbuilding Type]					
TB						
TB_sub-H1	Interior - [Outbuilding Type] - [Unit Identifier]					
TB						
TB_sub-H1	icle Storage					
TB						
TB_sub-H1	ect Property Amenities					
TB						
					TB_sub-H1-R	Total Cost

TXR-B	As Is Overall Condition Rating	TXR-B	Total Estimated Cost of Items
TXC-I1	Existing condition of the property as of the effective date of this appraisal, excluding all required repairs, alterations, or inspections		Recommended for Repair

TXC-I

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

TABAssignment Information

TXR-B

Assignment Reason

TXR-B

Property Valuation Method

TXR-B

Borrower Name

TXR-B

Current Owner of Public Record

TXR-B

Seller Name

CK1

Was a Property Data Report used in lieu of an Inspection?

TXR-B

Appraiser Fee

TXR-B

Investor Requested Special Identification

TXR-B

AMC Fee

TXR-B

Government Agency

Y/N

Yes

No

H1Contact Information

H2[Role]/[Role]

TXR-I

Company Name

TXR-I

Company Address

TX-B

Credentials

TXR-I

ID

State

Expires

H2Appraiser

TXR-I

Name

TXR-I

Designation

TXR-I

Company Name

TXR-I

Company Address

TX-B

Credentials

TXR-I

Level

ID

State

Expires

TX-B

Scope of Inspection by Appraiser

TXR-I

Subject Property Inspection

TXR-II

Exterior

TXR-II

Interior

TXR-II

Inspection Date

TXR-I

VA Appraiser ID

TXR-B

FHA Appraiser ID

TXR-B

Employment Type

H2Supervisory Appraiser

TXR-I

Name

TXR-I

Designation

TXR-I

Company Name

TXR-I

Company Address

TX-B

Credentials

TXR-I

Level

ID

State

Expires

TX-B

Scope of Inspection by Supervisory Appraiser

TXR-I

Subject Property Inspection

TXR-II

Exterior

TXR-II

Interior

TXR-II

Inspection Date

TXR-I

VA Appraiser ID

TXR-B

FHA Appraiser ID

TXR-B

Employment Type

H2Significant Real Property Appraisal Assistance

TXR-I

Name

TX-B

Credentials

TXR-I

Level

ID

State

Expires

TXC-BDescription

H2Property Data Report

TXR-I

Name

Occupation

Company Name

Company Address

Reference ID

TXR-I

Subject Property Inspection

TXR-II

Exterior

TXR-II

Interior

TXR-II

Inspection Date

H1Assignment Information and Scope of Work Commentary

TXC

H1Assignment Information Exhibits

FTR-L

Appraisal Version #

Fannie Mae | Freddie Mac
September 2024

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

FTR-R

TAB

Subject Property

TXR-B

Physical Address

TXR-B

Attachment Type

TXR-B

Alternate Physical Address

TXR-B

Units Excluding ADUs

TXR-B

County

TXR-B

Accessory Dwelling Units

TXR-B

Neighborhood Name

TXR-B

Dwellings Containing Units

Y/N

Yes

No

TXR-B

Special Tax Assessments

CK1

Planned Unit Development (PUD)

TXC-B1

Description of Special Tax Assessments and Impact to Value/Marketability

CK1

Condominium

CK1

Cooperative

CK1

Condop

CK1

Property on Native American Lands

CK1

Subject Site Owned in Common

CK1

Homeowner Responsible for all Exterior Maintenance of Dwelling(s)

CK1

New Construction

CK1

Construction Stage

H1

Ownership Rights

TXR-B

Property Rights Appraised

TXR-B

All Rights Included in Appraisal

TXR-I

Community Land Trust

TXR-I

Rights Not Included

TXR-I

Native American Lands

TXR-B

Mineral Rights Leased

TXR-B

Ground Rent Annual Amount

TXC-B1

Description of Rights Not Included

TXR-I

Renewable

TXR-I

Term

TXR-I

Expires

TXC-B1

Description of Ground Rent and Impact to Value/Marketability

H1

Legal Description

TXC

Subject Property Commentary

H1

Subject Property Exhibits

TAB

Site

TXR-B

Total Site Size

TXR-B

Dimensions

TXR-B

Number of Parcels

TXR-I

Contiguous

TXR-I

Elements Dividing Parcels

TCH

TB

Assessor Parcel Number (APN)

APN Description

Parcel Size

TXR-B

Zoning

TXR-I

Compliance

TXR-I

Classification Code

TXR-I

Classification Code Description

TXR-I

Reasons Illegal

TXR-I

Impact

TXR-I

Rebuildable to Current

TXR-I

Density/Use

TXC-B1

Description of Zoning Compliance

TXR-B

Property Use

TXR-I

Primarily Residential

TXR-I

Residential Use

TXR-I

Non-Residential Use

TXR-I

Non-Residential Modification

TXC-B1

Description of Non-Residential Use/Modification

TXR-B

Property Access

TXR-I

Primary Access

TXR-I

Street Type and Surface

TXR-I

Known Maintenance Agreement

TXR-I

Typical for Market

TXC-B1

Description of Property Access

H1

Site Influence

TCH

TB

Influence

Proximity

Detail

Impact

Comment

TXC-B

Site Influence Commentary

H2

Water Frontage with Private Access

TXR-B

Total Linear Measurement

TXR-B

Permanent Waterfront Feature

TXR-I

Right to Build

TCH

TB

Frontage

Name

Waterfront Access Rights

Access Depth

TXC-B

Water Frontage Commentary

H1

View and Impact to Value/Marketability

TCH

TB

View

Range of View

Impact

TXC-B

View Commentary

H1

Site Features and Impact to Value/Marketability

TCH

TB

Feature

Detail

Impact

Comment

Non-Residential Property Use

Hazard Zone

Property Restriction

Easement

Encroachment

Site Characteristic

TXC-B

Site Features Commentary

H1

Utilities and Impact to Value/Marketability

TXR-B

Broadband Internet Available

TXR-B

Dwelling/Improvement within Utility Easement

TCH

TB

Public

Private

Detail

Private Utility Impact

Comment

Electricity

Gas

Sanitary Sewer

Water

TB

H1

Apparent Defects, Damages, Deficiencies (Site)

TXC-I

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

TCH TB	Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action

H1

Site Valuation Methodology

TXR-B

Opinion of Site Value

TXR-B

Primary Site Valuation Method

TCH TB	#	Address	County	Data Source	Assessor Parcel Number (APN)	Site Size	Sale Date	Price

TXC-B

Reconciliation of Site Value

H1

Site Commentary

H1

Site Exhibits

TAB

Disaster Mitigation

TXR-B

Mitigation Feature

H1

Disaster Mitigation Commentary

TXC

H1

Disaster Mitigation Exhibits

TAB	Energy Efficient and Green Features				
TXR-B	Known Renewable Energy Components				
TCH	Renewable Energy Component	Ownership	Financing Arrangement		
TB					
TXR-B	Known Building Certifications				
TCH	Building Certification Organization	Certification	Year	Version	Rating
TB					
TXR-B	Known Efficiency Ratings				
TCH	Green/Energy Efficiency Rating Organization	Rating	Score		
TB					

H1	Energy Efficient and Green Features Impact to Value/Marketability				
TXR-B	Impact to Value/Marketability				
TXC-B	Description				

H1	Energy Efficient and Green Features Commentary				
TXC					
H1	Energy Efficient and Green Features Exhibits				

TAB

Sketch

TXC-I

Sketch or Floor Plan Not Available

TXR-B

Measurement Standard

H1

Sketch Commentary

TXC

TAB Dwelling Exterior - [Structure Identifier]

TXR-B	Subject Property Units in
	Structure
	Structure Design
	Floors in Building
	Dwelling Style
	Front Door Elevation
	Townhouse End Unit
	Townhouse Back to Back
	Units Above or Below
	Townhouse Location
	Year Built
	Construction Method
	Converted Area
	Converted Area and Similarity
	to Rest of Living Area
	Factory Built Certification
	Structure Volume
	Window Surface Area
	Attic
	Remaining Economic Life
TXR-B	Effective Age

TXC-B Commentary on Remaining Economic Life

TXC-B Commentary on Effective Age

H1 Quality and Condition

TXR-B Exterior Quality RatingTXR-B Exterior Condition Rating

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

H2 Exterior Features

TCH	Feature	Detail	Quality Comment	Condition Status	Condition Comment
TB	Exterior Walls and Trim				
	Foundation				
	Roof				
	Windows				
TB					

H1 Noncontinuous Finished Area

TXC-I The table below depicts any finished area that is attached to the dwelling but separate and not directly accessible from any unit

TCH	Finish	Total Area	Room Summary
TB	Finished		

H1 Mechanical System Details

TCH	System		Detail		<div>Y/N</div>	Yes	No
TB	Heating		CK1	Core Heating System Below Grade		<input type="checkbox"/>	<input type="checkbox"/>
TB	Cooling		TXR-B	Other Mechanical Systems			

H1 Apparent Defects, Damages, Deficiencies (Dwelling Exterior - [Structure Identifier])

TXC-I The items listed below represent the As Is condition as of the effective date of this report

TCH	Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
TB					

H1 Dwelling Exterior Commentary

TXC

H1 Dwelling Exterior Exhibits

TAB

Manufactured Home

TXR-B

Manufacturer Name

TXR-B

Year Installed

TXR-B

Moved Since Original Installation

TXR-B

Attached to Permanent Foundation

TXR-B

Towing Hitch, Wheels, Axles Removed

TXR-B

Manufactured Home Width

TXR-B

Skirting

CK

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

Yes

No

Y/N

TXR-B

Modification, Attachment, or Addition

TXC-B

Description of Modification, Attachment, or Addition

H1

HUD Data Plate

TXR-B

HUD Data Plate Attached

TXR-B

Date of Manufacture

TXR-B

Serial Number

TXR-B

HUD Wind Zone

TXR-B

HUD Thermal Zone

TXR-B

HUD Roof Load Zone

H1

HUD Certification Label

TXR-B

Label Present for All Sections

TXR-B

HUD Certification Number

H1

Manufactured Home Certification Program

TCH

Certification

Identifier

TB

H1

Invoice Information

TXR-B

Purchased from Retailer

TXR-B

Retailer Name

TXR-B

Retailer's Invoice Reviewed

TXR-B

Manufacturer's Invoice Reviewed

TXR-B

Invoice(s) Appear Reasonable

TXC-B

Commentary on Why Invoice(s) Not Reasonable

H1

Manufactured Home Commentary

TXC

H1

Manufactured Home Exhibits

TAB

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

TXR-B

Area Breakdown

TXR-I

Finished Above Grade

TXR-I

Finished Above Grade (Nonstandard)

TXR-I

Unfinished Above Grade

TXR-I

Finished Below Grade

TXR-I

Finished Below Grade (Nonstandard)

TXR-I

Unfinished Below Grade

TXR-B

Area Data Source

TXR-B

Below Grade Finish Compared to Above

Y/N

Yes

No

☐

☐

CK1

ADU

TXR-I

Legally Rentable

TXR-II

Data Source

TXR-I

Typical for Market

TXR-I

Ingress/Egress

TXR-I

Separate Postal Address

TXR-B

Levels in Unit

TXR-B

Floor Number

TXR-B

Corner Unit

TXR-B

Occupancy

TXR-B

Utilities Separately Metered

TXR-B

Utilities Operating

TXR-B

Total Bedrooms

TXR-B

Total Bathrooms - Full

TXR-B

Total Bathrooms - Half

TXR-B

Non-Residential Use in Unit

TXR-B

Entire/Partial Living Area/Work Space

TXR-I

Allowable Work Space

H2	Level and Room Detail				
TCH	Level in Unit	Grade Level Detail	Finish	Area	Room Summary
TB					

H1

Quality and Condition

TXR-B

Interior Quality Rating

TXR-B

Interior Condition Rating

TXC-I

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

H2	Kitchen and Bathroom Details					
TCH	Room	Update Status	Time Frame	Quality Comment	Condition Status	Condition Comment
TB						

Overall Update Status for

TXR-B

Bathrooms

H2	Interior Features				
TCH	Feature	Detail	Quality Comment	Condition Status	Condition Comment
TB					

Overall Update Status for

TXR-B

Flooring

H1	Accessibility Features for Individuals with Disabilities	
TCH	Feature	Comment
TB		

H1

Apparent Defects, Damages, Deficiencies (Unit Interior - [Outbuilding Type] - [Structure Identifier] - [Unit Identifier])

TXC-I

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

TCH	Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
TB					

H1

Unit Interior Commentary

TXC

H1

Unit Interior Exhibits

TAB

Functional Obsolescence

TXR-B

Functional Issues

H1

Functional Obsolescence Commentary

TXC

H1

Functional Obsolescence Exhibits

TAB

Outbuilding - [Outbuilding Type]

TXR-B

Considered Real Property

Units in Structure

Attached to Permanent Foundation

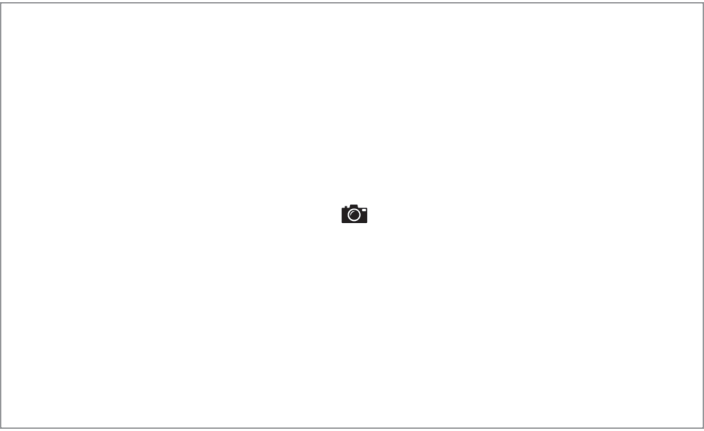
Structure Volume

TXR-B

Gross Building Area

TXC-I1

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



H1

Detail

CK1

Heating

CK1

Cooling

Y/N

Yes

☐

☐

☐

TXC-I1

The table below depicts the area of the outbuilding, excluding vehicle storage and any ADU(s)

TCH	Finish	Total Area	Room Summary
TB	inished		
TB	nfinished		

H1

Mechanical System Details

TCH	System		Detail
TB	Heating		
TB	Cooling		

TXR-B

Other Mechanical Systems

H1

Apparent Defects, Damages, Deficiencies ([Outbuilding Type])

TXC-I

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

TCH	Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
TB					

H1

Outbuilding Commentary

TXC

H1

Outbuilding Exhibits

TAB

Vehicle Storage

TCH	Storage	Number of Parking Spaces	Detail
TB			

H1

Apparent Defects, Damages, Deficiencies (Vehicle Storage)

TXC-I

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

TCH	Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
TB					

H1

Vehicle Storage Commentary

TXC

H1

Vehicle Storage Exhibits

TAB

Subject Property Amenities

TCH	Amenity Category	Subject Property Amenity	Material	Detail
TB				

H1

Apparent Defects, Damages, Deficiencies (Subject Property Amenities)

TXC-I

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

TCH	Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
TB					

H1

Subject Property Amenities Commentary

TXC

H1

Subject Property Amenities Exhibits

TAB

Overall Quality and Condition

TXR-B

Overall Quality

TXR-I

Exterior Quality - [Structure Identifier]

TXR-I

Interior Quality - [Unit Identifier]

TXR-B

Overall Condition

TXR-I

Exterior Condition - [Structure Identifier]

TXR-I

Interior Condition - [Unit Identifier]

H1

Reconciliation of Overall Quality and Condition

TXC

TAB

Highest and Best Use

TX-BI

Is the present use of the subject property ...

TXR-B

Legally Permissible

TXR-B

Financially Feasible

TXR-B

Physically Possible

TXR-B

Maximally Productive

CK

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

Yes

No

Y/N

H1

Highest and Best Use Commentary

TXC

H1

Highest and Best Use Exhibits

TAB	Market		
TXC-B	Market Area Boundary		
TXC-B	Search Criteria Description		
H1	Search Result Metrics		
TXR-B	Active Listings	TXR-B	Sales in Past __ Months
TXR-I	Median Days on Market	TXR-I	Lowest Sale Price
↕	Lowest List Price	TXR-I	Median Sale Price
	Median List Price	TXR-I	Highest Sale Price
	TXR-I	Highest List Price	TXR-B
TXR-B	Pending Sales	TXR-B	Graph
		TXR-B	Price Trend Source
TXC-B	Price Trend Analysis Commentary		
H1	Housing Trends		
TXR-B	Demand/Supply	TXR-B	Marketing Time
H1	Market Commentary		
TXC			
H1	Market Exhibits		

TAB

Project Information

Planned Unit Development (PUD)☐Condominium☐Cooperative☐Condominium Cooperative☐

CK-TAB

TXR-B

Project Name

TXR-B

Project Completeness

TXR-B

Project Information Data Source

Y/N

Yes

No

TXR-B

Total Units

CK-1I

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

☐

☐

TXR-I

Units Sold

↕

Subject Property Building Complete

☐

☐

TXR-I

Units for Sale

CK-1I

Converted in Past 3 Years

☐

☐

TXR-I

Units Rented

CK1

Ground Rent

☐

☐

TXC-B1

Reason Units Rented is Estimated

TXR-I

Annual Amount

TXR-B

Mandatory Fees (HOA, PUD, or Co-op)

TXR-I

Expires

TXR-I

Monthly Amount

TXC-B1

Description of Ground Rent

TXR-I

Common Amenities/Services Included

TXR-I

Utilities Included

Y/N

Yes

No

CK1

Observed Deficiencies

TXC-B1

Description of Deficiencies

H1

Cooperative Information

TXR-B

Shares Issued and Outstanding

TXR-B

Proprietary Lease Expires

TXR-B

Shares Attributable to Subject Property

Y/N

Yes

No

CK-H2

Project Blanket Financing

☐

☐

TXR-B

Pro Rata Share

TCH

TB

Lien Detail

First Lien

Second Lien

Third Lien

Fourth Lien

TB

Unpaid Principal Balance

TB

Line of Credit

TB

Balloon Mortgage

TB

Remaining Term

TB

Monthly Payment

TB

Interest Rate

TB

Amortization Type

TB

Pro Rata Share of Balance Attributable to Unit

H1

Project Factors and Impact to Value/Marketability

TCH

TB

Project Factor

Detail

Impact

Comment

TB

Developer/Sponsor in Control

TB

Incomplete Project

TB

Converted in Past 3 Years

TB

Single Entity Ownership of Multiple Units

TB

Single Entity Ownership of Multiple Shares

TB

Commercial Space

TB

Known Legal Actions

TB

Unit Transfer Fees

TB

Unit Special Assessments

TB

Unit Tax Abatements or Exemptions

TXC-B

Project Factors Commentary

H1

Project Information Commentary

TXC

H1

Project Information Exhibits

TAB Subject Listing Information

Current and/or relevant listings of the subject property (minimum 1 year look back)

TAB-TX

TXR-B Current or Relevant Listings

TXR-I Data Source

TCH	Listing Status	Listing Type	Listing ID	Start Date	End Date	DOM	Starting List Price	Current or Final List Price
TB								
				TB_sub-H1-R	Total DOM			

TXC-B Analysis of Subject Property Listing History

H1 Subject Listing Information Exhibits

TAB

Sales Contract

CK1

Is there a sales contract?



Was sales contract information analyzed?

CK1

Does this appear to be an arm’s length transaction?

Y/N

Yes

☐

☐

☐

TXR-B

Contract Price

TXR-B

Contract Date

TXR-B

Transfer Terms

TXR-B

Personal Property Conveyed

TXC-B1

Non-Arm’s Length Commentary

TXC-I1

Personal property is not included in the appraiser’s final opinion of value

H1

Financial Sales Concessions

Financial assistance paid by or on behalf of the seller as an inducement to purchase the subject property

H1-TX

TXR-B

Known Sales Concessions

TXR-B

Total Sales Concessions

TXR-I

Typical for Market

H1

Sales Contract Analysis

TXC

H1

Sales Contract Exhibits

TAB

Prior Sale and Transfer History

H1

Subject Transfer History

TXC-I

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

TXR-B

Prior Sales or Transfers

TXR-I

Data Source

TCH	Transfer Terms	Date	Amount	Data Source
TB				

TXC-B

Analysis of Prior Sale and Transfer History of Subject Property

H1

Comparable Transfer History

TXC-I

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

TCH	#	Transfer Terms	Date	Amount	Data Source
TB					

TXC-B

Analysis of Prior Sale and Transfer History of Comparable Sales

H1

Prior Sale and Transfer History Exhibits

TAB

Sales Comparison Approach

TCH

Subject Property

Comparable #

Comparable #

Comparable #

General Information	TB-SCA_sub-H1				
TB	Property Address				
TB	Data Source				
	Proximity to Subject				
	List Price				
	Listing Status				
	Contract Price				
	Sale Price				
	Transfer Terms		\$	\$	\$
	Financing Type		\$	\$	\$
	Sales Concessions		\$	\$	\$
	Contract Date		\$	\$	\$
	Sale Date		\$	\$	\$
	Days on Market				
	Sale to List Price Ratio		\$	\$	\$
	Attached/Detached		\$	\$	\$
TB	Property Rights Appraised		\$	\$	\$
TB-I	Annual Ground Rent				
TB	Native American Lands		\$	\$	\$
TB	All Rights Included		\$	\$	\$
TB-I	Rights Not Included				
TB	Same Builder as Subject				
TB			\$	\$	\$

Project Information	TB-SCA_sub-H1-ADJ		\$	\$	\$
TB	Project Name Same Project as Subject				
	Monthly Fee				
	Common Amenities/Services				
TB	Special Assessments				

Site	TB-SCA_sub-H1				
TB	Site Owned in Common		\$	\$	\$
	Site Size		\$	\$	\$
	Neighborhood Name		\$	\$	\$
	Zoning Compliance		\$	\$	\$
	Hazard Zone		\$	\$	\$
	Primary Access		\$	\$	\$
	Street Type Surface		\$	\$	\$
	Property Restriction		\$	\$	\$
	Easement		\$	\$	\$
	Topography		\$	\$	\$
	Drainage		\$	\$	\$
	Site Characteristics		\$	\$	\$
	Site Influence (Location)		\$	\$	\$
	Apparent Environmental Conditions		\$	\$	\$
	View Range		\$	\$	\$
TB			\$	\$	\$

Water Frontage with	TB-SCA_sub-H1-ADJ		\$	\$	\$
TB	Water Frontage				
TB	Permanent Waterfront Feature				
TB-I	Right to Build				
TB	Total Linear Measurement				

TCH	Subject Property		Comparable #		Comparable #		Comparable #	
TB	Property Address							
	Dwelling(s)	TB-SCA_sub-H1						
TB	Year Built			\$		\$		\$
	Structure Design			\$		\$		\$
	Gross Building Finished Area			\$		\$		\$
	Noncontinuous Finished Area			\$		\$		\$
	Townhouse End Unit			\$		\$		\$
	Townhouse Back to Back			\$		\$		\$
	Townhouse Location			\$		\$		\$
	Construction Method			\$		\$		\$
	Manufactured Home Width			\$		\$		\$
	Dwelling Style			\$		\$		\$
	Total Dwelling Volume			\$		\$		\$
	Window Surface Area			\$		\$		\$
	Functional Issues			\$		\$		\$
	Disaster Mitigation			\$		\$		\$
	Heating			\$		\$		\$
	Cooling			\$		\$		\$
TB				\$		\$		\$

	Energy Efficient and	TB-SCA_sub-H1-ADJ		\$		\$		\$
TB	Renewable Energy Component							
	Building Certification							
TB	Efficiency Rating							

	Unit(s)	TB-SCA_sub-H1					
TB-B	Structure ID Unit ID						
TB-B	Location of ADU			\$		\$	\$
TB	Floor Number			\$		\$	\$
	Corner Unit			\$		\$	\$
	Levels in Unit			\$		\$	\$
	Bedrooms			\$		\$	\$
	Baths - Full Half			\$		\$	\$
	Finished Area Above Grade			\$		\$	\$
	Finished Area Above Grade (Nonstandard)			\$		\$	\$
	Unfinished Area Above Grade			\$		\$	\$
	Finished Area Below Grade			\$		\$	\$
	Finished Area Below Grade (Nonstandard)						
	Unfinished Area Below Grade			\$		\$	\$
	Features for Individuals w/Disabilities			\$		\$	\$
TB				\$		\$	\$

	Quality and Condition	TB-SCA_sub-H1	guest)				
	Exterior Quality and	TB-SCA_H2					
TB-B	Structure ID						
TB-B	Quality						
TB-I	Exterior Walls and Trim						
	Foundation						
	Roof						
	Windows						
TB-I							
TB-B	Condition						
TB-I	Exterior Walls and Trim						
	Foundation						
	Roof						
	Windows						
TB-I							

TCH	Subject Property		Comparable #		Comparable #		Comparable #	
TB	Property Address							
		Interior Quality and	TB-SCA_H2					
TB-B	Structure ID Unit ID							
TB-B	Quality							
TB-I	Kitchen							
↕	Overall Bathrooms							
	Overall Flooring							
	Walls and Ceiling							
TB-I								
TB-B	Condition							
TB-I	Kitchen							
↕	Overall Bathrooms							
	Overall Flooring							
	Walls and Ceiling							
TB-I								
		ADU Interior Quality	TB-SCA_H2n					
TB-B	Location of ADU							
TB-B	Quality							
TB-I	Kitchen							
↕	Overall Bathrooms							
	Overall Flooring							
	Walls and Ceiling							
TB-I								
TB-B	Condition							
TB-I	Kitchen							
↕	Overall Bathrooms							
	Overall Flooring							
	Walls and Ceiling							
TB-I								

Overall Quality and Condition <div>TB-SCA_sub-H1</div> 1 is highest)								
TB-B	Quality				\$		\$	\$
TB-B	Condition				\$		\$	\$

Property Amenities <div>TB-SCA_sub-H1</div>								
TB	Outdoor Accessories				\$		\$	\$
		Outdoor Living			\$		\$	\$
		Water Features			\$		\$	\$
		Whole Home			\$		\$	\$
TB	Miscellaneous				\$		\$	\$

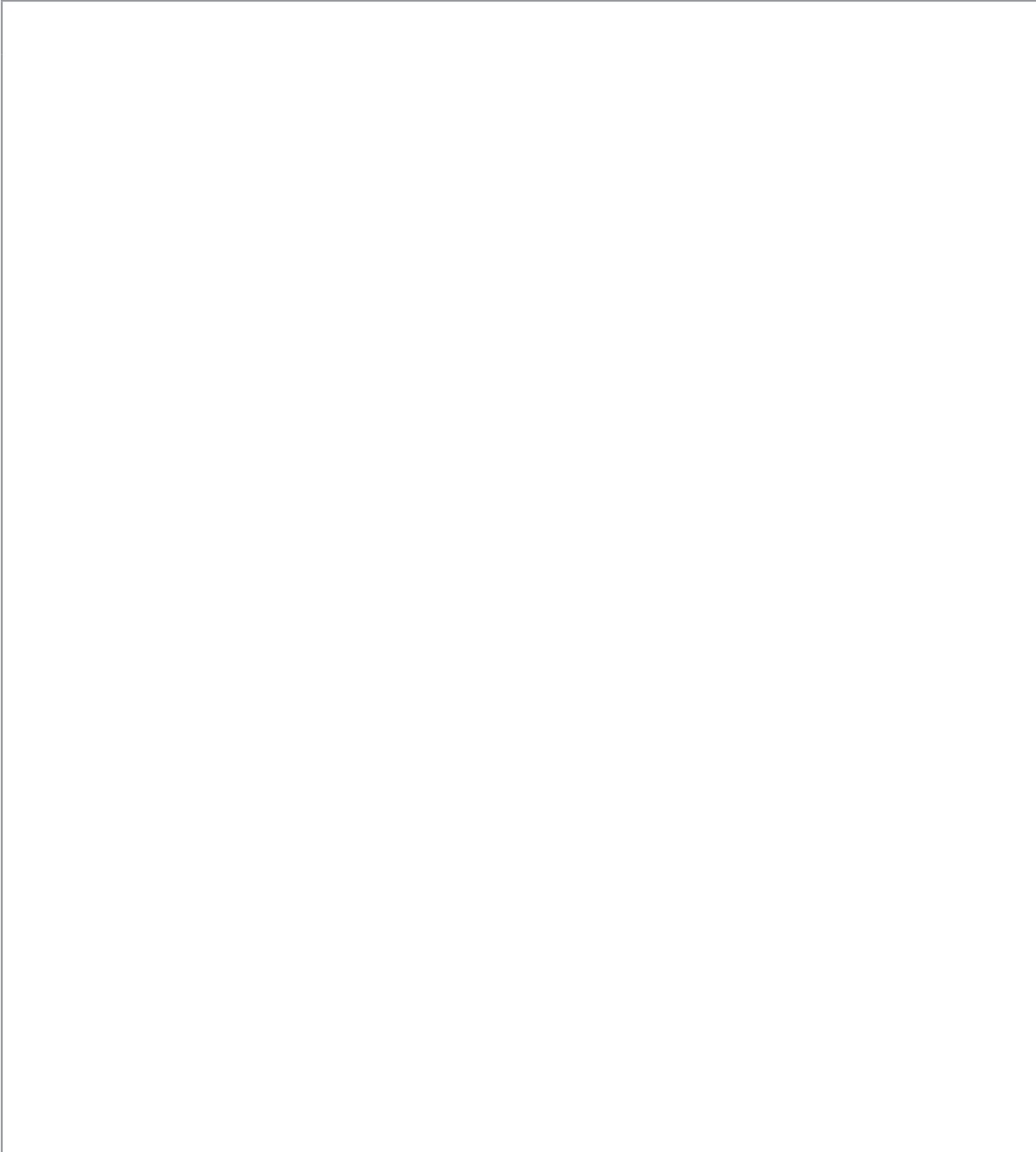
Vehicle Storage <div>TB-SCA_sub-H1-ADJ</div>								
TB	Type Spaces Detail				\$		\$	\$
TB								

Outbuilding (ADU and <div>TB-SCA_sub-H1</div> not included in Finished Area, Unfinished Area, or room counts)								
TB-B	Outbuilding Type				\$		\$	\$
TB-I	Gross Building Area							
		Finished Area						
		Unfinished Area						
		Structure Volume						
		Baths - Full						
		Baths - Half						
		Kitchens						
		Heating						
		Cooling						
		Utilities						
TB-I								

TCH	Subject Property		Comparable #		Comparable #	
TB	Property Address					
	Summary	TB-SCA_sub-H1				
TB	List Price		\$	\$	\$	\$
	Contract Price		\$	\$	\$	\$
	Sale Price			\$	\$	\$
	Net Adjustment Total			\$	\$	\$
	Adjusted Price Per Unit			\$	\$	\$
	Adjusted Price Per Bedroom			\$	\$	\$
	Price Per Gross Building Finished Area			\$	\$	\$
	Price Per Finished Area Above Grade			\$	\$	\$
	Adjusted Price			\$	\$	\$
TB	Comparable Weight					
	Indicated Value by Sales Comparison A	TB-SCA_H2				
TB	Indicated Value		\$			




H1	Reconciliation of Sales Comparison Approach					
TXC						
H1	Additional Properties Analyzed Not Used					
TCH	#	Property Address	Sale Date	Status	Reason Not Used	Comment
TB						

H1

Sales Comparison Map

H1

Sales Comparison Approach Exhibits

CAP	Comparable # <div></div>	CAP	Comparable # <div></div>
CAP	Comparable # <div></div>		

TAB

Rental Information

H1

Rent Schedule

H2

Subject Property Rental Information

TCH		Currently Rented	Occupancy	Monthly Rent	Month-to- Month	Lease Start	Rent Control	Rent Concessions	Utilities/ Services Included	Furnished
TB	[Unit Identifier]									

TXC-B

Description of Rent Control and Impact to Value/Marketability

H2-1

Actual Income *(Monthly)*

H2-1

Opinion of Market Income *(Monthly)*

TCH	Rent
TB-I	[Unit Identifier]
TB-B	Subtotal

TCH	Rent
TB-I	[Unit Identifier]
TB-B	Subtotal

TCH	Other Real Property Rental Income
TB-I	
TB-B	Subtotal
TB_sub-H1-R	Total

TCH	Other Real Property Rental Income
TB-I	
TB-B	Subtotal
TB_sub-H1-R	Total

H1

Comparable Rental Properties

TB-B	Subject Property	Comparable #	Comparable #	Comparable #	Comparable #	Comparable #
		Data Source:	Data Source:	Data Source:	Data Source:	Data Source:
		Lease Start Date:	Lease Start Date:	Lease Start Date:	Lease Start Date:	Lease Start Date:
		Actual Rent:	Actual Rent:	Actual Rent:	Actual Rent:	Actual Rent:

H1

Comparable Rental Analysis

TCH

Subject
[Unit
Identifier]

Comparables

Subject
[Unit
Identifier]

Comparables

TCH

TB

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

#

#

#

#

#

#

TB

Summary

TB-SCA_H2

TB-B

Rent Per Finished Area

Actual Rent

Overall Comparison to Subject

Adjusted Rent

Opinion of Market Rent

#

#

#

#

#

#

TB-B

Comparable Weight

#

#

TCH

Subject
[Unit
Identifier]

Comparables

Subject
[Unit
Identifier]

Comparables

TCH

TB

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

#

#

#

#

#

#

TB

Summary

TB-SCA_H2

TB-B

Rent Per Finished Area

Actual Rent

Overall Comparison to Subject

Adjusted Rent

Opinion of Market Rent

#

#

#

#

#

#






TB-B

Comparable Weight

#

#

H1	Rental Analysis Commentary
TXC	
H1	Rental Information Exhibits

CAP	Comparable #	CAP	Comparable #
			
CAP	Comparable #	CAP	Comparable #
			
CAP	Comparable #		
			

TAB Income Approach

H1 Gross Rent Multiplier Comparables

TCH		Subject Property	Comparable #	Comparable #	Comparable #
TB	Property Address				
TB	Data Source				
	Proximity to Subject				
	Units Excluding ADUs				
	Accessory Dwelling Units				
	Gross Building Finished Area				
	Rent Control				
	Sale Price				
	Sale Date				
	Gross Monthly Rent				
	Gross Rent Multiplier				
TB	Comparable Weight				




H1 Indicated Value by Income Approach

TXR-B	Total Monthly Market Rent	×	Gross Rent Multiplier	=	Indicated Value by Income Approach
TB					

H1 Income Approach Commentary

TXC

H1 Income Approach Exhibits

CAP	Comparable #	CAP	Comparable #
			
CAP	Comparable #		
			

TAB

Cost Approach

H1

Indicated Value by Cost Approach

TXR-B	Depreciated Cost of Dwellings
	Depreciated Cost of Outbuildings
	As Is Value of Site Improvements
TXR-B	Opinion of Site Value

H1

Depreciated Cost - Dwelling - [Structure Identifier]

TB		@	
	Physical Depreciation		
	Functional Depreciation		
	External Depreciation		
	Total Depreciation		
TB	Manufactured Home Delivery, Installation, and Set Up		
		TB_sub-H1-R	Total

TXR-B

Remaining Economic Life

TXR-B

Effective Age

TXC-B

Commentary on Remaining Economic Life

TXC-B

Commentary on Effective Age

H1

Depreciated Cost - Outbuilding - [Outbuilding Type]

TB		@	
	Physical Depreciation		
	Functional Depreciation		
	External Depreciation		
	Total Depreciation		
TB	Manufactured Home Delivery, Installation, and Set Up		
		TB_sub-H1-R	Total

H1

As Is Value of Site Improvements

TCH	Description	Amount
TB		
		TB_sub-H1-R
		Total

H1

Site Value

TCH	Primary Site Valuation Method	TB_sub-H1-R	Opinion of Site Value
-----	-------------------------------	-------------	-----------------------

H2

Land Comparables

TCH	#	Address	County	Data Source	Assessor Parcel Number (APN)	Site Size	Sale Date	Price
TB								

TXC-B

Reconciliation of Site Value

H1

General Description

TXR-B	Cost Type	TXR-B	Cost Method
TXR-B	Cost Data Source	TXR-B	Depreciation Method
TXR-I	Quality Rating		
TXR-I	Effective Date		

H1

Cost Approach Commentary

TXC

H1

Cost Approach Exhibits

TAB

Reconciliation

H1	Approaches to Value			
TCH	Sales Comparison Approach		Income Approach	Cost Approach
TB	Indicated Value			
TB	Reason for Exclusion			

H1	Appraisal Summary			
TXR-B	Contract Price		TXR-B	Reasonable Exposure Time
TXR-B	Opinion of Market Value	(Cooperative Interest)	TXR-B	Effective Date of Appraisal
TXR-I	Pro Rata Share Calculation Method		TXR-B	HA REO Insurability Level
TXR-B	Market Value Condition			
TXC-B	Final Value Condition Statement			
TXC-I	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).			

H1	Client Requested Conditions			
TCH	Value Condition	Marketing or Exposure Time	Duration	Alternate Opinion of Value
TB				
TXC-B	Requested Condition Commentary			

H1

Reconciliation of Market Value

TXC

H1

Apparent Defects, Damages, Deficiencies

TXC-I

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

TCH	Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action	Estimated Cost to Repair
TB_sub-H1						
TB						
TB_sub-H1	ing Exterior - [Structure Identifier]					
TB						
TB_sub-H1	terior - [Structure Identifier] - [Unit Identifier]					
TB						
TB_sub-H1	ilding - [Outbuilding Type]					
TB						
TB_sub-H1	terior - [Outbuilding Type] - [Unit Identifier]					
TB						
TB_sub-H1	e Storage					
TB						
TB_sub-H1	ct Property Amenities					
TB						
				TB_sub-H1-R	Total Cost	

TXR-B	As Is Overall Condition Rating	TXR-B	Total Estimated Cost of Items
TXC-I1	Existing condition of the property as of the effective date of this appraisal, excluding all required repairs, alterations, or inspections		Recommended for Repair

H1

Reconciliation Exhibits

TAB

Revision History

TCH	Revision Date	URAR Section	Description
TB			

H1

Reconsideration of Value

TXR-B	Type	TXR-B	Result
-------	------	-------	--------

TXR-B	Date
-------	------

TXC-B

Reconsideration of Value Commentary

HDR-LUniform Residential Appraisal Report		2 COLUMN PAGE FORMAT	Page [Page] of [Pages]HDR-R
TXC	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.		
H1	Scope of Work		
TXC	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.		
H2	Additional Scope of Work		
TXC-I	Additional Scope of Work cannot be contrary to the original Scope of Work.		
TXC			
H1	Intended Use		
TXC	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.		
TXC			
TXC	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)).		
H2	Additional Intended Use		
TXC-I	Additional Intended Use cannot be contrary to the original Intended Use.		
TXC			
H1	Intended User		
TXC	The intended user of this report is the lender/client. 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.		
TXC			
TXC			
H2	Additional Intended Users		
TXC-I	Additional Intended Users cannot be contrary to the original Intended User.		
TXC			
H1	Definition of Market Value		
TXC	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.		
FN	*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.		
H1	Statement of Assumptions and Limiting Conditions		
TXC	The appraiser assumes that the title is good and marketable unless he or she becomes aware of information to the contrary.		
TXC	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.		
FTR-L	Appraisal Version # Fannie Mae Freddie Mac September 2024		Appraiser Reference ID Agency Case File ID Client Reference ID AMC Reference ID FTR-R

TXC

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.

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.

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.

TXC

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.

TABCertifications

H1Appraiser Certifications

TXC

The Appraiser certifies and agrees that:

TXC-NP

- 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.
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.
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.
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.
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.
6. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
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.
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.
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.
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.
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.
2. 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.

TXC-NP

3. 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.

14. I based my valuation on the available properties that are most similar to the subject property.

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.

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.

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.

18. 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.) 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.

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.

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).

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.

21. I personally prepared conclusions and opinions about the real estate that were set forth in this appraisal report. [Contact Name] 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.

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.

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.

24. 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 person or entity who receives this appraisal report in accordance with the foregoing may choose to store, copy, reproduce, analyze, use and distribute this appraisal report in whole or in part in any format for internal or external purposes without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. 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.

25. 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.

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.

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.

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. I have not performed any service regarding the subject property within the three years preceding the agreement to perform this assignment.

TXC-NP

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

TXC-NPI-B

Description of Prior Services:

H2Additional Appraiser Certifications

TXC-IAdditional Appraiser Certifications cannot be contrary to the original Appraiser Certifications.

TXC-NP.

H1Supervisory Appraiser Certifications

TXCThe Supervisory Appraiser certifies and agrees that:

TXC-NP

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.

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.

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.

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.

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

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.

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.

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.

TXC-NP

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.

H2Additional Supervisory Appraiser Certifications

TXC-IAdditional Supervisory Appraiser Certifications cannot be contrary to the original Supervisory Appraiser Certifications.

TXC-NP.

H1Signature

TX-B[Role]

TXR[Signature]

SIG-B[Contact Name]

TXR-BLevel

ID

State

TXR-BExpires

Date of Signature and Report

FTR-LAppraisal Version #

Fannie Mae | Freddie Mac
September 2024

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

FTR-R