Two- to Four-Unit Residential Appraisal Field Review Report File#

The purpose of this appraisal field review report is to provide the lender	client with an opinion on the accuracy of t	he appraisal report under review.
Property Address	City	State Zip Code
Borrower Owner of Public Record	County	
Legal Description	County	
Assessor's Parcel #	Map Reference Censu	s Tract
Property Rights Appraised Fee Simple Leasehold Other (desci	1	
Loan # Effective Date of Appraisal Under		Condo PUD Cooperative
Lender/Client Address		
	E FOR ALL ASSIGNMENTS	
1. Is the information in the subject section complete and accurate?		No explain
2. Is the information in the contract section complete and accurate? Yes	No Not Applicable If Yes, provide	e a brief summary. If No, explain
3. Is the information in the neighborhood section complete and accurate?] Yes 🔲 No If Yes, provide a brief sum	mary. If No. explain
4. Is the information in the site section complete and accurate?	No If Yes, provide a brief summary. If No	, explain
5. Is the data in the improvements section complete and accurate? Yes	No If Yes, provide a brief summary. I	i No, explain
6. Is the data in the comparable rental data section complete and accurate?	Yes No If Yes, provide a brief su	mmary. If No, explain
7. Is the subject rent schedule section complete and accurate? Yes No	If Yes, provide a brief summary. If No, exp	lain
8. Is the opinion of market rent accurate? Yes No If Yes, provide a brief	summery If No. overlain	
8. Is the opinion of market rent accurate? Yes No If Yes, provide a brief	summary. If No, explain	
9. Is the sale or transfer history reported for the subject property and each of the o	omparable sales complete and accurate?	Yes 🗌 No If Yes, provide a brief
summary. If No, analyze and report the correct sale or transfer history and th		·

Two- to Four-Unit Residential Appraisal Field Review Report

10. Are the comparable sales selected locationally, physically, and functionally the most similar to the subject property? Yes No If Yes, provide a brief summary. If No, provide a detailed explanation as to why they are not the best comparable sales.								
	luding the individual adjustments) present a brief summary. If No, explain	ed in the sales comparison approach com	plete and accurate?					
12. Are the indicators of value from the sales comparison analysis (value per unit, per room, etc.) reconciled to a supportable indication of value?								
Yes 🗌 No If No, comp	lete Section II.	review accurate as of the effective d						
		RAISER ANSWERS "NO" TO QUESTION	N 13 IN SECTION I.					
1. Provide detailed reasoning for a	disagreement with the opinion of value in t	he appraisal report under review.						
2 State all extraordinary assumpt	ions used (i.e. gross building area, room c	count condition etc.)						
	2. State all extraordinary assumptions used (i.e. gross building area, room count, condition, etc.).							
3. I 🗌 did 🗌 did not research th	e sale or transfer history of the comparabl	e sales reported on page 3. If not, explain						
My research 🗌 did 🗌 did not re	used any prior sales or transfors of the con	nparable sales for the year prior to the dat	is of cale of the comparable cale					
Data source(s)								
	and analysis of the prior sale or transfer h	nistory of the comparable sales reported or	n page 3 (report additional prior sales					
below).								
ITEM Date of Prior Sale/Transfer	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3					
Price of Prior Sale/Transfer								
Data Source(s)								
Effective Date of Data Source(s)								
Analysis of prior sale or transfer h	istory for the comparable sales.							

Two- to Four-Unit Residential Appraisal Field Review Report File#

4. Provide a new opinion of	f value	as of t	he effe	ctive d	ate of t	he ap	praisal report un	der re	view using the	below sales comp	arison a	nalysis gric	l.
(NOTE: This may or may n				the sa				apprai					
FEATURE	S	SUBJEC	T		COMP	PARAB	LE SALE # 1	_	COMPARAE	LE SALE # 2	(COMPARAB	LE SALE # 3
Address													
Proximity to Subject													
Sale Price	\$						\$			\$			\$
Sale Price/Gross Bldg. Area	\$		sq. ft.	\$	S	sq. ft.		\$	sq. ft.		\$	sq. ft.	
Gross Monthly Rent	\$			\$				\$			\$		
Gross Rent Multiplier Price Per Unit													
Price Per Room								-					
Price Per Bedroom													
Rent Control	🗌 Ye	s 🗌	No	□ Y	es 🗌	No			Yes 🗌 No		🗌 Yes	No No	
Data Source(s)													
Verification Source(s)										1			
VALUE ADJUSTMENTS	DESC	RIPTIO	N	DES	SCRIPT	ION	+(-) \$ Adjustmen	t D	ESCRIPTION	+(-) \$ Adjustment	DESC	RIPTION	+(-) \$ Adjustment
Sale or Financing Concessions													
Date of Sale/Time													
Location													
Leasehold/Fee Simple													
Site													
View													
Design (Style)													
Quality of Construction													
Actual Age								_					
Condition								_	og ft			og ft	
Gross Building Area Unit Breakdown	Total	Bdrms	SQ. ft. Baths	Total		sq. ft. Baths		Tota	Sq. ft.		Total Bo	sq.ft. drms Baths	
Unit # 1	TULAI	Durins	Datits	TULAI	Duinis	Dauis	-	1014					
Unit # 2													
Unit # 3													
Unit # 4													
Basement Description												•	
Basement Finished Rms.													
Functional Utility													
Heating/Cooling								_					
Energy Efficient Items													
Parking On/Off Site													
Porch/Patio/Deck													
Net Adjustment (Total)					+	-	\$		- + -	\$	- <u> </u>	+ 🗌 -	\$
Adjusted Sale Price				Net A		%		Net	Adj. %		Net Adj		
of Comparables				Gross	s Adj.	%	\$		oss Adj. %	\$	Gross A	Adj. %	\$
Adj. Price Per Unit (Adj. SP (\$				\$			\$		
Adj. Price Per Room (Adj. SP (\$ \$				\$ \$			\$ \$		
Adj. Price Per Bedrm (Adj. SP (\$	11	۰ ¢		Ŧ		V			¢
			X			S = \$			Per GBA \$	X		GBA	
Value Per Rm. \$						ms =			Per Bdrms. \$	Χ		Barn	IS. = \$
Comments on sales compa	arison i	nciuair	ig recoi	ncillatio	on of th	ie abc	ove indicators of v	/aiue.					
Total gross monthly rent \$			v	arocc	rontm	ultinli	or (CDM)		= \$	Indicated va	luo by th	o Incomo	Approach
Total gross monthly rent \$ X gross rent multiplier (GRM) = \$ Indicated value by the Income Approach Comments on income approach including reconciliation of the GRM = \$ Indicated value by the Income Approach													
Comments on income appi	luacitii	ICIUUIII	y iecui	iciliatit		e GR	IVI						
Summary of Value Conclusion (including detailed support for the opinion of value and reasons why the new comparables are better that the cales used in the													
Summary of Value Conclusion (including detailed support for the opinion of value and reasons why the new comparables are better that the sales used in the appraisal report under review).													
REVIEW APPRAISER'S OPINION OF MARKET VALUE (Required only if review appraiser answered "No" to Question 13 in Section 1).													
Based on a 🗌 visual inspection of the exterior areas of the subject property from at least the street or 🗌 complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's													
certification, my opinion	certification, my opinion of the market value, as defined, of the real property that is the subject of this report is \$, as of, , which is the effective date of the appraisal report under review.												

Two- to Four-Unit Residential Appraisal Field Review Report File

SCOPE OF WORK

The scope of work for this appraisal field review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform a visual inspection of the exterior areas of the subject property from at least the street, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (6) research, verify, and analyze data from reliable public and/or private sources, (7) determine the accuracy of the opinion of value, and (8) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.

If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice.

INTENDED USE

The intended use of this appraisal field review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review

INTENDED USER

The intended user of this appraisal field review report is the lender/client.

GUIDANCE FOR COMPLETING THE TWO- TO FOUR-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT

The appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is intended to aid the review appraiser with the development and reporting of an appraisal field review:

- 1. The review appraiser must be the individual who personally read the entire appraisal report, performed a visual inspection of the exterior areas of the subject property from at least the street, inspected the neighborhood, inspected each of the comparable sales from at least the street, performed the data research and analysis, and prepared and signed this report.
- 2. The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.
- 3. The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.
- 4. The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.
- This Two- to Four-Unit Residential Appraisal Field Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 13 in Section I is "No."
- 6. The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.
- 7. The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.
- 8. The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.
- 9. The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.
- 10. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.
- 11. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).
- 12. The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?
- 13. The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.
- 14. The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.
- 15. A review of an appraisal on a two- to four-unit property in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.
- 16. An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.
- 17. The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

Two- to Four-Unit Residential Appraisal Field Review Report

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

- The review appraiser will not be responsible for matters of a legal nature that affect either the property that is the subject of the appraisal under review or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal review. The review appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The review appraiser will not give testimony or appear in court because he or she performed a review of the appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 3. Unless otherwise stated in this appraisal field review report, the review appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied. The review 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 review appraiser is not an expert in the field of environmental hazards, this appraisal field review report must not be considered as an environmental assessment of the property.

REVIEW APPRAISER'S CERTIFICATION

The Review Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal field review in accordance with the scope of work requirements stated in this appraisal field review report.
- 2. I performed this appraisal field review 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 field review report was prepared.
- 3. I have the knowledge and experience to perform appraisals and review appraisals for this type of property in this market area.
- 4. 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.
- 5. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal field review report from reliable sources that I believe to be true and correct.
- 6. I have not knowingly withheld any significant information from this appraisal field review report and, to the best of my knowledge, all statements and information in this appraisal field review report are true and correct.
- 7. I stated in this appraisal field review report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal field review report.
- 8. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value (if any) in this appraisal field review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 9. My employment and/or compensation for performing this appraisal field review or any future or anticipated appraisals or appraisal field reviews was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal field review report. I further certify that no one provided significant professional assistance to me in the development of this appraisal field review report. I have not authorized anyone to make a change to any item in this appraisal field review report; therefore, any change made to this appraisal field review report is unauthorized and I will take no responsibility for it.
- 11. I identified the lender/client in this appraisal field review report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal field review report.
- 12. The lender/client may disclose or distribute this appraisal field review report to: the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the review appraiser's consent. Such consent must be obtained before this appraisal field review 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).
- 13. The mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal field review report as part of any mortgage finance transaction that involves any one or more of these parties.
- 14. If this appraisal field review report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal field review report containing a copy or representation of my signature, the appraisal field review report shall be as effective, enforceable and valid as if a paper version of this appraisal field review reports appraisal field review report signature.
- 15. Any intentional or negligent misrepresentation(s) contained in this appraisal field review 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.

REVIEW APPRAISER	LENDER/CLIENT
Signature	Name
Name	Company Name
Company Name	Company Address
Company Address	
Telephone Number	LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW
Email Address	Name
Date of Signature and Report	Company Address
State Certification #	
Or State License #	
State	Reviewer's Opinion of Market Value \$ Date
Expiration Date of Certification or License	Only if review appraiser answered "No" to Questions 13, in Section I.