

Freddie Mac Bulletin 2020-8 March 31, 2020

Temporary Flexibility - Quality Control Field Review Checklist

This checklist is for convenience purposes and not a substitute for the requirements in the Freddie Mac Single-Family Seller/Service Guide.

Property Address: _____ City: _____ State: _____

Zip Code: _____

Property Type: Fee Simple Leasehold Other(describe) _____ Project Type Condo PUD

Loan Number _____ Effective Date of Appraisal Under Review _____

i. Subject Section of the Appraisal:

Property Address Accurate (You may use on-line resources to confirm) **Yes No**

Legal description Accurate (Title) **Yes No**

Parcel ID Accurate (Title) **Yes No**

Census Tract Accurate (Title) **Yes No**

If NO is answered for any of the above questions provide comments and supporting documentation, as applicable, below.

ii. Contract Section of the Appraisal:

Appraiser Analyzed the Contract **Yes No Not Applicable**

Date of Contract prior to appraisal effective date **Yes No**

Concessions listed match page two sales comparison analysis grid **Yes No**

If NO is answered for any of the above questions provide comments and supporting documentation, as applicable, below.

iii. Neighborhood Section of the Appraisal:

Subject Location Characteristic accurate **Yes No** (You may use on-line resources to confirm.)

Subject Property Value equal to or below the one-unit housing predominant value **Yes No**

If NO is answered for any of the above questions provide comments and supporting documentation, as applicable, below.

iv. Site Section of the Appraisal:

Lot Size/area accurate **Yes No** (You may use on-line resources to confirm)

If Zoning is Legal Non-Conforming appraiser addressed whether it can be rebuilt if destroyed. **Yes No NA**

View description is accurate **Yes No**

Adverse site conditions or external factors are accurate **Yes No** (You may use on-line resources to confirm)

If NO is answered for any of the above questions provide comments and supporting documentation, as applicable, below.

v. Improvement Section of the Appraisal:

Review the following property characteristics with the Photographs and Sketch in appraisal.

Number of Units, Type – Detached/Attached, Year Built Reviewed: General Description is accurate **Yes No**

Slab, Crawl, Full Basement, Basement Area sq. ft, Basement finish percentage Reviewed: Foundation Description is accurate **Yes No**

Car Storage/None, Driveway Garage, # of cars, attached, detached Reviewed: Car Storage Description is accurate **Yes No**

Bedroom, Bathrooms, GLA (gross living area) Reviewed: Finished above grade description is accurate **Yes No**

Needed repairs, deterioration, renovation, remodeling, etc. Reviewed: Condition rating is accurate **Yes No** – see appendix for ratings and description

Physical deficiencies or adverse conditions that affect the livability, soundness or structural integrity of the property are accurate? **Yes No**

If NO is answered for any of the above questions provide comments and supporting documentation, as applicable, below

vi. Sales Comparison Analysis Grid:

Appraisal Photographs and, if needed, interior and exterior Photographs of Comparable Sale(s) obtained from third-party or other on-line resources

Subject Property characteristics are accurate. **Yes No**

Comparable Sale(s) Property characteristics are accurate. **Yes No**

Subject Property condition and quality ratings are accurate. **Yes No**

Comparable Sale(s) condition and quality ratings are accurate. **Yes No**

Adjustments are supported and justified. **Yes No**

The sales comparison analysis grid is accurate? **Yes No**

The comparable sales selected are locationally, physically, and functionally the most similar to the subject property? **Yes No**

If NO is answered for any of the above questions provide comments and supporting documentation, as applicable, below.

vii. The appraisal is made in "as is" condition Yes No

If NO is answered for any of the above questions provide comments and supporting documentation, as applicable, below.

viii. Were any material errors identified in the appraisal report that invalidated the appraiser's opinion of value.

Yes No, If YES provide commentary and supporting documentation below:

Signature of Reviewer: _____

Name: _____

Lender Name: _____

Date of Review: _____

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