

EquiTX RESIDENTIAL APPRAISAL REVIEW

File No. _____

MEMO TO: _____	DEPARTMENT: _____
MAC: _____	AU: _____ PHONE: _____

From: _____
 Phone: _____
 MAC: _____
 AU: _____
 Fee: \$ _____
 Date In: _____
 Date Out: _____
 TAT: _____

Borrower: _____ Loan Number: _____

Property Address: _____ City: _____

County: _____ State: _____ Zip Code: _____

Appraiser: _____ Cert/Lic. #: _____ State: _____ Vendor #: _____

Appraised Value \$ _____ Effective Date: _____ Date of Report: _____

Appraiser: _____ Cert/Lic. #: _____ State: _____ Vendor #: _____

Appraised Value \$ _____ Effective Date: _____ Date of Report: _____

Reviewer: _____ Date of Review: _____

Type of Review: _____

REVIEWER'S RATINGS AND COMMENTS

1. Identification of Property

A. Legal/A.P.N.	<input style="width: 80%;" type="text"/>
B. Census Tract #	<input style="width: 80%;" type="text"/>
C. Rights Appraised	<input style="width: 80%;" type="text"/>

6. Cost Approach

A. Cost of Improvements	<input style="width: 80%;" type="text"/>
B. Site	<input style="width: 80%;" type="text"/>
C. Depreciation	<input style="width: 80%;" type="text"/>
D. Conclusion	<input style="width: 80%;" type="text"/>

2. Neighborhood

A. Trend of Property Values	<input style="width: 80%;" type="text"/>
B. Marketing Time	<input style="width: 80%;" type="text"/>
C. Neighborhood Comments	<input style="width: 80%;" type="text"/>

7. Sales Comparison Analysis

A. Data Selection	<input style="width: 80%;" type="text"/>
B. Proximity to Subject	<input style="width: 80%;" type="text"/>
C. Sale Dates	<input style="width: 80%;" type="text"/>
D. Adjustments/Support	<input style="width: 80%;" type="text"/>
E. Sales History	<input style="width: 80%;" type="text"/>
F. Comments	<input style="width: 80%;" type="text"/>
G. Concluded Value	<input style="width: 80%;" type="text"/>

3. PUD/Condo

A. Homeowner Association Fee	<input style="width: 80%;" type="text"/>
B. Project Information	<input style="width: 80%;" type="text"/>

4. Site

A. Utilities	<input style="width: 80%;" type="text"/>
B. Zoning/Compliance (Legal)	<input style="width: 80%;" type="text"/>
C. Highest and Best Use	<input style="width: 80%;" type="text"/>
D. Site Comments	<input style="width: 80%;" type="text"/>

8. Income Approach

9. Final Reconciliation

5. Improvements

A. Description of Improvements	<input style="width: 80%;" type="text"/>
B. Additions/Conversions	<input style="width: 80%;" type="text"/>
C. Functional & External Obsolescence	<input style="width: 80%;" type="text"/>
D. Condition of Improvement	<input style="width: 80%;" type="text"/>
E. Additional Feature	<input style="width: 80%;" type="text"/>
F. Environmental Conditions	<input style="width: 80%;" type="text"/>

10. Fair Lending Compliance

11. Attachments/Miscellaneous

A. Building Sketch	<input style="width: 80%;" type="text"/>
B. Plat Map/Comp Map	<input style="width: 80%;" type="text"/>
C. Photos: Subject/Comps	<input style="width: 80%;" type="text"/>
D. Appraiser's Cert-Lic#	<input style="width: 80%;" type="text"/>
E. Marketing Time/Subject	<input style="width: 80%;" type="text"/>
F. Sales History/Subject	<input style="width: 80%;" type="text"/>
G. Purpose, Scope and Function	<input style="width: 80%;" type="text"/>
H. Certification/Limiting Cond.	<input style="width: 80%;" type="text"/>

COMMENT SECTION:

REVIEW VALUATION

TOTAL: \$ _____ LAND: \$ _____ IMPROVEMENTS: \$ _____

SUBJECT TO: _____

REVIEW CONCLUSION OF APPRAISED VALUE

- | | | |
|---|---|--|
| <input type="checkbox"/> Concur with value. | <input type="checkbox"/> Increase value. | <input type="checkbox"/> Decrease value. |
| <input type="checkbox"/> Reject appraisal. | <input type="checkbox"/> Other (see Comment Section above). | |

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The facts and data reported by the review appraiser and used in the review process are true and correct.
- The analysis, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this review report.
- My analyses, opinions, and conclusions were developed and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- The market value is as defined in the appraisal report unless otherwise noted.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institution.
- The reviewer signing this appraisal review report certifies that his/her education, experience and knowledge are sufficient to review appraisal reports on the type of property being valued.
- No one provided significant professional assistance to the person signing this report unless so indicated.

PURPOSE OF THE REVIEW

The purpose of this review is to verify the referenced appraisal report's compliance with accepted professional standards and reporting guidelines of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), FNMA/FHLMC, and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.

Unless otherwise noted, the analysis, opinions, and conclusions presented in this review are based solely on the data contained in the referenced appraisal report, which are presumed to be accurate. It is presumed that there are no errors in the data used in the appraisal or any undisclosed conditions of the property or market place.

SCOPE OF THE REVIEW

The referenced appraisal report has been read and analyzed to form an opinion, and develop reasons for any disagreement, as to the:

1. Adequacy and relevance of the data and propriety of any adjustments to the data.
2. Appropriateness of the appraisal methods and techniques used.
3. Correctness and appropriateness of the analysis, opinion, and/or conclusions in the report being reviewed.

FUNCTION OF THE REVIEW

The function of the review is to analyze the appraisal for quality control purposes, and/or consider its adequacy, compliance, completeness, and reliability in establishing a value for loan purposes, or this review is as an administrative review for asset evaluation (if for ORE or preforeclosure purposes).

Reviewer _____

Reviewer _____

Cert/Lic. # _____ State _____

Cert/Lic. # _____ State _____

Date _____

Date _____

Field Review Desk Review

Field Review Desk Review