

**EquiTX LIMITED APPRAISAL REVIEW**

File No. \_\_\_\_\_

MEMO TO: _____ DEPARTMENT: _____ MAC: _____ AU: _____ PHONE: _____	From: _____ Phone: _____ MAC: _____ AU: _____ Fee: \$ 0.00 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: _____ Real Property Interest: _____	

**FUNCTION OF THE REVIEW**  
 The function of the limited review is to analyze the appraisal for quality control purposes, and/or consider its adequacy, compliance, completeness and reliability in establishing a reasonable value for loan purposes. Unless otherwise noted, the effective date of the review is the same as the effective date of the appraisal.

**NATURE, EXTENT AND DETAIL OF REVIEW PROCESS**  
 The referenced appraisal report has been read and analyzed to form an opinion as to the:

- Completeness of the report within the context of the reporting requirements for the type of report under review;
- Adequacy and relevance of the data and propriety of any adjustments to the data;
- Appropriateness of the appraisal methods and techniques used;
- Appropriateness of the analyses, opinions and/or conclusions in the report being reviewed.

This is a limited scope desk review where the comparable sales and other factual data were not verified; however this review encompasses the consideration of all data contained and analyzed in the appraisal report. Unless otherwise noted, the analysis, opinions, and conclusions of 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.

This limited scope desk review is intended to comply with Standard 3 of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.

**CONCLUSION**  
 Unless otherwise noted, the appraisal appears to have been developed and reported in accordance with Standards 1 and 2 of USPAP. The undersigned reviewer finds the appraisal report acceptable for loan purposes.

Comments (if applicable):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**COLLATERAL EXCEPTIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**REVIEW VALUATION**  
 TOTAL: \$ \_\_\_\_\_

**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 analyses, opinions and conclusions in this review 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 review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did not personally inspect the subject property of the report under review.
- No one provided significant professional assistance to the person signing this review report unless so indicated.

REVIEWER: \_\_\_\_\_ Review Date: \_\_\_\_\_  
 Certification #: \_\_\_\_\_ State: \_\_\_\_\_