

Appraisal Review Checklist

Property Address or Loan Number _____

Subject (PURCHASE ONLY):

Does the property address match the sales contract (findings, and flood cert)? ☐ N/A ☐ Yes ☐ No
 Does the current owner = owner per title commitment and seller per purchase agreement? ☐ N/A ☐ Yes ☐ No
 Is occupancy status noted (compare to 10003) and does it make sense? ☐ N/A ☐ Yes ☐ No

Contract (PURCHASE ONLY):

Did appraiser analyze the contract for sale and address any financial assistance to be paid by any party on behalf of the borrower? If any financial assistance is being paid on behalf of borrower, the amount must be disclosed. ☐ N/A ☐ Yes ☐ No

Subject (REFI ONLY):

Does the property address match the application (findings, and flood cert)? ☐ N/A ☐ Yes ☐ No
 Does the current owner = borrower? ☐ N/A ☐ Yes ☐ No

Subject (All Transactions):

Is subject a FUD and are HOA dues listed? ☐ N/A ☐ Yes ☐ No
 Are property rights appraised as Fee Simple? ☐ N/A ☐ Yes ☐ No
 Is subject currently offered for sale or has it been offered in the past 12 months? ☐ N/A ☐ Yes ☐ No
 Does parcel number and legal description match title commitment? ☐ N/A ☐ Yes ☐ No
 If more than one parcel are they contiguous? (Additional parcel should not contain significant improvements) ☐ N/A ☐ Yes ☐ No

Neighborhood:

Is location type consistent with the location map and neighborhood description? ☐ N/A ☐ Yes ☐ No
 Does built up % reflect location type? (< 25% indicates rural) ☐ N/A ☐ Yes ☐ No
 Does One-Unit Housing Trends indicate a declining market? If so, sale dates of comps should be within three months – if not appraiser to include at least two listings. ☐ N/A ☐ Yes ☐ No
 Is Demand/Supply in balance? If not, has appraiser addressed this in comments? ☐ N/A ☐ Yes ☐ No
 If Marketing Time is > 6 months, has appraiser addressed in comments? ☐ N/A ☐ Yes ☐ No
 Is the subject within the neighborhood price and age range? If not, has appraiser commented on choice of comparable sales? ☐ N/A ☐ Yes ☐ No
 Does present land use % add up to 100%? ☐ N/A ☐ Yes ☐ No

Site:

Are the dimensions/size listed? ☐ N/A ☐ Yes ☐ No
 Is Zoning Classification indicated as well as Zoning Description? ☐ N/A ☐ Yes ☐ No
 If zoning is legal/non-conforming, has the appraiser addressed whether subject can be rebuilt if destroyed? ☐ N/A ☐ Yes ☐ No
 Must provide source of opinion, and if other than "legal" did appraiser indicate any marketability impact? ☐ N/A ☐ Yes ☐ No
 Is highest and best use the present use? ☐ N/A ☐ Yes ☐ No
 If shared well/septic, need recorded shared well/shared septic agreement. ☐ N/A ☐ Yes ☐ No
 Does appraiser address non-public utilities and off-site improvements? ☐ N/A ☐ Yes ☐ No
 If off-site access is private, does appraiser address road condition? (Secondary market has specific guidelines for private roads- see applicable selling guide) ☐ N/A ☐ Yes ☐ No
 Does appraiser address flood zone? (Appraisal and flood cert should match) ☐ N/A ☐ Yes ☐ No
 Are there any adverse site conditions? If yes, has the appraiser provided comps with similar adverse influences (to determine amount of adjustments and to demonstrate marketability)? ☐ N/A ☐ Yes ☐ No

Real Estate Appraisal Review And Outlook

Ying Liu



Real Estate Appraisal Review And Outlook:

The Top Books of the Year Real Estate Appraisal Review And Outlook The year 2023 has witnessed a noteworthy surge in literary brilliance, with numerous captivating novels captivating the hearts of readers worldwide. Lets delve into the realm of popular books, exploring the engaging narratives that have charmed audiences this year. Real Estate Appraisal Review And Outlook : Colleen Hoover's "It Ends with Us" This poignant tale of love, loss, and resilience has captivated readers with its raw and emotional exploration of domestic abuse. Hoover skillfully weaves a story of hope and healing, reminding us that even in the darkest of times, the human spirit can succeed. Uncover the Best : Taylor Jenkins Reids "The Seven Husbands of Evelyn Hugo" This intriguing historical fiction novel unravels the life of Evelyn Hugo, a Hollywood icon who defies expectations and societal norms to pursue her dreams. Reids absorbing storytelling and compelling characters transport readers to a bygone era, immersing them in a world of glamour, ambition, and self-discovery. Discover the Magic : Delia Owens "Where the Crawdads Sing" This mesmerizing coming-of-age story follows Kya Clark, a young woman who grows up alone in the marshes of North Carolina. Owens weaves a tale of resilience, survival, and the transformative power of nature, captivating readers with its evocative prose and mesmerizing setting. These top-selling novels represent just a fraction of the literary treasures that have emerged in 2023. Whether you seek tales of romance, adventure, or personal growth, the world of literature offers an abundance of compelling stories waiting to be discovered. The novel begins with Richard Papen, a bright but troubled young man, arriving at Hampden College. Richard is immediately drawn to the group of students who call themselves the Classics Club. The club is led by Henry Winter, a brilliant and charismatic young man. Henry is obsessed with Greek mythology and philosophy, and he quickly draws Richard into his world. The other members of the Classics Club are equally as fascinating. Bunny Corcoran is a wealthy and spoiled young man who is always looking for a good time. Charles Tavis is a quiet and reserved young man who is deeply in love with Henry. Camilla Macaulay is a beautiful and intelligent young woman who is drawn to the power and danger of the Classics Club. The students are all deeply in love with Morrow, and they are willing to do anything to please him. Morrow is a complex and mysterious figure, and he seems to be manipulating the students for his own purposes. As the students become more involved with Morrow, they begin to commit increasingly dangerous acts. The Secret History is a brilliant and suspenseful novel that will keep you guessing until the very end. The novel is a cautionary tale about the dangers of obsession and the power of evil.

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