

**Uniform Residential Appraisal Report
Preliminary Checklist**

Subject Section

1. Does the property address match the loan application? yes no
2. How are the property rights appraised? Fee Simple Leasehold Condo Other

Neighborhood Section

3. Is the location rural? yes no
4. Is the neighborhood less than 25% built up? yes no
5. Are property values declining? yes no
6. Does demand/supply reflect an over supply? yes no
7. Is the marketing time more than six months? yes no
8. Is the sale price within the neighborhood price range? yes no
9. Are there any land use changes that are likely to affect marketability? yes no
10. Are there any negative comments in the Neighborhood section? yes no
11. Is the developer/builder in control of the HOA? yes no

Site Section

12. Is the zoning rated nonconforming or illegal? yes no
13. Is the present use the highest and best use? yes no
14. Is the property in a Special Flood Hazard area? yes no
15. Are there any negative comments in the Site section? yes no

Description of Improvements Section

16. Is there a substantial difference between the actual age of the property and its effective age? yes no
17. Are there physical repairs needed on the property? yes no
18. Are there any negative comments in the Description of Improvements or Comments sections? yes no

Cost Approach

19. Is the land-to-value ratio typical for the area? yes no

Sales Comparison Analysis

20. Are there three comparable sales that have closed within the last six months? yes no
21. Are the comparable sales within one mile of the subject property? yes no
22. Are the comparables similar to the subject in location, design, size, room count and amenities? yes no
23. Are any line adjustments greater than 10%? yes no
24. Do the total adjustments exceed 15% net and/or 25% gross? yes no
25. Has the subject sold within the last year? yes no
26. Are there any negative comments in the Sales Comparison section? yes no

Reconciliation

27. Is the appraisal made "as is"? yes no
28. Is the appraisal less than six months old? yes no
29. Does the appraised value support the sales price? yes no
30. Is the appraisal signed and dated? yes no
31. Is the appraiser's certification or license number entered? yes no

Addenda

32. Is there a street map that identifies the locations of the subject and comparable sales? yes no
33. Is there a building sketch? yes no
34. Are there photos of the subject and comparables? yes no
35. Do any of the addenda include adverse comments? yes no

Checklist completed by: _____ Date: _____

Checklist answers printed in red boldface designate cautionary situations that may require additional comment by an appraiser and further review.