

Limited Residential Appraisal and Summary Report

File No.

THE PURPOSE OF THIS LIMITED RESIDENTIAL APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT. THIS LIMITED APPRAISAL REPORT IS INTENDED TO BE USED FOR ONE-FAMILY OWNER-OCCUPIED PURCHASE MONEY MORTGAGE TRANSACTIONS THAT ARE NOT COMPLEX. USE OF THIS PILOT FORM TO DOCUMENT APPRAISALS FOR MORTGAGES DELIVERED TO FANNIE MAE IS SUBJECT TO OUR PRIOR APPROVAL (ON A LENDER-BY-LENDER BASIS).

Property Address City State Zip Code
Legal Description County
Assessor's Parcel No. Tax Year R.E. Taxes \$ Special Assessments \$
Borrower Current Owner Current Occupant Owner Tenant Vacant
Neighborhood or Project Name Project Type PUD Condominium HOA \$ /Mo.
Sales Price \$ Date of Sale Description / \$ amount of loan charges/concessions to be paid by seller
Property rights appraised Fee Simple Leasehold Map Reference Census Tract

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Location Urban Suburban Rural Property values Increasing Stable Declining
Built up Over 75% 25-75% Under 25% Demand/supply Shortage In balance Over supply
Growth rate Rapid Stable Slow Marketing time Under 3 mos. 3-6 mos. Over 6 mos.
Neighborhood boundaries
Single family housing PRICE AGE Condominium housing PRICE AGE
Predominant Predominant

Dimensions Site area Shape FEMA Special Flood Hazard Area Yes No
Specific zoning classification and description FEMA Zone Map Date
Zoning compliance Legal Legal nonconforming (Grandfathered use) No zoning FEMA Map No.
Utilities Public Other Public Other Off-site Improvements Type Public Private
Electricity Water Gas Sanitary sewer Street Alley

Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? Yes No
No. of Stories Design (Style) Actual Age (Yrs.) Exterior Walls
Type (Det./Att.) Manufactured House Effective Age (Yrs.) Roof Surface
Does the property generally conform to the neighborhood in terms of style, condition and construction materials? Yes No
Are there any physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? Yes No
Are there any adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? Yes No

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property based on the following:
Search Parameters:
Data Source(s) used for comparables:
My research revealed a total of comparable sales ranging in sales price from \$ to \$, ranging in size from to square feet of gross living area above grade, and ranging in actual age from to years.
My research revealed a total of comparable listings ranging in list price from \$ to \$.
THE FOLLOWING PROPERTIES REPRESENT THE MOST SIMILAR AND PROXIMATE COMPARABLE LISTINGS TO THE SUBJECT PROPERTY IN THE NEIGHBORHOOD. AS MANY SALES AS NECESSARY SHOULD BE REPORTED TO SUPPORT THIS APPRAISAL. HOWEVER, A MINIMUM OF THREE SALES IS REQUIRED.

Table with 7 columns: ITEM, SUBJECT, SALE 1, SALE 2, SALE 3, SALE 4, SALE 5. Rows include Address, Proximity to Subject, Sales Price, Price/Gross Living Area, Data & Verification Sources, Sales or Financing Concessions, Date of Sale, Location, Leasehold/Fee Simple, Site, View, Design (Style), Actual Age (Yrs.), Condition, Above Grade Room Count and Gross Living Area, Basement and Finished Rooms Below Grade, Garage/Carport, Amenities, Date, Price and Data Source for Prior Sales of Subject and Comparables.

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables:
Summary of market data and value conclusion:
This appraisal is made "as-is" or subject to the following repairs, alterations or conditions

BASED ON AN INTERIOR AND EXTERIOR INSPECTION OF THE SUBJECT PROPERTY, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$, AS OF

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PUD

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Provide the following information for PUDs only if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit:

Total number of phases _____ Total number of units _____ Total number of units sold _____
 Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____

Was the project created by the conversion of existing buildings into a PUD? Yes No If yes, date of conversion: _____

Does the project contain any multi-dwelling units? Yes No Data Source: _____

Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.
 Describe common elements and recreational facilities: _____

CONDOMINIUM

Project Information for Condominiums (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Provide the following information for all Condominium Projects:

Total number of phases _____ Total number of units _____ Total number of units sold _____
 Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____

Was the project created by the conversion of existing buildings into a condominium? Yes No If yes, date of conversion: _____

Project Type: Primary Residence Second Home or Recreational Row or Townhouse Garden Midrise Highrise _____

Condition of the project, quality of construction, unit mix, etc.: _____

Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.
 Describe common elements and recreational facilities: _____

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, expressed or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the most similar and proximate to the subject property. I further certify that: (1) the subject property is a one-family property that has features relatively typical to other properties in the general market area; (2) adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property; (3) the highest and best use of the subject property as improved is its present use; and (4) the current use is legal under applicable zoning regulations and ordinances.
- 2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
- 3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
- 4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 5. I have no present or contemplated future interest in the subject property and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
- 6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
- 7. I performed this limited residential appraisal and prepared this summary report based on an interior and exterior inspection of the subject property. The purpose of this limited appraisal is to estimate the market value of the real property that is the subject of this report based on the sales comparison approach to value. This limited appraisal and summary report, which is the result of a limited appraisal process, is in conformity with, and subject to, the Departure Provision of the Uniform Standards of Professional Appraisal Practice and complies with the reporting requirements for a summary appraisal report that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal. The cost and income approaches to value were not considered in this appraisal at the client's request. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate of marketing time I have developed is consistent with the marketing time noted in the Neighborhood section of this report.
- 8. I have personally inspected the interior and exterior of the subject property and the exterior of the comparable sales listed in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject, site or on any site within the immediate vicinity of the subject property of which I am aware and have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
- 9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

APPRAISER:

Signature: _____
 Name: _____
 Company Name: Northern Bay Appraisal Company, Inc
 Company Address: 212 Park Circle, Elkton, MD 21921
 Date Report Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

LENDER/CLIENT:

Name: _____
 Company Name: _____
 Company Address: _____

ADDRESS OF PROPERTY APPRAISED:

