

Desktop Underwriter Property Inspection Report

File No. _____

THIS PROPERTY INSPECTION REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

SUBJECT	Property Address _____		City _____		State _____		Zip Code _____	
	Legal Description _____				County _____			
	Assessor's Parcel No. _____		Tax Year _____		R.E. Taxes \$ _____		Special Assessments \$ _____	
NEIGHBORHOOD	Borrower _____		Current Owner _____		Occupant <input type="checkbox"/>		Owner <input type="checkbox"/>	
	Tenant <input type="checkbox"/>		Vacant <input type="checkbox"/>		Neighborhood or Project Name _____		Project Type <input type="checkbox"/>	
	PUD <input type="checkbox"/>		Condominium <input type="checkbox"/>		HOA \$ _____		/Mo. _____	
	Property rights <input type="checkbox"/>		Fee Simple <input type="checkbox"/>		Leasehold <input type="checkbox"/>		Map Reference _____	
	Census Tract _____		Location <input type="checkbox"/>		Urban <input type="checkbox"/>		Suburban <input type="checkbox"/>	

SITE	Property values <input type="checkbox"/>		Increasing <input type="checkbox"/>		Stable <input type="checkbox"/>		Declining <input type="checkbox"/>	
	Demand/supply <input type="checkbox"/>		Shortage <input type="checkbox"/>		In balance <input type="checkbox"/>		Over supply <input type="checkbox"/>	
	Marketing time <input type="checkbox"/>		Under 3 mos. <input type="checkbox"/>		3-6 mos. <input type="checkbox"/>		Over 6 mos. <input type="checkbox"/>	
	Growth rate <input type="checkbox"/>		Rapid <input type="checkbox"/>		Stable <input type="checkbox"/>		Slow <input type="checkbox"/>	
	Neighborhood boundaries _____		Single family housing PRICE \$(000) _____		AGE (yrs) _____		Condominium housing PRICE (if applic.) \$(000) _____	

IMPROVEMENTS	Does the site generally conform to the neighborhood in terms of size and shape? <input type="checkbox"/> Yes <input type="checkbox"/> No		If No, describe: _____	
	Does the property conform to zoning regulations? <input type="checkbox"/> Yes <input type="checkbox"/> No		If No, describe: _____	
	Does the present use represent the highest and best use of the property as improved? <input type="checkbox"/> Yes <input type="checkbox"/> No		If No, describe: _____	
	Utilities		Off-site Improvements	
	Public _____ Other _____		Type _____ Public _____ Private _____	

CERTIFICATION AND LIMITING CONDITIONS	Source(s) used for physical characteristics of property: <input type="checkbox"/> Exterior inspection from street		<input type="checkbox"/> Previous appraisal files		<input type="checkbox"/> Assessment and tax records	
	<input type="checkbox"/> MLS <input type="checkbox"/> Prior inspection		<input type="checkbox"/> Property owner		<input type="checkbox"/> Other (Describe): _____	
	No. of Stories _____		Type (Det./Att.) _____		Exterior Walls _____	
	Actual Age (Yrs.) _____		Manufactured Housing <input type="checkbox"/> Yes <input type="checkbox"/> No		Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	If No, describe: _____		Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No		If Yes, describe: _____	

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

- I personally inspected from the street the subject property and neighborhood.
- I stated in this 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.
- I have not knowingly withheld any significant information and I believe, to the best of my knowledge, that all statements are true and correct.
- 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 have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this inspection is contingent on the outcome of the inspection.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed this report, he or she certifies and agrees that: I directly supervise the appraiser who prepared this report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 and 5 above, and am taking full responsibility for this report.

CONTINGENT AND LIMITING CONDITIONS: The above certification is subject to the following conditions: The appraiser has noted in this report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous substances, etc.) observed during the exterior inspection of the subject property and neighborhood. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions 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, this report must not be considered as an environmental assessment of the property.

APPRAISER:	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature: _____	Signature: _____
Name: _____	Name: _____
Company Name: Northern Bay Appraisal company, Inc	Company Name: _____
Company Address: 212 Park Circle Elkton, MD 21921	Company Address: _____
Date of Report/Signature: _____	Date of Report/Signature: _____
State Certification #: _____	State Certification #: _____
or State License #: _____	or State License #: _____
State: _____	State: _____
Expiration Date of Certification or License: _____	Expiration Date of Certification or License: _____
	<input type="checkbox"/> Did <input type="checkbox"/> Did not inspect subject property from street