

Freddie  
Mac

Federal  
Home Loan  
Mortgage  
Corporation

Owned by America's  
Savings Institutions

**Borrower/Subject Property Information**

Borrower \_\_\_\_\_ Census Tract \_\_\_\_\_ Map Reference \_\_\_\_\_  
 Property Address \_\_\_\_\_ Check one:  SF  PUD  CONDO  2-4 Units  
 City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Phone No. Res. \_\_\_\_\_ Loan Amount Requested \$ \_\_\_\_\_ Term \_\_\_\_\_ Mos. Owner's Est. of Value \$ \_\_\_\_\_  

No. of Rooms	No. of Bedrooms	No. of Baths	Family room or den <input type="checkbox"/> Yes <input type="checkbox"/> No	Gross Living Area Sq. Ft.	Garage/Carport (specify type & no.)	Porches, Patio or Pool (specify)	Central Air <input type="checkbox"/> Yes <input type="checkbox"/> No
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**Field Report**

**NEIGHBORHOOD**

Location  Urban  Suburban  Rural  
 Built Up  Over 75%  25% to 75%  Under 25%  
 Growth Rate  Fully Dev.  Rapid  Steady  Slow  
 Property Values  Increasing  Stable  Declining  
 Demand/Supply  Shortage  In Balance  Over Supply  
 Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use \_\_\_\_\_ % 1 Family \_\_\_\_\_ % 2-4 Family \_\_\_\_\_ % Apts. \_\_\_\_\_ % Condo \_\_\_\_\_ % Commercial \_\_\_\_\_ % Industrial \_\_\_\_\_ % Vacant \_\_\_\_\_ %  
 Change in Present Land Use  Not Likely  Likely  Taking Place Frm. \_\_\_\_\_ To \_\_\_\_\_  
 Predominant Occupancy  Owner  Tenant \_\_\_\_\_ % Vacant  
 S/F Price Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_ \$ \_\_\_\_\_ = Predominant Value  
 S/Family Age \_\_\_\_\_ yrs. to \_\_\_\_\_ yrs. Predominant Age \_\_\_\_\_ yrs.  
 Note: Freddie Mac does not consider race or the racial composition of the neighborhood to be reliable appraisal factors.  
 Comments including those factors affecting marketability (e.g. public parks, schools, view, noise) \_\_\_\_\_

Property Compatibility	Good	Avg.	Fair	Poor
General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBJECT PROPERTY**

Approx. Yr. Blt. 19 \_\_\_\_\_ # Units \_\_\_\_\_ # Stories \_\_\_\_\_  
 Type (det, duplex, semi/det. etc.) \_\_\_\_\_  
 Design (rambler, split, etc.) \_\_\_\_\_  
 Exterior Wall Mat. \_\_\_\_\_ Roof Mat. \_\_\_\_\_  
 Is the property in a HUD-Identified Special Flood Haz. Area?  No  Yes  
 Special Energy-Effic. Items \_\_\_\_\_

PROPERTY RATING	Good	Avg.	Fair	Poor
Condition of Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compatibility to Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal and Marketability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments (favorable or unfavorable incl. deferred maintenance) \_\_\_\_\_

**Market Comparable Analysis Prior To Improvement**

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address							
Proximity to Sub.							
Sales Price	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+( -)\$ Adjust.	DESCRIPTION	+( -)\$ Adjust.	DESCRIPTION	+( -)\$ Adjust.
Location							
Site/View							
Age							
Condition							
Living Area Rm.	Total   B-rms.   Baths	Total   B-rms.   Baths		Total   B-rms.   Baths		Total   B-rms.   Baths	
Count and Total							
Gross Living Area	Sq. Ft.	Sq. Ft.		Sq. Ft.		Sq. Ft.	
Air Conditioning							
Garage/Carport							
Porches, Patio, Pools, etc.							
Special Energy-Efficient Items							
Other							
Net Adjust (Total)		+   -   \$		+   -   \$		+   -   \$	
Indicated Value Sub		N   G   \$		N   G   \$		N   G   \$	

General Comments \_\_\_\_\_

Estimated Market Value \$ \_\_\_\_\_ as of \_\_\_\_\_ 19 \_\_\_\_\_

Completed By \_\_\_\_\_ Title \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_ 19 \_\_\_\_\_

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE