



Collateral Appraisal Checklist

Borrower Name	
Loan Number	
Property Address	

All loan documents in the file (appraisal, title commitment, legal description, etc.) must be reviewed and cross-referenced to ensure all information accurately matches the information submitted on the loan application.

1. Is the appraisal in color? YES
If no, add #99 condition to the loan:
 - *The appraisal imaged Month/Date is not in color. Color appraisal required for collateral review.*

2. Is the Appraiser or Appraisal Company listed on the Exclusionary List? NO
If yes, email the Consumer.InternalAMCdesk.Bancorp

3. Is the appraiser listed on the Fannie Mae AQM Check List? NO
If yes, GRADE appraisal as RED and add #99 condition to the loan:
 - *The appraiser is listed on the Fannie Mae AQM List*

4. Is the Appraiser's License Expiration Date ON or BEFORE the Effective Date of Appraisal? NO
If yes, add #99 condition to the loan:
 - *The appraiser's license is expired ON or BEFORE the effective date of the Appraisal.*

5. Have you input the Appraisal Document Identifier number in UNIFI and is the UCDP successful? YES
 Does it match the borrower, property address, and the value from the appraisal?
 Does not apply to 2075/2055.
If the UCDP is not Successful, add #99 condition to the loan:
 - *Underwriter to review UCDP Status Summary Report: Not Successful*
 - *UCDP is missing and/or not received.*
 - *UCDP Does Not Appear To Match Borrower, Property or Appraised Value*

6. Does the review of the UCDP SSR for Fannie Mae show Fannie Mae Proprietary Edit Findings? N/A
If findings exist, add #99 condition to the loan:
 - *Fannie SSR Returned # proprietary edit findings*

7. Is the lender on the appraisal listed as Fifth Third? YES
If no, add #11 condition and complete: Who is the Lender Listed?
 - *Appraisal received and imaged does not list the Lender as Fifth Third.*
Transferred Appraisals are no longer permitted.

8. Is the USPS imaged to the loan? YES
Image USPS into the file if not already completed.

9. Does the property address listed on the appraisal match Unifi and USPS? Does the appraisal legal description match the legal description on the loan application and the purchase agreement? YES
If no, add #99 condition to the loan:
 - *The property address on the appraisal does not match UNIFI or USPS.*
 - *The property address on the appraisal does not match the purchase agreement.*
 - *The legal description on the appraisal does not match the purchase agreement.*
 - *The Parcel number on the appraisal does not match the purchase agreement.*

10. Does the appraisal have more than one parcel listed? NO
If yes, add #99 condition to the loan:
 - *The appraisal has more than one parcel listed.*

11. Is the Appraisal on the form required by AUS? NO
 N/A - NO AUS imaged
If no, is the appraisal on a more detailed form (if Drive By is Required, Full Appraisal is acceptable.
If no, add #99 condition to the loan:
 - *AUS required Appraisal Form , Appraisal received on Form .*



Collateral Appraisal Checklist continued...

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| <p>12. Does the property type (<i>single or multi-family</i>) listed on the appraisal match the UNIFI property type?
 <i>If no, add #99 condition to the loan:</i></p> <ul style="list-style-type: none"> • <i>The property type on the appraisal does not match the property type in UNIFI.</i> | <p>YES</p> |
| <p>13. If subject property has a Homeowner's Association, is Unifi properly coded as a PUD or Condominium AND Homeowner's Association fees are included in PITI calculations?
 <i>If no, add only ONE of the following #99 condition to the loan:</i></p> <ul style="list-style-type: none"> • <i>The appraisal includes HOA/PUD fees not listed in UNIFI.</i> • <i>The appraisal includes HOA/PUD fees, however they do not match the fees entered in UNIFI.</i> • <i>The property type in UNIFI is not listed as condo or pud, however the appraisal includes HOA/PUD fees.</i> | <p>NO</p> |
| <p>14. Is the zoning compliance noted as legal or legal-nonconforming?
 <i>If no, add #99 condition to the loan:</i></p> <ul style="list-style-type: none"> • <i>Zoning on appraisal is not listed as legal/legal non conforming, rebuild letter may be required.</i> | <p>YES</p> |
| <p>15. Is the subject property's present use highest and best?
 <i>If no, add #99 condition to the loan:</i></p> <ul style="list-style-type: none"> • <i>The highest and best use of the subject property is marked NO.</i> | <p>YES</p> |
| <p>16. Has the property sold within the past 12 months?
 <i>If yes, add #99 condition to the loan:</i></p> <ul style="list-style-type: none"> • <i>The appraisal has the property listed as being sold within the last 12 months.</i> | <p>NO</p> |
| <p>17. If the loan is a refinance, is the subject property listed for sale?
 <i>If yes, add #99 condition to the loan:</i></p> <ul style="list-style-type: none"> • <i>The appraisal has the refinance listed as being for sale.</i> | <p>NO</p> |
| <p>18. Does the property generally conform to the neighborhood (functional utility, style, condition, use, etc.)?
 <i>If no, add #99 condition to the loan:</i></p> <ul style="list-style-type: none"> • <i>Property does not generally conform to the neighborhood</i> | <p>YES</p> |
| <p>19. Is the remaining Economic Life greater than or equal to the Loan Term?
 <i>If no, add #99 condition to the loan:</i></p> <ul style="list-style-type: none"> • <i>Remaining Economic Life is not given in appraisal</i> • <i>Remaining Economic Life is less than the loan term.</i> | <p>YES</p> |
| <p>20. Did you follow the Collateral Manager Cascade?
 <i>If no, add #99 condition to the loan:</i></p> <ul style="list-style-type: none"> • <i>Risk Manager and AVM have not been run due to inability to enter Appraised Value and Appraisal Received date.</i> | <p>YES</p> |
| <p>21. Has the appraisal been issued "as is"?
 <i>If no, add #99 condition to the loan:</i></p> <ul style="list-style-type: none"> • <i>The appraisal has not been completed "as is".</i> | <p>YES</p> |
| <p>22. Did you find the appraisal requires additional inspections?
 <i>If any inspections are found, send out email to processor</i></p> | <p>NO</p> |



Collateral Appraisal Checklist continued...

23. Did you complete the Key Word checklist? YES
- If any keywords are found, add #99 condition to the loan:*
- *The following key word(s) were found in the appraisal report:*
- If not able to perform keyword search on pdf, add the following #99 condition to the loan:*
- *The key word search was not able to be performed on the received appraisal pdf.*

SLK Key Word Checklist

CISTERN	Page No: _____	NO
COST TO CURE	Page No: _____	NO
COST TO REPAIR	Page No: _____	NO
DEFERRED MAIN	Page No: _____	NO
ELECTRICAL	Page No: _____	NO
FAIR	Page No: _____	NO
HAULED	Page No: _____	NO
INSPECTION	Page No: _____	NO
MECHANICALS	Page No: _____	NO
MOLD	Page No: _____	NO
PLUMBING	Page No: _____	NO
POOR	Page No: _____	NO
PRIVATE ROAD	Page No: _____	NO
OBSOLESCENCE	Page No: _____	NO
SAFETY HAZARD	Page No: _____	NO
SEPTIC	Page No: _____	NO
SITE CONDO	Page No: _____	NO
WELL	Page No: _____	NO
SPECIAL ASSESSMENT	Page No: _____	NO
STRUCTURAL	Page No: _____	NO
UTILITIES (not on, turned off)	Page No: _____	NO



Collateral Appraisal Checklist continued...

24. If the subject property is a 0, 1, or 2 bedroom home, did the appraiser provide at least one comparable with a similar or lower bedroom count? YES
If no, add #99 condition to the loan:
 - The subject property is a 0-2 bedroom home and the appraiser has not provided a comp with a similar or lower bedroom count.
25. Is the Subject Property Quality Rating Q1 - Q5? YES
 Applies to 1004/70, 1073/465, 1075/466, 2055. Does not apply to Manuf 1004C/70B, 1025/72, 2090, 2095.
If no, add #99 condition to the loan:
 - The subject property quality rating is not Q1 – Q5.
26. Is the Subject Property Condition Rating C1 – C4 with no deferred maintenance noted? YES
 Applies to 1004/70, 1073/465, 1075/466, 2055. Does not apply to Manuf 1004C/70B, 1025/72, 2090, 2095.
If no, add #99 condition to the loan:
 - The subject property condition rating is not C1 – C4.
 - The subject property condition rating is a C1 – C4, however deferred maintenance is NOTED.
27. Are the majority of the comparables adjusted less than 15% Net and 25% Gross Adjustments? YES
If no, add #99 condition to the loan:
 - The majority of the comparables are not adjusted less than 15% Adjustments.
 - The majority of the comparables are not adjusted less than 25% Gross Adjustments.
28. Is the Appraised Value bracketed by both the Sales Prices and Adjusted Sales Prices of the comparable sales? YES
If no, add #99 condition to the loan:
 - The appraised value is not bracketed by the Sales Prices and the Adjusted Sales Prices.

	Sales Price	Adj Sales Price
Subject Value	\$ <u>\$620,000.00</u>	\$ <u>\$620,000.00</u>
Comp 1	\$ <u>\$570,000.00</u>	\$ <u>\$620,000.00</u>
Comp 2	\$ <u>\$623,000.00</u>	\$ <u>\$622,460.00</u>
Comp 3	\$ <u>\$775,000.00</u>	\$ <u>\$710,080.00</u>
Select	\$ _____	\$ _____
Select	\$ _____	\$ _____
Select	\$ _____	\$ _____

A "NO" answer to questions 24 - 28 will flip a GREEN APPRAISAL GRADE to YELLOW GRADE.

Appraisal Grade: YELLOW

Additional Comments from reviewing agent if any:

Agent Name: Juber
 Review Date: 11/03/2014