

**RESIDENTIAL APPRAISAL REVIEW SHORT FORM**

Lending Institution \_\_\_\_\_  
 Lender's Address \_\_\_\_\_  
 \_\_\_\_\_  
 Name of Borrower \_\_\_\_\_  
 Property Address \_\_\_\_\_  
 \_\_\_\_\_  
 Loan Number \_\_\_\_\_  
 Appraised Value \$ \_\_\_\_\_ Date \_\_\_\_\_  
 Lender's Appraiser \_\_\_\_\_ Phone \_\_\_\_\_  
 Appraiser's Address \_\_\_\_\_  
 Review Appraiser \_\_\_\_\_ Phone \_\_\_\_\_  
 Reviewer's Address \_\_\_\_\_

**REVIEW ANALYSIS**

DESCRIPTION:	Acceptable	Unacceptable	N/A		Acceptable	Unacceptable	N/A
1. Legal Description (verify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Census Tract	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Subject Unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Comment Section	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
REMARKS:	_____						

COST ANALYSIS SECTION:	Acceptable	Unacceptable	N/A		Acceptable	Unacceptable	N/A
8. Physical Depreciation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Adjustments & Calculations (verify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Functional Depreciation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Comments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. External Depreciation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
11. Land to Improvement Ratio (verify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
REMARKS:	_____						

MARKET DATA ANALYSIS SECTION:	Acceptable	Unacceptable	N/A		Acceptable	Unacceptable	N/A
14. Documentation Numbers (verify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. Math Calculations (verify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Location Adjustments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22. Comments Section	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Site and View Adjustments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23. Net Adjustment Ratio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Quality/Design and Appeal Adjustments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1) _____ % 2) _____ % 3) _____ % 4) _____ % 5) _____ % 6) _____ %			
18. Condition Adjustments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24. Gross Adjustment Ratio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Room Count and Square feet Adjustments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1) _____ % 2) _____ % 3) _____ % 4) _____ % 5) _____ % 6) _____ %			
20. Amenities Adjustments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25. Comparable Data Sections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REMARKS:	_____						
				26. Income Approach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				27. Condo Project Addenda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDENDA REQUIRED	Acceptable	Unacceptable	N/A	CONDOMINIUM	Acceptable	Unacceptable	N/A
28. Plat Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37. No. of Units Not Completed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Building Sketch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38. Presale Requirements Not Met	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Comparable Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39. Sale(s) From Project Needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Photo Pages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40. Sale(s) Out of Project Needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Statement of Limiting Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41. Addendum A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Purchase Agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42. Addendum B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Original Signature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>UNITS</b>			
35. 442 Certification of Completion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43. Rental Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36. Copy of Permit for Addition/Conversion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	44. Operating Income Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REMARKS:	_____						

**REVIEWER'S SUMMARY**

Appraisal report was: Good  Fair  Poor   
 Recommendation:  
 Accept as is  Accept when revised - See items# \_\_\_\_\_  
 Have another appraisal prepared by someone else  Other \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 Field Review was made  YES  NO  
 Sales price \$ \_\_\_\_\_ Appraisers Value \$ \_\_\_\_\_ Reviewer's Recommendation \$ \_\_\_\_\_  
 Reviewer's Signature \_\_\_\_\_ Title \_\_\_\_\_ Date of Review \_\_\_\_\_  
 Reviewer's Signature \_\_\_\_\_ Title \_\_\_\_\_ Date of Review \_\_\_\_\_  
 See Attached

