



# EMPLOYEE RELOCATION COUNCIL SUMMARY APPRAISAL REPORT

Client: \_\_\_\_\_  
 Client Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Homeowner: \_\_\_\_\_  
 Subject Property Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Appraiser Company Name: \_\_\_\_\_  
 Appraiser(s): \_\_\_\_\_  
 Appraiser Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Fax #: (\_\_\_\_) \_\_\_\_\_ E-mail: \_\_\_\_\_

Client File #: \_\_\_\_\_  
 Suite #: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 County: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Appraiser File #: ERC 1/01  
 Ph. #: (\_\_\_\_) \_\_\_\_\_  
 Suite #: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

## SALIENT FACTS AND CONCLUSIONS

Anticipated Sales Price \$ \_\_\_\_\_ (p. 5)  
 Date of Appraisal (Inspection) \_\_\_\_\_ (p. 5)  
 Is the subject property currently listed? Yes  No  (p. 2)  
 • Current List Price \$ \_\_\_\_\_ (p. 2)  
 • Days-on-market \_\_\_\_\_ (p. 2)  
 Description of Improvements \_\_\_\_\_ (p. 3)  
 • Actual Age (Yrs.) \_\_\_\_\_ • Attached  Detached   
 • No. of Stories \_\_\_\_\_ • Architectural Style \_\_\_\_\_  
 • Room Count \_\_\_\_\_ • Gross Living Area \_\_\_\_\_

Mandatory Inspections Yes  No  (p. 2)  
 Adverse Conditions Requiring Inspections Yes  No  (p. 3)  
 Recommended Repairs and/or Improvements Yes  No  (p. 3)  
 Adverse Easements/Encroachments Yes  No  (p. 2)  
 Adverse External/Environmental Conditions Yes  No  (p. 2)  
 Adverse Financing Conditions Yes  No  (p. 4)  
 New Construction Competition Yes  No  (p. 4)  
 REO/Foreclosure Competition Yes  No  (p. 4)

Historic Price Trend:  Increasing  Stable  Decreasing (p. 4) Current Supply/Demand:  Under Supply  In Balance  Over Supply (p. 4) Forecasted Price Trend:  Increasing  Stable  Decreasing (p. 4)

## DEFINITIONS AND GUIDELINES

**Intended Use and Purpose of the Relocation Appraisal:** The intended use of the appraisal is to assist an employer in facilitating the employee relocation process. The intended users of the appraisal are only the appraiser's client and the employer. The purpose of the appraisal is to develop an opinion of the Anticipated Sales Price for a relocating employee's residence.

**Definition of Anticipated Sales Price\*:** The price at which a property is anticipated to sell in a competitive and open market, assuming an arm's length transaction whereby:

- The analysis reflects the subject property "as is" and is based on its present use as a residential dwelling. (For new construction not completed see Guideline #1d.)
- Both buyer and seller are typically motivated; both parties are well-informed or well-advised and acting in what they consider their best interests.
- Payment is made in cash or its equivalent.
- A reasonable marketing period, not to exceed 120 days and commencing on the date of appraisal (inspection), is allowed for exposure in the open market. The analysis assumes an adequate effort to market the subject property.
- Forecasting is applied to reflect the anticipated trend of market conditions and prices during the subject property's prospective marketing period.

**Definition of Forecasting:** Forecasting is the process of analyzing historical trends and current factors as a basis for anticipating market trends. A forecasting adjustment is then applied to reflect any impact these trends will have on the subject property's marketing time and sales price.

**Scope of the Appraisal:** The scope of the appraisal includes an interior and exterior inspection of the subject property; collecting, verifying and analyzing pertinent data; considering market trends; developing an opinion of the subject property's Anticipated Sales Price and communicating the findings in this Summary Appraisal Report. The appraisal is to be developed utilizing only the Sales Comparison Analysis, which most accurately reflects the actions of typical buyers and sellers in the market place. This approach must include an analysis of competing properties, pending sales and closed sales, resulting in a reliable opinion of Anticipated Sales Price. The cost approach, income approach, and highest and best use analysis are excluded as they are not necessary to develop a credible opinion of Anticipated Sales Price.

**Guidelines:** In developing an opinion of the Anticipated Sales Price, the appraiser must observe the following:

- Consider the property "as is" on the date of the appraisal (inspection) with adjustments made to reflect reactions from a typical buyer's point of view. These adjustments should reflect the comparative differences between the subject property's appearance and similar properties in that market. The actual cost to cure may not be the appropriate measure for this adjustment. Consider the effect on value (positive or negative) of the following items:
  - condition (e.g., modernization, restoration, repairs, necessary improvements, etc.);
  - appeal (e.g., construction upgrades, personalized décor, etc.);
  - In instances where the appraiser is unable to determine the "as is" condition and appeal for work in progress or suspected adverse physical conditions, notify the client immediately;
  - For new construction not completed as of the date of the appraisal (inspection), the Anticipated Sales Price should be based on the assumption improvements will be completed in a workmanlike manner according to the Description of Improvements on Page 3 and any construction documentation provided to the appraiser.
- Develop and support the price the property is anticipated to sell for during its reasonable (not to exceed 120 days) marketing period, giving particular attention to the analysis of comparable sales, pending sales, competing

properties, supply and demand, availability and terms of financing, location, and overall market conditions. Also, consider and make necessary adjustments for other pertinent factors.

- The sales prices of the comparables should be adjusted for seller concessions to reflect a cash equivalent price. Dollar adjustments should be made for concessions such as: seller-paid points, buyer's closing costs, interest rate buydowns, seller financing, or any other terms that influence the final sales price. These adjustments are not necessarily dollar for dollar and should reflect the impact on the sales price resulting from the concession.
- Assume the property is free and clear of all liens with the owner responsible for satisfying any unpaid installments of special assessments.
- Gross Living Area (GLA) is the calculation of the total living area in the residence, expressed in square footage. This is calculated using exterior measurements (except condominiums and cooperatives), and is generally limited to the habitable above-grade living area only. Basement and attic areas (finished and unfinished) are not included in GLA, room and bath counts. However, they may make a valuable and significant contribution to the property value, and should be calculated and shown separately in the report.
- When rating the Appeal of the various attributes of the subject property, and using the terms "Excellent," "Good," "Average," "Fair," and "Poor," compare the characteristics to those of competing properties and neighborhoods (e.g., a luxury, custom-designed home may be rated "average" as compared with competing properties that also are luxury, custom-designed homes). The ratings are defined as follows:
  - Excellent: the amenity or characteristic is superior to the same characteristic found in competing properties and neighborhoods;
  - Good: the amenity or characteristic is better than the same characteristic found in competing properties and neighborhoods;
  - Average: the amenity or characteristic is comparable to the same characteristic found in competing properties and neighborhoods;
  - Fair: the amenity or characteristic is not as good as the same characteristic found in competing properties and neighborhoods; and
  - Poor: the amenity or characteristic is inferior to the same characteristic found in competing properties and neighborhoods.
- Include the following exhibits:
  - photos of the front, rear, street scene, and interior views of the subject property;
  - photos of the subject property depicting any adverse conditions and inspection concerns;
  - photos of factors within view from the subject property that significantly affect marketability either favorably or unfavorably;
  - photos of all comparable sales;
  - sketch of the dwelling indicating all measurements and calculations necessary to determine Gross Living Area. Sketch should also show room locations; and,
  - map depicting locations of the subject property, competing properties and comparable sales.
- Do not accept an appraisal assignment if there is a conflict of interest (e.g., recently appraised the house for another party, an association with the listing agent/company, etc.) without informing the client and obtaining the client's prior consent.
- Do not solicit a listing or generate a referral as a result of an appraisal assignment.
- Do not discuss appraisal opinions or reveal sensitive information to anyone other than the client.

**Note:** Departure from the Definitions and Guidelines is not permitted without client approval and must be specifically disclosed in this report.

**EMPLOYEE RELOCATION COUNCIL  
SUMMARY APPRAISAL REPORT**

Client File #:  
Appraiser File #:ERC 1/01

SUBJECT INFORMATION

Homeowner: \_\_\_\_\_ Occupant:  Homeowner  Tenant  Vacant

Subject Property Address: \_\_\_\_\_ County: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Assessor's Parcel #: \_\_\_\_\_

Property Rights Appraised:  Fee Simple  Leasehold Subtype:  PUD  Condominium  Cooperative

Is the subject property currently listed?  Y  N Orig. List Price: \$ \_\_\_\_\_ Cur. List Price: \$ \_\_\_\_\_ Date of Last Price Rev.: \_\_\_\_\_

Days-on-market: \_\_\_\_\_ Listing Company/Agent: \_\_\_\_\_ Ph. #: (\_\_\_\_) \_\_\_\_\_

Last Sale Date: \_\_\_\_\_ Last Sale Price: \$ \_\_\_\_\_

Analysis of any current agreement of sale, option on or listing of the subject property as well as prior sales of the subject property within one year of the date of appraisal: \_\_\_\_\_

Annual real estate taxes: \$ \_\_\_\_\_ Are taxes typical for the area and price range?  Yes  No Monthly HOA Fees: \$ \_\_\_\_\_

Discuss atypical taxes, homeowner association fees and known pending special assessments, and comment on their effect on marketability. \_\_\_\_\_

Are there any **mandatory** inspections to transfer title?  Yes  No If Yes, describe: \_\_\_\_\_

NEIGHBORHOOD

Location Type:  Urban  Suburban  Rural

Built Up:  Over 75%  25 - 75%  Under 25%

Development Rate:  Rapid  Stable  Slow

Change in Present Land Use:  Not Likely  Likely  Taking Place

Present land use:  
1 Family: \_\_\_\_\_ % Commercial: \_\_\_\_\_ %  
Multi-Family: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %  
Condo: \_\_\_\_\_ % \_\_\_\_\_ : \_\_\_\_\_ %

Single Family Price Range: \$ \_\_\_\_\_ to \$ \_\_\_\_\_ Predominant Price: \$ \_\_\_\_\_

Single Family Age: \_\_\_\_\_ Years to \_\_\_\_\_ Years Predominant Age: \_\_\_\_\_ Years Predominant Occupancy:  Owner  Tenant % Vacant: \_\_\_\_\_

Discuss positive and negative **neighborhood** characteristics impacting the subject property's marketability such as employment, environmental conditions, external obsolescence, property compatibility, schools, and transportation. \_\_\_\_\_

**Overall Neighborhood Appeal Rating:**  Excellent  Good  Average  Fair  Poor

SITE

Dimensions: \_\_\_\_\_

Site Area: \_\_\_\_\_ Corner Lot:  Yes  No

Zoning Classification: \_\_\_\_\_

Is present use permitted by zoning regulations?  Yes  No  No Zoning

FEMA Special Flood Hazard Area?  Yes  No

**UTILITIES**

Public	Other (Describe)	Topography: _____
Electric: <input type="checkbox"/>	_____	Shape: _____
Gas: <input type="checkbox"/>	_____	View: _____
Water: <input type="checkbox"/>	_____	Landscaping: _____
San. Sewer: <input type="checkbox"/>	_____	Drainage: _____

Street Access:  Public  Private

Street Maintenance:  Public  Private

Gated:  Yes  No

Adverse Easements/Encroachments:  Yes  No

Adverse External/Environ. Cond's:  Yes  No

Sidewalk:  Yes  No

Curbs/Gutters:  Yes  No

Street Lighting:  Yes  No

Street Surface: \_\_\_\_\_

Driveway Surface: \_\_\_\_\_

Alley: \_\_\_\_\_

Discuss positive and negative **site** characteristics impacting the subject property's marketability. \_\_\_\_\_

**Overall Site Appeal Rating:**  Excellent  Good  Average  Fair  Poor

**EMPLOYEE RELOCATION COUNCIL  
SUMMARY APPRAISAL REPORT**

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Appraiser File #: ERC 1/01

<b>General</b> New Construction: <input type="checkbox"/> Completed: Y <input type="checkbox"/> N <input type="checkbox"/> Existing Construction: <input type="checkbox"/> Actual Age (Yrs.): _____ Effective Age (Yrs.): _____ Attached: <input type="checkbox"/> Detached: <input type="checkbox"/> No. Units: _____ No. Stories: _____ Manufact. Housing: Y <input type="checkbox"/> N <input type="checkbox"/> If yes, type: _____	<b>Exterior</b> Architectural Style: _____ Roofing Material: _____ Wall Material: _____ Window Type: _____ Storm Sash: <input type="checkbox"/> Screens: <input type="checkbox"/> Insulated: <input type="checkbox"/> Gutters/Downspouts: <input type="checkbox"/> <b>Exterior Amenities</b> Patio: <input type="checkbox"/> Spa: <input type="checkbox"/> Fence: <input type="checkbox"/> Pool: <input type="checkbox"/> Deck: <input type="checkbox"/> Porch: <input type="checkbox"/> Other: _____	<b>Interior</b> <b>Floors</b> Carpet: <input type="checkbox"/> Vinyl: <input type="checkbox"/> Ceramic: <input type="checkbox"/> Hardwood: <input type="checkbox"/> Other: _____ <b>Walls</b> Drywall: <input type="checkbox"/> Plaster: <input type="checkbox"/> Other: _____ <b>Interior Amenities</b> Security System: <input type="checkbox"/> Jetted Tub: <input type="checkbox"/> Other: _____	<b>Bath Floors</b> Carpet: <input type="checkbox"/> Vinyl: <input type="checkbox"/> Ceramic: <input type="checkbox"/> Hardwood: <input type="checkbox"/> Other: _____ <b>Bath Wainscot</b> Ceramic: <input type="checkbox"/> Fiberglass: <input type="checkbox"/> Other: _____	<b>Kitchen Built-ins</b> Refrigerator: <input type="checkbox"/> Range: <input type="checkbox"/> Oven: <input type="checkbox"/> Cooktop: <input type="checkbox"/> Microwave: <input type="checkbox"/> Dishwasher: <input type="checkbox"/> Compactor: <input type="checkbox"/> Disposal: <input type="checkbox"/> Other: _____ <b>Heating</b> Type: _____ Fuel: _____ <b>Air Conditioning</b> Central Air: <input type="checkbox"/> Other: _____ <b>Attic</b> Y <input type="checkbox"/> N <input type="checkbox"/> Scuttle: <input type="checkbox"/> Drop Stair: <input type="checkbox"/> Stairway: <input type="checkbox"/> Finished: <input type="checkbox"/>	
<b>Car Storage</b> Garage: Attached: _____ # Cars _____ Detached: _____ Built-in: _____ Carport: Attached: _____ Detached: _____ Built-in: _____ Other: _____ None: <input type="checkbox"/> Adequate: Y <input type="checkbox"/> N <input type="checkbox"/>	<b>Foundation and Basement</b> Material: _____ Slab: <input type="checkbox"/> Crawl Space: <input type="checkbox"/> Basement: <input type="checkbox"/> Sq. Ft. _____ % Finished: _____ Floor: _____ Ceiling: _____ Wall: _____ Outside Entry: <input type="checkbox"/> Sump: <input type="checkbox"/> Floor Drain: <input type="checkbox"/>				

**Personal Property:** Is personal property included in the Anticipated Sales Price? Yes  No  If yes, please describe: \_\_\_\_\_

Room Count	Living	Dining	Kitchen	Family	Bedrooms	Baths	Other Rooms	List of Other Rooms	GLA
Level 1									
Level 2									
Basement <i>(Not included in GLA or Room Count.)</i>									
Attic <i>(Not included in GLA or Room Count.)</i>									

**Total Rooms:** \_\_\_\_\_ **Bedrooms:** \_\_\_\_\_ **Baths:** \_\_\_\_\_ **Gross Living Area:** \_\_\_\_\_ **Sq. Ft.**

**Relevant Characteristics:** Describe and discuss features and improvements affecting marketability. (Only significant features affecting the Anticipated Sales Price should be considered in the Sales Comparison Analysis grid on page 5.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Evidence of any adverse conditions which require inspection (e.g., dampness, termites, settlement, etc.):  Yes  None Observed

If yes, list any recommended inspections and why (e.g., structural, materials, mechanical, roof, etc.). \_\_\_\_\_

**Recommended Repairs/Improvements :**

Are any repairs and/or improvements recommended to enhance the subject property's marketability?  Yes  No

If yes, list below and provide a total estimated cost to cure. \_\_\_\_\_

**Total Estimated Cost to Cure: \$** \_\_\_\_\_

Overall Improvement Appeal Ratings :	Excellent	Good	Average	Fair	Poor
Exterior Appeal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Appeal/Décor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Functional Utility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DESCRIPTION OF IMPROVEMENTS

**EMPLOYEE RELOCATION COUNCIL  
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Client File #: \_\_\_\_\_  
Appraiser File #: ERC 1/01

Adverse Financing Conditions:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
New Construction Competition:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
REO/Foreclosure Competition:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Historic Price Trend:	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Decreasing
Current Supply/Demand:	<input type="checkbox"/> Under Supply	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply
Mortgage Interest Rates:	<input type="checkbox"/> Decreasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Neighborhood Normal Marketing Time:	<input type="checkbox"/> Under 30 days	<input type="checkbox"/> 30 - 120 days	<input type="checkbox"/> Over 120 days
Forecasted Price Trend:	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Decreasing
Forecasted Sales Activity (not to exceed 120 days):	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Decreasing
Subject Property's Estimated Normal Marketing Time:	<input type="checkbox"/> Under 30 days	<input type="checkbox"/> 30 - 120 days	<input type="checkbox"/> Over 120 days

Analyze historic trends and current factors relevant to developing the Market Change Adjustment in the Sales Comparison Analysis on page 5.

ITEM	SUBJECT	COMPETING PROPERTY #1			COMPETING PROPERTY #2			COMPETING PROPERTY #3				
Address												
Proximity to Subject												
Original List Price	\$	\$			\$			\$				
Current List Price	\$	\$			\$			\$				
Last Price Revision Date												
Days-on-market												
Neighborhood Appeal												
Site Area												
Site Appeal												
Arch. Style/Ext. Appeal												
Quality of Construction												
Actual Age (Yrs.)												
Condition												
Interior Appeal/Décor												
Room Count	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Gross Living Area	sq. ft.			sq. ft.			sq. ft.			sq. ft.		
Basement Area												
Basement Finish												
Functional Utility												
Heating/Cooling												
Car Storage												
Fireplace(s)												
Significant Features												

For each competing property, explain subjective differences for which the rationale may not be readily apparent and analyze their relevance to the Competitive List Price Range for the subject property.

Competing Property #1: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Competing Property #2: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Competing Property #3: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Reconciliation of Market Trends Analysis:** Analyze the anticipated trend of market conditions and prices during the subject property's prospective marketing period. This discussion should explain and support the Forecasting Adjustment on page 5.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Competitive List Price Range for Subject Property: \$** \_\_\_\_\_ **to \$** \_\_\_\_\_

MARKET TRENDS ANALYSIS

**EMPLOYEE RELOCATION COUNCIL  
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Client File #: \_\_\_\_\_  
Appraiser File #:ERC 1/01

The appraiser has analyzed those sales considered to be most representative of the subject property. The following descriptions include a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or better than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is not as good as, or is inferior to, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT		COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3	
Address								
Proximity to Subject								
Final List Price			\$		\$		\$	
Sales-to-List Price Ratio								
Sales Price			\$		\$		\$	
Closing Date								
Days-on-market								
Data Sources								
	DESCRIPTION		DESCRIPTION	+(-\$) Adjustment	DESCRIPTION	+(-\$) Adjustment	DESCRIPTION	+(-\$) Adjustment
Sales and/or Financing Concessions								
Market Change	Inspection Date		Contract Date		Contract Date		Contract Date	
Neighborhood Appeal								
Site Area								
Site Appeal								
Arch. Style/Ext. Appeal								
Quality of Construction								
Actual Age (Yrs.)								
Condition								
Interior Appeal/Décor								
Room Count	Total	Bdrms	Total	Bdrms	Total	Bdrms	Total	Bdrms
	Baths		Baths		Baths		Baths	
Gross Living Area	sq. ft.		sq. ft.		sq. ft.		sq. ft.	
Basement Area								
Basement Finish								
Functional Utility								
Heating/Cooling								
Car Storage								
Fireplace(s)								
Significant Features								
Forecasting								
Net Adj. (Total)			<input type="checkbox"/> Plus <input type="checkbox"/> Minus	\$	<input type="checkbox"/> Plus <input type="checkbox"/> Minus	\$	<input type="checkbox"/> Plus <input type="checkbox"/> Minus	\$
Adjusted Sales Price			\$		\$		\$	

SALES COMPARISON ANALYSIS

Discuss the selection of each comparable sale and explain the basis for individual adjustments. Explain subjective adjustments for which the rationale may not be readily apparent.

Comparable Sale #1: \_\_\_\_\_

Comparable Sale #2: \_\_\_\_\_

Comparable Sale #3: \_\_\_\_\_

Reconciliation of Sales Comparison Analysis: \_\_\_\_\_

Analyze additional factors considered in arriving at the Anticipated Sales Price. Also comment on market data provided by the homeowner. \_\_\_\_\_

ANTICIPATED SALES PRICE

The **Anticipated Sales Price** of the subject property as of \_\_\_\_\_ effective date of the appraisal (inspection) is estimated to be \$ \_\_\_\_\_

Homeowner: \_\_\_\_\_ Appraiser Name: \_\_\_\_\_

**STATEMENT OF LIMITING CONDITIONS AND APPRAISER CERTIFICATION**

**CONTINGENT AND LIMITING CONDITIONS:**

The Appraiser Certification that appears in this 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 provided a sketch in the appraisal report, to show approximate dimensions of the improvements. The sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) 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.
4. 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.
5. The appraiser has noted in the appraisal report any adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property and 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.
6. 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 has made no survey of the property. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
8. For new construction not completed as of the date of the appraisal (inspection), the appraisal report and valuation conclusion is based on the hypothetical condition that the improvements have been completed as of the date of the appraisal in a workmanlike manner according to the Description of Improvements on page 3 and any construction documentation provided to the appraiser. Because the proposed improvements have not been completed, the value of the property that actually exists as of the date of the appraisal may be

different from the value with the proposed improvements completed. The appraisal does not address unforeseeable events that could alter the proposed property improvements and/or the market conditions reflected in the analysis.

9. The intended users of the appraisal are only the appraiser's client and the employer. The appraiser assumes no responsibility or liability for unauthorized use of this report. The appraiser must provide his or her prior written consent before all (or any part) of the content of the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraiser organizations or the firm with which the appraiser is associated) can be used for any purposes by anyone except: the client specified in the report; professional appraisal organizations; or any department, agency, or instrumentality of the United States, any state, or the District of Columbia. The appraiser's written consent and approval also must be obtained before the appraisal (or any part of it) can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. For the purpose of this appraisal, the effective date of the appraisal is contemporaneous with the date of report.

**APPRAISER CERTIFICATION:**

I certify, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I have made a personal inspection of the property that is the subject of this report.
9. No one provided significant professional assistance to the person signing this report. If there are exceptions, the name of each individual providing significant professional assistance is stated.

**CO-APPRAISER CERTIFICATION:**

If a co-appraiser signed the appraisal report, he or she certifies and agrees that:

I have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, and am taking full responsibility for the appraisal and the appraisal report.

Subject Property's Address: \_\_\_\_\_

**APPRAISER**

**CO-APPRAISER (if applicable)**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date of Report (Inspection): \_\_\_\_\_  
 State License/Certification #: \_\_\_\_\_  
 State of License/Certification: \_\_\_\_\_  
 Expiration Date of License/Certification: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date of Report (Inspection): \_\_\_\_\_  
 State License/Certification #: \_\_\_\_\_  
 State of License/Certification: \_\_\_\_\_  
 Expiration Date of License/Certification: \_\_\_\_\_

Did  Did Not personally inspect the subject property