

ESSENTIALS CUSTOMER TRAINING PRESENTS CU[®] OR LCA RISK SCORE OF 2.5 OR LESS

Score Drives Appropriate Level of Appraisal Review



Not Responsible

Underwriting the Appraisal for VALUE

Determining whether the subject property presents adequate collateral for the mortgage.

Ensuring Market VALUE

Determining the appraisal accurately reflects the market value of the property.

Ensuring Appraiser's Opinion of Value

Determining the appraiser used sound reasoning and provided evidence to support the methodology chosen to develop the opinion of value.

Analyzing the Comparable Sales

Analyzing the comparable sales used in the appraisal report including the description, selection, adjustments, and reconciliation of the comparable sales.



Responsible

Description of the Subject Property

	Appraisal Section	Suggested Course of Action	What to Compare
Is the appraisal report completed for the correct property?	<ul style="list-style-type: none"> Subject 	Confirm the address	Purchase Contract Application
Accuracy and Completeness			
Is the property accurately described?	<ul style="list-style-type: none"> Improvements 	Review the description and comments	Maps and Photos
Is the neighborhood accurately described?	<ul style="list-style-type: none"> Neighborhood 	Review the description and comments	Maps and Photos
Is the correct appraisal form completed?		Review bottom of appraisal and confirm form number	Compare to your findings
Are all pages of the appraisal report provided?		Review the entire appraisal	
Are all required pictures/exhibits present?		Review the Maps and Photos	
	<ul style="list-style-type: none"> Improvements Reconciliation Project Site Project Information 	Is an Appraisal Update/Completion Certificate required?	Verify any outstanding conditions of the appraisal have been satisfied obtain completion certificate or completion of construction.
	<ul style="list-style-type: none"> Neighborhood Improvement 	Is the PUD/CONDO information complete?	Compare comments
	<ul style="list-style-type: none"> Site Improvement 	Do the map/photos correspond with the narrative?	Compare comments
	<ul style="list-style-type: none"> Site Improvement 	Review the Report Addendum	Compare the Site and Improvement sections
Property Condition and Quality Ratings (C1-6 and Q1-6)			
Do the quality ratings correspond with the photos and narrative?	<ul style="list-style-type: none"> Improvement Sales Comparison Approach 	Review ratings	Compare the photos and comments
Do the condition ratings match the photos and narrative?	<ul style="list-style-type: none"> Improvement Sales Comparison Approach 	Review ratings	Compare the photos and comments
C6 and/or Q6 (FNMA requires deficiencies fixed and completion certificate)	<ul style="list-style-type: none"> Reconciliation 	Confirm if Property is subject to repairs	Compare the photos and comments
C5-C6 and/or Q6 (FHLMC requires deficiencies fixed and completion certificate)	<ul style="list-style-type: none"> Reconciliation 	Confirm if Property is subject to repairs	Compare the photos and comments
Eligibility of the Property			
Check the Loan Program/Product		Review the FNMA/FHLMC Guidelines	
Check the Loan LTV Requirements		Review the FNMA/FHLMC Guidelines	
Check the Condo/PUD. Are there any pending litigations or proceedings?	<ul style="list-style-type: none"> Project Information Project Analysis 	Review comments	
Is there vacant or undeveloped land?	<ul style="list-style-type: none"> Neighborhood Site 	Review comments	
Is this property primarily used for agricultural or farming purposes?	<ul style="list-style-type: none"> Neighborhood Site 	Review present land use/highest and best use	
Confirm the property is not for commercial enterprise, etc. (5601.1 and 5701.2)	<ul style="list-style-type: none"> Neighborhood Site 	Review present land use/highest and best use	

References FNMA A2-2-06; B4-1; FHLMC 5602.2; 5601.1; 5701.2
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Two Radnor Corporate Center, 100 Matsonford Road, Radnor, PA 19087 | essent.us

