

Extent of the Appraisal Process. The purpose of this Limited Appraisal is to estimate the market value of the subject property as of the effective date of the appraisal. The extent of the process of collecting, confirming, and reporting data used in this analysis includes a physical inspection of the neighborhood, subject property (interior and/or exterior), and the analysis of information gathered from public or private records that may have an influence on the value of the property. Unless otherwise noted, the appraiser is to perform an exterior-only inspection of the subject property. The intended use of this report is to assist the client to establish lending parameters and/or make collateral decisions relevant to the subject of the Limited Appraisal.

Property Address _____ City _____
County _____ State _____ Zip _____ Census Tract _____ MSA # _____
Borrower _____ Property Rights Appraised: Fee Leasehold
Property Type: (check all that apply) Single Family PUD Condo 2-4 Units Appraiser/Address _____
Client _____

Location Urban Suburban Rural Typical Atypical
Built Up Over 75% 25% to 75% Under 25% Property Compatibility
Growth Rate Fully Dev. Rapid Steady Slow Convenience to Public Facilities
Property Values Increasing Stable Declining General Appearance of Properties
Market Time Under 3 Mo. 3 to 6 Mo. Over 6 Mo. Appeal to Market
Predominant Occupancy Owner Tenant _____ % Vacant
Similar Property Price Range \$ _____ to \$ _____ Age _____ yrs. to _____ yrs.

Highest and Best Use: Present Use Other (specify) _____
Zoning Compliance: Legal Legal non-conforming (grandfathered use) Illegal No Zoning
Utilities: Public _____ Other _____
Electricity _____ Topo _____
Gas _____ Size _____
Water _____ Shape _____
Sanitary Sewer _____ View _____
Underground Elec. & Tel. Yes No Drainage _____
Describe visible easements, if any, affecting subject property _____
Is the property located in a FEMA-Identified Special Flood Hazard Area? No Yes FEMA Flood Zone _____
FEMA Map No. _____ Effective Date _____

Design _____ Typical Atypical
Exterior Walls _____ Roof _____ Exterior Condition
Approximate Age (Actual) _____ Yrs. (Effective) _____ Yrs. Appeal to Market
Comments _____

Comments and Interior Description (if available): _____
Number of Rooms _____ Number of Bedrooms _____ Number of Baths _____ Gross Living Area _____ Sq. Ft.
Parking Facilities: Garage Carport Open None Cars _____
Interior description and room count provided by: _____

Comparable Sales Table with columns: ITEM, SUBJECT, COMPARABLE #1, COMPARABLE #2, COMPARABLE #3. Rows include Address, Proximity to Subject, Sale Price, Date of Sale, Age, Site/View, Condition, Room Count, Gross Living Area, Basement & Finished Rooms, Below Ground, Garage/Carport, Special Amenities, Design and Appeal, Overall Comparison to Subject, Data/Verification Sources, Relative Comparison Analysis.

Note: Unless attached as an addendum, supporting documentation for the above Market Data Analysis Summary, including full description of comparables, adjustments, etc., are maintained in the appraiser's file and are available for review upon request. Addendum attached Yes No

Comments on any departure(s) from the specific guidelines USPAP and any limitations in addition to those disclosed in the attached Statement of Limiting Conditions and Appraiser's Certification: _____
One year sale, listing and/or offering history: _____
Cost Approach Summary: Not applicable. Comment: _____
Income Approach Summary: Not applicable. Comment: _____
Included in an attached addendum. Indicated Value by Cost Approach is \$ _____
Included in an attached addendum. Indicated Value by Income Approach is \$ _____

FINAL RECONCILIATION:
The appraisal is made "as is" "subject to" repairs, alterations, inspections, and/or conditions listed in the attached addendum. The purpose of this Limited Appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limited conditions, and market value definition that are stated in the attached Statement of Limiting Conditions and Appraiser's Certification, Form #0105-080-B (Revised 10/95). The information shown on this report is derived from an inspection of the neighborhood, subject property, and other sources considered reliable.
I (we) estimate the Market Value, as defined, of the Real Property that is the subject of this Limited Appraisal as of _____ (which is the Date of Inspection and the Effective Date of this Appraisal) to be \$ _____
Appraiser Name: _____ Supervisory Appraiser Name: _____
Signature: _____ Date: _____ Signature: _____ Date: _____
 License, or Certification # _____ License, or Certification # _____
Subject Inspection: Interior and Exterior Exterior Only Interior and Exterior Exterior Only Did Not Inspect