

Desktop Underwriter Property Inspection Report

File No. bl2075

THIS PROPERTY INSPECTION REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

SUBJECT	Property Address _____		City _____		State _____		Zip Code _____		
	Legal Description _____				County _____				
	Assessor's Parcel No. _____			Tax Year _____		R.E. Taxes \$ _____		Special Assessments \$ _____	
	Borrower _____		Current Owner _____		Occupant _____		Owner _____	Tenant _____	Vacant _____

NEIGHBORHOOD	Neighborhood or Project Name _____			Project Type _____		PUD _____	Condominium _____	HOA\$ _____	/Mo. _____	
	Property Rights _____	Fee Simple _____	Leasehold _____	Map Reference _____					Census Tract _____	
	Location _____	Urban _____	Suburban _____	Rural _____	Property values _____	Increasing _____	Stable _____	Declining _____	Single family housing _____	Condominium housing _____
	Built up _____	Over 75% _____	25-75% _____	Under 25% _____	Demand/supply _____	Shortage _____	In balance _____	Over supply _____	PRICE _____	AGE _____

Does the site generally conform to the neighborhood in terms of size and shape? Yes No If No, describe: _____

Does the property conform to zoning regulations? Yes No If No, describe: _____

Does the present use represent the highest and best use of the property as improved? Yes No If No, describe: _____

SITE	Utilities _____		Public _____		Other _____		Public _____		Other _____		Off-site Improvements _____		Type _____		Public _____		Private _____	
	Electricity _____	Water _____	Gas _____	Sanitary Sewer _____	Street _____	Alley _____												
	Do the utilities and off-site improvements conform to the neighborhood? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: _____																	
	Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____																	

IMPROVEMENTS	Source(s) used for physical characteristics of property: _____	Exterior inspection from street _____	Previous appraisal files _____	Assessment and tax records _____			
	<input type="checkbox"/> MLS	<input type="checkbox"/> Prior inspection	<input type="checkbox"/> Property owner	Other (Describe): _____			
	No. of Stories _____	Type (Det./Att.) _____	Exterior Walls _____	Actual Age (Yrs.) _____	Manufactured Housing _____	Yes _____	No _____
	Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: _____						

Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? Yes No If Yes, describe: _____

Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? Yes No If Yes, describe: _____

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

- I personally inspected from the street the subject property and neighborhood.
- I stated in this report only my own personal unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
- I have not knowingly withheld any significant information and I believe, to the best of my knowledge, that all statements are true and correct.
- I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction.
- I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this inspection is contingent on the outcome of the inspection.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed this report, he or she certifies and agrees that; I directly supervise the appraiser who prepared this report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 and 5 above, and am taking full responsibility for this report.

CONTINGENT AND LIMITING CONDITIONS: The above certification is subject to the following conditions: The appraiser has noted in this report any adverse conditions (such as, but not limited to, needed repairs, the presense of hazardous substances, etc.) observed during the exterior inspection of the subject property and neighborhood. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions 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, this report must not be considered as an environmental assessment of the property.

<p>APPRAISER:</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Date of Report/Signature: _____</p> <p>State Certification #: _____</p> <p>or State License #: _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p>	<p>SUPERVISORY APPRAISER (ONLY IF REQUIRED):</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Date of Report/Signature: _____</p> <p>State Certification #: _____</p> <p>or State License #: _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p><input type="checkbox"/> Did <input type="checkbox"/> Did not inspect subject property from street</p>
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