

CLASS VALUATION

FHA 21-Point Checklist

File#: [REDACTED]
 Client: [REDACTED]
 Loan#: [REDACTED]
 Borrower: [REDACTED]
 Address: [REDACTED] TX, 77531, Brazoria
 Signed by: Henry Toote
 Signed Date: 04/19/2021

1 Is the FHA case number on the top right corner of the report? Only condition if EAD shows a failure and only required on page 1 of the primary form.	Yes
2 Is the neighborhood name completed? If the subject property is in a PUD or Manufactured Housing park it must be the name of the development. See Legal Description.	Yes
3 Does the report contain the required site dimensions or does the site dimensions on Page 1 state "see site or plat map" and if so is the site or plat map either missing or the dimensions not included?	Yes
4 Site Dimensions	102x251x26x47x28x11x301
5 Does the subject property include an attic or crawl space? If yes, is there a photo of the space and is there a comment regarding the extent of the observation made? If a head & shoulder observation was made the appraiser should comment if all areas were observed and if not, why was it not possible.	Yes
6 Does the report indicate that the water is private? If yes, does the appraiser provide a comment on the availability of public water and if the subject is required to connect? Also, does the appraiser comment if private utilities are common for the area and if there is any impact on the subject's marketability?	Yes
7 Utilities: Water	N
8 Does the report indicate that the sewer is private? If yes, does the appraiser provide a comment on the availability of public sewer and if the subject is required to connect? If also on private water, is there a comment noting if the subject meets the minimum FHA distance requirements from the well to the storage tank, drain field, and property? Also, does the appraiser comment if private utilities are common for the area and if there is any impact on the subject's marketability?	Yes
9 Utilities: Sanitary Sewer	N
1 Does the subject include an Accessory Dwelling Unit (ADU)? If yes, the appraiser must not include the living area of the ADU in the calculation of the Gross Living Area (GLA) of the primary dwelling (this includes the room, bedroom, and bath count). The ADU should be included as a separate line item in the sales comparable grid.	Yes
1 Is FHA and the Mortgagee named as intended users of the appraisal report?	Yes
1 Is a HUD statement included in the report? Recommended language 2 for an existing dwelling is "The subject property (MEETS or DOES NOT MEET - SELECT ONE) the Property Acceptability Criteria which include HUD's Minimum Property Requirements (MPR) as outlined in the Handbook 4000.1 FHA Single Family Housing Policy Handbook".	Yes
1 Is there a comment regarding the utilities and if they were on and 3 functioning at the time of the observation? If no, is the report completed subject to?	Yes
1 Is there a comment regarding the appliances and whether they are 4 considered personal or real property and if conveyed are they operational?	Yes

1 Does the report contain at least three (3) sales that have settled 5 within 12-months of the effective date of the appraisal report? If not, then the appraiser must include at least three (3) and they can be included in any position in the sales comparable grid prior to the listings.	Yes
1 If the line item (10%), net (15%), or gross (25%) adjustments are 6 exceeded does the appraiser include commentary explaining why more suitable sales were not available?	Yes
1 Is the Remaining Economic Life (REL) included in the report (this 7 includes Condominiums)?	Yes
1 Remaining Economic Life (REL): 8	40
1 Are physical deficiencies noted on page 1 of the report? If yes, are 9 those deficiencies noted in the report with an itemized cost-to-cure and is the report completed subject to those repairs?	Yes
2 Is the assigned appraiser the same as the appraiser signing the 0 report?	Yes
2 Appraiser: 1	Kimberly C. Freese
2 Are the front and rear photos at opposite angles and do they include 2 to all sides of subject property and all improvements and/or are the side photos provided independently?	Yes
2 Are any of the Comparable photos from MLS or online sources like 3 Google? As required by HUD and as outlined in the Handbook 4000.1 the appraiser must include original photos in the Comparable Photo pages. MLS photos can be utilized with an explanation and only if permitted by your MLS provider and they should only be included in a separate photo addendum and labeled appropriately. Photos taken by the appraiser are considered evidence of compliance with the Scope of Work of having observed the subject and each comparable sale. The use of additional MLS photos to show evidence of the condition of a comparable or subject property at the time of sale can also be included; however, the appraiser must include their original photos as well, to document compliance.	Yes
2 Is the location map included in the report and is the subject near an 4 airport, highway, railroad, or commercial property? If yes, did the appraiser indicate the location as Adverse "A" and are there comments regarding the impact on the marketability of the subject and which comparables share the same or similar adverse location?	Yes
2 If the form is a 1073 or 1025 does the report include photos of the 5 common areas?	No
2 Does the sketch include the deck, patio, or porch as indicated in the 6 Improvements Section and are they properly labeled as "covered" or "uncovered" as required by FHA?	Yes