



BANK APPRAISAL SOLUTIONS

CIVIC MINDED STRATEGIES

- **Condition and Marketability Report**
 - Summary appraisal report that conforms to USPAP requirements
 - Reports general condition of the subject property and marketability factors
 - Reports current market conditions of the neighborhood
 - Option for upgrade path as adverse factors are observed
 - No estimate of market value

- **Property Inspection Report**
 - Exterior inspection of the subject property from the street
 - Report consists of limited subject property and marketability factors
 - No estimate of market value

- **Exterior Only Inspection Residential Appraisal Report**
 - Summary appraisal report documentation but includes extensive property information
 - Provides quantitative adjustments to comparable sales
 - Estimates a specific value
 - Increase efficiency and reduce costs
 - Detailed comparable grid includes all important components for adjustment

- **Uniform Residential Appraisal Report (URAR)**
 - Most comprehensive collateral assessment product offered by SRE
 - Considers market value trends, supply and demand and marketing times
 - Provides indicated value by cost approach
 - Provides a sales comparison analysis grid with indicated value by sales comparison approach
 - Detailed comparable grid includes fence, pool, porch, patio, deck, garage/carport, heating/cooling and functional utility
 - Quantitative adjustments to comparable sales
 - Estimates a specific market value



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- **Field Review Report**
 - Used to determine the completeness and accuracy of the data in an appraisal report
 - Verifies accuracy of market value as of the effective date of original report
 - Includes comprehensive analysis to determine the completeness and accuracy of all appraisal components
 - Provides additional comparable sales if the sales utilized in the original report were not comparable to subject
 - Provides a market supported estimated of value, if the original value was considered not reasonable
 - Includes a signed Appraiser's Certification

- **Multi-Family Appraisal**
 - Small residential income property appraisal report for two- to four-family residences
 - Provides neighborhood, site and improvement descriptions
 - Provides general description of subject's exterior, foundation, basement and insulation
 - Notes condition of improvements, depreciation, repairs needed and quality of construction

- **Multi-Family Field Review Report**
 - Used to determine the completeness and accuracy of the data in an appraisal report of Small Residential Income Property (1025)
 - Verifies accuracy of market value as of the effective date of original report
 - Includes comprehensive analysis to determine the completeness and accuracy of all appraisal components
 - Provides additional comparable sales if the sales utilized in the original report were not comparable to subject
 - Provides a market supported estimated of value, if the original value was considered not reasonable
 - Includes a signed Appraiser's Certification



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- **Manufactured Home Appraisal Report**
 - New appraisal form that replaces prior addendum appended to 1004 or 1073
 - Complete analysis that includes Cost Approach and Sales Comparison Approach
 - Specific HUD code identification

- **Co-op Appraisal**
 - Provides blanket mortgage information, which is in effect for the co-operative project as a whole to determine potential risks for the loan
 - Considers market value trends, supply and demand and marketing time
 - Room count and actual square footage by GLA
 - Notes condition of improvements, depreciation, repairs needed and quality of construction
 - Project and phase information includes number of units, number of units for sale and number of units currently rented which allows assessment for any location risk within the complex

- **Exterior Co-op Appraisal**
 - Provides blanket mortgage information, which is in effect for the co-operative project as a whole to determine potential risks for the loan
 - Considers market value trends, supply and demand and marketing time
 - Room count and actual square footage by GLA
 - Notes condition of improvements, depreciation, repairs needed and quality of construction
 - Project and phase information includes number of units, number of units for sale and number of units currently rented which allows assessment for any location risk within the complex

- **Condo Appraisal**
 - Considers market value trends, supply and demand and marketing times
 - Room count and actual square footage by GLA
 - Notes condition of improvements, depreciation, repairs needed and quality of construction



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- Project and phase information includes number of units, number of units for sale and number of units currently rented which allows assessment for any location risk within the complex
- **Exterior Condo Appraisal**
 - Considers market value trends, supply and demand, and marketing time
 - Room count and actual square footage for GLA
 - Notes condition of improvements, depreciation, repairs needed and quality of construction
 - Project and phase information includes number of units, number of units for sale and number of units currently rented which allows assessment for any location risk within the complex
- **FHA Appraisal**
 - FHA appraisal provided in a uniform format for reporting neighborhood, site and improvement descriptions
 - URAR, Multi-Family or Duplex may apply
 - Includes a HUD/FHA Valuation Condition Sheet and HUD/FHA Home Buyers Summary listing detailed condition of property and required improvements prior to loan closing
 - Considers market value trends, supply and demand and marketing times
 - Provides a sales comparison analysis grid with indicated value by sales comparison approach
 - Quantitative adjustments to comparable sales
 - Estimates a specific market value
- **Supplemental REO Appraisal Addendum**
 - SRE's comprehensive valuation program for residential real properties throughout the various stages of foreclosure and asset disposition process
 - Supplemental REO appraisal addendum included with standard URAR 1004 Form
 - Provides general description of subject's exterior, foundation, basement and insulation



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- Notes condition of improvements, depreciation(physical function and external), repairs needed and quality of construction
- Identifies competing listings and market trends
- Provides "as is" and "as repaired" values for normal marketing times
- Provides "as is" and "as repaired" values given client-imposed marketing time
- **Land Only Appraisal**
 - Estimates the market value of unimproved sales suitable for residential development
 - Includes a signed Appraiser's Certification
- **Plans/Specs Appraisal**
 - Used for new construction to review plans and specifications to determine estimated market value
 - Provides general description of subject's exterior, foundation, basement and insulation
 - Calculates room count and actual square footage for GLA
 - Notes condition of improvements, depreciation, repairs needed and quality of construction
 - Provides sales comparison analysis grid with indicated value by sales comparison approach
- **Appraisal Update and/or Completion Report**
 - Update to a previous appraisal that was prepared subject to completion of repairs or incomplete items
 - Notes items completed or still need to be completed since time of original appraisal
 - Same appraiser performs re-inspection who completed original appraisal report
 - Allows lender to ascertain the current construction status of subject property without incurring the cost of another appraisal