

Client File#		ValuScore	<b>1</b>	<b>Very Low</b>
Review Date		VAR Value		

Client Information		Property Information	
Client		Borrower	
Branch		Address	
Requestor		City, State	
Email		Zip	
Phone		Loan #	
Appraiser Information			
Appraiser		Appr. Value	
Apprs. Lic.		Eff. Date	

Per Item	<b>Very High - 5+</b>	<b>High - 4</b>	<b>Moderate - 3</b>	<b>Low-2</b>	<b>Very Low-1</b>
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Property Data Risk		Comparable Data Risk	
	Subject property atypical for area		<b>Comps out of area</b>
	Inadequate neighborhood description		Comps unlike subject property
	Leased Land/Co-op		<b>Sales utilized exceed 6 months</b>
	Manufactured/Mobile Home/Row House		<b>Across the board adjustments</b>
	Property condition below average		<b>Final value not bracketed</b>
	<b>Health &amp; Safety Issues</b>		<b>Net/Gross adjustments exceed 15/20%</b>
	Negative external influence		Unsupported adjustments
	Conflicting research data		Wide adjusted sales price range
	Legality/Functional utility of additions		MLS source not utilized
	Other subject property risk (See Comments)		Other market data risk (see comments)

Sales History Risk		Overall Risk Designation	
	<b>Fraud, Flip or overvaluation detected</b>	<b>1</b>	<b>Very Low</b>
	Additional lower sales data risk	Bolded items indicate high risk factors that would have significant impact on the final estimated value.	
	Subject sales history ( prior 24 months)		
	Property transfer history prior 24 months)		
	Area/Economic		

Review Comments	
<b>Property Data Comments:</b>	
<b>Comparable Data Comments:</b>	
<b>Sales Data Comments:</b>	

Value conclusion was:		Reviewer's recommendation:	
Supported	<b>x</b>	Accept as is	<b>x</b>
Unsupported		Get a second appraisal	
		Accept when revised (see comments)	
		Other See comments	
Review Comments			
Disclaimer			
<p>In performing an analysis, the appraiser/reviewer's scope of work includes: 1) researching the subject market area for comparable sales with similarities including but not limited to: age, location, gross living area, condition, bedroom, bathroom and other like amenities; 2) A review of the selection of the comparables utilized in the report. 3) Verify that two or more sources were utilized to confirm the recording of sale the comparables selected. Under this model, the primary method of evaluating the quality and risk of the appraisal report under review is to measure the critical components of the report including but not limited to: location of the comparable sales, method for which comparable adjustments were made, age of the comparables and possible fraudulent or flipping activity. The ValuScore is based on information provided in the appraisal deemed by the appraiser/reviewer as accurate and reliable, however, no guarantee or warranty is provided. This measurement of risk in this report is intended for use for loan purposes only and is limited to use by the above named client/lender; this report is not to be used for any other purpose, or by any other party without the written consent of ValuFinders, Inc. This report may be completed but not limited to the following circumstances: 1) when there is adequate information in the appraisal report to draw a conclusion that the appraiser has developed an accurate and reliable sales comparison analysis for the subject property; 2) when the property rights appraised are fee simple; and 3) zoning, if classified, is residential. The appraiser has made the assumption that the subject property is an existing, legal residential dwelling in compliance with current zoning. This document is not an appraisal. ValuFinders, Inc. does not provide opinions on, nor assume responsibility for the existence of any environmental, structural or title related defects associated with the subject property.</p>			
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