

- As with all our GP Series forms, even the form title is "General Purpose". Edit the title of the form to meet the needs of each assignment individually.
- An expanded legal description field allows for longer legal descriptions than the 1025 form.
- "Market Area" replaced "Neighborhood" as the descriptive term to describe the subject's immediate surrounding area and market. This term is more descriptive and more easily allows the reader to understand that a subject's "Market Area" may extend outside the typical "Neighborhood Boundaries".
- Quickly and clearly state which approaches to value were developed to support this assignment. Checking any of these boxes automatically clears the corresponding "Not developed" check box at the top of the affected approach to value.
- Clearly state both the intended user and the intended use up front in the assignment, helping to protect your rights by protecting your intellectual property usage.
- Our entire GP Series of forms are client-centric in nature, instead of lender-centric. This makes them perfect for all kinds of non-lender business. Examples include estate work, divorce, legal, eminent domain, FSBO, or pre-listing assignments.
- A "Change in land use" block as has been added to allow you to include information and comments about any potential changes that could affect the highest and best use of the property.
- The "Predominant Occupancy" block was added to allow for better characterization of the type of occupancy and the vacancy levels in the market area than can be accommodated on the 1025.
- 9. Our improved GP Series "Market Area Description" section is included on the GP 2-4 Unit form as well. "Market Area" replaced "Neighborhood" as the descriptive term to describe the subject's immediate surrounding area and market. This term is more descriptive and more easily allows the reader to understand that a subject's "Market Area" may extend outside the typical "Neighborhood Boundaries".
- 10. We've expanded and combined multiple neighborhood comment blocks into one simpler and larger field to allow for better and more flexible discussions about the market area characteristics. Note again here the use of the term "Market Area" instead of "Neighborhood". This term is more descriptive and more easily allows the reader to understand that a subject's "Market Area" may extend outside the typical "Neighborhood Boundaries".
- Site area can be calculated in Sq. Ft. or Acres with a configurable choice. The results are transferred to the sales comparable grid.
- Expanded "Zoning Classification" and "Description" fields allow for longer and more verbose zoning identifiers, meaning that you're less likely to have to abbreviate or overflow to an addendum.
- New "CC&R" (Conditions, Covenants, & Restrictions) fields allow you to comment on important factors that could affect land usage.
- 14. An expanded HBU (Highest & Best Use) section allows you to more effectively describe the parcel's usage.
- 15. Because more extensive Hypothetical Conditions and/or extraordinary assumptions may be involved in a general purpose assignment, and because USPAP requires these two uses, "Actual Use" and "Use as appraised" have been included to provide better contrast and less ambiguity.
- 16. USPAP states that when necessary to create a credible report, the HBU must be summarized. By including the "Summary of Highest & Best Use" on the form, we reduce the likelihood that you will have to overflow and comment on and addendum.
- 17. "Frontage" has been added to allow for describing a properties front-footage.
- An expanded "Off-site Improvements" section allows for more descriptive explanation of site elements, as well as ownership or responsibility.
- Our expanded and improved "Site Description" section allows you to more effectively and clearly describe the site elements and factors for the parcel being appraised.
- 20. An enhanced "Utilities" section includes updated and expanded selections, allowing you to better explain and

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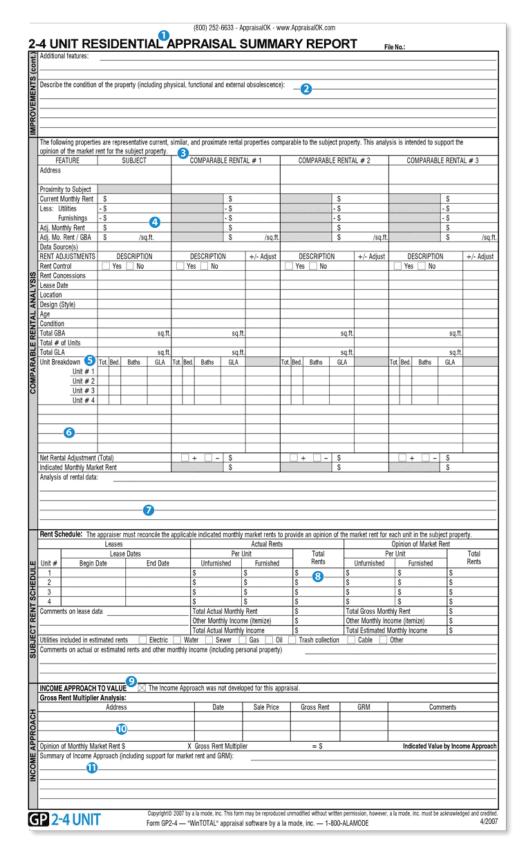
- Two free lines in the additional site features section allow for custom descriptions and comments to be added for special assignment needs.
- An "Other site elements" row allows for easily describing with a check box several important features, such as "Underground Utilities", "Cul de Sac", etc...
- An expanded "Site Comments" field allows for more commenting on the form, and less in an addendum.
- Quickly, easily, and visibly indicate by checking this box that the entire "Basement" section is unneeded or irrelevant.
- 25. Free field in "Heating" for custom heating item.
- Where appropriate, check boxes have been used to allow you to more quickly complete fields and move on.
- 27. Free field in "Cooling" for custom cooling item.
- 28. Free line for extra "Exterior Description" item.
- 29. Free line to discuss custom "Basement" item.
- 30. With the GP 2-4 Unit, state the actual number of appliances

instead of using a check box

- 31. Improved "Attic" section includes new items like "Doorway".
- ${\it 32. } \quad {\it Our simplified GP Series "Car Storage" section totals up the number of spaces automatically.}$
- Expanded "Amenities" section allows you to better and more accurately describe these areas better than the 1025. In fact, there are even 7 free lines in this section for the ultimate in customized descriptions.
- 34. Free field in "Interior Description" for a custom item.
- 35. A new field for Total GBA allows for direct entry of the Total GBA, since it may be different from the sum of the individual units' GLAs.
- Consistent branding with the rest of our GP Series forms, as well as their supporting addenda and minor forms. This makes for a more packaged and presentable look and feel.
- 37. We've designed and copyrighted the GP Series forms in such a way that will allow any form vendor to reproduce the form as-is, eliminating any competitor excuses that they're not allowed to include the form. They are. For free. Right now.



- Changes made to the form title on any page are updated and reflected on the other pages in the form automatically.
- Expanded comment blocks for "Additional features" and "Conditions" allow for more descriptive and better commenting on the form, not in an addendum.
- 3. To better support the appraiser's opinion of monthly market rent for the subject, the comparable rentals grid is now quantitative in nature, rather than qualitative. By applying plus/minus dollar adjustments to the comparable rentals' monthly rents, the appraiser can clearly show his reasoning in arriving at an indicated monthly market rent for each comparable rental, and why they were given different weights in deriving the subject's market rent.
- 4. Utilities and furnishings that may be included in the rents can be subtracted from the monthly rents to get to a "cash equivalent". This allows you to normalize all the properties to "apples and apples' before adjusting for real differences in the properties.
- The "Total GLA" line was added to more accurately distinguish Gross Living Area from Gross Building Area (GBA), which may not be the same for all properties. This helps to remove any ambiguity in the reported Sq. Ft.
- 6. Five extra rows here allow you to add additional elements and adjust on them if needed.
- Expanded "Analysis of rental data" field allows for more commenting on the form, and less on an addendum.
- New form pop-ups will allow you to choose whether "Unfurnished" or "Furnished" rents should be used and carried forward to the "Total Rents" column. This allows you to show on the form both types of rents, and has been a popular request.
- Each approach to value has an indicator that allows you to quickly and clearly indicate that an approach was not used and why the approach fields may be blank.
- By providing a GRM analysis grid, you can clearly and easily indicate and support the development of the subject's GRM.
- 11. The income approach has been moved to a more appropriate location immediately following the rent analysis.

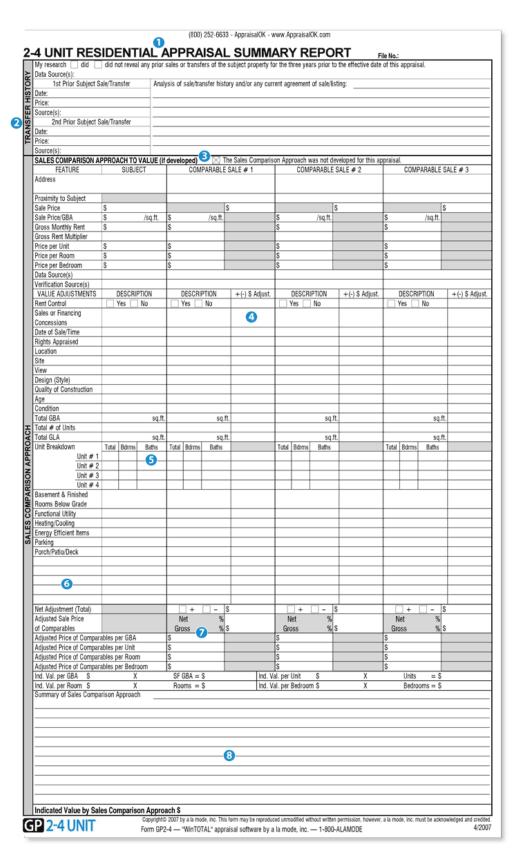




- Changes made to the form title on any page are updated and reflected on the other pages in the form automatically.
- 2. Our new GP Series "Transfer History" section allows you to discuss the prior sales history of the SUBJECT property, as USPAP requires.

NOTE: This section allows for better and more thorough discussion of the SUBJECT history only. We've looked through USPAP and couldn't find anywhere that required this information for COMPS. (We verified it more than once, and so have several customers.) If you want to discuss sales history for comps, the comment block to the immediate right is more than large enough to support it.

- Each approach to value has an indicator that allows you to quickly and clearly indicate that an approach was not used and why the approach fields may be blank.
- The width of the description and adjustment columns has been optimized to allow for the best mix of description and adjustments. You can enter up to a million+ single-adjustment and a standard default font.
- Bath fields have been widened to allow for more characters. Here, you can show "2.5" or "3.75" and it will fit
- 6. Room for five additional items in the comp grid, as opposed to the 1025's 3.
- Net and Gross % can be enabled or disabled on our GP Series of forms, unlike the 03/05 Fannie Mae series forms.
- Expanded comment block allows for more commenting on the form, and less on an addendum.





- 1. Changes made to the form title on any page are updated and reflected on the other pages in the form automatically.
- 2. Each approach to value has an indicator that allows you to quickly and clearly indicate that an approach was not used and why the approach fields may be blank.
- 3. Expanded cost approach comments allow for more commenting on the form, and less on an addendum.
- 4. Five calculated Sq. Ft. lines instead of the 1025's two allow for more flexibility in the cost approach.
- Two additional non-depreciated calculated lines below "As-is" allow the user to include other nondepreciating values in the cost approach that are still calculated into the approach value. The 1025 does not include any extra calculated lines.
- 6. The GP Series simplified PUD section includes only what really matters for a general purpose assignment and allows you to comment on common elements and features more clearly than on the 1025.
- 7. Our improved and expanded GP Series "Reconciliation" section allows for better commenting, and is moved to a more logical location immediately before the end of the form and signature block.
- 8. The addition of a "Hypothetical Conditions" check box allows you to clearly state that this report may be subject to additional conditions as outlined in an addenda.
- An additional disclaimer has been added here directing the reader to look for an addenda is applicable, helping to protect your interests.
- 10. Our GP Series "Attachments" section allows you to clearly state what the report contains, including the total number of pages, helping to reduce fraud and protect your interests by making it much more difficult for someone to remove supporting pages and pass the file on.
- 11. Five extra "Attachment" items are completely configurable so you can describe all the pieces of your appraisal report.
- 12. All our GP Series forms come in both a signature version and a non-signature version. The thought behind offering a non-signature version lies in USPAP, which doesn't require the major form to be signed... only the appraiser's certification. By offering a non-signature version it also increases the security of the form because it can't be stripped from the supporting pages and sent by itself, as there would be no signature.

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I		"As-is" Value of Site Improve	ments	=\$
I		6		=\$ =\$
I	Estimated Remaining Economic Life (if required):	Years INDICATED VALUE BY COST	APPROACH	=5 =S
1		a Planned Unit Development.	2 HWHWII	_v
I	Legal Name of Project:			
I	Describe common elements and recreational facilities:			
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1	Indicated Value by: Sales Comparison Approach S Incom	e Approach S	Cost Approa	ech (if developed) \$
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