

- As with all our GP series forms, even the title is general purpose! Completely editable, any changes made here are reflected on all pages of the form (and vice-versus).
- 2. All our GP series forms come in both a legal size (depicted here) and a letter sized variant.
- Borrower is clearly labeled as "if applicable", so that you can clearly leave it blank if you're performing a non-lending assignment, but can choose to include it for small primary lending assignments.
- 4. If the unit is tenant occupied AND subject to rent control it can be indicated here, since the Indicated Value by Income Approach will usually be less than if the unit is generating an income stream at market rent, thus possibly affecting the appraiser's overall Opinion of Value.
- 5. "Market Area" replaces "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 traditional "Neighborhood boundaries".
- Expanded "Value type" fields allow you to easily explain if this appraisal is for "Market value" (most typical) or some other type of value, as well as if the value is current, retrospective, or prospective.
- Clearly state which approaches were developed for this appraisal assignment. Checking a box in this section automatically clears the corresponding "not developed" check box at the top of each approach to value.
- 8. Having clearly stated "Intended Use" and "Intended User" fields helps to protect appraiser rights.
- Client-centric forms are specifically designed for non-lending or alternate use assignments, but also work well for small primary-lending institutions
- Including the "Predominant Occupancy" block allows for better characterization of the type of occupancy and the vacancy levels in the Market Area than on the 1073.
- 11. Including "Change in Land Use" allows the appraiser to include information and comments about the land use and potential changes to the Market Area which could affect the Highest & Description
- 12. Expanded "Market Area Comments" block allows better discussion and explanation of neighborhood and other market area characteristics, boundaries, and conditions in one large block. Note the user of "Market Area" again as the descriptive term instead of "Neighborhood".
- 13. Ground rent is included here as it is more likely with a condo that the project site may be leased land (rather than owned by the condo association legal entity), and rent paid to the actual owner of the 'dirt' may have an impact on value.
- 14. An expanded highest & best use section allows appraisers to more accurately discuss if the property is being used to it's fullest potential.
- 15. Because more extensive Hypothetical Conditions and/or extraordinary assumptions may be involved in a general purpose assignment, the "Actual Use" and "Use as appraised" data can provide better contrast and less ambiguity.

Property Address:				SAL SUM	м.			No.:	
Zip Code:	Count	h:		Unit	#: Legal Descrip	City:			State:
-		,			Assesso	r's Parcel #:	_		
Tax Year:	R.E. Taxes: \$		Special Assessm	nents: \$	Borrowe	r (if applicable	): <b>3</b>		
Current Owner of R				Occupa	nt: Owne	r Tenani	t (Market Rent) 4	Tenar	
Project Type:	Condominium	Other	(describe)		lan Deferense:		HOA: \$	C	per year per mo
Market Area Name: Project Name:	<u>. 6</u>			- h	lap Reference:			Census hase:	Iract:
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	the following value (							etrospe	ective Prospective
									mments and Scope of Work
	praised: Fee				Other (describe)				
ntended Use:	8								
standed Hearis) (A									
ntended User(s) (b Dlient:				Address:					
Appraiser:	<b>—9</b> ——			Address:					
ocation:	Urban	Suburban	Rural	Predominant	Condominio	um Housing	Present Land U	Jse	Change in Land Use
Built up:	Over 75%	25-75%	Under 25%	Occupancy	PRICE	AGE	One-Unit	%	☐ Not Likely
Growth rate:	Rapid	Stable	Slow	Owner 10	\$(000)	(yrs)	2-4 Unit	%	Likely * In Proces
Property values:	Increasing	Stable	Declining	enant		.OW	Multi-Unit		* To:
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lighest & Best Use	e as improved (or as	proposed pe	r plans & specifical	tions): Prese	nt use, or	Other use (	explain)		
	14					. 4 ! #4!			
Actual Use as of El		<b>─७</b> ─			Use as apprais	ea in this repo	mt		
Summary of Highe	St & Best Use:								
Utilities Pub	olic Other Provid	fer/Descriptio	n Off-site Imp	rovements Type		Public Privat	Dancity		
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Electricity			Street				Size		
Electricity Gas			Street Curb/Gutter				Size Topography		
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- Two free lines here allow the appraiser to add their own custom "Site elements" and discuss them.
- Quickly and easily describe comment site features with a check box.
- 18. Design (Style) is included to allow you to better describe the property.
- Since Covenants, Codes, and Restrictions (CC&Rs) are more likely in a condo project and could affect marketability, they are included here.
- 20. Simplified "Project Comments" field allows you discuss what YOU feel is important in the assignment, instead of having to fill out fields simply because they are there.
- 21. As with all our GP series forms, our unique and consistent branding applies across all the pages and supporting addenda for the report. This makes for a more packaged and sleek look to your reports.
- 22. The entire GP series of forms from a la mode are designed and copyrighted in a way that allows any form vendor to reproduce them as they see fit!

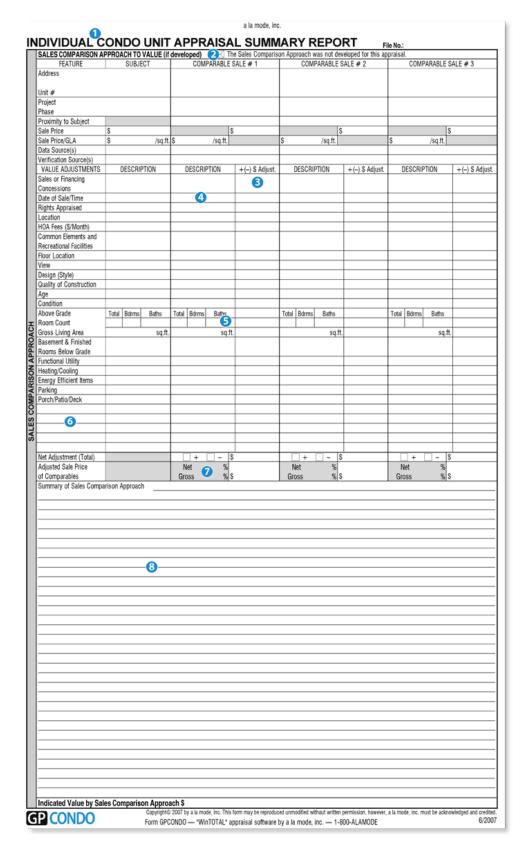


- 1. If you change the form title on any page, it is automatically transferred to all your other pages.
- 2. The 1073 assumes the source of data was the appraiser's inspection.
- A dedicated "Exterior Description" section allows for better and more descriptive explanation of the your exterior inspection.
- Including a dedicated "Foundation" section, with an option for "N/A" means you don't have to discuss possible foundation items in a comment, or on an addenda.
- Including a dedicated "Basement" section, with an option for "N/A" means you don't have to discuss possible basement items in a comment, or on an addenda.
- 6. A free field allows you to add your own "Heating" item and discuss it.
- Improved "General Description" section includes relevant information, with heating & cooling moved to their own sections. This means you can more accurately describe the subject unit.
- 8. A free field allows you to add your own "Exterior" item and discuss it.
- 9. A free field allows you to add your own "Basement" item and discuss it.
- 10. A free field allows you to add your own "Cooling" item and discuss it.
- 11. Improved "Interior Description" section includes more fields to better describe the subject unit.
- 12. Expanded "Appliances" section includes more and better descriptive items.
- Including a dedicated "Attic" sections, with an option for "N/A" means you don't have to discuss possible attic items in a comment, or on an addenda.
- 14. Expanded "Amenities" section allows you to better and more accurately describe all these features better than on the 1073 form. In fact, there are even 6 free fields in this section for customization, allowing you to describe and discuss your own features.
- 15. A free field here lets you add your own "Interior" item and discuss it.
- 16. Improved "Car Storage" section adds up the total # of spots for you automatically!
- Simplified and combined comment blocks allow you to discuss what YOU feel is relevant to the assignment, without having to overflow onto an addenda.
- 18. Our new "Transfer History" section allows you to discuss the prior sales history of the SUBJECT property, as USPAP requires.

IDIVIDUAL CONDO	JUNII APP	WIONE O		ORI File No.	
Summary of condominium project but	get analysis for the curre	nt year (if analyzed):			
Other form for the control of the control for	- Illain - /- the - the	HOA shares			
Other fees for the use of the project fa	cilities (other than regular	HUA charges):			
Compared to other competitive project	ts of similar quality and d	esign, the subject un	it charge appears 🔲 Hig	h 🗌 Average 🗌 Low	(If High or Low, describe)
Are there any special or unusual chara	acteristics of the project (t	ased on the condon	ninium documents, HOA meetir	gs, or other information) kno	wn to the appraiser?
Yes No If Yes, describe	and explain the effect on	ralue and marketabil	ty		
	month X 12 = \$	per year		per year per SF of GLA = \$	
Utilities included in the Unit Charge:	None Heat	Air Conditioning	Electricity Gas		
Source(s) used for physical character Property Owner Other (des		lew inspection	Previous Appraisal Files  Data Source for Gross		Tax Records Prior Inspec
General Description	Exterior Description		Foundation N/A	Basement N/	A Heating
loor Location	Foundation	_6	Slab	Area Sq. Ft6	Type
# of Levels	Exterior Walls		Crawl Space Basement	% Finished	Fuel 6
Design (Style) Proposed	Roof Surface Gutters & Dwnspts.		Sump Pump	Ceiling Walls	Cooling
Under Construction	Window Type		Dampness	Floor	Central
Actual Age (Yrs.)	Storm/Screens		Settlement	Outside Entry	Other 10
Effective Age (Yrs.)			Infestation		
nterior Description Floors	Appliances Refrigerator	Attic N/A An		Woodstove(s) #	Car Storage Non Garage #
Walls	Range/Oven	Drop Stair Pa		WOOdstove(s) #	Covered #
rim/Finish	Disposal (12)	Scuttle (B) De		•	Open #
Bath Floor	Dishwasher		rch	14	Total # of cars
Bath Wainscot	Fan/Hood Microwave	Floor Fe Heated Po	nce		Assigned
Doors 15	Washer/Dryer		lcony		Owned Space #(s)
Finished area above grade contains:	Rooms	Bedro		Square Fee	et of Gross Living Area Above G
Are the heating and cooling for the ind	ividual units separately m	etered? Yes	No (If No, describe)		
Additional features:					
Describe the condition of the property	(including physical, funct	ional and external of	solescence):		
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- 1. If you change the form title on any page, it is automatically transferred to all your other pages.
- 2. Each approach to value includes an indicator that allows the user to clearly state why the approach may have been left blank. This allows you to check a box and move on, instead of spending time filling out "N/A" in each of the fields in the approach.
- There are several enhancements to the sales comparison approach grid. Our adjustment column will support a million dollar+ adjustment at a 10pt font.
- There are several enhancements to the sales comparison approach grid, such as wider description fields that allow more characters.
- There are several enhancements to the sales comparison approach grid, such as wider bathroom fields that allow more characters.
- 6. Five free comment lines as opposed to the 1073's three.
- 7. Net & Gross % adjustments can be enabled or disabled on this form, unlike the 1073.
- Giant summary block to summarize the sales comparison approach allows for more documentation, while lowering the chances of overflowing onto an addenda.





- 1. If you change the form title on any page, it is automatically transferred to all your other pages.
- Each approach to value includes an indicator that allows the user to clearly state why the approach may have been left blank. This allows you to check a box and move on, instead of spending time filling out "N/A" in each of the fields in the approach.
- Because condos are purchased as income properties in many markets, it's more likely that the Income Approach will carry more weight. Having a qualitative Comparable Rentals grid added to the Income Approach section allows for better support of the appraiser's derivation of the Subject's Indicated Market Rent, without referring to an addendum or the work file.
- Expanded comment lines in the Income Approach section allow for better explanation of the income approach conclusions without have to overflow onto an addenda.
- 5. Each approach to value includes an indicator that allows the user to clearly state why the approach may have been left blank. This allows you to check a box and move on, instead of spending time filling out "N/A" in each of the fields in the approach.
- While rare, it is possible to need the CA (especially by client request, for example), especially in very small converted condo projects (not uncommon in some markets). As such, a small cost approach section has been included.
- Our improved GP series reconciliation section allows for better commenting, and is moved to the most logical location on the form immediately before the end of the form.
- The addition of a "Hypothetical Conditions" check box allows the appraiser to clearly state that this report may be subject to additional conditions as outlined in an addenda.
- The addition of an extra disclaimer about hypothetical conditions helps to protect appraiser rights.
- 10. Our GP series "Attachments" section allows you to clearly state what the report should contain, helping to reduce fraud and protect appraiser rights by making it much more difficult for a client to remove supporting pages.
- 11. All attachment fields are customizable so that you can say what is included.
- 12. hree extra blank attachment lines let you added what you need to support your report.
- 13. Our entire GP series of forms come in both a signable and non-signable version. The logic behind this is that USPAP does not require that the FORM be signed, only the appraiser's certification. By offering a non-signature version we increase the security of the form because it can't be stripped and submitted by itself as there is no signature.

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- 1. Optional budget analysis page can be included if the appraiser is qualified and believes it may be relevant to the assignment. It is branded in a consistent manor as the GP Condo form.
- 2. We've consolidated the important data into a single page, with all the relevant data that an appraiser should need.

	NALYSIS SUI	OR THE YEAR:	File No.:	
INCLUDE ONLY THOSE ITEMS WHICH ARE BOTH PAID				
Project Name:		Budget analyzed is for: Ent		
Project Address: GROSS ANNUAL INCOME	City	ŗ.	State Z	ip Code
Unit Charges: S /month X	units X 12 months/	vear =		\$
Unit Charges: \$/month X Other income (itemized):				\$
TOTAL INCOME FROM ALL SOURCES				\$
ADMINISTRATIVE EXPENSES				_
Office expenses, supplies, equipment rental, etc.				\$
Telephone Office salaries (itemize)				\$
Management fee (name of management firm)				\$
Legal and audit	<b>-0</b>			s
-				\$
OPERATING EXPENSES				
Fuel				\$
Utilities (Gas \$ Electricity \$ Trash & Garbage Removal	Wat	er & Sewer \$)		\$
Exterminating				\$
Supplies				š
				\$
REPAIRS & MAINTENANCE				
Decorating (exterior and interior)				\$
Cleaning expenses and supplies				s
Snow removal  Ruilding maintenance and require				s
Building maintenance and repairs Elevator maintenance and repairs				ss
Heating and air conditioning maintenance and repairs				\$
Pool maintenance and repairs				\$
Parking area maintenance and repairs				\$
Private street maintenance and repairs				\$
Gardening and yard maintenance and repairs including shru	ub replacement			\$
Other (specify)  Salaries (itemize including employee benefits and payroll ta:				\$
Salaries (nernize including employee benefits and payron ta	MS)			
Insurance premiums Ground rent Recreational or other facilities rental				\$
				\$
TOTAL EVOCUCEO				
				. \$
	Est. Remain. Life (Yrs.)	Expected Replacement Cost	Average Yearly Cost	. \$
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