GP Land Form

- The GP Land is a two page form instead of one, allowing for more expanded comment areas and a more complete land appraisal report. No more hassles trying to squeeze large amounts of data into too-small fields.
- On the GP Land form, even the title is general purpose! Completely editable, any changes made here are reflected on page 2 of the form (and vice-versus).
- A greatly expanded (2.5 rows instead of 1) legal description allows room for properties with very long metes and bounds types of identifiers.
- 4. "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 the typical "Neighborhood Boundaries".
- 5. A expanded subject section in the GP Land form includes more information to accurately summarize and describe the subject.
- 6. Borrower is clearly labeled as an optional field on the GP Land, allowing you to use the form for non-lending purposes.
- An expanded "Project Type" line allows for more accurate and detailed explanation of the parcel in question's development area, including if the project will be subject to HOA dues, etc...
- With the new "Existing improvements" fields, you can more accurately describe if the parcel you're appraising is vacant or includes any improvements already, and if so whether those improvements are habitable or not.
- New "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.
- The GP Land's assignment section allows you to more accurately and descriptively explain the intention and purpose of the appraisal assignment, helping to reduce appraiser liability and protect intellectual property rights.
- Clearly stating the intended use and intended user for the appraisal assignment helps to protect intellectual property rights and reduce liability.
- Client-centric entities on the GP Land form make it ideal for non-lending assignment types, and even potentially small primary-market lending uses.
- 13. The "One-Unit Housing" label is editable so that you can change it to something more appropriate depending on your assignment.
- 14. Two extra lines in "Present Land Use" allow you to more accurately describe parcels in areas where land use is very broad. For example, you could include "Industrial" and "Vacant" on the extra lines.
- An extra blank line allows for a simple additional comment under "Predominant Occupancy" if desired.
- An extra blank line allows for a simple additional comment under "One-Unit Housing" if desired.
- The addition of a new "N/A" column on the GP Land allows you to clearly indicate if one of the Factors Affecting Marketability do not apply for this appraisal.
- 18. "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 the typical "Neighborhood Boundaries".
- 19. An expanded "Market Area Comments" block replaces separate fields in previous forms, allowing for simpler commenting and giving the authormore room to comment by reducing the number of fields and labels. Our objective here is to help reduce the likelihood of an author needing to overflow their comments onto an addenda.
- 20. When you click into the "Site Area" field, you'll be able to choose if you want your area calculated in Sq. Ft. or in Acres. The GP Land has an extensive set of calculations to allow for much greater flexibility in how you value and adjust land.
- Expanded "Zoning Classification" and "Description" fields allow for longer and more verbose zoning identifiers, meaning that the author doesn't have to abbreviate or overflow to an addenda unnecessarily.
- New"Uses allowed under current zoning"field allows the author to more accurately describe how the land can be used under it's current zoning classification.
- 23. New Conditions, Covenants, & Restrictions fields allow authors to comment on any conditions that may affect land usage.

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	County: OKLAHOMA		Legal De	scription: Part of the			nship 15N I	Range 2V	V - AKA Tra	ct #47 -	THE
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SS	Intended User(s) (by name or type):	CLIENT (S	see below). T	his appraisal was	not ordered	for a loan a	nd cannot i	be used f	or any lendi	ng purpo	ose.
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_	Appraiser Paul Stansberry				Appaloosa				<u>Ahaaa</u>	le Lee d	
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- 24. A greatly expanded HBU (Highest & Best Use) section allows an author to more effectively describe the parcel's usage. Previous land forms available drastically reduced the importance and emphasis on these fields.
- 25. 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" are included to provide better contrast and less ambiguity.
- 26. An expanded and improved "Site Description" area allows the author to much more effectively and clearly describe the site elements for the parcel being appraised.
- 27. 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 an author will have to overflow and comment on an addenda.
- Added "Frontage" to allow for describing properties by front footage. This is important for small commercial land lots.
- An expanded "Off-site Improvements" section allows for more descriptive explanation of site elements, as well as ownership or responsibility.
- The "Utilities" section is greatly expanded from previous land appraisal forms, allowing for more in-depth descriptions.

 Two free lines in the additional site features section allow for custom descriptions to be added for special assignments.

CoreLogic

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Page #1

- 32. Inclusion of new utility types "Telephone" and "Multimedia" allow for more descriptive details about the parcel. Multimedia is intended to allow an author to discuss items like CATV, DSL, Satellite, etc... availability.
- 33. An "Other site elements" line allows for easily describing with a check box several important features, such as "Underground Utilities", "Cul de Sac", etc... A free field "Other" is also included for special cases.
- Inclusion of FEMA flood info fields allow for a quick "at a glance" answer if the parcel is in a flood zone or not.
- 35. An expanded "Site Comments" field allows for more discussion on the form, and less in an addenda.
- 36. We've designed and copyrighted the GP Series of 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.
- Unique and consistent branding across all our GP Series forms, as well as their supporting addenda and minor forms. This makes for a more "Packaged" and sleek look and feel.

GP Land Form

- New "Transfer History" section allows you to discuss the prior sales history of the SUBJECT property, as USPAP requires. NOTE: This section is specifically geared towards discussing SUBJECT history. Comparable history is NOT required by USPAP, even though there is a common misperception by many that it is. If an author feels compelled to discuss comparable sales history, they can do so in the comment block just to the right.
- 2. Use this comment block to discuss the details of the subject (or comparables if you desire) sales history, as well as any current agreement for sale and/or listing.
- 3. The GP Land form has the most extensive set of comparable adjustment calculations of any form to date. You can choose to adjust in: Adj's are absolute \$'s. ; Adj's are % of S.P. ; Adj's are \$/unit (Sq. Ft. or Acres) ; Adj's are % of \$/unit (Sq. Ft. or Acres) — All appropriate field labels are dynamically updated based on your choice.
- 4. Column label will change from \$ to % based on your decision on how to make adjustments.
- 5. Rights appraised now displayed and carried forward from page 1.
- As with all our GP Series forms, the comparable adjustment description column has been widened for better and less abbreviated descriptions, and the adjustment amount column will allow for a million+ adjustment at a 10pt font.
- 7. 5 extra lines instead of 4 like the previous land appraisal form.
- Net adjustment labels are automatically totaled and displayed according to your choice of adjustment method.
- 9. Adaptive labels here will change depending on your choice of adjustment methods above.
- Net & amp; Gross % labels can be enabled or disabled on all our GP Series forms, unlike the new 1004.
- 11. An expanded comment block allows for more verbose summarization without overflowing onto an addenda.
- 12. Our simplified PUD section includes only what really matters for a general purpose assignment.
- 13. The expanded and improved "Reconciliation" section allows for better commenting, and is positioned in a logical location immediately before the end of the form.
- A "Hypothetical Conditions" check box is included to indicate that the appraisal is subject to additional conditions as outlined in an addenda.
- 15. The addition of an added disclaimer about hypothetical conditions clearly indicates to the intended user that an addenda should be attached and to watch for it, helping to increase form security by making it difficult to exclude important supporting pages.

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- 16. Our new "Attachments" section clearly shows the intended user what the complete appraisal report should contain, including the total number of pages and what attachments are included, helping to protect the appraiser and reduce liability.
- 17. All attachment labels are editable, allowing for complete customization on each appraisal assignment.
- Our entire GP Series of forms comes in both a signature and non-signature version. The logic behind this is that USPAP does not require the
- 19. FORM to be signed, only the appraiser's certification. By offering a non-signature version we help to increase security of the form.

CoreLogic

a la mode

- 20. Clearly state the appraiser and supervisor's designation on the form.
- 21. With the check of a box, clearly indicate that you did NOT inspect the property, and that you're instead performing a desktop appraisal.