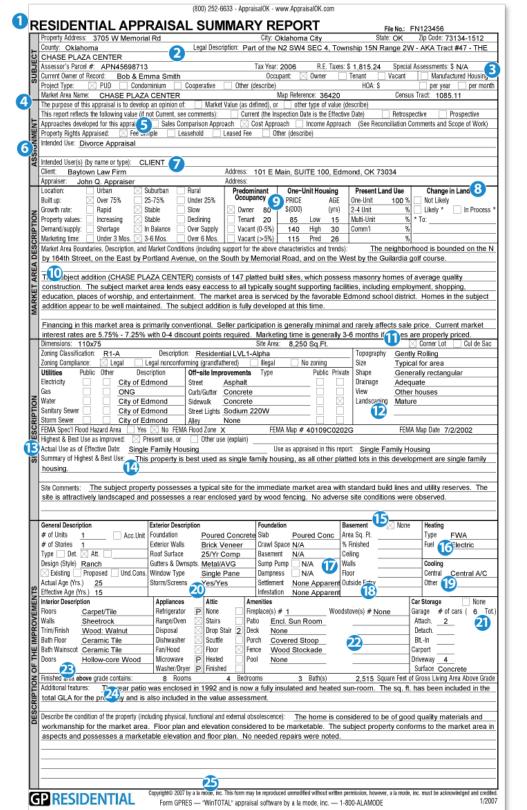
GP Residential Form



- The form title is completely customizable to fit your current job type, and your title changes flow to all other pages automatically.
- 2. The Legal Description is expanded to two lines versus one on the URAR.
- 3. With a checkbox, this form fits both single family, condo and manufactured home appraisals.
- Market Area" replaces "Neighborhood" as a descriptive term, which is more accurate, and covers cases where there's not a traditional neighborhood.
- Clearly state which approaches are included. Checking these boxes automatically clears the corresponding "Not used" check box at the top of each approach to value.
- 6. There's room to clearly define the intended usage and user of the appraisal.
- The field names clearly show these forms are for clients, not necessarily lenders. Examples include divorce, estate and homeowner appraisals, plus local banks and credit unions (non-secondary market).
- Clearly describe potential changes to the land uses which could affect the Highest & apm; Best Use.
- 9. More accurately list occupancy and vacancy levels in the area versus what the 1004 allows.
- 10. We've expanded the "Market Area Comments" (because it often encompasses more than just the neighborhood) to discuss characteristics, boundaries, and conditions in one large block. You've got much more room to explain your analysis of the local market area around the subject.
- 11. We've added "Corner Lot" and "Cul de Sac" checkboxes to help you quickly and easily include the lot's special features.
- 12. You have two extra lines to describe more "Site Elements" and details.
- 13. Because extensive Hypothetical Conditions or extraordinary assumptions may be involved in a general assignment, "Actual Use" and "Use as appraised" are broken out for less ambiguity.
- 14. An expanded HBU section gives you three full lines to discuss how the property is being used.
- 15. We've added a "None" checkbox to the "Basement" section so you don't have to hassle with entering N/A in each field.
- 16. A full line to discuss a custom "Heating" item.
- 17. Throughout the form, checkboxes replace pointless text entry fields to save you keystrokes.
- 18. You have a full line to discuss custom "Basement" characteristics.
- 19. You have a full line to discuss custom "Cooling".
- 20. You have a full line to discuss more "Exterior Description" elements.



- 21. Our simplified Car Storage section adds up the numbers automatically.
- An expanded "Amenities" section has seven lines so you can thoroughly describe improvements.
- 23. You have a full line to discuss a custom "Interior Description" item.
- 24. Expanded and simplified "Improvements" comment fields allow discussion about what YOU feel is important. And we've done away with the

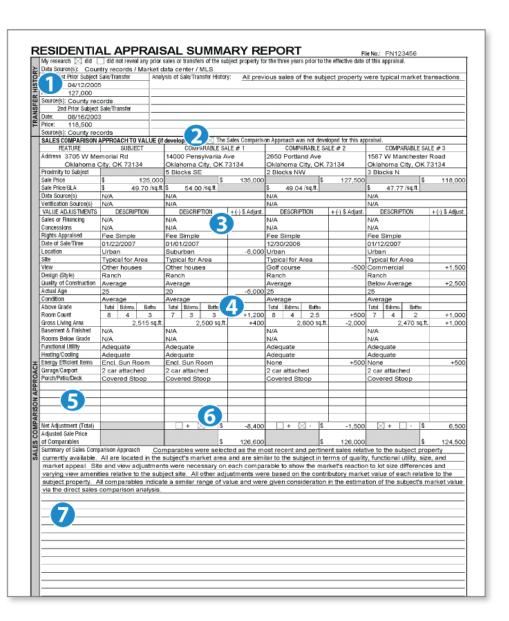
1004-style check boxes to reduce your liability.

25. Our entire GP forms suite is designed and copyrighted so any forms vendor can reproduce and distribute them as-is for free. Of course, if they don't want to, we'd love for you to switch!

GP Residential Form



- New Transfer History section lets you discuss the subject's or comp's sales history (although we verified that the subject's sales history is all that's required by USPAP).
- 2. At the top of each approach we've added a checkbox for the reader to see whether it was used in your analysis.
- 3. With long numbers, you don't have to adjust font sizes include 8 digits at a 9pt font.
- 4. Much wider bathroom fields than the 1004.
- 5. We've improved on the 1004 by adding "additional items" lines in the comps grid.
- The Net and Gross percentage adjustments can be enabled or disabled. Unlike the FNMA form, you aren't forced to include unnecessary items.
- The beefed-up comment block lets you include more comments on the sales comparison analysis without having to flow onto an addendum.



GP Residential Form



- 1. We have four calculated square footage lines versus the URAR's two, for more flexibility in your cost approach.
- Two more "non-depreciated" lines below "Asis" allow let you include other values that are calculated into the approach. The 1004 has zero calculated lines.
- 3. An expanded "Reconciliation" section allows for more explanation, and we moved it to the end of the form where it's more logical.
- 4. We've added an extra disclaimer that the value may be dependant on hypothetical conditions, which helps to protect you.
- 5. We've added a series of "Attachments" checkboxes so the reader can easily see exactly what's included with the report.
- 6. You also have four extra fields for additional attachments.
- 7. Our GP forms come with and without a signature block for added security. Because your Certification is what must be signed, a GP form without a signature block means it can't be stripped from the report and submitted by itself.

	A PPROACH TO VALUE (if developed) The Cost Approach was not developed adequate information for replication of the following cost figures and calculations.	окрои се ино аругатов.
	t for the opinion of site value (summary of comparable land sales or other methods	for estimating site value): Site value estimate is based on recent and
	ical sales of building sites in the subject's competing market area.	ote valor estimate is based of Freeding and
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_		
ESTIMA	TED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE =\$ 40,00
	of cost data: Marshall & Swift Cost Handbook	DWELLING 2.515 Sq.Ft. @ \$ 27.00 =\$ 67.90
	rating from cost service: 3.5 Effective date of cost data: January 1	Sq.Ft. @ \$ =\$
	ents on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft.@\$=\$
	nctional or external obsolescence was observed. See attached	Sq.Ft. @ \$=\$
sketch	h for living area calculations and room layout.	Sq.R. @ \$ =\$ 15,00
\vdash		Garage/Carport 640 Sq.Ft.@ \$ 14.00
		Total Estimate of Cost-New =\$ 91,86
		Less Physical Functional External
		Depreciation 22,966 =\$(22,96
\vdash		Depreciated Cost of Improvements \$ 68,88 "As-is" Value of Site Improvements \$ 12,00
\vdash		Other as-is improvements =\$ 5,00
	<u> </u>	=\$
	ed Remaining Economic Life (if required):	INDICATED VALUE BY COST APPROACH =\$ 125,88
	E APPROACH TO VALUE (if developed) 🔀 The Income Approach was not d	
	ed Monthly Market Rent \$ X Gross Rent Multiplier	= \$ Indicated Value by Income Approx
		come approach was not developed as it is deemed inconclusive for
single	-family property that is not being used for rental income.	
PROJE	CT INFORMATION FOR PUDs (if applicable) 🔀 The Subject is part of a Pl	anned Unit Development.
Legal N		
	lame of Project: Trails South	
Describ	e common elements and recreational facilities: The common elements inclu	ude parks maintained by the HOA. Funds to care fo these common
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