

Reviewer's Signature _____ **Date of Review** _____

Appraisal Identification: Property _____

Appraiser's Name _____ **Date of Appraisal** _____

APPRAISAL REVIEW CHECKLIST	YES	NO	N/A
1. Was the scope of the appraisal agreed upon in advance?	_____	_____	_____
2. Does the property address on the appraisal match the property address on the contract?	_____	_____	_____
3. Is the Mortgage Co. or Credit Union/Borrower listed correctly?	_____	_____	_____
4. Did the appraiser sign the certification page of the appraisal report? (Page 6 of 6)	_____	_____	_____
5. Does the appraisal form state the appraiser has no direct or indirect interest in the property? (Page 5 of 6 #17)	_____	_____	_____
6. Was remittance made by the Credit Union for payment to the appraiser?	_____	_____	_____
7. Was the credit decision made after the receipt, review, and acceptance of the appraisal?	_____	_____	_____
8. Was the appraiser on the Mortgage Co. or Credit Union's approved list?	_____	_____	_____
9. Was the appraiser selected and engaged directly by the Credit Union or Mortgage Co.?	_____	_____	_____
10. Is the appraiser independent of the loan and collection functions of the Credit Union?	_____	_____	_____
11. Is the appraisal written and contain sufficient information and analysis to support the Credit Union's decision to engage in the transaction?	_____	_____	_____
12. Does the appraisal contain an estimate of market value as defined by the agencies' appraisal regulations? (Cover letter for Home Equity, Page 2 of 6 for Mortgage)	_____	_____	_____
13. Does the appraisal discuss the property's recent sales history and contain an opinion as to the highest and best use of the property? (Page 2 of 6)	_____	_____	_____
14. Did the appraiser certify that he/she has complied with the Uniform Standards of Professional Appraisal Practice (USPAP)? (Page 6 of 6)	_____	_____	_____
15. Does the appraisal emphasize the "scope of work" somewhere in the report that provides a clear understanding of the appraiser's actions in arriving at the assignment conclusions? (Page 4 of 6)	_____	_____	_____
16. If the loan production staff selected the appraiser, did they abstain from approval or denial of the loan?	_____	_____	_____
17. Were comparable properties accurate?	_____	_____	_____
18. Are there any adverse facts regarding the condition of the home? (Page 1 of 6-Improvements Section/Page 3 of 6-Additional Comments)	_____	_____	_____