

## APPRAISAL and VALUATION PRODUCTS AND SERVICES

### I. Standard Origination Loans

- **FHA Full Appraisals** – Form is designed to be more detailed than your standard appraisal and to be used for an FHA Loan. A full internal and external inspection is completed.
- **1004 - Uniform Residential Appraisal Report (URAR)** – Form is designed for appraising single family residences, FHA's, and PUD. A full internal and external inspection is completed.
- **1004c - Manufactured Home Appraisal** – This form is specific to appraise manufactured/mobile/modular homes. A full internal and external inspection is completed.
- **1073 - Full Condominium or PUD Report** – Form is designed for full condominium or PUD reports. A full interior and exterior inspection of the subject is completed.



### II. Alternative & Preliminary Value Reports

- **Nations Comp Locator Plus (NCL+)** – An automated report that provides sales comparison data for your subject property. Compilation of several proprietary Data Sources not available to public.
- **Automated Valuation Model (AVM)** – Forms are statistically-based computer programs that use real estate information such as comparable sales, property characteristics, tax assessments, and price. Several enhanced versions are now available for major metropolitan areas.
- **1075- Exterior Only** – Form is designed for drive-by inspections on condominium properties. An exterior inspection only is performed.
- **2055- Exterior Only Inspection Residential Appraisal Report** – Form is designed for single-family residences or single-family residences with a guest unit. An exterior inspection only.
- **2070 - Condition and Marketability Report (FHLMC)** – Form is used to determine the condition and marketability of the subject with no final determination of value. Interior only.
- **Standard Interior/Exterior BPO's** – Forms standard contents based upon whether or not an Interior Inspection version was requested..
- **Fannie Mae Interior/Exterior BPO's** – Forms available as Interior/Exterior or the Standard Interior form. The two page version bases its value on an exterior and interior inspection.
- **Fannie Mae Plus Interior/Exterior BPO's** – Form is more detailed, this two page form basis its value on versions that have an interior inspection included or an exterior inspection only.
- **Freddie Mac Interior/Exterior BPO's** - Forms available as Interior/Exterior or the Standard Interior form. The two page version bases its value on an exterior and interior inspection.



### III. Appraisal Reviews

- **Reconciled Market Value (RMV)** - A licensed appraiser reviews the comparables and adjustments on an appraisal to try and determine how much the property would sell for.
- **2000 - Appraisal Field Review** – Form is designed to spot-check appraisal component of its quality control process. A field review report gives the lender/client an opinion on the accuracy of the appraisal report under review.
- **2006 - Appraisal Desk Review** – Form is designed to provide an opinion of market Value for a residential property based on a “desktop” review of an appraisal. No inspections are performed as research, analysis, and conclusions are derived by the reviewer.
- **2000a- Two-Four Unit Appraisal Field Review Report** - Form is designed to spot-check appraisal component of its quality control process. A field review report gives the lender/client an opinion on the accuracy of the appraisal report under review.



### IV. REO & Distressed Loan Appraisals

Nations understands the needs of clients who order appraisals for pre-foreclosure, foreclosure, or post-foreclosure scenarios, all the way until sale of the property as REO.

- **1004 - REO/Foreclosure (Listings and Repairs)** - Form is designed for appraising single family residences, FHA's, and PUD. A full internal and external inspection is completed.
- **1004d - Appraisal Update and/or Completion Report** – A new form that replaces the 442 Final Inspections and the Update of Value form. This form is used for either purpose.
- **Automated Valuation Model (AVM)** – Forms are statistically-based computer programs that use real estate information such as comparable sales, property characteristics, tax assessments, and price. Several enhanced versions are now available for major metropolitan areas.
- **Standard Interior/Exterior BPO's** – Forms standard contents based upon whether or not an Interior Inspection version was requested..
- **2055- Exterior Only Inspection Residential Appraisal Report** – Form is designed for single-family residences or single-family residences with a guest unit. An exterior inspection only.
- **2070 - Condition and Marketability Report (FHLMC)** – Form is used to determine the condition and marketability of the subject with no final determination of value. Interior only.