

Form provided courtesy of www.e-appraise Master Residential Appraisal Report - Amendment # File No.

The purpose of this summary appraisal report is to: update an existing Master Residential Appraisal Report (Form 2045) dated: amend an existing Master Residential Appraisal Report (Form 2045) dated:	and extend its expiratio with no change in its e		5,
Either purpose may include changes or additions to Basic Model Values, Lot/Uniother miscellaneous non-valuation changes. This <i>Amendment</i> must be stored with	h the orginal Master Resident		
Project Name	MRAR#		
City County	State	Zip Cod	le
Builder's Name	Telephone #	Fax #	
Address	City	State Zip (Code
<u>Lender's Name</u>	Telephone #	Fax #	
Address	J	State Zip (Code
Appraiser's Name	Telephone #	Fax #	
Address Additional Lot/Unit Numbers. The following lot/unit numbers are being added as a part of Basic Model Values	,	State Zip (Code
The Basic Model Values as documented in the Master Residential Appraisal Report, as curl Appraisals for each Basic Model that has been added or has had a change in value must be report. Analysis Appraisal Report (Form 2055) and attached to this Amendment. Has any Basic Model value changed? Yes No NA*			
Has any Basic Model value been added? Yes No If Yes	on either, complete the Schedule of	of Basic Models	
Lot / Unit Value Adjustments The lot/unit value adjustments as documented in the Master Residential Appraisal Report The supporting data and analysis for all changed and/or new lot/unit value adjustment a			elow.
has any lovulin adjustment been added? res no	on either, complete the Schedule o	of Lot/Unit Value Adju	ustments
Options/Upgrades The option/upgrade market values as documented in the Master Residential Appraisal below. The supporting data and analysis for all changed and/or new option/upgrade market Has any option/ugrade market value chagned? Yes No NA* Has any option/upgrade market value been added? Yes No Other Non-Valuation Changes Yes No If Yes, describe:		appraiser's work file	
* NA is an unacceptable response when the Purpose of this Amendment is to upda	te the Master Appraisal and ext	end the expiration (date.
* NA is an unacceptable response when the Purpose of this Amendment is to upda	'''	·	
Supply and Demand Summary (Required for a change of the expiration date or any Basic Mo	'''	end the expiration of Project	date. Market Area
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Master Residential Appraisal Report - Amendment

File No.

Schedule Page (May be duplicated as necessary)

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The market values listed below are for the Basic Models that has been added or has had a change in value since the original *Master Residential Appraisal Report* (Form 2045) or latest *Amendment* (Form 2045a). These values are for the Basic Model to be constructed on a **Typical** lot/unit location. Each value is documented on a *Desktop Underwriter Quantitative Analysis Appraisal Report* (Form 2055) and attached to this report.

MODEL	Description	Monthly HOA Fee	S.F. Living Area	Builder's Price	Market Value
777					
DAO					
-					

Schedule of Lot/Unit Value Adjustments

The lot/unit value adjustments below have either changed or are for lot/unit locations that have been added since the original *Master Residential Appraisal Report* (Form 2045) or latest *Amendment* (Form 2045a). These document lot/unit locations in the subject project for which a Basic Model could be constructed that would result in a market value different from the reported Basic Model values shown on the original Form 2045 or previous Form 2045a (which are based on a **typical** lot/unit location). This difference in market value (either positive or negative) is reported below by the appraiser as a Lot/Unit Value Adjustment. For example, if the market recognizes a premium value because a lot/unit location is superior to the typical or base lot/unit, a positive Lot/Unit Value Adjustment is indicated. Conversely, if the market recognizes a lot/unit as inferior, a negative Lot/Unit Value Adjustment is indicated.

Lot/Unit	Block/	Address (if Avaliable)	Lot/Unit Description	Builder's Lot/Unit	Lot/Unit Value
Number	Tract #			Premium Price	Adjustment

Schedule of Options/Upgrades

The information below documents the contributory market value of the options/upgrades that have been added or have changed value since the original *Master Residential Appraisal Report* (Form 2045) or latest *Amendment* (Form 2045a). These values can be added to The Basic Model value and are determined to Real Property by the appraiser. Options/upgrades that are Personal Property must not be included in this master appraisal. The appraiser's estimate of contributory market value for the options/upgrades are based on the assumption that the total value of the options/upgrades selected by a purchaser will not exceed the level supported by the local market.

		oral value of the options/upgrades selected by a purchaser will not exceed the		
Basic	Option/	Description of Option/Upgrade	Builder's Option/	Option/Upgrade
Model	Upgrade #		Upgrade Price	Market Value
	13		13	
3				
3				
5				
0 / 0				
SCHEDULE OF 1973 / UP GRADES				
70				
-				
		II	1	

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