

Client Information	
Subscriber : SharperLending	Customer Order Number : 3383
Attention :	Report Prepared For : Indymac Bank

Subject Property Data	
File Sent From : SharperLending	Order Processed Date : 2010-04-07 16:00
Borrower : Lansner	Report Type : URAR (3/05)
Address : 30 Yellowpine Lane	APN : 856-112-14
City : Trabuco Canyon Area	State : CA
Appraiser Name : Robert Palmer	Supervising Appraiser Name :
Appraisal Report Date : 10/10/2005	Date of Sale :
	Indicated Sale Price : 765,000

Report Preparation is the only available category for corrections at this time.

**Appraisal / Collateral Evaluation Score – Total 8 Points. Corrections Required – Please see comments below**

Categories	Score	Category	Points
Subject	0	Report Preparation	8
External	0	Transaction Analysis	0
Subject	0	Neighborhood Analysis	0
Value A	0	Location Characteristics	0
Compa	0	Project Analysis	0

The Evaluation Score section provides a snapshot of potential corrections (if any). The score (score = 8 in this example) represents the number of corrections found. The higher the score, the higher the number of corrections found. 1 correction = 2 points in the score (4 corrections = score of 8).

The details for any corrections identified by the Review will be listed here. Corrections will be numbered. The text describes the identified issue, and what to do if you have any questions.

**Evaluation Results**  
**Report Preparation**  
**Corrections Required**

The Evaluation Results section identifies any issues found in the Report Preparation review. If the red text "Corrections Required" is shown, the review found potential issues that you may want to correct.

1. We have detected that the subject is indicated as a PUD with HOA fees of "55.00" however neither "per year" nor "per month" are indicated. Please correct and resubmit the report. Please direct any questions regarding this message to customer service– open the order, select the Communications– Send Message menu option, and in the To drop down list choose Customer Service. Then type and send your message.||607
2. We have detected that both "yes" and "no" are indicated for there are any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or livability of the property. Please correct and resubmit the report. Please direct any questions regarding this message to customer service– open the order, select the Communications– Send Message menu option, and in the To drop down list choose Customer Service. Then type and send your message.||660
3. We have detected that the Appraiser's Company Name is blank on Page 6 of Report (Signature Page). Please correct and resubmit the report. Please direct any questions regarding this message to customer service– open the order, select the Communications– Send Message menu option, and in the To drop down list choose Customer Service. Then type and send your message.||672
4. We have detected that the Expiration Date of Certification or License is blank on Page 6 of Report (Signature Page). Please correct and resubmit the report. Please direct any questions regarding this message to customer service– open the order, select the Communications– Send Message menu option, and in the To drop down list choose Customer Service. Then type and send your message.||676

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