

ValuGrade

by ValuFinders

Automated Review Summary

Review Score: **93.59** Grade: **A**

File Number: **TESTFILE**

Review Date: **6/8/2010**

Client: **TestClient**

Property Summary

Borrower Name	Address	City	State	Zip	Report Date
Test Borrower	10184 Test Street	Lodi	CA	00000	03/25/2010
Report Type	Primary Appraiser	Supervising Appraiser	Appraised Value		
Automated Review	TEST APPRAISER		350,000		

GDMS #	Rule Result
GDMS-1535	Critical: Gas must be indicated as either Public or Other
GDMS-196	Critical: Contract Price in the Contract section does not mach the Sale Price in the Sales Comparison grid
GDMS-195	Critical: Contract Price indicated in the Contract Section is non-numeric
GDMS-191	Critical: Special Assessments field in the Subject Section is non-numeric, and warrants correction and/or explanation
GDMS-190	Critical: HOA Dues Amount in the Subject Section is non-numeric
GDMS-188	Critical: HOA dues are indicated, but the PUD box is not checked
GDMS-4	Critical: Location is Rural: make sure you have explained
GDMS-49	Warning: Demand/Supply Over Supply : Make sure you have explained
GDMS-220	Warning: Neighborhood Property Value Trend is indicated as Increasing, yet Over Supply box is checked, warranting further explanation
GDMS-1513	Warning: Actual Age exceeds Effective Age by more than 25 years
GDMS-1498	FYI: Lender/Client CSZ is blank at bottom of form
GDMS-1506	FYI: Demand/Supply is Over Supply, Marketing Time Under 3 months should not be checked
GDMS-1529	FYI: Fannie Mae approved language regarding Certification 23 is missing from the additional comments
GDMS-1536	Critical: Water must be indicated as either Public or Other
GDMS-1537	Critical: Sanitary Sewer must be indicated as either Public or Other
GDMS-1564	FYI: Zoning Classification not indicated as Residential
GDMS-1565	FYI: Zoning Description not indicated as Residential