

MOBILE HOME VALUE REPORT

IDENTIFICATION

Borrower _____ Property Rights Appraised Fee Simple
 Unit No. _____ Address _____ Personal Leasehold Estate
 City _____ State _____ Zip Code _____
 Lender _____
 Make _____ Model _____ Year _____ Serial No. _____
 Length _____ Width _____ Tipout _____ Wanigan _____
 Porch _____ Decks _____
 Appraiser _____ Appraisal Phone # _____ Ordered by: _____

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	NEIGHBORHOOD RATING
Built Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Good Avg Below Avg
Growth Rate	<input type="checkbox"/> Fully Dev	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	Adequacy of Shopping
Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Employment Opportunities
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Recreation Facilities
Marketing Time	<input type="checkbox"/> Under 3 Mos	<input type="checkbox"/> 4-6 Mos	<input type="checkbox"/> Over 6 Mos	Adequacy of Utilities
Present Land Use:				Property Compatibility
_____ % 1 Family	_____ % 2-4 Family	_____ % Apts	_____ % Condo	Protection from
_____ % Commercial	_____ % Industrial	_____ % Vacant	_____ MBHM's	Detrimental Conditions
Change in Present Land Use:	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (x)	<input type="checkbox"/> Taking Place (x)	Police & Fire Protection
(*) From _____ to _____				General Appearance
Predominant Occupancy	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant	_____ % Vacant	of Properties
Mobile Homes:				Appeal to Market
Price Range \$ _____ to _____	Predominant \$ _____			
Age _____ years to _____ yrs	Predominant _____ yrs			
Single Family:				Public Transport. _____
Price Range \$ _____ to _____	Predominant \$ _____			
Age _____ years to _____ yrs	Predominant _____ yrs			
Describe potential for additional MBHM Parks in nearby area _____				Employment Centers _____
				Neighborhood Shopping _____
				Schools _____

Describe those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise, view, mkt area, populations size and financial ability)

SITE

Describe Site Only if it is included in the Final Value Estimate.

Dimensions _____ Sq. Ft. or Acres Corner Lot
 Zoning Classification _____ Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Public _____ Other (Describe) _____ OFF SITE IMPROVEMENTS _____ Topo _____
 Elec _____ Street Access Public Private Size _____
 Gas _____ Surface _____ Shape _____
 Water _____ Maintenance Public Private View _____
 San Sewer _____ Storm Sewer Curb/Gutter Drainage _____
 Underground Elec. & Tel Sidewalk Street Lights Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) _____

PROJECT RATING

Complete only if subject is located in a Mobile Home Park	PROJECT RATING
Name _____	Good Avg Below Avg
No. of Mobile Homes _____ Density per acre _____	Location <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Zoning Classification _____	General Appearance <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Approx No. of Units for Sale _____ Approx. No Units Rented _____	Amenities & Rec. Facilities <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Monthly Space Rent \$ _____ (includes <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> garbage)	Density (units per acre) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Access (Ingress/Egress) _____	Unit Mix <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Drainage/Flood Conditions _____	Quality of Const (material and finish) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Describe Common Elements or Recreation Facilities _____	Condition of Exterior <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
_____	Condition of Interior <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
_____	Appeal to Market <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

SUBJECT UNIT

<input type="checkbox"/> Existing <input type="checkbox"/> Proposed Mobile Home Living Area (Including Expandos, Tipouts, etc) Built-on Additions (Finished and Unfinished Areas) _____ Room List Foyer Liv Din Kit Bdrm Bath Fam Rec Lndry Other _____ Mobile Home _____ Additions _____ Floors <input type="checkbox"/> Hardwood <input type="checkbox"/> Carpet over _____ <input type="checkbox"/> _____ Int Walls <input type="checkbox"/> Paneling <input type="checkbox"/> Pressboard <input type="checkbox"/> _____ Trim/Finish <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor Bath Floor <input type="checkbox"/> Vinyl <input type="checkbox"/> Wainscot <input type="checkbox"/> Marine <input type="checkbox"/> Marlite <input type="checkbox"/> _____ Windows (type) _____ <input type="checkbox"/> Storm Sash <input type="checkbox"/> Screens <input type="checkbox"/> Combo Kitchen Equip <input type="checkbox"/> Refrig <input type="checkbox"/> Range/Oven <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Washer <input type="checkbox"/> Dryer <input type="checkbox"/> Intercom <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Compactor Heat Type _____ <input type="checkbox"/> Fuel _____ <input type="checkbox"/> Cond _____ Air Cond <input type="checkbox"/> Central <input type="checkbox"/> Other _____ <input type="checkbox"/> Adequate <input type="checkbox"/> Inadequate	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">RATING</td> <td style="width: 20%; text-align: center;">Good</td> <td style="width: 10%; text-align: center;">Avg</td> <td style="width: 10%; text-align: center;">Below Avg</td> </tr> <tr> <td>Condition of Improvements</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Room Sizes & Layout</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Closets & Storage</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Kit. 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Comments: _____

BOOK VALUE FORM

(Using most current NADA publication)

DATE ____/____/____ EDITION: MO. _____ - _____ YR. _____

STATE _____ REGION _____ TRADENAME: _____

YEAR _____ MFG. _____

GRAY PAGE # _____ WHITE # _____ YELLOW # _____

NOT LISTED, USED S.V.S., PAGE # _____

SIZE OF HOME _____ X _____

OTHER (MANUFACTURED EXPANDO, TIP-OUT, TAG-ALONG) _____ X _____

VALUE OF HOME\$ _____

VALUE OF OTHER\$ _____

TOTAL BOOK VALUE\$ _____

STATE VALUE ADJUSTMENT X _____ %

1. AVERAGE RETAIL BOOK VALUE.....\$ _____

2. CONDITION EXC. GD AVG. FR. PR. X _____

CONDITION ADJUSTED VALUE \$ _____

3. OPTIONAL EQUIPMENT (LIST FROM GREEN SECTION PART 3)

- _____ \$ _____
- _____ \$ _____
- _____ \$ _____
- _____ \$ _____
- _____ \$ _____
- _____ \$ _____

TOTAL VALUE OF HOME AND OPTIONAL EQUIPMENT \$ _____

Other Component Contributions:

Non-manufactured Lean-tos, wanigans, etc. \$ _____

Decks \$ _____

Site Value (include well and/or septic system) \$ _____
(an addendum showing land comparables must be attached)

Comments and Conditions _____

Construction Warranty No Yes Name of Warranty Program _____

Warranty Coverage Expires _____

Appraiser _____ Review Appraiser (if applicable) _____

did did not physically inspect property

This appraisal is made "as is" subject to repairs, alterations, or conditions listed below completion per plans and specifications.

Comments and Conditions of Appraisal _____

Construction Warranty No Yes Name of Warranty Program _____

Warranty Coverage Expires _____

I estimate the value of the subject as of _____ to be \$ _____

Signature _____

Phone Number _____

**MOBILE HOME
CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS**

CERTIFICATION: The Appraiser certifies and agrees that:

- 1) The Appraiser has no present or contemplated future interest in the property valued; and neither the employment to make the value, nor the compensation for it, is contingent upon the value of the property.
- 2) The Appraiser has no personal interest in or bias with respect to the subject matter of the value report or the participants to the sale. The "Estimate of Value" in the value report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property valued, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property valued.
- 3) The Appraiser has personally inspected the property, both inside and out. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
- 4) All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
- 5) All conclusions and opinions concerning the real estate that are set forth in the report were prepared by the Appraiser whose signature appears on the value report, unless indicates as "Review Appraiser." No change of any item in the report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the value report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

- 1) The Appraiser assumes no responsibility for matters of a legal nature affecting the property value or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is valued as though under responsible ownership.
- 2) Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
- 3) The Appraiser is not required to give testimony or appear in court because of having made the value with reference to the property in question, unless arrangements have been previously made therefore.
- 4) Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other value report and are invalid if so used.
- 5) The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering, which might be required to discover such factors.
- 6) Information estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
- 7) Disclosure of the contents of the value report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
- 8) Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by the same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
- 9) On all value reports, subject to satisfactory completions, repairs, or alterations, the value conclusion is contingent upon completion of the improvements in a workmanlike manner.

Date: _____

Appraiser(s) _____