CASE /FILE NO. _

(800) 966-6232 (714) 556-8715 Fax



WORKSHEET

TELEPHONE APPRAISAL ASSIGNMENT

Date Time		Log #	
Client			
Contact		Phone: ()
Who is paying for appraisal?			
APPRAISE: Home Only Home & Accessor	ories Only	& Location Oth	er:
Special Instructions:			
		V/)
		$\overline{}$	
	PROPERTY TO BE APPRAISE	ED ,	
Year Manufactu	rer Name	Y	
Trade Name			
Home Size By(Length)	Other Area (Width) By	(Length)	By (Width)
I.D./Serial Numbers			
Retailer's Name		·)
Real Estate Broker		Phone: ()
Person to Contact	LOCATION OF PROPERTY		
	LOCATION OF PROPERTY	Dhara (
Community Name)
Address			
Retailer's Name)
Address Fee Simple Land			
Ask for comparable sales. You need: date sold, year			s colling price, torms, course
address, and name of seller.		ne, trade flame, size	s, selling price, terms, source,
The OPTIMUM criteria that should be met for comp		St. barra arbo ata V	
1.) Must use "like" sales (home/fee land, h			
2.) Date of Sale (up to one year maximum	•	` 0	to single wide, etc.)
4.) Located in same community or in another		miles away	
Have someone meet the appraiser at the subject ho		□NO	
	THIS PAGE FOR APPRAISER US	E UNLY	
Date Scheduled	Time		
Convigant @ 2008 by National Appraisal Guides Inc	NAS Form #2 Undated 9/0	18	Page A

CLIENT	CASE /FILE NO

GENERAL INSTRUCTIONS

Complete this worksheet on the subject home and a drive-by inspection on each comparable home used.

The N.A.D.A. Manufactured Housing Appraisal Guide is the modified summation approach to value. Values reflected in the publication are based on market data received from a variety of sources in the nine N.A.D.A. regions, and these values represent a sited (delivered and set-up) structure in current year depreciated replacement retail dollars. In the absence of local, reliable, similar comparable sales data, the values are considered to be **FAIR MARKET RETAIL VALUES**.

CONDITION GUIDELINES

This is a brief explanation of guidelines. See the National Appraisal System Field Instruction Manual for more in-depth explanations and guidelines.

Excellent Home is new, or like new, very attractive and highly desirable.

Good Normal wear and tear is visible, but home is well maintained, still attractive, desirable and useful.

Fair Minor deterioration apparent due to both the climate and the deferred maintenance, less attractive but obviously useful.

Poor Signs of structural deterioration, obvious missing or broken component items, definitely undesirable and marginally useful.

CARPET, DRAPERY, APPLIANCES, HEATING, PLUMBING, COMPONENT AND ACCESSORY values are adjusted for remaining useful life and condition on pages 3 - 5 of this worksheet.

An ACCESSORY is a feature or item which goes with the home, but is not built-in or permanently attached to the home (e.g. skirting, awnings, porch/decks, etc.) and is **BUILT TO A STATE OR LOCAL CODE**.

A **COMPONENT** is considered to be anything which is built into the manufactured home or added to it in such a way that it becomes an essential part of the home and is **BUILT TO A STATE OR LOCAL CODE**.

•IMPORTANT - READ THIS•

When filling out this worksheet, **DO NOT USE** the **Condition Adjustment or Community Adjustment Pages** found in the Green Section (Part 3) of the NADA Manufactured Housing Appraisal Guide.

Adjustment Guidelines are found in the back of the National Appraisal System Field Instruction Manual for the following:

1.) Subject Condition Adjustment and Remaining Physical Life (RPL) 2.) Community Sales Ratio Adjustment Percentage (For Box D, Page 7)

ACRONYMS

HOPA - HOUSING FOR OLDER PERSONS ACT OF 1995 - Changed from the HUD 1988 Fair Housing Act which comes from the Title VIII Civil Rights Act of 1968.

IPLV - IN-PLACE LOCATION VALUE - A recognized additive value for the rental/lease site. The difference between the market value of a subject home; excluding the site. (If the home is ever moved, this value is lost.)

MHC - Manufactured Home Community - Offering rental/lease (park) site locations for manufactured homes with accessories; not attached to land by a foundation system (personal property).

OEM - ORIGINAL EQUIPMENT MANUFACTURER - Factory installed and HUD approved.

RPL - REMAINING PHYSICAL LIFE - The projected number of years a manufactured home should stand.

MARKET ANALYSIS

The comparative approach should be used (when reliable data is available) to adjust a guide book retail value and/or the appraisal system community In-Place Location Value (IPLV) to reflect local market conditions. Appraiser must use "like" comparable sales (home/land, home/MHC, etc.)

National Appraisal Guides, Inc. is not responsible for the proper completion of this form. The information published in this form is of our opinion only and is what we believe to be an accurate reflection of the national average.

However, wherever known, local or actual invoice cost should be used when there are any appreciable differences.

The page format and values contained in this form may be changed without prior notification or public notice.

NADA suggests that the appraiser use the latest revision of this form to reflect the current market trends.

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THIS PAGE FOR APPRAISER'S USE ONLY

CASE /FILE NO. _____



TITLE PAGE

NATIONAL APPRAISAL SYSTEM

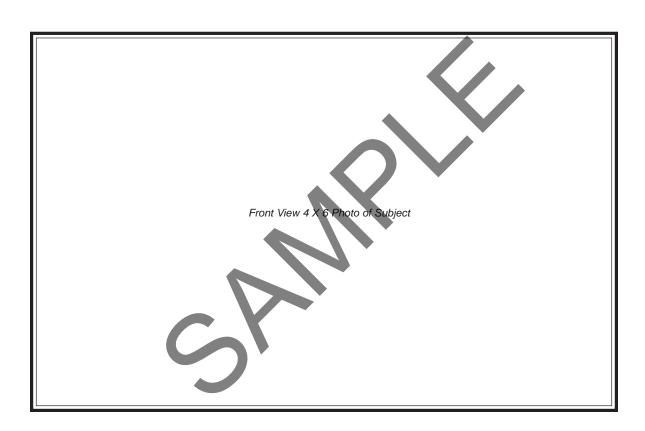
A Division of National Appraisal Guides, Inc. P.O. Box 7800, Costa Mesa, CA 92628 (800) 966-6232 (714) 556-8715 Fax

It is a Question of Value				
CLIENT:				
Firm Name				
Address				
City	State		Zip	
Phone: ()		Ordered by		
APPRAISAL PURPOSE: To estimate mark	et value of subject proper	ty (as checked)	As-Is	
☐ If Repaired ☐ In Present	Condition Per Plans	s/Specifications 🔲 🗚	As of Date Other _	
AS: Personal Property (Home set on rental/lease land)	me with Land ne not attached by foundation syste	Real Prope	orty Other	
FOR: Lender Broker Seller				
Other (list)				
Legal Owner of Record: Lender	☐ Insurance Company	Other		
Name				
Address				
City	State		Zip	
Phone: ()		,		
Legal Description:	MHC)			
Address				
City	State		Zip	
Map Reference	•	Census Tract		
Tax Code				
Appraiser:				
Name				
Address				
City			Zip	
Phone: ()				
Certificate of Value Number				
N.A.S. Subscriber I.D. Number				
Professional Certification I.D. Number				
Conveight @ 2008 by National Appraisal Guide	es inc NAS Form	#2 Indated 8/09		Page

CASE	/FILE NO.				



APPRAISAL OF



ADDRESS:	
FOR:	
AS OF:	
BY:	

CLIENT		E NO
SUBJECT D	ESCRIPTION	
Year Manufacturer Name		
Trade Name		
Home Size		= Sq.Ft.
□ None □ Tag-A-Long	X	= Sq.Ft.
□ None □ Expando	X	= Sq.Ft.
□ None □ Tip-Out	X	= Sq.Ft.
None Other (List)	X _	= Sq.Ft.
Es	stimated Total Living Area/Perimeter Rati	o = Sq.Ft.
FLOOP	R PLAN	
Bedrooms:	11½1¾2 m Count:	
Other (list):		
IDENTIFICATION NUMBER(S)/CONSTRU	JCTION CODE(S)/STICKER(S)/LABEL(S)
ID Serial Number(s)		Not Verified
Construction Code Label Number(s)		
Tax Assessment Sticker Number(s)		Not Applicable
Vehicle Type License Number(s)		Not Applicable
Vehicle Type Reg. Tab Number(s)		Not Applicable
HUD Compliance Cert./Data Plate List Location		Not Applicable
HUD Wind Zone (Post 1976)	Exposure: C D	□ Not Applicable
HUD Heating/Cooling Zone (Post 1976)		□ Not Applicable
HUD Roof Load Zone (Post 1976) North	ddle	□ Not Applicable
Set-up, Installation Approved, Sticker Number	Issued by: State Local	□ Not Applicable
Smoke Detector(s) # of UnitsPower Source:	ired in 110 Volt	None
Water Heater - Gas (Label Approved) for MH Installation	Yes No N/A - E	lectric Unit None
Fireplace/Wood Burning Stove (Label Approved) for MH Installation	Yes No Factory	(OEM) None
FTC Thermal Standards (Post-1983) Roof/Ceiling R- Exterior	r Walls R Floor R	☐ Not Applicable
Comments		
The N.A.S. Appraiser(s) Certification and Statement of Limitation	ons require you to locate the follow	ing (when applicable):
Effective 6/15/1976 HUD set national standards for factory-built (mobile more in width and 40 feet or more in length, or when erected on site is the 1974 HUD TitleVI Part 3280 Construction and Safety Standards and	over 320 square feet based on exterior	wall dimensions, falls under
HUD COMPLIANCE CERTIFICATE/DATA PLATE (Attached inside of ho	ome)	
It is found either on a wall in the master bedroom closet, on a door under From this document the appraiser will find the Zone Maps for:	er the kitchen sink or next to the main ele	ctrical breaker box.
1.) Heating and Cooling Design 2.) Structural Roof Design	3.) Structural Wind Design 4	.) U/O, R-Values
HUD CONSTRUCTION CODE LABEL(S) PERMANENTLY ATTACHED The appraiser is also required to locate (when applicable) the red meta section, approximately one (1) foot up from the floor and one (1) foot from	I certification label(s); located at the tailli	ght end of each transportable
FEDERAL TRADE COMMISSION RULE The appraiser should locate the FTC Consumer Insulation Information F the floor, exterior walls and ceiling. (See the N.A.S. Field Instruction Man		available); it lists R-values for
AMERICAN GAS ASSOCIATION - GAS FUEL CODE The appraiser should locate the water heater and verify that a label is Field Instruction Manual for examples.)	affixed to the (gas) water heater (effecti	ve 10/4/1977). (See the N.A.S.
PRE-HUD STATE AND INDUSTRY STANDARDS For structures manufactured prior to the National HUD Standards the apstate, industry association, or manufacturer. (See the N.A.S. Field Instru		els or certificates issued by a
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Page 1

CLIENT	VALUE SUMMARY	CASE /FILE N	IO
Vacan Trada Nama			
YearTrade Name_			
Manufacturer / Codes		Crov Page #	
Guide Edition / Codes			
White Section - Part 1, Page # or SVS Page #			
(See N.A.S. Manual 1. Base Value of Structure	,		yrs.
Other: None Tag-A-Long	X		\$ +
□ None □ Expando □ Tip-Out	x		\$+
List			\$+
	^		\$
a. Location Adjustment State	Codo		X %
a. Location Adjustment			5
	Total	Guide Book Retail Value	(rounded to the nearest hundred \$)
2. Condition Adjustment			X%
a. ECONOMIC OBSOLESCENCE ADJUSTMENT			(rounded to the nearest hundred \$)
	r dollar adjustment	delinety	(
3. Running Gear: Not Inspected Note: These co			
	Tow Bars, and Axles 5 years ng # deduct \$5	old or older, use 50% of lis 55.00 or 5+ \$27.00 ea. \$<	
		25.00 or 5+ \$62.00 ea. \$<	
Axle with Hub(s)*	9	45.00 or 5+ \$122.50 ea. \$<	
		,050.00 ea \$<	
4. Cost of Repairs (B) From Page #3 (Inclu			
5. Components (C) From Page #4	g , ,pp.,.a		\$ +
			(±)
6. Depreciated Replacement Value of Home			5
7. MHC Sales Ratio Adj. (D) From Page #7%; + M			· %_
Lines 7 & 8 blank - Home not located in (MHC)		and Community Location	
Community Location Value (IPLV) Subtract Line 6 from the control of the cont		IN-	(rounded to the nearest hundred \$) PLACE LOCATION VALUE
9. Accessories (F) From Page #5		(for reference only)	\$+
a. Repairs of Accessories (G) From Page #5		\$<	->
10. Indicated Value by the Cost Approach		Sum of Lines 6 or 7,9,9a	\$
a. Comparable market adjustment (H) From Page #	8	\$	(±)
11. Land Value See Addendum			\$+
a. Other (List)		\$	(±)
12. ESTIMATED MARKET VALUE	Su	ım of Lines 10,10a,11,11a	(rounded to the nearest hundred \$)
☐ If Repaired ☐ In Present Condition ☐ Completion per Plan	s & Specifications	t)	(
Date Signature of Appraiser			ion
	.S. Form #2 Updated 8/08	•	non national Appraisal Guides, Inc.

CLI	ENT		CONDITION	CASE /FILE NO	
	Check Problem Items	Cond./Add Points		ntenance/Repairs	List Cost of Donoise/
			e 3 for costs) HUD Code Labele Fire/Windstorm Damage (List	(s) Missing (List on Page 1) Below or use addenda)	List Cost of Repairs/ Replacements or use Addenda
EXTERIOR	Paint/Roof Doors/Entry Left - Side Right - Side Front - Side Rear - Side Storm - Doors Storm - Windows Screens - Doors	Check Exterior of Home for HUD/State or ANSI A119.1 Std. Construction Code Labels and Running Gear Condition/Points Excl 62 Good 48 Fair 34 Poor 20		erior	
LIV/FAMILY ROOM	Walls Doors Ceilings Windows/Drapes Carpeting Floor Linoleum Light Fixtures/Ceiling Fans	Excl 13 Good 8 Fair 4 Poor 2 Excl 13 Good 8 None 6 Fair 4 Poor 2	— Living Room ——————————————————————————————————	at Room — Den	
KITCHEN/UTILITY/HALL	HUD Compliance Certificate	Excl 9 Good 6 Fair 3 Poor 2 Excl 9 Good 6 None 4 Fair 3 Poor 2 Excl 9 Good 6 None 4 Fair 3 Poor 2	— □ Utility Room Hallw	Nook —	
BATHROOM(S)	Walls Doors Ceilings Windows/Curtains Floor Coverings Cabinets/Doors Faucets Lavatories Water Closets Tub/Showers Light Fixtures/Ceiling Fans	Excl 9 Good 6 Fair 3 Poor 2 Excl 9 Good 6 None 4 Fair 3 Poor 2 Excl 9 Good 6 None 4 Fair 3 Poor 2	Sec	cond her	
BEDROOM(S)	HUD Compliance Certificate	Excl 6 Good 4 Fair 2 Poor 1 Excl 6 Good 4 None 3 Fair 2 Poor 1 Excl 6 Good 4 None 3 Fair 2 Poor 1 Excl 6 Good 4 None 3 Fair 2 Poor 1 Excl 6 Good 4 None 3 Fair 2 Poor 1	Sec Tr Ot	cond	
OTHER	5 .	E)/COMPONENTS (In base Furnace \$	Water Heater \$[e Door Refrigerator \$ Drapes/Curtains \$	
	Total Points - From Above		(B) TOTAL COST OF REPAIR		rounded to the nearest dollar)
` ′	CONDITION	,	, , ,	1) Poor (60 & Below) (Trans	sfer to Line 2, Page 2)
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CLIENT		COMPONENTS	(CASE /FILE NO	
COMPONENTS	□NEW	☐1-2 Years	3-4Years	5+ Years	EXTENSION
Check Items		Check Dollar Amou			
HOUSE TYPE ROOFING By Floor Size x = Sq. Ft.	——(Rolled □\$.99	I Galvanized Meta ☐ \$.82	al Standard) — [\$.62	□ \$.46	\$
HOUSE TYPE SIDING ——————	(Vertical o	corrugated Alumi	num Standard)		<u>'</u>
By Sides & Ends =Lin. Ft. WINDOWS/DOORS	□ 8.52	☐ 6.98 — (Over Standar	5.44	□ 3.91	\$
Walk-A-Bay/Bow # each	<u> </u>	` □ 335	u) 276		\$
☐ Garden # each Skylight # each	☐ 306 ☐ 289	22 <i>4</i>	196 □ 185		\$ \$
Storms, single/multi-wide	773 1288	633 <u></u> 1056	<u> </u> 494 824	_ = 1	\$
Dual Glazed, single/multi-wide	☐ 494☐ 578☐ ☐ 316	406 474 _ 259	316 370 □ 202	_ =	\$ \$
CARPETING (Complete)		(Average Grade	Only)		<u>'</u>
Single Wide	☐ 664 ☐ 842	543 699	☐ 425 ☐ 545		\$ \$
BATHROOMS —		- (Standard Fixtu	res) —		·
1/2 (Commode & Lavi Only)# each 3/4 (With Shower Only) # each	493 787	☐ 403 ☐ 646	☐ 316 ☐ 504		\$ \$
Full (With Tub, etc.) # each	886	<u> </u>	<u> </u>		\$
BATH FIXTURES Fiberglass Shower Stall . # each	□ 294	— (Over Standar	rd)	□ 136	\$
☐ Fiberglass Shower Stall . # each ☐ Fiberglass Tub - Combo # each	417	341	267	191	\$
Garden Tub # each	493	403	316	<i>r</i> 45 1	\$
☐ Tub Enclosure (Glass) # each ☐ Marble Lavatory Tops # each	□ 116 □ 197	☐ 96 ☐ 162	☐ 75 ☐ 126		\$ \$
Porcelain Fixtures # each	☐ 120	☐ 99 II Makes and Cap	☐ 57		\$
Single Door Refrigerator Missing				□ 182	\$
Double Door Refrigerator (FF)	<u> </u>	427	333		\$ \$
☐ Side-by-Side Door Refrigerator (FF)	□ 857 □ 143	☐ 704 ☐ 117	∑ 549 ✓ 91		\$ \$
Cook Top and Oven (Built In)	☐ 673	494	443		\$
Range Över/Under (Eye Level)	☐ 878 ☐ 551	722	☐ 564 ☐ 354		\$ \$
Microwave Oven (Built In)	502	411	322		\$
☐ Dishwasher (Built In)	385	316	☐ 247 ☐ 51		\$ \$
☐ Trash Compactor	□ 366	□ 300	☐ 23 <i>4</i>	□ 169	\$
HEATING-PLUMBING-ELECTRIC Baseboard (Electric) Lin. Ft.	5.88	(All Makes and F	ueis) — 3.75	□ 2.70	\$
☐ Furnace 69,000 or Less BTU's ☐ Missing	305	<u></u>	<u> </u>		\$
Furnace 70,000 or More BTU's	 495 247	☐ 406 ☐ 203	☐ 317 ☐ 157		\$ \$
W/P Washer/220-volt/Gas Dryer	☐ 165	135	105		\$
150-200 Amp. Electric Main	☐ 247 ☐ 105	☐ 203 ☐ 86	☐ 157 ☐ 67		\$ \$
30 gal. Water Heater	137	113	☐ 87		\$
40 gal. Water Heater 50 gal. Water Heater	☐ 153 ☐ 177	☐ 126 ☐ 146	□ 99 □ 11 <i>4</i>		\$ \$
OTHER Drapes/Curtains Missing		—(Custom Built	, —		Φ.
Fireplace (Built In OEM)	□ <i>5</i> 26 □1,653	☐ 431 ☐1,355	□ 336 □1,058		\$ \$
☐ Mirrored W/R Doors# set each ☐ Security System	<u> </u>	<u> </u>	126		\$ \$
Smoke Detector(s)# each	□ 876 □ 71	☐ 718 ☐ 59	□ 561 □ 46		\$ \$
Intercom/Radio System	263	217	168		\$ \$
☐ Bar - Walk Up ☐ Bar - Walk Behind	☐ 375 ☐ 707	☐ 307 ☐ 580	☐ 229 ☐ 453		\$
Cooler Overhead Duct # each Cooler Roof Vent w/5-way Switch	☐ 659 ☐ 150	237 122	☐ 185 ☐ 96		\$ \$
— MISCELLANEOUS		List and Assign \	_		Ψ
			(C) T	OTAL \$ +	
					Rounded to the nearest dollar)

CLIENT		A	ACCESS	ORII	ES		CASE	/FILE	NO		
ACCESSORIES]	NE	W	1	-2 Years	3	-4Years	<u></u> 5+	Years		EXTENSION
Check Items					k Dollar Amo						
CENTRAL AIR CONDITIONING SYSTEMS	-6				Up or Do				· 640	ø	
		\$	1,267 1,442	H	\$ 1,041 1,185	Н	\$ 851 927	\$	613 670	\$ \$	
2 Ton 24,000 BTU's# eac		Ħ	1,525	H	1,703	H	974	Ħ	703	\$ \$	
2½ Ton 30,000 BTU's# eac			1,584		1,298		1,014		729	\$	
🔲 3 Ton# eac	ch		1,665		1,366		1,056		767	\$	
3½ Ton		\vdash	1,836	Н	1,507	Н	1,176	\mathbb{H}	846	\$	
		H	1,944 2,318	H	1,594 1,901	H	1,244 1,484	H	894 1,066	\$ \$	
GAS————————————————————————————————————	CII				Up or Do	wn			1,000	φ	
☐ 3 Ton# eac	ch		3,803		3,118		2,434		1,749	\$	
☐ 4 Ton# eac	ch		5,099		4,188		3,270		2,350	\$	
HEAT PUMPS & SELF-CONTAINED	-1-		•	kes	Up or Do	wn	,		4.554	Φ.	
		H	2,704 2,947	H	2,287 2,417	H	1,767 1,886	H	1,551 1,665	\$ \$	
3½ Ton		Ħ	3,152	H	2,585	H	2,017	Ħ	1,760	\$	
☐ 4 Ton			3,553		2,913		2,274		1,944	\$	
WINDOW/WALL MOUNT			•	Vl <u>ak</u> e	es 110-Vo	lt <u>O</u>	• /				
8,000 BTU's# eac	I .	\vdash	506	Н	415	1	324	\vdash	233	\$	
	I .	H	727 859	H	596 705		558 550	H	334 396	\$ \$	
WATER COOLERS - Roof Or Window/Wall Mount —	UII				zes and D				390	φ	
Evaporator Water Unit# eac	ch		670		549		429		308	\$	
AWNINGS - Includes Permits & Safety Stakes ———				Cust	om Instal	led)					
	g.Ft.		5.05		4.13		3.24		2.32	\$	
	q.Ft.	H	7.48		6.13		4.78	H	3.43	\$	
☐ Carport x = Sq. ☐ Patio x = Sq.	η.Ft.	H	4.48 4.48	H	3.67 3.67	8	2.87 2.87	H	2.05 2.05	\$ \$	
	n. Ft.		4.09	H	3.42		2.67	Ħ	1.92	\$	
PORCHES/DECKS - With Carpet, Rails (add for steps		~		ust	om Instal	lled					
ı <u> </u>	า. Ft. 🔼		50		42		32		24	\$	
	n. Ft.		68	Н	57	Н	44	\mathbb{H}	32	\$	
Steps with Rail - Set of (Custom)# eac	ch		218	Luct	179 om Insta	المطا	140	Ш	101	\$	
Screen Only (w/kickplate) Lin.	1. Ft.		47	usi	40		31		23	\$	
Honeycomb Insul. Wall (w/windows) Lin.	1. Ft.		65		54		41		30	\$	
	j.Ft.	Q.	4.09		3.36		2.62		1.89	\$	
☐ Doors (People)# eac			137	\square	112	Щ.	87	Ш	64	\$	
SKIRTING TO 30" HIGH (Measure Around Perimeter Metal or Vinyl (Vertical)/Split Block	n. Ft.		4.55	ust	om Instal 3.72	llea	2.92		2.08	\$	
	n. Ft.	Ħ	9.47	Ħ	7.66	Ħ	6.16	Ħ	4.35	\$	
	n. Ft.		11.73		9.61		7.50		5.39	\$	
	n. Ft.		14.34		11.76		9.18		6.59	\$	
GARAGE ADD-A-ROOM - Site Built to State/Local			—— (Ç	Cust	om Instal	lled))——				
with wood or metal exterior siding (incl. foundation/slated) Metal Roof X = Sq			14 67		12.02		0 41		6.75	\$	
House Type Roof x Sq.		Ħ	16.01	H	13.15	H	10.26	Ħ	7.38	\$	
Plumbing (Water, Drain & Fixtures)			743		609		475		341	\$	
Electrical (110 or 220 volt)			361		296		231		166	\$	
Doors (People)# eac		\vdash	133	Н	109	Н	85	\Box	61	\$	
Doors (Automobile)#eac		H	260	H	213	H	166	\mathbb{H}	119	\$	
☐ Windows (Std. Sizes)# eac ☐ Finished Interior x = Sq.	-	H	43 2.65	H	35 2.17	H	27 1.69	H	20 1.22	\$ \$	
STORAGE BUILDINGS# eac	' . I			(Cu	stom Buil	lt) _				*	
Aluminum (Vertical) x = Sa.	I .		6.85		5.62		4.39		3.15	\$	
	q.Ft.	\vdash	9.10	\vdash	7.47	\square	5.83	닏	4.18	· .	
Masonite or Wood x = Sq.	· _	H	11.85	H	9.71	\mathbb{H}	7.58	H	5.44 2.05	\$ \$	
		\	4.48	mer	3.67	ا و	2.87	ete F		φ	
WIISCELLANEOUS (LIST and ASSIGN V	value - F	-ujuS	י יטו חטו	nell	iaue itein	3, U	inque C0	313, E			
						г					
							(F) TOTA	AL\$	+		
								ne 9, Pa	ge 2) (Ro	unded t	o the nearest dollar)
COST OF REPAIRS FOR EXTERIOR ACCESSORIES	S		(List	and	d Assign '	Valu	ıe)				
							(C) TOT	۰۷۱ φ			
							(G) TOT			Rounder	d to the nearest dollar)
							(ridinale I to L	o Ja,	. ugo 2) (I	.ouriue(u lo noarost dollar)

CLIENT	CASE /FILE NO
	e Community Opened al Sites Zip
Community Phone Man	nager's Name
	nager's Site/Lot Number
HUD Identified Flood Hazard Zone Yes No National Flood Insural Monthly Rent/Lease for Site # Is \$ And Inc Trash Sewer Electric Gas Use of recreation for Other (List)	cludes Water TV Cable
COMMUNITY - by federal regulation is Open Age Senior: 80% (55 & ov	ver) 100% (62 & over) Meets HUD Fair Housing, HOPA Act
WEIGHTED POINT SYSTEM - CHECK THE APPROPRI	IATE BOX & TOTAL THE POINTS BELOW-
HOMES IN GENERAL Homes Skirted with Manufactured Skirting Homes Well Maintained Homes with Patio and Carport Awnings Homes with Hitches Covered or Removed Homes with Custom-Built Porches with Rail Homes with Custom-Built Steps with Rail Homes with Landscaping (Trees, Flowers, Bushes, Lawn, etc.)	ALL MOST SOME NONE 100 - 90% 89 -50% 49 - 26% 25% & under 5 4 2 0 7 5 3 1 1 10 8 6 4 5 4 2 0 10 5 4 2 0 10 8 6 4 10 5 4 2 0 10 8 6 2 2 0 10 8 6 2 2 0
1. SUBTOTAL	+ + =
COMMUNITY IN GENERAL Proximity to Shopping	EXCL. GOOD FAIR POOR 1-4 mi. 5-10 mi. 11-15 mi. 16 mi. & over 8 6 4 2 8 6 4 2 9 7 5 3 10 8 5 0 8 6 4 2 9 7 5 3 10 8 5 0 8 6 4 2 9 7 5 3 10 8 6 4 8 6 4 2 9 7 5 3 10 8 6 4 8 6 1 0
SPACE/SITE FEATURES IN GENERAL Well Maintained Sites	ALL MOST SOME NONE 100 - 90% 89 -50% 49 - 26% 25% & under 8 6 4 2 0 7 5 3 1 1 + + + + =
SPECIFIC SPACE/SITE LOCATION Frontage on Lake or Golf Course View or Next to Recreation Facilities Average Location in Community Next to Entrance or Storage Area(s)	8 6
4. SUBTOTAL	+ + + =
COMMUNITY FEATURES - Check Appropriate Box if Yes	
□ 3 Swimming Pool □ 2 Street Lights □ 3 On Duty Management □ 1 Street Signs □ 5 Public Utilities Metered □ 4 Paved Off-street □ 5 Concrete Patio Slabs □ 5 Paved Street □ 2 Laundry Facilities □ 3 Recreation Bu □ 8 Individual Mail Delivery □ 2 Storage Area to the street □ 2 Underground Utilities □ 1 Paved Carport □ 2 Underground TV □ 2 Concrete Carport □ 2 Sidewalks □ 1 Underground In Undergrou	4 Cluster Mail Box Delivery uildings 3 Private Water/Sewage System for RV's 3 Concealed Waste/Trash Garbage Containers ts 6 Fire Hydrants oorts 1 Recycling Bins
5. SUBTOTAL +	+ =
Using this point count, check the appropriate comr	munity location adjustment box on page 7 TOTAL POINTS

CLIENT	CASE /FILE NO
COMMUNITY	
Subject home and/or accessories are located on: Retailer Lot or	
RV ADJUSTMENT —	SALES RATIO —
Count the Total Number of MHC Sites Rented to Overnight Motor	If the Community is New to 3 years old and still filling, use a ratio of 100% in the block below.
Homes, Travel Trailers or Park Model Units. If over 5% of total	
spaces, drop one community adjustment level.	List the number of Homes for Sale
(List Count)	List the number of Vacant Spaces
(Check One)	Total
☐ No, Adjustment (under 5%)☐Yes, Drop One Adjustment Level	(D) CALES DATIO - () ()
VACANCY ADJUSTMENT	(D) SALES RATIO (Transfer to Line 7, Page 2) (See System Manual for Ratio Chart) %
List total number of vacant sites	(,
	COMMUNITY LOCATION —
Then divide by total number of sites	CHECK BELOW
This equals a vacancy percentage of %	QUALITY COMMUNITY ADJUSTMENT UNIQUE 192 and over + 20%
CHECK ONE BELOW:	
Community is new to 3 years old and is filling, no adjustment.	GOOD 171 - 152 + 17%
	STANDARD + 8%
Community is full or percentage is under 20%, no adjustment.	FAIR 131 - 112 (-) 6%
	POOR 111 - 92 (-)10%
Community is older than 4 years and vacancy is greater than	SUBSTANDARD 92 and under (-)14%
20%, drop one community adjustment level.	*EMERGENCY DISASTER PLANS + 17%
Community is 6 years old and vacancy is greater than 40%,	*SITE - RENTAL/LEASE FEESIncreasing or Decreasing (-) 5%
drop two community adjustment levels.	FEES(-) 5%
arop two community adjustment levels.	*EXCAVATED INSTALLATION+ 15%
FEES RENTAL/LEASE COMMUNITY SITES	* Add or Subtract % to community adjustment.
Decreesing (Fundain on a 40) or one addedda	(E) MHC ADJUSTMENT (Transfer to Line 7, Page 2) ± %
Decreasing (Explain on p.10) or see addenda	(E) MHC ADJUSTMENT (Transfer to Line 7, Page 2) ± %
☐ Increasing - Excessive changes annually or at the time of subsequences.	uent resale transfer or turnover.
Stable - Change(s), if any, are a percentage of the Consumer Price	e Index (C.P.I.) or fair local market rents per year.
RESTRIC	CTIONS————————————————————————————————————
☐ Rent Control ☐ Vacancy Control (Describe on p.10) or ☐ See	
Subject Home/Accessories approved to remain in (MHC).	No (Describe on p.10) or See Addenda
Access for legal transportation of home Normal Difficu	No (Describe on p.10) or See Addenda It (If difficult, describe on p.10) or See Addenda
LAND OWNERSHIP Data request left with (MHC) Manage	LOPMENT INFORMATION ————————————————————————————————————
Sole Proprietor Partnership/LLP Corporation Nam	le
Color replictor Training Er	
Address	Phone: ()
Other (List)	
LAND TITLE/DEED Data request left with (MHC) Manage	er Not available (Explain on p.10) or See Addenda
Fee Simple Lease Term in Years	
Name Addi	ress
Phone: () Other	er (List)
· none. (
	er
Issued By City County State Other (Lis	t)
Demonstrate Constitution Lawrence Co.	
☐ Permanent ☐ Conditional Term in Years Date Exp	ires
Flood Elevation Located in 100-year Flood Zone No Yes (E	explain on p.10) or See Addenda
Electrical Power Provided by Public Utility Private Power System	
Sewage Disposal Provided by Public Sewer Private System	Individual Site Septic Tanks Other
Water Supply Provided by Public Utility Private System	ndividual Site Septic Wells
Gas Supply Provided by Public Natural Gas Utility Central LPC	System Individual Site LPG Tanks Other
HEALTH ANI	D SAFETY —
☐ Flood Hazard - Posted Community Evacuation Plan ☐ Yes ☐ I	No
☐ Seismic Hazard - Posted Community Medical/Recovery Plan ☐ Y	∕es □ No
☐ Tornado Hazard - Posted Community Shelters/Safe Rooms ☐ Ye	s No Community Permits Homeowner Site-Installed Shelters
NOT	
This weighted analysis technique is used only to establish the Subj	
THIS IS NOT A COMMUNITY (PARK) [DEVELOPMENT APPRAISAL FORM

CLIENT				CA	SE /FILE I	NO	
Market approach to va	alue was not utilized	MARKET DATA	ANALYSIS	3		THIS PAGE BI	ANK
List three recent sales of n	nanufactured homes most si	milar to the subject.	Use dollar	adjustments to refle	ct market r	eaction to items o	f significant
variation between subject a ment is made, thus reducin	and comparable properties. Ing the indicated value of subje	If an item in the comect. If an item in the c	parable processomers	operty is superior to is inferior to subject	the subject t property, a	et property, a minus a plus (+) adjustme	s (-) adjust- ent is made,
thus increasing the indicat	ed value of the subject.		·				
ITEM	SUBJECT PROPERTY	COMPARABL	E #1	COMPARABL	.E #2	COMPARAB	LE #3
Data Source							
Proximity to Subject							
Address							
	Description/\$	Description		Description		Description	
Brand Name/Mfg.							
Age/Condition			Guide Chart		Guide Chart		Guide Chart
Age/Condition Quality of Const. Main Structure Width X Length Other (list) - Expando,			Page #		Page #		Page #
Main Structure Width X Length							
Other (list) - Expando,							-
Tip-out, Tag-A-Long Other (Size)			+/(-) \$		+/(-)\$		+/(-) \$
Width X Length		<u> </u> 	Adjustment		Adjustment		Adjustment
Structure (total) \$							
Components							
Other (List)							+
Accessories		_					
Other (List)							
Community (I.P.L.V.) Date of Sale							
(Adjust to Current)							
Sales & Financing Concessions							
Sales Price		\					
Net Adjustment (Total)		Plus; Minus		☐ Plus; ☐Minus	;	☐ Plus; ☐Minu	ıs
Indicated Value of the Subject							
Most similar comparable is	s number	Subject c	urrent estir	mated market value	is\$		
Insert (from	Line 10, Page 2), the approp	oriate cost value to	determine	dollar difference	\$		
(H) Indicates	s LOCAL MARKET ADJUST	MENT IN DOLLARS	S 🗌 Plu	us or Minus	\$		
					(round to neare Transfer to Line 10	
MARKET CORRELATION							
(Continued on Page 10)							
Page 8 N.A.S. Form #2 Updated 8/08 Copyright © 2008 by National Appraisal Guides, Inc.							

OUTNIT	0405 (5) 5 40
CLIENT	CASE /FILE NO

CERTIFICATE OF VALUE & STATEMENTS

Attach Appraisal Certificate (Form #3) with Appraiser Certification and Statement of Limitations.

Attach Appraisal Certificate (Form #3) with Appraiser Certification and Statement of Limitations.

A SUBSCRIBING MEMBER shall comply with all applicable state or local real estate appraisal license National Appraisal System

A SUBSCRIBING MEMBER shall refrain from conduct which is unprofessional and could be detrimental to The

All Subscribers to the National Appraisal System agree to the following:

PROFESSIONAL STANDARDS OF THIS APPRAISAL DISCIPLINE

- A <u>SUBSCRIBING MEMBER</u> shall comply with the Federal Reserve System's FIRREA Act of 1989 Title XI licensed or requirements, regulations, or laws. က် 'n
- A <u>SUBSCRIBING MEMBER</u> shall accept only appraisal assignments that he/she has the technical ability and facilities to complete, unless assistance is received from a Supervisory Appraiser and the appraisal report form is certified law effective 7/1/91 (including current USPAP updates) for federally-related transactions. 4.
- cating their personal N.A.S. Subscriber's I.D. A SUBSCRIBING MEMBER shall follow The National Appraisal System quality control appraisal discipline and submit final market conclusions on the appropriate report forms, ind 5
- A SUBSCRIBING MEMBER shall comply with the System's Certification and Statement of Limitations Form, and attach a signed copy of this numbered form to all Appraisal Reports submitted to a <u>clien</u>t ဖ်
- A SUBSCRIBING MEMBER is cautioned that they are not authorized to use the System's registered, *National Appraisal System* Logo, the words <u>National Appraisal System (N.A.S.)</u> or the trademark letters <u>N.A.D.A</u> 7
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THE BENCHMARK OF MANUFACTURED HOME APPRAISAL METHODS

SEE BACKSIDE OF CERTIFICATE OF VALUE FOR APPRAISER'S SIGNED CERTIFICATION AND STATEMENT OF LIMITATIONS

countersigned by both individuals.

CLIENT		CASE /FILE NO
Market Correlation (con't)	IMPORTANT NOTICE	-
Additional Comments Access For Transport (Private Property C		cooperative Neighbor/Property Lines, Roads, Turns, nes, etc.) Explain Below
(1) APPRAISAL PURPOSE a	A LEGAL OWNERSHIP a Retailer b Lender c Private Party d V.A. Insured e F.H.A. Insured f P.M.I. Company g F&C Insurance Co. h Other	(3) ITEM(S) NOT LISTED IN GUIDE a N/A (Subject was listed) b Size c Region d Brand/Trade Name e Manufacturer's Name f Other
GRAY SECTION If not listed in Guide, indicate by N/A or list) GUIDE BOOK PART 1 WHITE SECTION Page #	(6) COST OF REPAIRS (HOME ONLY) From Line (4), Page #2 (-) \$
Page #	or list SVS Page #	_
(7) SALES RATIO From Line 7 (D), Page #2	(8) COMMUNITY ADJUSTMENT From Line 7 (E), Page #2	From Line (10a), Page #2
+ or (-)%	+ or (-)%	+ or (-) \$
1 2 3		(±)% (±) % (±) \$
Transfer to Market Data F Page 10	Return section on the return copy of the C N.A.S. Form #2 Updated 8/08	

	ASE /FILE NO
SUBJECT HOME	
Front View 4 x 6 Photo LAYOUT/DIASRAM OF SUBJECT HOME	
(Not to Scale)	

Page 11

CLIENT	CASE /FILE NO
	Left Front Angle 4 x 6 Photo
	Right Front (Or Rear) Angle 4 x 6 Photo

Page 12

CLIENT _	ENT CASE /FILE NO COMPARABLE #1		
	Front 4 x 6 Photo COMPARABLE #2		
	Front 4 x 6 Photo		

Page 13

CLIENT	CASE /FILE NO	
	Front 4 x 6 Photo	
	Front 4 x 6 Photo of Entrance	

CLIENT	LOCATION MAD	CASE /FILE NO	
	LOCATION MAP		
		•	

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It is a Question of Value

NATIONAL APPRAISAL SYSTEM

A DIVISION OF NATIONAL APPRAISAL GUIDES, INC. P.O. BOX 7800, COSTA MESA, CA 92628 (800) 966-6232 FAX (714) 556-8715

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