

**CERTIFICATE OF VALUE
MANUFACTURED HOUSING**

Case/File No.

NUMBER

<p>PREPARED FOR: <input type="checkbox"/> LENDER <input type="checkbox"/> CLIENT <input type="checkbox"/> OTHER (List) _____</p> <p>CLIENT NAME: _____ Address _____ # _____ City _____ State _____ Zip _____ Phone () _____</p> <p>Ordered by _____</p>	<p>DESCRIPTION OF SUBJECT PROPERTY: Year _____ Mfr. of Home _____ Trade Name _____ Main Floor Size _____ x _____ <input type="checkbox"/> Tag-a-long <input type="checkbox"/> Expando <input type="checkbox"/> Tip-out Size _____ x _____ Estimated Living Area _____ Sq. Ft. I.D./Serial # _____ <input type="checkbox"/> Not Verified</p> <p>OVERALL CONDITION: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor</p>
<p>LOCATION: <input type="checkbox"/> Fee Land <input type="checkbox"/> Retailer Lot <input type="checkbox"/> PUD <input type="checkbox"/> Rental/Lease Community - Quality _____ <input type="checkbox"/> Other (List) _____</p> <p>Name _____ Address _____ # _____ City _____ State _____ Zip _____ Phone () _____</p>	<p>APPRAISED VALUE: Cost Guide Edition - Mo./Yr. _____ / _____ Yellow Chart/Value Page # _____</p> <p>Depreciated Replacement Value of Home \$ _____ Community In Place Location Value (IPLV) .. \$ _____ Total Value of Accessories (less repairs) \$ _____ Other (List) _____ \$ _____</p>
<p>INSTALLATION: <input type="checkbox"/> Conventional <input type="checkbox"/> Excavated <input type="checkbox"/> HUD Foundation System <input type="checkbox"/> Other (List) _____</p>	<p>Indicated Value by the Cost Approach \$ Land Value/Other (List) _____ \$ _____ Estimated Remaining Physical Life in Years _____ (RPL)</p> <p>ESTIMATED MARKET VALUE \$ </p>

N.A.S. Subscriber I.D. Number _____ **Name (Print)** _____ **Phone ()** _____

This appraisal report dated _____ is based on If Repaired In Present Condition Completion per Plans/Specifications and complies with the NAS/USPAP Standards.

SEE REVERSE SIDE OF THIS FORM FOR APPRAISER'S CERTIFICATION AND STATEMENT OF LIMITATIONS.

Signature of Appraiser

Designation/Certification

Appraiser's Certification and Statement of Limitations

I HEREBY CERTIFY THAT **(A)** I have no undisclosed interest in the herein described subject property or it's site location. **(B)** I have no present, nor contemplated future interest in the property that is the subject matter of this appraisal report. **(C)** I have not been influenced in any manner whatsoever by race, religion, sex, or national origin of any person residing in the property, or in the neighborhood wherein the subject property is located. **(D)** No important facts have been intentionally withheld or over looked in estimating the subject property's current market value. **(E)** It is understood that compensation for the appraisal services rendered is in no way contingent upon the valuation found, but is dependent only upon the delivery of this completed appraisal report. **(F)** Neither this report including the NAS Sales Data Return Form (Part B), nor any portion of it's contents shall be used for any purpose by any person or entity, including the recipient client, without prior, written approval of the author(s) of this report or the client. **(G)** This appraisal is made on the premise that there are no encumbrances or regulations limiting the utilization of the appraised property, other than those herein reported. **(H)** The legal description was taken from the identification numbers on or in the structure (if accessible) or from registration records (if available) and no inspection of the title was made. It is assumed that the registered/legal owner(s) have right to pass title. **(I)** No liability is assumed for the legal character or other influences affecting the property, other than those herein reported. **(J)** No engineering tests have been made, and no responsibility is assumed, for the soundness of the structure or for the standard/excavated field installation (set-up), or HUD approved foundation system. **(K)** No engineering tests have been made, and no responsibility is assumed, for the and load bearing density or capacity of the soil as found under the subject property site. **(L)** It is assumed that (if applicable) efficient on-site management and adequate maintenance shall exist in connection with future use of a rental/lease community, PUD, or fee property, other than those reported. **(M)** I have examined (if applicable) the subject property's HUD Structural Wind Design Map and have noted the zone on this report. **(N)** This report is based on the assumption that the subject home is free from defects (if applicable) caused by the use of polybutylene (PB) plumbing, aluminum electrical wiring, or exterior T111 hardboard siding, which were approved by HUD at the time of manufacturer. **(O)** I have examined F.E.M.A. (or other source) flood maps (if applicable) and have noted on this report if the subject is located in flood hazard area. **(P)** I do not represent that (if applicable) a rental/lease community (park) is in compliance with the Federal Fair Housing Amendments Act of 1988. **(Q)** I have made a personal inspection of the subject property and a sidewalk inspection with photographs of each comparable sale used in this report. **(R)** I have examined (if applicable) the subject properties HUD Structural Roof Load Design Map and have noted the zone on this report. **(S)** I have examined (if applicable) the subject property's HUD Heating/Cooling Design Map and have noted the zone on this report. **(T)** The information contained in this report, gathered from reputedly reliable sources, cost estimates obtained from published manuals, or any other figures, values, or representations, are believed to be reliable and to be true and correct. **(U)** This report has been prepared in conformity with the *National Appraisal System's (NAS)* professional standards and (when applicable) the federal *Uniform Standards of Professional Appraisal Practice (USPAP)*. **(V)** I shall not be required to testify or appear in court by reason of this appraisal report, with reference to the property described herein, without prior arrangements made with my consent. My consent can be given accordingly, as time permits and for a fee charged for such expert testimony. **(W)** Any breach of the above listed provisions shall render the material contained herein invalid and subject the violator to any and all liability resulting from such actions.

FORMALDEHYDE – Building products or materials normally used in the construction of mobile/manufactured homes may release airborne contaminants or formaldehyde vapors into the home. Prior to February 11, 1985, there were no governmental standards or requirements relating to the emission of vapors or contaminants from residential building products or materials. With no established standards, and not being a trained air quality expert, it is submitted at the time of this appraisal I did not detect any unusual air emissions or vapors. A Formaldehyde notice (effective February 11, 1985) is required in all new manufactured homes sold per HUD Code Title 24 Part 32-8. **RADON GAS** – In certain areas of the United States a naturally occurring radioactive gas may form in or under some site built homes. On September 12, 1988, the federal public health service issued a lung cancer threat notice. It is submitted at the time of this appraisal, as I am not a trained EPA Air Quality Expert. This appraisal is based on the assumption this subject home is free of a hazardous radon gas level. **POLLUTION HAZARDS** – Some manufactured home communities and/or sites have been developed on land fills. This appraisal does not include a report or tests to indicate whether past or current activities in, on or near the subject home have contaminated its soil, water, or facilities. (National Environmental Policy Act 1967.)

_____ I personally inspected property _____
 Appraiser (Print Name) Signature of Appraiser

_____ I did did not inspect property _____
 Supervisory Appraiser (Print Name) Signature of Supervisory Appraiser

Date _____ Phone (_____) _____ Address _____

Firm Name _____ City _____ State _____ Zip _____

CERTIFICATE OF VALUE

Case/File No. _____

NUMBER _____

ESTIMATED (STRUCTURE ONLY) VALUE
Appraiser: In your opinion, estimate what you think would be this home's local market value.
(Excluding Exterior Accessories, Location, Etc.) \$ _____

<p>PREPARED FOR: <input type="checkbox"/> LENDER <input type="checkbox"/> CLIENT <input type="checkbox"/> OTHER (List) _____</p> <p>CLIENT NAME: _____ Address _____ # _____ City _____ State _____ Zip _____ Phone () _____</p> <p>Ordered by _____</p>	<p>DESCRIPTION OF SUBJECT PROPERTY: Year _____ Mfr. of Home _____ Trade Name _____ Main Floor Size _____ x _____ <input type="checkbox"/> Tag-a-long <input type="checkbox"/> Expando <input type="checkbox"/> Tip-out Size _____ x _____ Estimated Living Area _____ Sq. Ft. I.D./Serial # _____ <input type="checkbox"/> Not Verified</p> <p>OVERALL CONDITION: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor</p>
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N.A.S. Subscriber I.D. Number _____ **Name** (Print) _____ **Phone** () _____

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MARKET DATA RETURN

1	2	3	4	5	6	7	8	9	%
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Signature of Appraiser _____

Designation/Certification _____

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Signature of Appraiser _____

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