SAMPLE FORMAT CONDOMINIUM WORKSHEET

Project Name and Address
Condo File Number ____________________
Previously Insured Case No.___________
VA, FNMA, FHLMC Approved (Circle)

1. Project Description

A. Type: Elevator
   Walk-up
   Row (T.H.)
   Detached
   Semi-detached

Yr. Built       ______
No. of Bldgs.   ______
No. of Stories  ______
Total No. Units ______

B. Unit Composition:

<table>
<thead>
<tr>
<th>No. Units</th>
<th>No. Assoc. BR/ Living Fee</th>
<th>No. No. Unit Type Bath</th>
<th>Area</th>
<th>Range</th>
<th>Unsold</th>
<th>Sold</th>
<th>Rent</th>
<th>Range</th>
</tr>
</thead>
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C. Parking: Total spaces:

Open spaces _____ @ $_____ P/Mo.
Covered spaces _____ @ $_____ P/Mo.
Ratio of spaces per unit _____

D. Commercial: _________________________

E. List any common elements, recreation facilities, etc.

Condition Acceptable   Unacceptable

Pool
Laundry Facilities
Parking
Tennis Courts
Other

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HUD-Wash., D.C.
F. Services included in Association Fees:

<table>
<thead>
<tr>
<th>Gas</th>
<th>Elec.</th>
<th>Oil</th>
<th>Other</th>
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<tbody>
<tr>
<td>Heat</td>
<td>Cooking</td>
<td>Hot Water</td>
<td>A/C</td>
</tr>
<tr>
<td>Water</td>
<td>Trash</td>
<td>Security</td>
<td>Bus Service</td>
</tr>
<tr>
<td>Grds. Maint.</td>
<td></td>
<td></td>
<td>Other</td>
</tr>
</tbody>
</table>

G. Special Assessments?

H. Are any common elements, recreation facilities, or parking leased? Explain terms.

2. Project Rating

Acceptable | Unacceptable
---|---
Location | 
General Appearance | 
Density (Units per Acre) | 
Unit Mix | 
Quality of Construction (Material & Finish) | 
Condition of Exterior (Incl. Roofing) | 
Condition of Interior | 
Amenities and Recreational Facilities | 
Appeal to Market | 
Adequacy of Mechanical Equipment | 
Plumbing | 
Heating | 
Electrical | 
Environmental Conditions | 
Alarm System (in High Rises) | 
Water Pressure System(" | 

Comments:

3. Site Information

<table>
<thead>
<tr>
<th>Public</th>
<th>Other (Describe)</th>
<th>OFF SITE IMPROVEMENTS</th>
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HUD-Wash., D.C.
Ingress and Egress (Adequacy)

Topography

View Amenity

Drainage and Flood Conditions

Is property located in a HUD identified Special Flood Hazard Area?
No     Yes

COMMENTS (Including any easements, encroachments or adverse conditions)

4. Location Rating

Location                          Urban         Suburban      Rural
Built Up                          Over 75%      25% to 75%    Under 25%
Growth Rate    Fully Developed    Rapid         Steady        Slow
Property Values                   Increasing    Stable        Declining
Demand/Supply                     Shortage     In Balance    Over Supply
Change in Present Land Use
    Not Likely  Likely (*)   Taking Place (*)

(*) From __________________________  To __________________________

Describe potential for additional Condo/PUD units in nearby area _______

Comments including factors affecting marketability (e.g. public parks, schools, view, noise)__________________________________________________________

Neighborhood Rating

Acceptable    Unacceptable

Employment Stability
Recreational Facilities
Adequacy of Utilities
Property Compatibility
Protection from Detrimental Condition
Police and Fire Protection
General Appearance of Properties
Appeal to Market
APPENDIX 22

<table>
<thead>
<tr>
<th>Distance</th>
<th>Access or Convenience</th>
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<tbody>
<tr>
<td></td>
<td>Public Transportation</td>
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<tr>
<td></td>
<td>Employment Centers</td>
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<tr>
<td></td>
<td>Neighborhood Shopping</td>
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<td></td>
<td>Schools</td>
</tr>
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<td>Freeway Access</td>
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</table>

Comment on unacceptable ratings

5. Budget Analysis

Project operating expense and replacement budget:
To properly maintain the project and provide the services anticipated, the budget appears: High Adequate Inadequate
Compared to other competitive project of similar quality and design subject unit charge appears: High Adequate Inadequate

Management Group: Owners Association Management Agent (Identify)
Developer Other

Quality of Management and its enforcement of Rules and Regulations appears:
Superior Good Adequate Inadequate

Comment

Special or unusual characteristics in the Condo/PUD Documents or otherwise known to the appraiser, that would affect marketability (if none, so state)

6. Data Sources

7. Signatures:

<table>
<thead>
<tr>
<th>Recommendations</th>
<th>Review Appraiser - Date</th>
<th>Chief Appraiser - Date</th>
<th>SOS/Director - Date</th>
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<tbody>
<tr>
<td>Recommends</td>
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