The following evaluation content guidelines are excerpted from, "Interagency Appraisal and Evaluation Guidelines" published in Federal Register / Vol. 75, No. 237 / Friday, December 10, 2010 / Notices, Section XIII.

Evaluation Content

An evaluation should contain sufficient information detailing the analysis, assumptions, and conclusions to support the credit decision. An evaluation's content should be documented in the credit file or reproducible. The evaluation should, at a minimum:

- ✓ Identify the location of the property.
- ✓ Provide a description of the property and its current and projected use.
- ✓ Provide an estimate of the property's market value in its actual physical condition, use and zoning designation as of the effective date of the evaluation (that is, the date that the analysis was completed), with any limiting conditions.
- ✓ Describe the method(s) the institution used to confirm the property's actual physical condition and the extent to which an inspection was performed.
- ✓ Describe the analysis that was performed and the supporting information that was used in valuing the property.
- ✓ Describe the supplemental information that was considered when using an analytical method or technological tool.
- ✓ Indicate all source(s) of information used in the analysis, as applicable, to value the property, including:
  - External data sources (such as market sales databases and public tax and land records);
  - Property-specific data (such as previous sales data for the subject property, tax assessment data, and comparable sales information);
  - Evidence of a property inspection;
  - Photos of the property;
  - Description of the neighborhood; and
  - Local market conditions.
- ✓ Include information on the preparer when an evaluation is performed by a person, such as the name and contact information, and signature (electronic or other legally permissible signature) of the preparer.

Our Evaluation Report meets or exceeds all of the above evaluation content requirements.