



RER-Appraiser Signature Page:

The signature at the bottom of this page will be uploaded to SourceNet and added to the output on completed RER by the appraiser User ID which completed the order.

Limiting Conditions, Assumptions and Certification

Limiting Conditions

1. The person performing the evaluation will not be responsible for matters of a legal nature that affect either the property being analyzed or the title to it. The person performing the evaluation assumes that the title is good and marketable, and will not render any opinions about the title.
2. The person performing the evaluation will not give testimony or appear in court because he or she completed a Residential Evaluation Report of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
3. Unless otherwise stated in this Residential Evaluation Report, the person performing the evaluation has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property or surroundings (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has made an extraordinary assumption that there are no such conditions or influences; the person performing the evaluation makes no guarantees, or warranties, express or implied. The person performing the evaluation will not be responsible for any such conditions or influences that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the person performing the evaluation is not an expert in the field of environmental hazards, this Residential Evaluation Report must not be considered as an environmental assessment of the property.
4. The person performing the evaluation obtained information, estimates, and opinions that were expressed in the Residential Evaluation Report from sources he or she considers to be reliable and believes them to be true and correct. However, the person performing the evaluation does not assume responsibility for the accuracy of such items furnished by other parties.
5. The person performing the evaluation has based the valuation conclusion on the identified and available data sources, which are considered reliable and include, but are not limited to, public records and MLS data.
6. The person performing the evaluation assumes the subject property complies with zoning, environmental and land use regulations, and that the present use is the Highest and Best Use as improved.
7. It is assumed the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass.
8. The person performing the evaluation will not disclose the contents of this report except as provided for in the *Uniform Standards of Professional Appraisal Practice* or required by applicable law.
9. The client is the party or parties who engage a person performing the evaluation (by employment contract) in a specific assignment. A party receiving a copy of this Residential Evaluation Report from the client does not, as a consequence, become a party to the person performing the evaluation-client relationship. Any person who receives a copy of this Residential Evaluation Report as a consequence of disclosure requirements that apply to the person performing the evaluation's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment.

Certification

The person performing the evaluation certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this Residential Evaluation Report.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
8. I have **not** made a personal inspection (viewing) of the property that is the subject of this report.



9. I have personally prepared all opinions and conclusions concerning the subject property that were set forth in the Residential Evaluation Report. The property was not physically inspected by the person performing the evaluation, therefore there was reliance upon the other sources including, but not limited to, the Broker Price Opinion.
10. No one provided significant real property appraisal assistance to the person performing the evaluation.

Signature, Date, Certification

Signature:

Effective Date: MM/DD/YYYY

Report Date: MM/DD/YYYY

Certification #:

Certification Expiration Date: MM/DD/YYYY

The Appraiser's Signature (below) will be uploaded into SourceNet and added to the output of the limiting Conditions, Assumptions and Certification Page:

NAME: _____ (Please Print)

Signature : _____ (Signature will be uploaded into SourceNet)

Email completed form to AMCPanel@MCS360.com