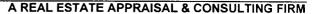
CURTIS - ROSENTHAL, LLC



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UPDATED 2/03

TYPICAL ADJUSTMENTS FOR LAWA SINGLE FAMILY APPRAISALS

Location: No adjustment

• Site:

\$2.50/s.f. over 1.000 s.f.

• Bedroom: \$5,000 2 vs 3

\$3500 3 vs 4

Over 4/ n/a

Bathroom a. 6000 1 vs 2

b 4000 2 vs 3

• c. 1 vs 1.5: \$ 2,500

d. 1.5 vs 2: \$ 2,000

e 2 vs 2.5 \$2000

f 2.5 vs 3 \$1500

Over 3 discuss

• Condition: Subject condition comments should be Average/Good, etc. Comps will be broken down into 5 categories: Superior (-5-10,000), Slightly Superior (-5-3,000), Similar, slightly Inferior (+3-5,000), Inferior (+5-10,000). Condition adjustments must be explained & MLS or broker should be quoted as to why adjustment is appropriate.

• Square Footage: \$40/s.f. Over 100 s.f.

Heat: FAU vs wall/floor \$1000 (larger houses over 2000 s.f. \$2000)

• Air Cond.:

Central: \$2,000 vs none

Wall: \$500

Parking:

Garage: \$2,500 per garage space

Carport: \$1,000 vs nothing

• Patio:

Covered: \$1,500-\$2,500 / Open: \$1000 / Wood deck \$1000-\$2000 based on quality

Enclosed: \$2,500 & up depending on quality, condition, etc. (typical \$4-5,000)

• Pool:

\$12,000 (and spa) \$15,000

Spa:

Above ground (permanently affixed) \$3,000

In ground: \$5,000

Remodeling: Kitchen: \$7,500

Per Bath: \$2,500

• FPL: \$2,500

RESIDENTIAL ACQUISITION DIVISION

SCOPE OF WORK AND INSTRUCTIONS TO APPRAISERS Single Family Residential – Manchester Square Area February 21, 2003

TYPICAL ADJUSTMENTS FOR LAWA SINGLE FAMILY APPRAISALS

Location:

No adjustment

• Site:

@ 2.5/s.f. over 1,000 S.F.

• Bedroom:

a) \$5,000.00 2 vs. 3 b) \$3,500.00 3 vs. 4 c) Over 4 N/A

• Bathroom:

a) \$6,000.00 1 vs. 2 b) \$4,000.00 2 vs. 3 c) \$2,500.00 1 vs. 1.5 d) \$2,000.00 1.5 vs. 2 e) \$2,000.00 2 vs. 2 f) \$1,500.00 2.5 vs. 3 g) Over 3 is to be discussed

• Condition: subject condition comments should be Average/Good, etc. Comps will be broken down into 5 Categories: Condition adjustments must be explained & MLS or Broker should be quoted as to why adjustment is appropriate.

a)	Superior	(-5-10,000)
b)	Slightly Superior	(-5- 3,000)
c)	Similar, slightly inferior	(+3- 5,000)
d)	Inferior	(+5-5,000)

Square Footage:

\$ 40.00/s.f Over 100 S.F.

• Heat:

FAU vs. Wall/Floor \$1,000 (larger houses over 2,000 S.F. \$2,000.00

Air Conditioner:

a) Central: \$2,000.00 vs. none

b) Wall: \$ 500.00

Parking:

a) Garage: \$2,500.00 per garage spaceb) Carport \$1,000.00 vs. nothing

• Patio:

a) Covered: \$1,500.00 - \$2,500.00

b) Open: \$1,000.00

c) Wood Deck: \$ 1,000.00 - \$ 2,000.00 based on quality

d) Enclosed: \$2,500.00 & up depending on quality, condition etc. (typical \$4,000.00 to \$5,000.00)

• Pool:

a) W/out Spa: \$12,000.00 b) w/ Spa: \$15,000.00

• Spa:

a) Above ground (permanently affixed): \$3,000.00

b) In ground: \$5,000.00

• Remodeling:

a) Kitchen: \$7,500.00 b) Per Bath: \$2,500.00