

SUMMARY OF APPRAISAL ASSIGNMENT REQUIREMENTS

[Appraiser is to enter page references or "N/A" in the left column and other data, as applicable, under Information Requirement/Description]

Report No. _____

Location in Report	Information Requirement	Information Description
_____	1. Client & Intended Users:	_____, Zions Agricultural Finance, and Farmer Mac
_____	2. Intended Use:	Farmer Mac Loan or Servicing Action , <and/or other agricultural finance>
_____	3. Purpose & Date(s) of Value:	Market Value, As Is, As Of A Current Date <And, if applicable, a Prospective Date>
_____	4. Scope of Work:	Appraisal must include a summary of the extent of research, verification and analysis by the appraiser.
_____	5. Subject Property:	Legal Characteristics (zoning, easements, contracts, entitlements, encumbrances) Physical Characteristics (Access, Soil, Water, Topography, Drainage, Climate, Configuration, Land and Structure Improvements, Permanent Plantings, Agricultural Use Structures) Economic Characteristics (Productivity, Production and Ownership Costs, Commodity Prices, Gross and Net Income <form 1035, inc./exp. sections>) Location (Demographics of and linkage to source of community services) Ownership and Use History, and Marketing History and Outlook (trends)
_____	6. Highest and Best Use:	Land, As if Vacant Property, As Improved (Both consistent with in-place zoning and applicable land use regulations)
_____	7. Analysis Methods and Reconciliation	Direct Market Sales Comparison , including an analysis of the market's response to the property as a unit, with one seller to one buyer in one transaction Cost Approach , if a cost approach would ordinarily be prepared in a Complete Appraisal, or the result is a Limited Appraisal Income Approach , if the market's response to the subject is driven by the property's income producing capacity (form 1035 or equivalent) Reconciliation , including the value conclusion statement
_____	8. Report Type:	Appraisal Report
_____	9. Value Allocation	Allocate value conclusions on improved property to include Cost New and REL for structures, permanent plantings and any personal property. See CV101.5
_____	10. Signature	Copy of appraisers Real Estate Appraisal license
	11. No. of Originals:	<u>2</u> Originals <u>1</u> PDF file

Location in Report	Information Requirement	Information Description
	12. Exhibits/Addenda, Information Elements:	Data, analysis, and information in response to No. 1 -9 above, consistent with Farmer Mac's requirements for the type of appraisal and report involved, and stated in Chapter CV102 of its Seller/Service Guide, and, (in <i>italics</i> , if applicable)
_____	Color Location Map.	The property address and GPS reference where possible
_____	Color Property Plat	
_____	Legal Description (as per the Title Policy)	
_____	Assessor's Parcel Map(s) and any tax Assessments	
_____	<i>Hazards Maps</i> , including Flood Zone Map, if applicable (with determination report, if improved with structures)	
_____	Improvement Sketch(s) (if a "facility"), and, if applicable, a <i>Permanent Planting Map and Summary (form 1034)</i>	
_____	Color Market Sale's Location Map	
_____	Market Sale Data, Verification, and Analysis Summaries (form 1036 or equivalent)	
_____	Color Photographs showing the Access, Land Use Areas, and Improvement(s) and <i>Permanent Plantings</i>	
_____	<i>Copies or Summaries of Leases, Contracts</i>	
_____	<i>Irrigation Supplement(s) (Including "Farmer Mac Form 1013 – Irrigation and Drainage Supplement", completed by the applicant)</i>	
_____	Environmental Disclosure, Form 1010A (<i>Completed by the applicant and appraiser</i>)	
_____	<i>Copies of Purchase Agreements, Options, or similar marketing documents</i>	
_____	Exposure time and marketing time summaries	
_____	Statement of Assumptions and Limiting Conditions (form 1037, see Chapter CV101)	
_____	<i>A statement and description of any added Assumptions or Limiting Conditions, or any Extraordinary Assumptions or Hypothetical Conditions, with a copy of the client's prior-approval documentation</i>	
_____	Appraiser's Certification (per FAMC language in Engagement Letter or in appraisal)	
_____	Engagement Letter	

Appraiser Confirmation Section:

The foregoing represents my confirmation that the information required has been provided within the report, as indicated.

_____	_____	_____
Appraiser's Name / Title	Signature	Signature Date

Originator & Seller Section: (If Seller engaged the appraiser, only the Seller signs below. If Originator engaged the appraiser, both Originator and Seller sign.) The undersigned certifies:

1. I have read and understood the requirements of the Farmer Mac Seller/Service Guide Collateral Valuation Supplement.
2. I have read the appraisal report and compared the content to the Guide requirements.
3. I represent that the appraisal and the appraisal report are acceptable and comply with all Guide requirements.

_____	_____	_____
Originator Representative's Name / Title	Signature	Signature Date

_____	_____	_____
Seller Representative's Name / Title	Signature	Signature Date