

CLIENT	CLIENT: _____	APPRAISER	APPRAISER: _____
	ATTENTION: _____		COMPANY: _____
	ADDRESS: _____		ADDRESS: _____
	_____		_____
	E-MAIL: _____		E-MAIL: _____
	PHONE: _____ FAX: _____		PHONE: _____ FAX: _____

SUBJECT	NAME: _____	
	PROPERTY ADDRESS: _____ CITY: _____ PROVINCE: _____ POSTAL CODE: _____	
	LEGAL DESCRIPTION: _____	
	PURPOSE OF THE APPRAISAL: To estimate market value or <input type="checkbox"/> Other _____	
	INTENDED USE OF THE APPRAISAL: _____	
	INTENDED USERS (by name or type): _____	
	REQUESTED BY: <input type="checkbox"/> Client above <input type="checkbox"/> Other _____	
	THIS APPRAISAL REPORT REPRESENTS THE FOLLOWING VALUE: (if not current, see comments) <input type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective	
	<input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____	
	PROPERTY RIGHTS APPRAISED: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Strata Maintenance fee: \$ _____ <input type="checkbox"/> See comments	
	MUNICIPALITY AND DISTRICT: _____	
	ASSESSMENT: Land \$ _____ Imps \$ _____ Total \$ _____ Assessment Date: _____ Taxes \$ _____ Year _____	
EXISTING USE: ZONING: _____		
HIGHEST AND BEST USE OF SUBJECT PROPERTY: <input type="checkbox"/> As Improved <input type="checkbox"/> Other <i>Note: If highest and best use is not the existing use, or not the use reflected in the report, see additional comments.</i>		
TREND OF DISTRICT: <input type="checkbox"/> Improving <input type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating		
NUMBER OF COMPETITIVE LISTINGS: _____ INDICATED PRICE RANGE OF SALES: \$ _____ to \$ _____		
INDICATED PRICE RANGE OF LISTINGS: _____ to \$ _____ INDICATED EXPOSURE TIME OF SIMILAR PROPERTIES IN THE AREA: _____		
COMMENTS: _____		

NEIGHBORHOOD	NATURE OF DISTRICT: <input type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> _____	AGE RANGE OF PROPERTIES: _____ to _____ years
	TREND OF DISTRICT: <input type="checkbox"/> Improving <input type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> _____	MARKET OVERVIEW: Supply: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Poor
	BUILT-UP: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> _____	Demand: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Poor
	CONFORMITY Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input type="checkbox"/> _____	PRICE TRENDS: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining
	Condition: <input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> _____	PRICE RANGE OF PROPERTIES: \$ _____ to \$ _____
	Size: <input type="checkbox"/> Larger <input type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/> _____	
	SUMMARY: INCLUDES VALUE TRENDS, MARKET APPEAL, PROXIMITY TO EMPLOYMENT AND AMENITIES, APPARENT ADVERSE INFLUENCES IN THE AREA, IF ANY (e.g. railroad tracks, unkempt properties, major traffic arteries, Hydro facilities, anticipated public or private improvements, commercial/industrial sites, landfill sites, etc.) _____	

SITE	SITE DIMENSION: _____	UTILITIES: <input type="checkbox"/> Telephone <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Municipal Water <input type="checkbox"/> Well
	SITE AREA: _____ SOURCE: _____	<input type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Open Ditch <input type="checkbox"/> _____
	TOPOGRAPHY: _____	FEATURES: <input type="checkbox"/> Paved Road <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights <input type="checkbox"/> Gravel Road <input type="checkbox"/> Curbs
	CONFIGURATION: _____	<input type="checkbox"/> Cablevision <input type="checkbox"/> Lane <input type="checkbox"/> _____
	ZONING: _____	ELECTRICAL: <input type="checkbox"/> Overhead <input type="checkbox"/> Underground
	DOES EXISTING USE CONFORM TO ZONING? <input type="checkbox"/> Yes <input type="checkbox"/> No (see comments)	DRIVEWAY: <input type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double
	EASEMENTS: <input type="checkbox"/> Utility <input type="checkbox"/> Access <input type="checkbox"/> Other	Surface: _____
		PARKING: <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input type="checkbox"/> Street _____
		LANDSCAPING: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor _____
		CURB APPEAL: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor _____
	COMMENTS: (includes any positive and negative features such as conformity with zoning, effects of known easements, known restrictions on title, such as judgments or liens, effect of assemblage, any known documentation of environmental contamination, etc.) _____	

IMPROVEMENTS	CONSTRUCTION COMPLETE: _____ PERCENTAGE COMPLETE: _____		
	YEAR BUILT (estimated): _____ EFFECTIVE AGE: _____ years REMAINING ECONOMIC LIFE (estimated): _____ years		
	FLOOR AREA <input type="checkbox"/> Sq. M. <input type="checkbox"/> Sq. Ft.	BUILDING TYPE: _____	ROOFING: _____
	MAIN _____	DESIGN/STYLE: _____	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	SECOND _____	CONSTRUCTION: _____	EXTERIOR FINISH: _____
	THIRD _____	BASEMENT: _____	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	FOURTH _____	BASEMENT AREA: _____ <input type="checkbox"/> Sq. M. <input type="checkbox"/> Sq. Ft. _____ % Finished	_____
	TOTAL _____	WINDOWS: _____	UFFI APPARENT: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Removed
	Source: _____	FOUNDATION WALLS: _____	
	BEDROOMS (#) _____ Large _____ Average _____ Small _____	BATHROOMS (#) _____ 2-piece _____ Good _____ 3-piece _____ Average _____ 4-piece _____ Fair _____ 5-piece _____ Poor _____	CLOSETS: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
		INTERIOR FINISH Walls _____ Ceilings _____	INSULATION: <input type="checkbox"/> Ceiling <input type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space
		Drywall <input type="checkbox"/> _____ Plaster <input type="checkbox"/> _____ Paneling <input type="checkbox"/> _____	Source: _____
	_____ _____	PLUMBING LINES: _____	
FLOORING: _____		FLOOR PLAN: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
ELECTRICAL: <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers _____		BUILT-INS/EXTRAS: _____	
Estimated rated capacity of main panel: _____ amps		<input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Central Air <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Fireplace(s)	
HEATING SYSTEM: _____ Fuel type: _____		<input type="checkbox"/> Oven <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Garage Opener <input type="checkbox"/> Dishwasher	
WATER HEATER: Type: _____		<input type="checkbox"/> Vacuum <input type="checkbox"/> Solarium <input type="checkbox"/> Security System <input type="checkbox"/> Stove <input type="checkbox"/> Whirlpool	
		<input type="checkbox"/> Skylights <input type="checkbox"/> HR Ventilator <input type="checkbox"/> _____	
		OVERALL IN. COND: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
BASEMENT FINISHES, UTILITY: _____			
GARAGES/CARPORTS: _____			
DECKS, PATIOS, OTHER IMPROVEMENTS: _____			
COMMENTS: (Building, appearance, quality, condition, services, extras, anticipated public or private improvements, etc.) _____			

DEFINITIONS	<p>DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.</p> <p>Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.</p> <p>(Source: Canadian Uniform Standards of Professional Appraisal Practice) Note: If other than market value is being appraised, see additional comments.</p> <p>DEFINITION OF HIGHEST AND BEST USE: The reasonably probable and legal use of the property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.</p>		
SCOPE	<p>The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analysis to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analysis, describe relevant procedures and reasoning details supporting the analysis, and provide the reason for the exclusion of any usual valuation procedures.</p>		
ASSUMPTIONS AND LIMITING CONDITIONS AND EXTRAORDINARY ITEMS	<p>ORDINARY ASSUMPTIONS & LIMITING CONDITIONS The certification that appears in this appraisal report is subject to the following conditions:</p> <ol style="list-style-type: none"> This report is prepared at the request of the client and for the specific use referred to herein. It is not reasonable for any other party to rely on this appraisal without first obtaining written authorization from the client, the author and any supervisory appraiser, subject to the qualification in paragraph 11 below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed. Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this appraisal cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. No registry office search has been performed and the appraiser assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report. The property is appraised on the basis of it being under responsible ownership. The subject property is presumed to comply with government regulations including zoning, building codes and health regulations and, if it doesn't comply, its non-compliance may affect market value. No survey of the property has been made. Any sketch in the appraisal report shows approximate dimensions and is included only to assist the reader of the report in visualizing the property. This report is completed on the basis that testimony or appearance in court concerning this appraisal is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to, adequate time to review the appraisal report and data related thereto and the provision of appropriate compensation. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighboring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the appraiser. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate. The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the subject property. The appraiser obtained information, estimates and opinions that were used in the preparation of this report from sources considered to be reliable and accurate and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of items that were furnished by other parties. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the Canadian Uniform Standards of Professional Appraisal Practice ("The Standards") and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the Canadian Uniform Standards of Professional Appraisal Practice (the "Standards") and in accordance with the appraiser's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the appraiser's privacy policy The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use. Written consent from the author and supervisory appraiser, if applicable, must be obtained before any part of the appraisal report can be used for any purpose by anyone except the client and other intended users identified in the report. Where the client is the mortgagee, liability is extended to its insurer. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee. Written consent and approval must also be obtained before the appraisal (or any part of it) can be altered or conveyed to other parties, including mortgagees (other than the client) and the public through prospectus, offering memoranda, advertising, public relations, news, sales or other media. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the appraiser, can be relied upon without fault. <p>Other: _____</p> <p>EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS</p> <p>An extraordinary assumption or limiting condition has been invoked in this appraisal report. <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, see attached addendum. _____</p> <p>HYPOTHETICAL CONDITIONS</p> <p>A hypothetical condition has been invoked in this appraisal report. <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, see attached addendum. _____</p> <p>JURISDICTIONAL EXCEPTION</p> <p>A jurisdictional exception has been invoked in this appraisal report. <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, see attached addendum. _____</p>		
CERTIFICATION	<p>I certify that, to the best of my knowledge and belief:</p> <ol style="list-style-type: none"> The statements of fact contained in this report are true and correct. 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. I have no past, present or prospective interest or bias with respect to the property that is the subject of this report and no personal interest or bias with respect to the parties involved with this assignment, except as specified herein. My engagement in this assignment is not contingent upon developing or reporting a predetermined result, upon the amount of value estimate, upon a direction in value that favors the cause of the client, upon the attainment of a stipulated result or the occurrence of a subsequent event. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice. I have the knowledge and experience to complete this assignment competently. Except as herein disclosed, no other person has provided me with significant professional assistance in the completion of this appraisal assignment. The Appraisal Institute of Canada has a mandatory Continuing Professional Development Program for all members. As at the date of this report, the requirements of this program have been fulfilled. <hr/> <p>SUPERVISORY APPRAISER'S CERTIFICATION If a supervisory appraiser has signed this appraisal report, he or she certifies and agrees that "I directly supervised the appraiser who prepared this appraisal report and, having reviewed the report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification and am taking full responsibility for the valuation and the report."</p> <p>PROPERTY IDENTIFICATION</p> <p>ADDRESS: _____ CITY: _____ PROVINCE: _____ POSTAL CODE: _____</p> <p>LEGAL DESCRIPTION: _____</p> <p>AS A RESULT OF MY APPRAISAL AND ANALYSIS OF ALL APPLICABLE DATA AND RELEVANT FACTORS, IT IS MY CONCLUSION THAT THE MARKET VALUE RANGE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT _____ (Effective Date of the Appraisal) IS FROM \$ _____ TO \$ _____</p> <table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <p>APPRAISER</p> <p>SIGNATURE: _____</p> <p>NAME: _____</p> <p>DESIGNATION: _____</p> <p>DATE SIGNED: _____</p> <p>DATE OF INSPECTION: _____</p> <p>LICENSE INFO: (where applicable) _____</p> <p><i>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</i></p> </td> <td style="width:50%; vertical-align: top;"> <p>SUPERVISORY APPRAISER (if applicable)</p> <p>SIGNATURE: _____</p> <p>NAME: _____</p> <p>DESIGNATION: _____</p> <p>DATE SIGNED: _____</p> <p>DATE OF INSPECTION: _____</p> <p>LICENSE INFO: (where applicable) _____</p> <p><i>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</i></p> </td> </tr> </table> <p>ATTACHMENTS :</p> <p><input type="checkbox"/> ADDITIONAL SALES <input type="checkbox"/> EXTRAORDINARY ITEMS ADDENDUM <input type="checkbox"/> NARRATIVE ADDENDUM <input type="checkbox"/> PHOTO ADDENDUM <input type="checkbox"/> SKETCH ADDENDUM</p> <p><input type="checkbox"/> MAP ADDENDUM <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____</p>	<p>APPRAISER</p> <p>SIGNATURE: _____</p> <p>NAME: _____</p> <p>DESIGNATION: _____</p> <p>DATE SIGNED: _____</p> <p>DATE OF INSPECTION: _____</p> <p>LICENSE INFO: (where applicable) _____</p> <p><i>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</i></p>	<p>SUPERVISORY APPRAISER (if applicable)</p> <p>SIGNATURE: _____</p> <p>NAME: _____</p> <p>DESIGNATION: _____</p> <p>DATE SIGNED: _____</p> <p>DATE OF INSPECTION: _____</p> <p>LICENSE INFO: (where applicable) _____</p> <p><i>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</i></p>
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