

RELOCATION APPRAISAL ASSIGNMENT	MORTGAGE APPRAISAL ASSIGNMENT
<p>Intended Use: Facilitate <i>Corporate Relocation</i></p>	<p>Intended Use: Facilitate <i>Mortgage Lending</i></p>
<p>Purpose: Estimate <i>Anticipated Sales Price</i></p>	<p>Purpose: Estimate <i>Market Value</i></p>
<p>Anticipated Sales Price: Marketing Time Occurs <i>After</i> Date of Appraisal</p>	<p>Market Value: Marketing Time <i>Precedes</i> Date of Appraisal</p>
<p>Worldwide ERC Residential Appraisal Report <i>Expanded</i> Analysis of Market Data to support anticipated sales price</p>	<p>Uniform Residential Appraisal Report <i>Comprehensive</i> Analysis per Lending Standards</p>
<p>Financing: Cash Equivalency Adjustments for Sales and Financing Concessions</p>	<p>Financing: Cash Equivalency No Adjustments for Normal Seller Costs</p>
<p>Short-Term Decision-Making (up to 120-180 days per market area)</p>	<p>Long-Term Decision-Making (up to 30 years)</p>
<p>Emphasizes "Appeal" and "Decor" as Critical Items for Consideration</p>	<p>Identifies Category for "Design" and "Appeal"</p>
<p>Prospective Analysis <i>Forecasting</i></p>	<p>Retrospective Analysis <i>No Forecasting</i></p>
<p>Reasonable Marketing Time (not to exceed 120 days)</p>	<p>Normal Marketing Time (without limit)</p>
<p>Requires Closed Sales And <i>Competing Properties And Considers Pending Sales</i></p>	<p>Requires <i>Closed Sales</i></p>