

# Property and Appraisal Questionnaire

Borrower's Name: \_\_\_\_\_ Property Address: \_\_\_\_\_  
Borrower's Estimated Value: \_\_\_\_\_ Property Address Line 2: \_\_\_\_\_

## \*\*\*TCF REQUIRES A VALUATION FOR ALL TRANSACTIONS\*\*\*

- Yes  No Do you have a traditional appraisal product with interior inspection (1004, 1073, or 1025) that has been completed for a RE transaction in the past 120 days?  
**\*If yes, please send us the appraisal immediately and no other questions need to be answered.**
- Yes  No Is 1<sup>st</sup> and 2<sup>nd</sup> combined loan amounts > \$899,900?  
**\*Full Appraisal required if combined loan amounts exceed \$899,900.**
- Yes  No Is the TCF loan amount > \$250K?  
**\*Full Appraisal required if TCF loan amount exceeds \$250K**
- Yes  No Is the collateral property a second home/vacation home?  
**\*Non-owner occupied properties are not allowed. If the property is a second/vacation home, a full appraisal is required.**
- Yes  No Is the property more than one unit?  
**\*If the property is a duplex/2-unit property, a full appraisal is required.**
- Yes  No Is the property in a gated community or not visible from the street? If yes, and borrower is willing to allow the inspector access to take exterior photos, desktop appraisal/AVM will be allowed. Borrower contact information must be provided to AMC with instructions to call and schedule.  
**\*A full appraisal is required if inspector will not be allowed entrance to community or on property to take photos.**
- Yes  No Is the subject property currently for sale or has it been listed for sale by the current owner within the last 6 months?  
**\*Property currently listed for sale is unacceptable collateral and request is denied. If the property has been listed for sale by the current owner in last 6 months, a full appraisal is required. NOTE: This is acceptable on Purchase transactions (80% CLTV or less)**
- Yes  No Have any major renovations been recently completed or in process?  
**\*Work in progress is not allowed and a full appraisal will be required if there is evidence in photo of any remodeling (dumpster or missing siding/roof, etc.) Please note, if a major remodel has been completed (kitchen/bath, addition or other) a full appraisal might be a better option so that the appraiser can see the upgrades/remodel.**
- Yes  No Does the subject property contain two or more parcels that have separate PIDs? (If one PID, desktop appraisal is allowed.)  
**\*A full appraisal is required.**
- Yes  No Is the subject property located on recreational waterfront or premium waterfront site?  
**\*Lake, river, creek or ocean frontage requires full appraisal.**
- Yes  No Is the property a Log Home, Earth or Dome Home? (If a home is atypical for the area, it may require a full appraisal)  
**\*A full appraisal is required if yes.**
- Yes  No Was the subject property built in the past 12 months? If so, county/tax or other public records regarding the subject characteristics may not be available for the appraiser, so a full appraisal would be required.  
**\*A full appraisal is required if yes.**
- Yes  No Does the DU/LP approve using a Property Inspection waiver (PIW)?  
**\*A full appraisal is required if No**

\*\*\* If any of the above questions are answered "yes," a full interior/exterior appraisal will need to be completed\*\*\*

\*\*\* If ALL Questions are answered "No," the file qualifies for an Exterior only Desktop Appraisal that MUST be completed by TCF\*\*\*

Full  Desktop/AVM  
Please select which appraisal you would like to proceed with if the questions above permit use of a desktop appraisal.

## TCF Property Qualifications:

- Yes  No Is the subject property more than 10 acres?  
\*If yes, the collateral is not allowed and the loan request is denied.
- Yes  No Is the subject property considered to be a Co-op, Leasehold, Manufactured or Condotel?  
\*If yes, the collateral is not allowed and the loan request is denied.

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