

Property and Appraisal Questionnaire for HELOC

Borrower's Name: _____ Property Address: _____
Borrower's Estimated Value: _____ Property Address Line 2: _____

*****TCF REQUIRES A FULL APPRAISAL VALUATION OR DESKTOP APPRAISAL FOR ALL TRANSACTIONS*****

- 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 borrower's estimate of property value over \$1MM?
***If the estimate of value is over \$1MM, 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 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.**
- 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.**

***** 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
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.**