

The following applies to every residential appraisal submitted to CMLS Financial Ltd.

Appraiser(s)	<p>Appraisers must have one of the following designations:</p> <ul style="list-style-type: none"> • Canadian National Association of Real Estate Appraisers (CNAREA): DAR • Appraisal Institute of Canada (AIC): AACI or CRA
General	<p>All appraisals must be completed in accordance with the standard acceptable practices of the Appraisal Institute of Canada or Canadian National Association of Real Estate Appraisers.</p> <p>Appraisal reports are to be sent by the appraiser directly to mortgagedocuments@cmls.ca with a cc to the Underwriter.</p> <p>Appraisal to be directed to CMLS Financial with the purpose entered as mortgage financing.</p> <p>All rooms in the property must be viewed and confirmation to be noted in the appraisal report.</p> <p>Confirm there are no adverse external factors which may affect the marketability of the property.</p> <p>The cost approach is required on all reports, except for condominium/strata properties.</p> <p>If a portion of the Subject Property is being used for a business, the appraiser is to provide the LFA used for business purposes.</p> <p>Secondary units in the subject property (if any): Confirm they are self-contained and comply with municipal standards. Include economic rents.</p>
Comparables	<p>Condos: One comparable (minimum) must be outside the subject complex.</p> <p>Should reflect arms-length transactions and must have closed within 90 days of the effective date of the appraisal.</p> <p>Must have closed and be available from MLS: Provide MLS photos & listing, along with a location map of the comps.</p> <p>Include supporting details if the net adjustments exceed 10% of the original sale price of the comparable.</p>
Photographs	<p>The appraisal must contain current, clear, and well-framed colour photographs of the following:</p> <ul style="list-style-type: none"> • Front and rear of subject property, along with a street scene. Include photos of outbuildings, if any. • Interior photos of all rooms, including the basement to be provided. Examples of physical deterioration (if present) and recent updates (if any).
Condominiums	<p>Appraiser to comment on:</p> <p>If the complex is professionally or self-managed, and if applicable, age restrictions and percentage of commercial usage.</p> <p>If the building is subject to any special assessment, details should be included in the comments.</p> <p>If the complex is a condo conversion, including the conversion date.</p>

Special Instructions	<p>If an appraiser is denied access to any part of the property, they must make note of it in the report.</p> <p>New construction – The property should be 100% complete when indicating the completed value.</p> <p>Structural Integrity (Foundation cracks, water seepage/staining, etc.): If evident, additional comments and pictures are required.</p> <p>Deferred Maintenance if known, please provide estimated scope of work. Pictures are required.</p>
Acreages / Rural Properties (working farms are not acceptable)	<p>Appraiser to confirm the property has four-season access, is accessible from a publicly maintained road, has adequate sewage, water and utilities.</p> <p>Derive value based on the house and 10 acres (maximum).</p> <p>Water Source:</p> <ul style="list-style-type: none"> • If type is Well: Type of well is required (i.e. drilled, artesian, cistern*, etc.). • If type is Lake Intake*: please indicate if there is an Ultraviolet (UV) Filtration System in place. <p><i>*If water source is lake intake or cistern, please indicate if it is common for the area and how it impacts marketability.</i></p>
Disclosure	<p>Incomplete appraisals will not be accepted.</p> <p>Any form of confirmable misrepresentation will lead to termination of approved status, the filing of a REDX incident report and reporting to the appropriate association (AIC and/or CNAREA).</p>