

REFERENCE:

LETTER OF TRANSMITTAL

FILE NO.:

CLIENT	CLIENT:		APPRAISER	AIC MEMBER:			
	ATTENTION:			COMPANY:			
	ADDRESS:			ADDRESS:			
	EMAIL:			EMAIL:			
	TELEPHONE:			OTHER:		TELEPHONE:	

Date:

Client:

Dear:

Property Address:

Reference/File No.

In accordance with the requesting our professional appraisal services ,  
have appraised dated the above referenced property and provide an:

Estimate of Market Value:

Effective Date:

Inspection Date:

The purpose of the report was to develop an estimate of market value of the subject property only for the intended use of

The estimate of value is as of the effective date and is subject to the authorized use, assumptions and limiting conditions and scope included in the report and to which the reader’s attention is specifically directed.

The report is enclosed and must be read in its entirety.

No person or party other than the authorized user specifically identified herein can rely on this report without first obtaining written authorization from the author (s) of this report. Such authorization is at the discretion of the author(s), and may only be issued with permission from the authorized client of this report.

The report is prepared in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).

Sincerely,

AIC MEMBER

CO-SIGNING AIC APPRAISER (if applicable)

SIGNATURE:

CO-SIGNATURE:

NAME:

NAME:

AIC DESIGNATION/STATUS: Membership #:

AIC DESIGNATION/STATUS: Membership #:

☐ AIC Candidate Member ☐ CRA, P.App ☐ AACI, P.App

☐ CRA, P.App ☐ AACI, P.App

ASSIGNMENT		
Authorized Client Name	The attached report is prepared only for the authorized Client and User specifically identified by name in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining written authorization from the author(s).	
Authorized User		
Authorized Use		
Report Date	Inspection Date	
Effective Date	Inspection Type	

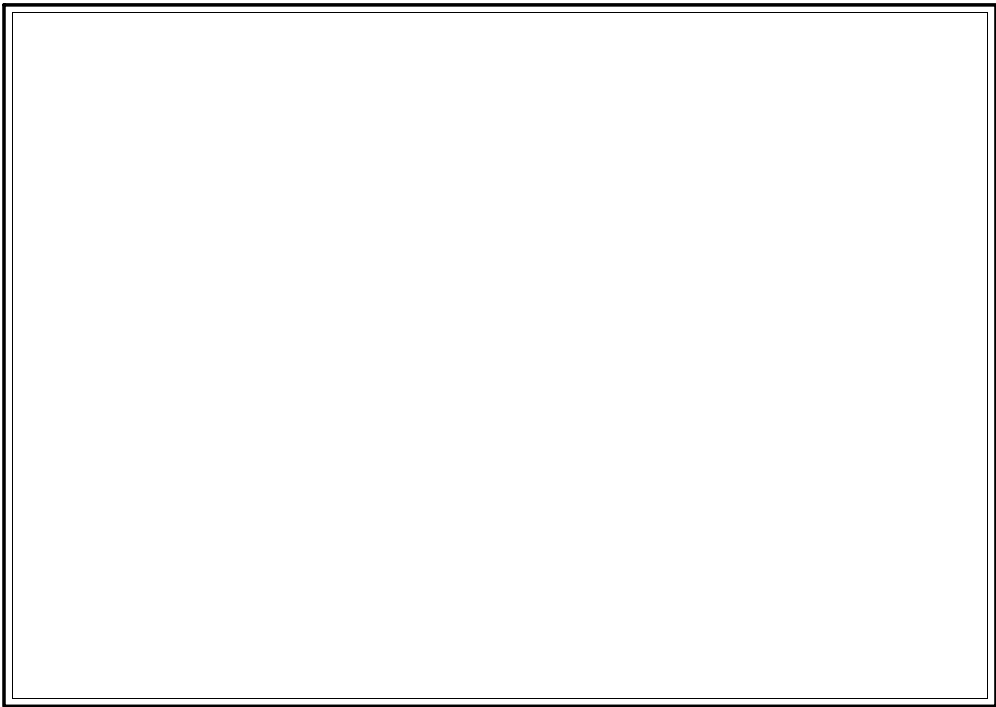
SUBJECT PROPERTY		
Property Address		
Property Type and Design/Style	Year Built	Estimated Remaining Life (years)
Energy Rating	House Size	Lot Size
Zoning	Land Value	Estimate of Market Value

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.

HISTORY				
Current Purchase Price	Current List Price	Prior List Price (within 1 year)	Last Sold Price (Within 3 years)	Last Sold Date

REPORT WARNINGS OR SPECIAL CONDITIONS	
<input type="checkbox"/> Hypothetical Condition	See Extraordinary Items page
<input type="checkbox"/> Extraordinary Items	

Residential Appraisal Report of



LOCATED AT:

FOR:


AS OF EFFECTIVE DATE:

PREPARED BY

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.:

CLIENT	CLIENT: _____		APPRAISER	AIC MEMBER: _____		
	ATTENTION: _____			COMPANY: _____		
ADDRESS: _____		ADDRESS: _____				
E-MAIL: _____		E-MAIL: _____				
PHONE: _____		PHONE: _____				
SUBJECT	PROPERTY ADDRESS: _____		CITY: _____		PROVINCE: _____	POSTAL CODE: _____
	LEGAL DESCRIPTION: _____					
	MUNICIPALITY AND DISTRICT: _____					
	ASSESSMENT: _____ Assessment Date: _____ Taxes \$ _____ Year _____					
	EXISTING USE: _____ Other uses: _____ Occupied by: _____					
ASSIGNMENT	NAME: _____ Name Type: _____					
	PURPOSE : <input type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/> _____					
	AUTHORIZED USE: <input type="checkbox"/> _____ <input type="checkbox"/> _____					
	AUTHORIZED USERS (by name): _____					
	REQUESTED BY: <input type="checkbox"/> Client above <input type="checkbox"/> Other _____					
	VALUE: <input type="checkbox"/> Current <input type="checkbox"/> Retrospective					
	<input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____					
	PROPERTY RIGHTS/OWNERSHIP: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condo/Strata Other <input type="checkbox"/> _____					
	MAINTENANCE FEE (if applicable): \$ _____ monthly annual _____ Source: _____					
	CONDO/STRATA NAME (if applicable): _____					
NEIGHBOURHOOD	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> First Nations/Indigenous Land					
	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational/Resort <input type="checkbox"/> Forestry/Public/Park					
	<input type="checkbox"/> Improving <input type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> _____					
	BUILT-UP: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25%					
SITE	SUBJECT TYPICAL FOR NBHD: <input type="checkbox"/> Yes <input type="checkbox"/> No (see comments)					
	<input type="checkbox"/> Detrimental Conditions Observed					
	COMMENTS: _____					
	COMMENTS: _____					
	COMMENTS: _____					
	COMMENTS: _____					
	COMMENTS: _____					
	COMMENTS: _____					
	COMMENTS: _____					
	COMMENTS: _____					
SITE	SITE DIMENSIONS: _____		UTILITIES: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Open Ditch <input type="checkbox"/> Septic <input type="checkbox"/> Holding Tank			
	LOT SIZE: _____ Unit of Measurement		WATER SUPPLY: <input type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/> _____			
	Source: _____		FEATURES: <input type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs <input type="checkbox"/> Street Lights			
	TOPOGRAPHY: _____		<input type="checkbox"/> _____			
	CONFIGURATION: _____		ELECTRICAL: <input type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/> _____			
	ZONING CODE/DESCRIPTION _____		DRIVEWAY: <input type="checkbox"/> Private <input type="checkbox"/> Shared <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double			
	ZONING SOURCE _____		<input type="checkbox"/> Underground <input type="checkbox"/> Laneway <input type="checkbox"/> _____			
	OTHER LAND USE CONTROLS <input type="checkbox"/> YES <input type="checkbox"/> NO		PARKING: <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input type="checkbox"/> Street <input type="checkbox"/> _____			
	EXISTING USE CONFORMS YES <input type="checkbox"/> NO		LANDSCAPING: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/Other			
	IN FLOODPLAIN/FLOOD ZONE: <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD MAP DATE: _____			
EASEMENTS: _____		COMMENTS: _____				
COMMENTS: _____		<input type="checkbox"/> Detrimental Conditions Observed				

REFERENCE:

RESIDENTIAL APPRAISAL REPORT

FILE NO.:

YEAR BUILT (estimated):

YEAR OF ADDITIONS (estimated):

EFFECTIVE AGE:

REM. ECONOMIC LIFE:

☐ Under Construction

☐ Appraised As Is

☐ If Complete (new construction/renovation)

PROPERTY TYPE:

DESIGN/STYLE:

CONSTRUCTION:

WINDOWS:

BASEMENT:

BASEMENT AREA:

BASEMENT FINISH:

FOUNDATION WALLS:

ROOFING:

Condition:

EXTERIOR FINISH:

Condition:

Energy Label

Efficiency Rating

EV Charger Type

Solar Panels

ELECTRICAL:

ESTIMATED RATED CAPACITY OF MAIN PANEL:

HEATING SYSTEM:

FUEL TYPE:

WATER HEATER:

COOLING SYSTEM:

INTERIOR FINISH: Walls

Drywall

Plaster

Paneling

Other

PLUMBING LINES:

BUILT-INS:

EXTRAS:

OVERALL INT. COND:

Source of Interior Information:

Ceilings

Flooring:

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Info Source:

☐ Cooktop

☐ Oven

☐ Dishwasher

☐ Microwave

☐

☐ Security System

☐

☐ Pool

☐ HR/ER Ventilator

☐

☐

☐

☐

☐

☐

ROOM ALLOCATION

LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY					ROOM TOTAL	AREA
MAIN																
SECOND																
THIRD																
ABOVE GRADE TOTALS:	ROOMS:			BEDROOMS:			BATHROOMS:		:							
BASEMENT																

SOURCE OF MEASUREMENT:

UNIT OF MEASUREMENT:

GARAGE/PARKING

☐ Attached

☐ Detached

☐ Built-in

☐ Single

☐ Double

☐ Triple

☐

☐

☐

SITE IMPROVEMENTS:

☐ Detrimental Conditions Observed

COMMENTS:

BASEMENT:

IMPROVEMENTS

Report provided by RPS Real Property Solutions Inc.

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.:

HIGHEST AND BEST USE

LAND VALUE AS IF VACANT: ☐ N/A \$ SOURCE OF DATA: COMMENT:

EXISTING USE:

HIGHEST AND BEST USE OF THE LAND AS IF VACANT: ☐ Residential ☐ Other

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED: ☐ Existing Residential Use ☐ Other

HBU COMMENTS PERMITTED/DISCRETIONARY USES:


DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value.(CUSPAP)

DIRECT COMPARISON APPROACH

SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
			Description	\$ Adjustment		Description	\$ Adjustment		Description	\$ Adjustment	
DATA SOURCE											
DATE OF SALE											
SALE PRICE			\$			\$			\$		
DAYS ON MARKET											
LIST PRICE			\$			\$			\$		
DISTANCE TO SUBJECT											
LOCATION											
SITE DIMENSIONS/ LOT SIZE											
PROPERTY TYPE											
DESIGN/STYLE											
AGE/CONDITION											
LIVABLE FLOOR AREA			<div></div>								
ROOM COUNT			Total Rooms	Bdrms		Total Rooms	Bdrms		Total Rooms	Bdrms	
BATHROOMS											
BASEMENT											
PARKING FACILITIES											
ADJUSTMENTS (Gross %, Net \$)			G	%		G	%		G	%	
ADJUSTED VALUES			\$			\$			\$		
ANALYSES AND COMMENTS:											
ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$											


# RESIDENTIAL APPRAISAL REPORT

HISTORY	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE:		<input type="checkbox"/> YES	<input type="checkbox"/> NO	DATE:	SOURCE:		
	SALE TRANSFER HISTORY: (minimum of three years)				SALE PRICE:			
	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE:		YES	NO	LAST LIST PRICE:	UNDER CONTRACT/AGREEMENT OF PURCHASE AND SALE:	YES	NO
EXPOSURE TIME	SUBJECT CURRENTLY LISTED:		YES	NO	CURRENT LIST PRICE:	CURRENT/PENDING PURCHASE PRICE:		
	AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year)				OBTAINED:	YES	NO	
EXPOSURE TIME	Exposure Time is the estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the Effective Date of the appraisal.(CUSPAP)							
RECONCILIATION AND FINAL VALUE	RECONCILIATION AND FINAL ESTIMATE OF VALUE:							
SCOPE	UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY							
	AS AT _____ (Effective Date of the Appraisal) IS ESTIMATED AT \$ _____							
	COMPLETED ON _____ (Date of Report) AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.							
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 authorized use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures.</p> <p>The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a “form” report. The specific tasks and items necessary to complete this assignment include a summary of the following:</p> <p>The specific tasks and items necessary to complete this assignment include a summary of the following:</p> <ol style="list-style-type: none"><li>1. assembly and summary of relevant information pertaining to the property being appraised, including listings within one year and acquisition particulars if acquired within three years prior to the effective date of the appraisal;</li><li>2. Source of interior information</li><li>3. assembly and summary of pertinent economic and market data;</li><li>4. a summary of land use controls pertaining to the subject property;</li><li>5. a summary of "Highest and Best Use"</li><li>6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value;</li><li>7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and</li><li>8. reconciliation of the collected data into an estimate of market value at the effective date of the appraisal.</li></ol> <p>DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.</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>All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this “form” format. See addenda.</p> <p>Other:</p>							

CLIENT	CLIENT:		APPRAISER	AIC MEMBER:		 Appraisal Institute of Canada
	ATTENTION:			COMPANY:		
	ADDRESS:			ADDRESS:		
	E-MAIL:			E-MAIL:		
	PHONE: FAX:			PHONE: FAX:		

COST APPROACH	PROPERTY ADDRESS:					
	LAND VALUE:		SOURCE OF DATA:		\$	
	SOURCE OF COST DATA: <input type="checkbox"/> MANUAL <input type="checkbox"/> CONTRACTOR <input type="checkbox"/>					
	BUILDING COST		<input type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Sq. M		
	Livable floor area (above grade)		@ \$	\$	ESTIMATED COST NEW	DEPRECIATED COST
	Basement		@ \$	\$		
			@ \$	\$		
	Garages/Carports		@ \$	\$		
			@ \$	\$		
			@ \$	\$		
			@ \$	\$		
			@ \$	\$		
	OTHER EXTRAS INCLUDING SITE IMPROVEMENTS, LANDSCAPING, ETC			\$		
				\$		
				\$		
				\$		
				\$		
				\$		
	TOTAL REPLACEMENT COST			\$		
	ACCRUED DEPRECIATION:					
Physical Deterioration						
Functional Obsolescence						
External Obsolescence						
			%	\$		
DEPRECIATED VALUE OF THE IMPROVEMENTS					\$	
ESTIMATED VALUE BY THE COST APPROACH (rounded)					\$	
NOTE: Unless otherwise noted the construction cost estimates contained herein were not prepared for insurance purposes and are invalid for that use. The Cost Approach is not applicable when appraising individual strata/condominium type dwelling units.						
ANALYSES/COMMENTS:						



CLIENT	CLIENT:		APPRAISER	AIC MEMBER:		 Appraisal Institute of Canada
	ATTENTION:			COMPANY:		
	ADDRESS:			ADDRESS:		
	E-MAIL:			E-MAIL:		
	PHONE:	OTHER:		PHONE:	OTHER:	

EXTRAORDINARY ASSUMPTIONS & EXTRAORDINARY LIMITING CONDITIONS

An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions

If applicable, see comments below

HYPOTHETICAL CONDITIONS

Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analyses or for purposes of comparison. Common hypothetical conditions include proposed improvements, completed repairs, rezoning, or municipal services. For every Hypothetical Condition, an Extraordinary Assumption is required. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.

By accepting this report, the authorized client or the authorized user accepts that:

1. the hypothetical condition and assumptions identified in this report have not been independently verified or are items that are assumed to be true as part of this assignment, and
2. this report may not be reasonably relied on as proof that any of the hypothetical conditions or assumptions are true and accurate or that they will be true and accurate at any point in the future, and
3. in the event that any hypothetical condition or assumption in this report is discovered not to be true and accurate, it may impact the estimate of market value provided in this report.

The author(s) disclaims any liability arising from any hypothetical condition or assumptions not being true and accurate as at the date of this report or in the future.

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

1. This report is prepared only for the authorized client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report 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 report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. 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 author. 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.
8. The author is not qualified to comment on detrimental environmental, chemical or biological conditions 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 which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
11. 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 author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
12. 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 CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author 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 CUSPAP and in accordance with the author'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 author's privacy policy and in accordance with the PIPEDA.
13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
15. 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 author can be reasonably relied upon.
16. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
17. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

I certify that, to the best of my knowledge and belief that:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event.
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
8. ☐ No one has provided professional assistance to the members(s) signing this report;  
☐ The following individual provided the following professional assistance:

9. As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program.

10. The undersigned is a member/are all members in good standing of the Appraisal Institute of Canada. Where applicable this report is co-signed in compliance with CUSPAP. Where a report bears two signatures, both the signing appraiser and co-signing appraiser assume full responsibility for this report.

CERTIFICATION

PROPERTY IDENTIFICATION

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ PROVINCE: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED, AS AT \_\_\_\_\_ (Effective Date of the appraisal) IS ESTIMATED AT \$ \_\_\_\_\_

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.

APPRaiserCO-SIGNING AIC APPRAISER (if applicable)

SIGNATURE: \_\_\_\_\_ CO-SIGNATURE: \_\_\_\_\_

NAME: \_\_\_\_\_ Membership #: \_\_\_\_\_ NAME: \_\_\_\_\_ Membership #: \_\_\_\_\_

AIC DESIGNATION/STATUS: ☐ AIC Candidate Member ☐ CRA, P.App ☐ AACI, P.App AIC DESIGNATION/STATUS: P.App., CRA P.App., AACI

DATE OF REPORT: \_\_\_\_\_ DATE OF REPORT: \_\_\_\_\_

DATE OF INSPECTION: \_\_\_\_\_ DATE OF INSPECTION: \_\_\_\_\_

SOURCE OF DIGITAL SIGNATURE SECURITY: \_\_\_\_\_

ATTACHMENTS AND ADDENDA: ☐ ADDITIONAL SALES ☐ EXTRAORDINARY ITEMS ☐ NARRATIVE ☐ PHOTOGRAPHS ☐ BUILDING SKETCH ☐

☐ MAPS ☐ COST APPROACH ☐ INCOME APPROACH ☐ SCOPE OF WORK ☐ PROGRESS INSPECTION ☐ MARKET RENT ☐

Firm Reference No. \_\_\_\_\_

Client: \_\_\_\_\_

Address: \_\_\_\_\_

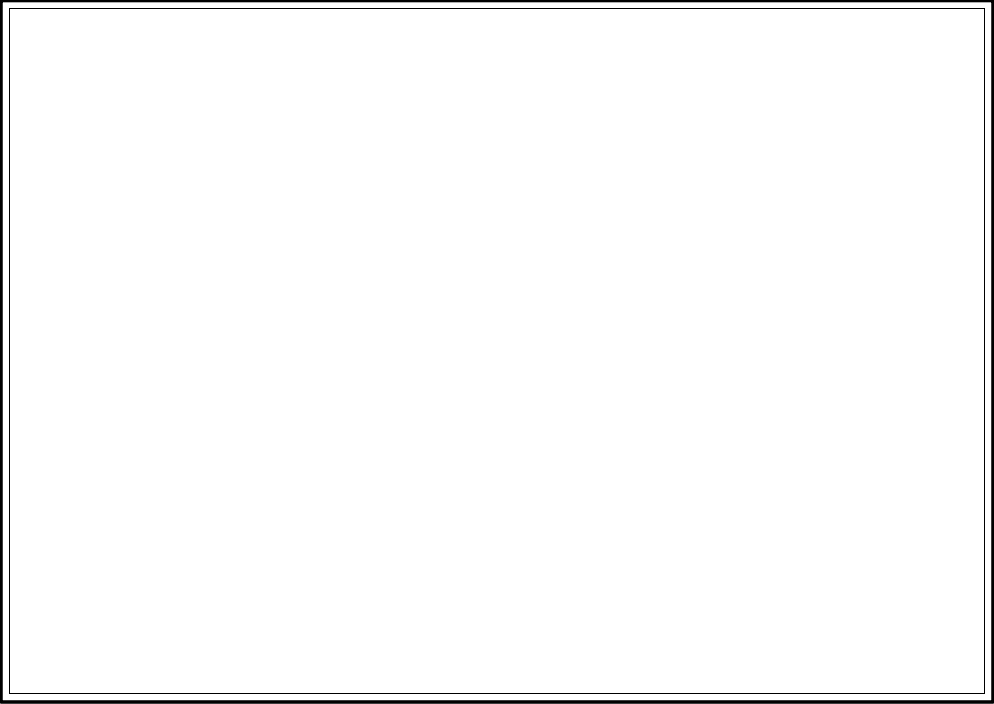
**SUBJECT PHOTO ADDENDUM**

City: \_\_\_\_\_

Order No. \_\_\_\_\_

Province: \_\_\_\_\_

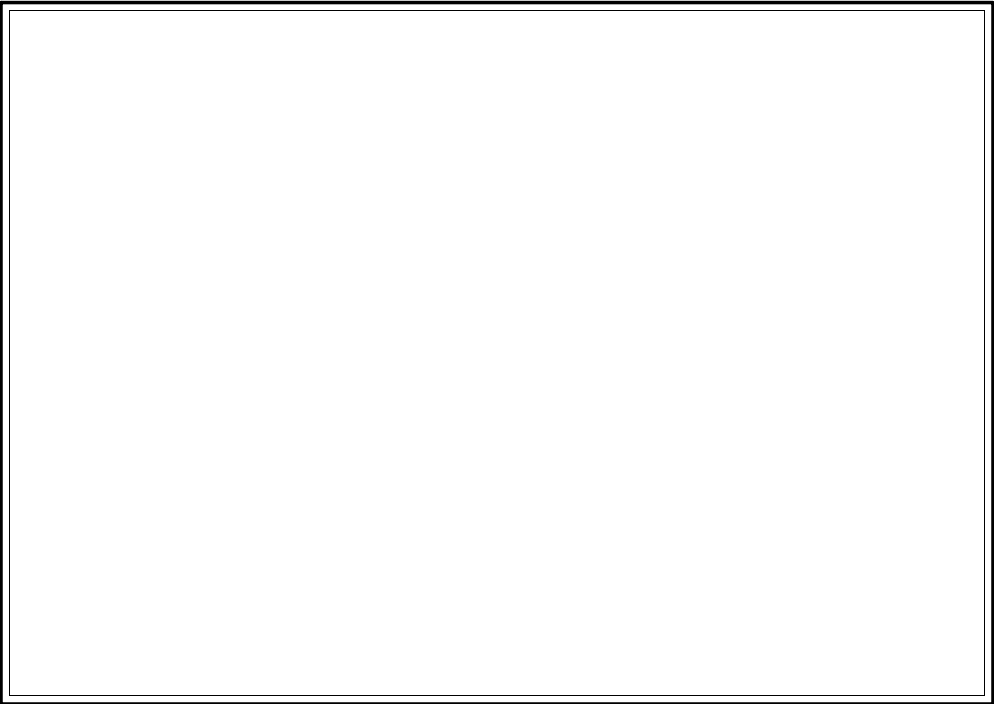
Postal Code: \_\_\_\_\_



**FRONT OF  
SUBJECT PROPERTY**

\_\_\_\_\_

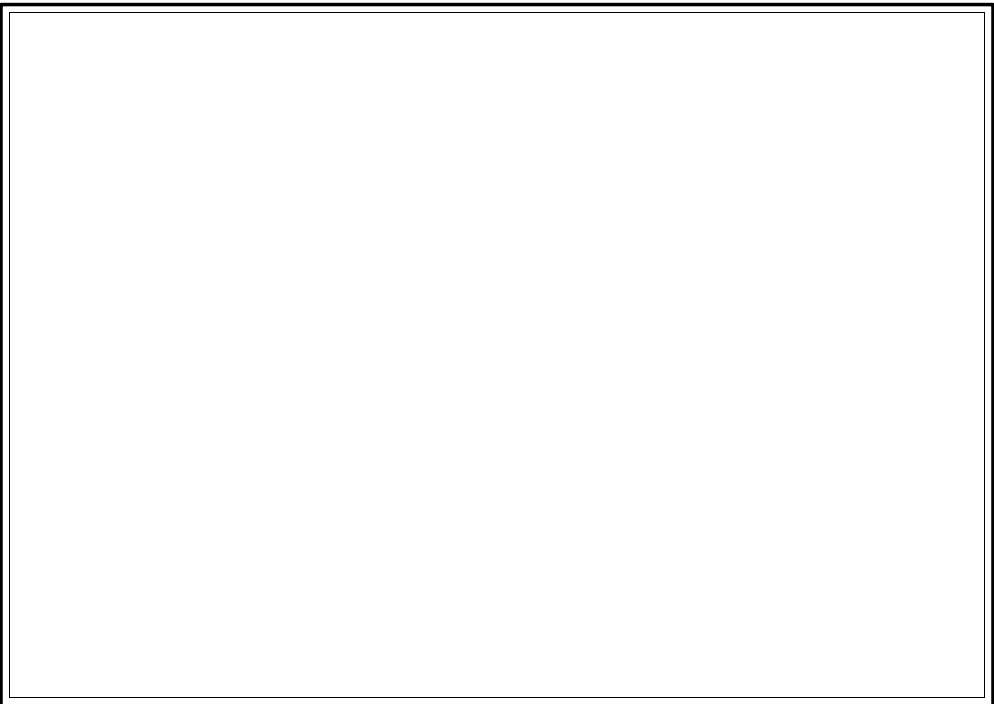
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**REAR OF  
SUBJECT PROPERTY**

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**STREET SCENE**

\_\_\_\_\_

\_\_\_\_\_

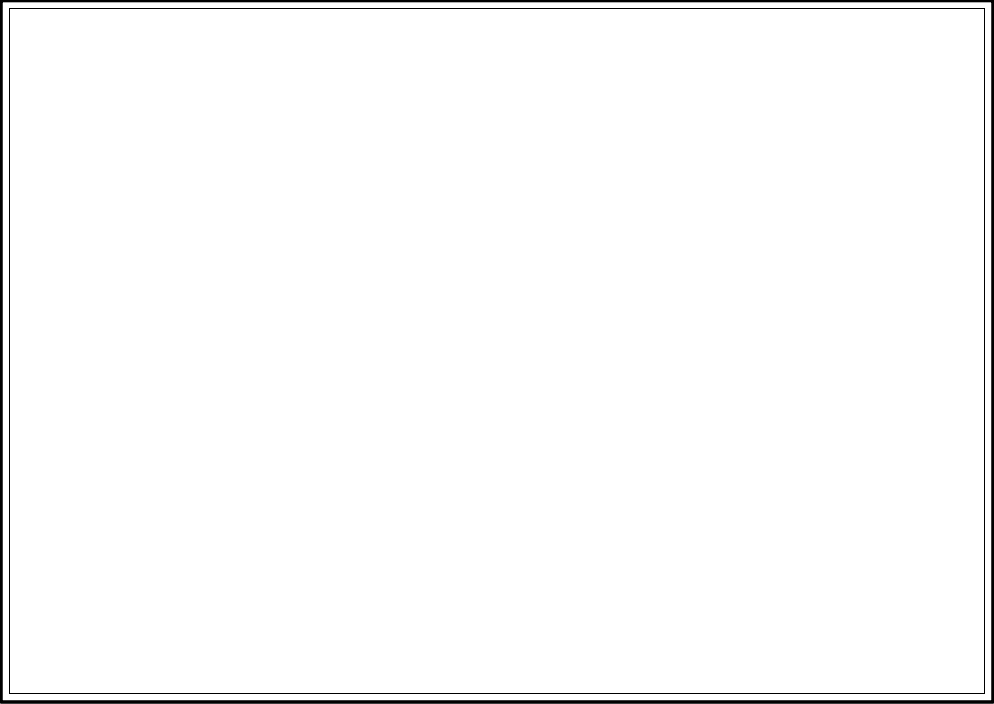
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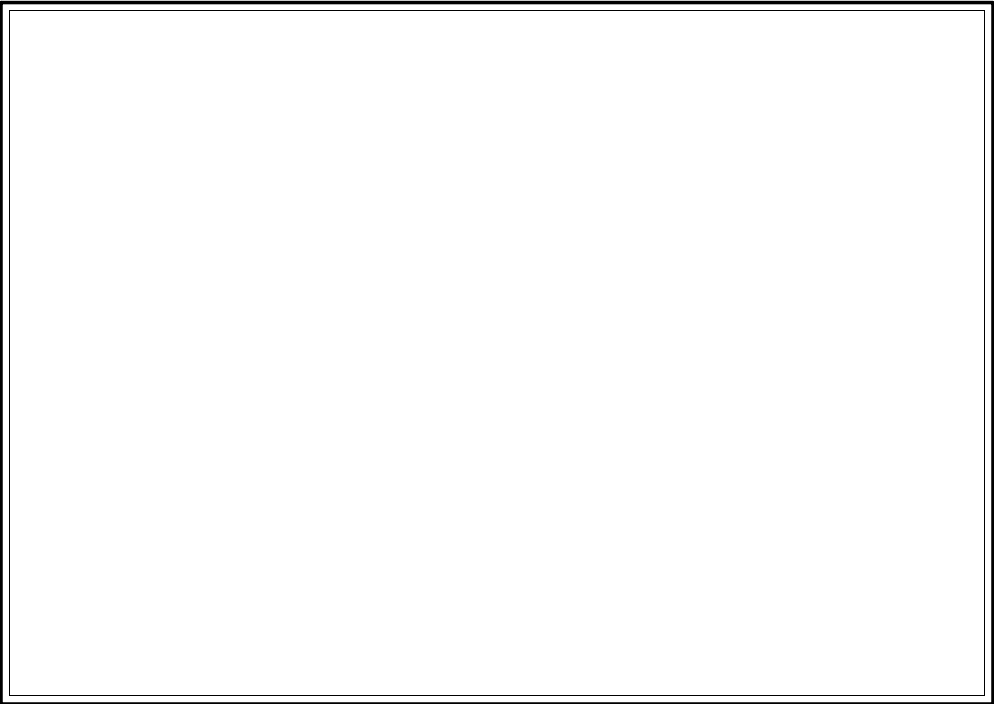
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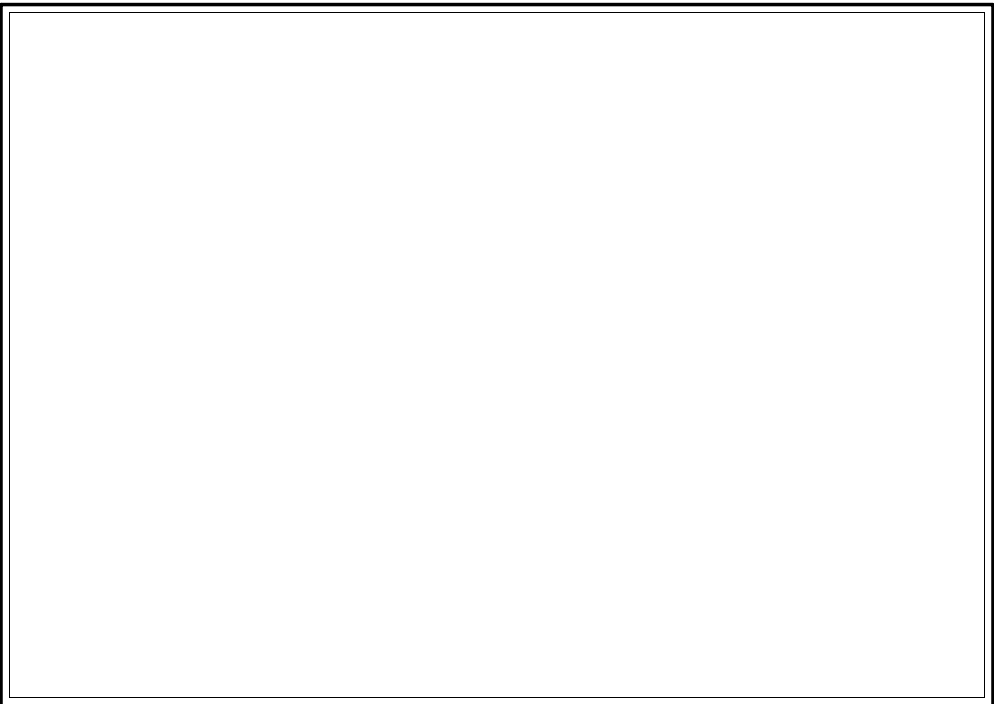
Address: \_\_\_\_\_ City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_



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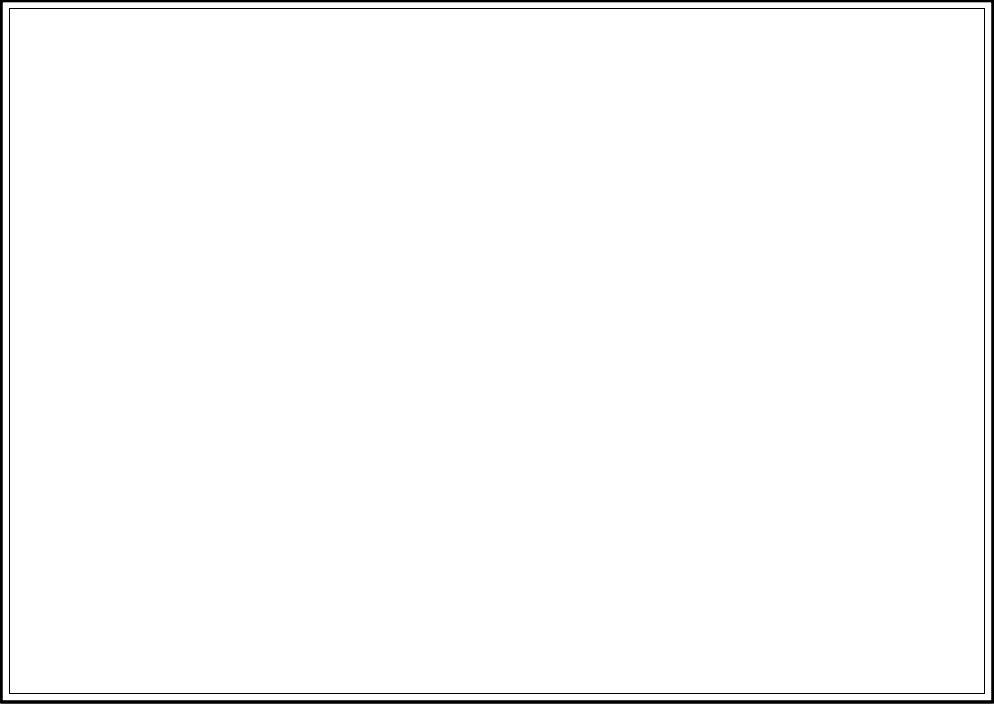
SUBJECT PHOTO ADDENDUM

Firm Reference No. \_\_\_\_\_

Order No. \_\_\_\_\_

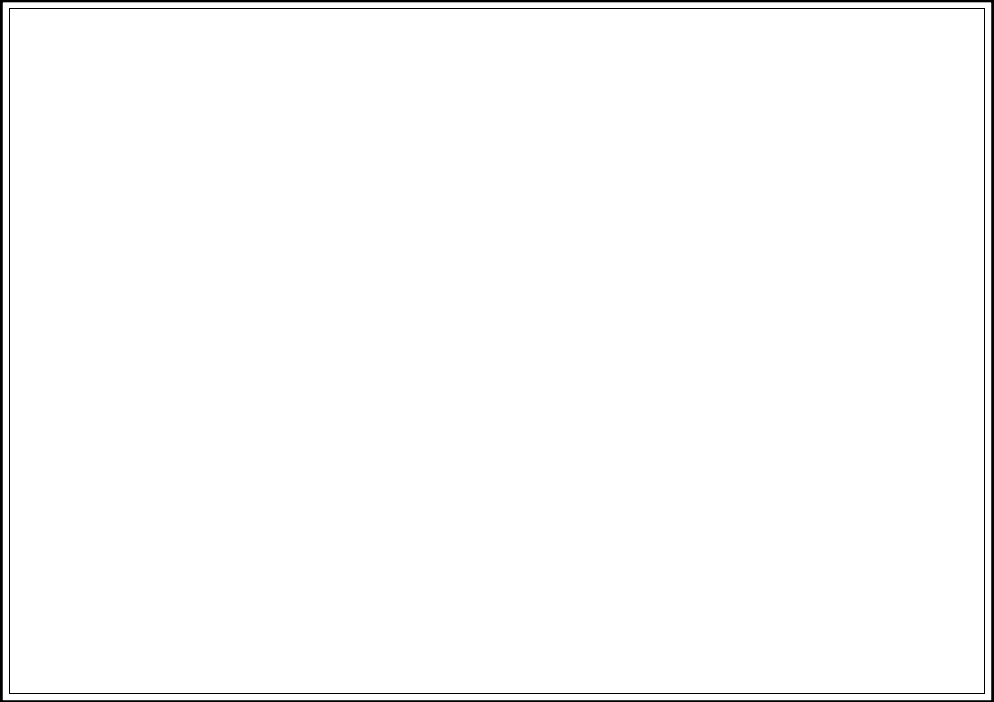
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Address: \_\_\_\_\_ City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_



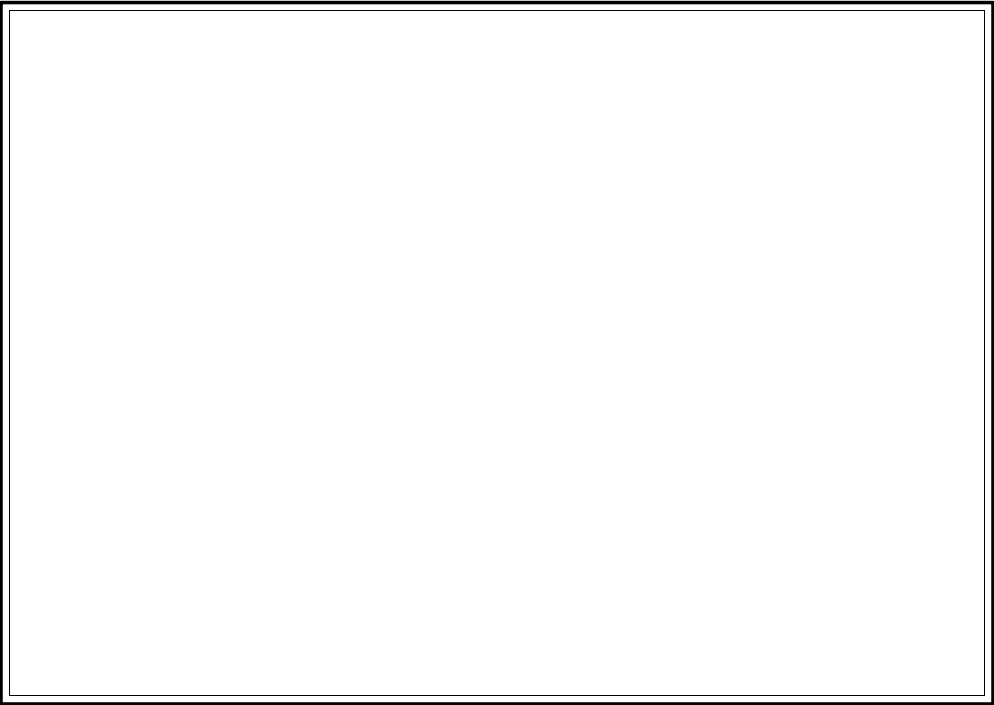
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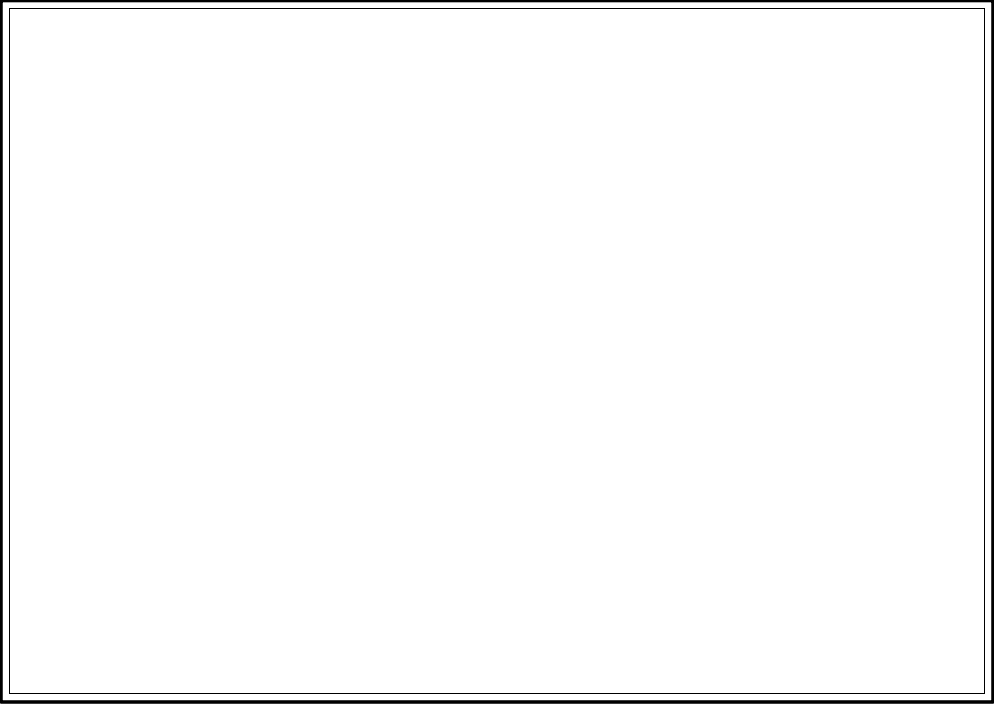
SUBJECT PHOTO ADDENDUM

Firm Reference No. \_\_\_\_\_

Order No. \_\_\_\_\_

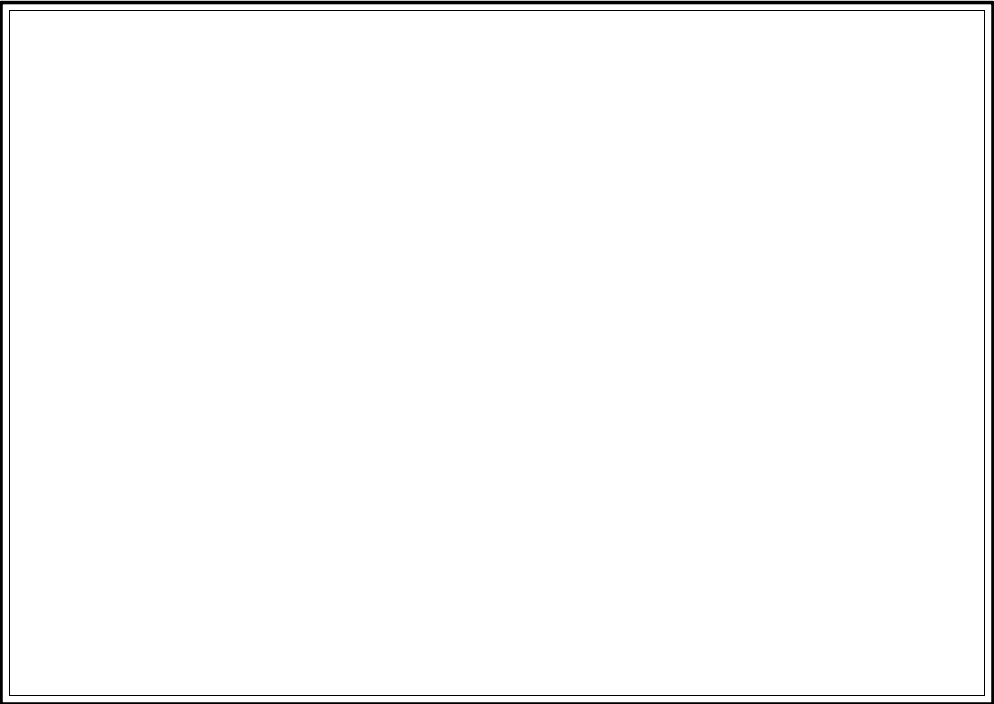
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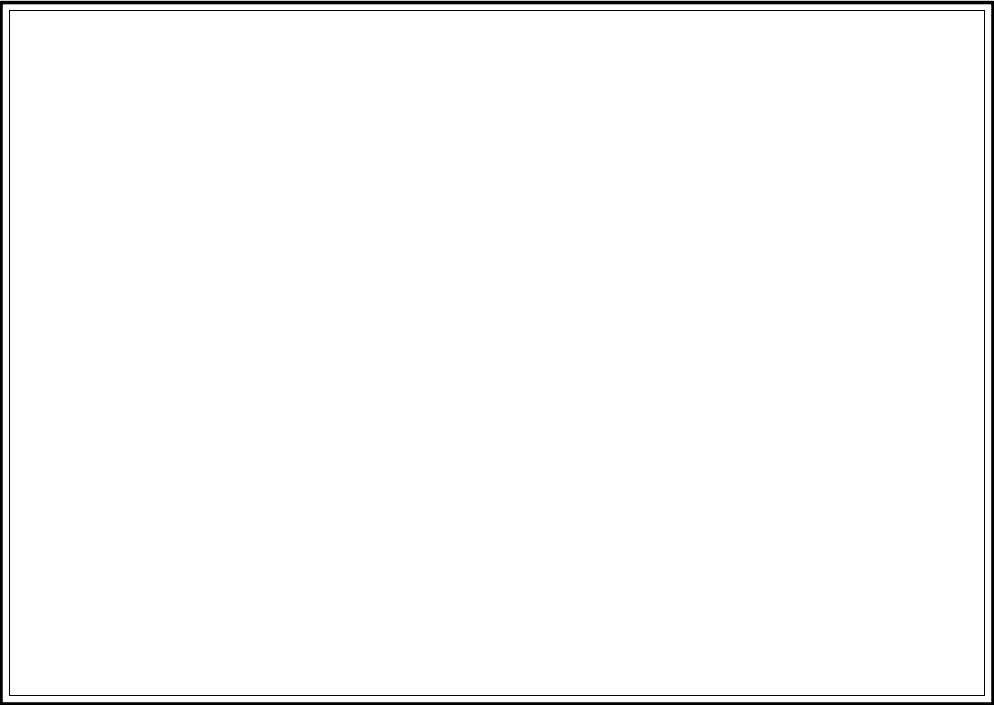
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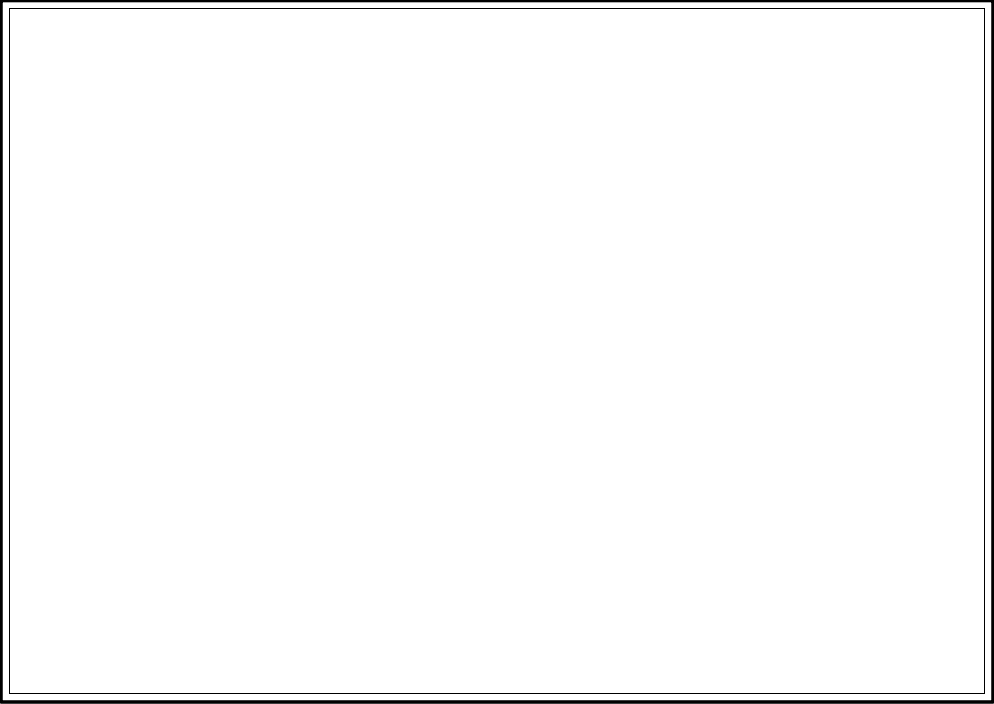
SUBJECT PHOTO ADDENDUM

Firm Reference No. \_\_\_\_\_

Order No. \_\_\_\_\_

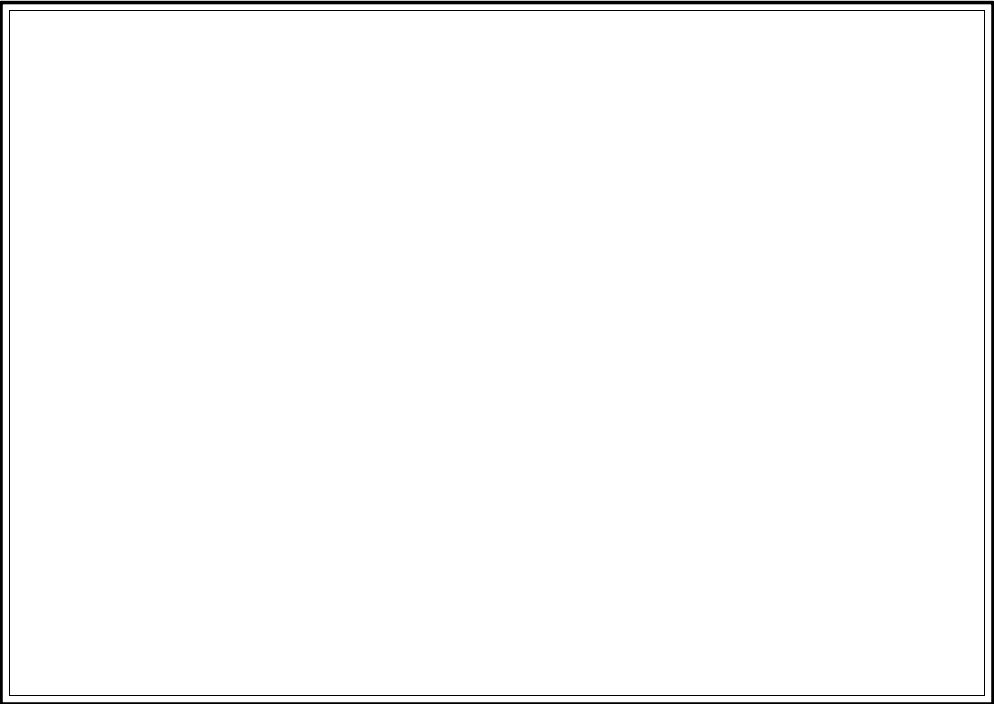
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Address: \_\_\_\_\_ City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_



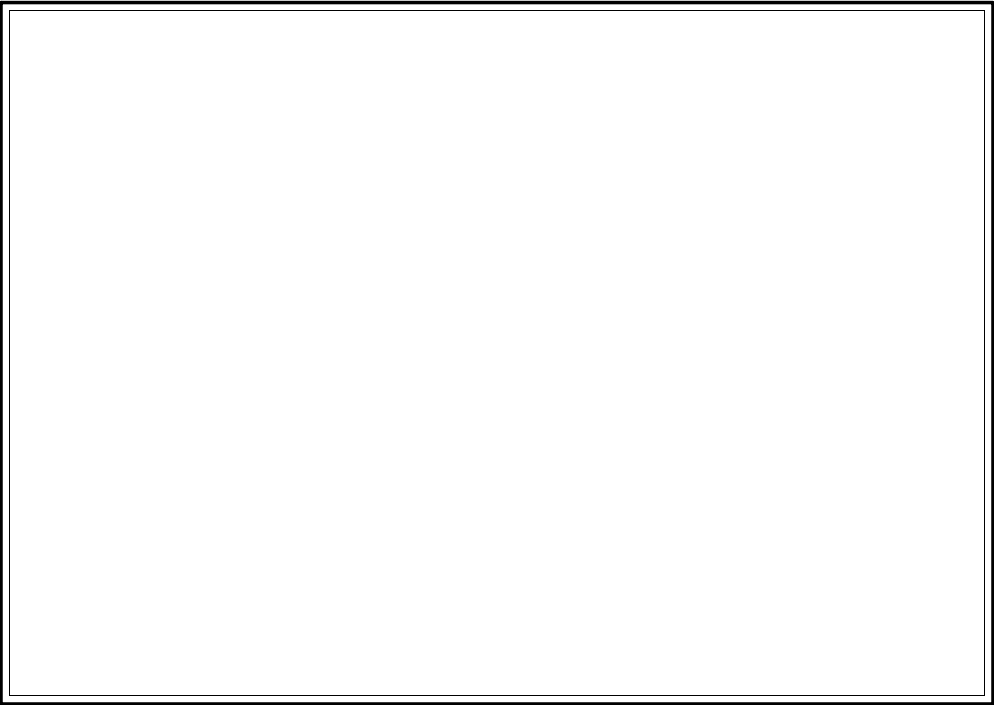
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COMPARABLE PHOTO ADDENDUM

Firm Reference No. \_\_\_\_\_

Order No. \_\_\_\_\_

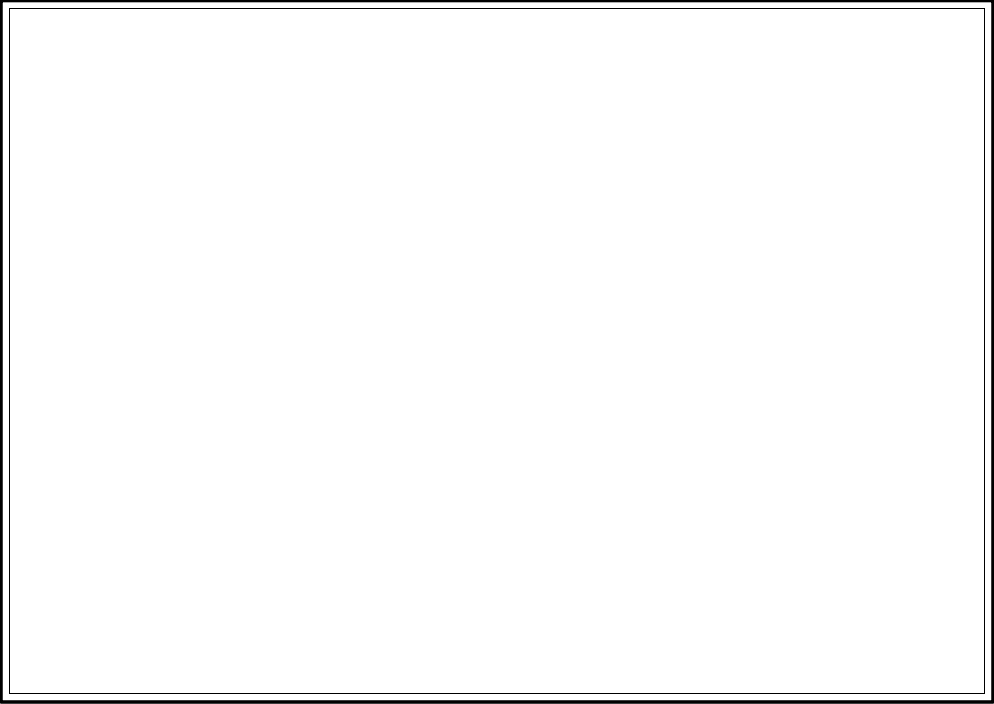
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Address: \_\_\_\_\_

City: \_\_\_\_\_

Province: \_\_\_\_\_

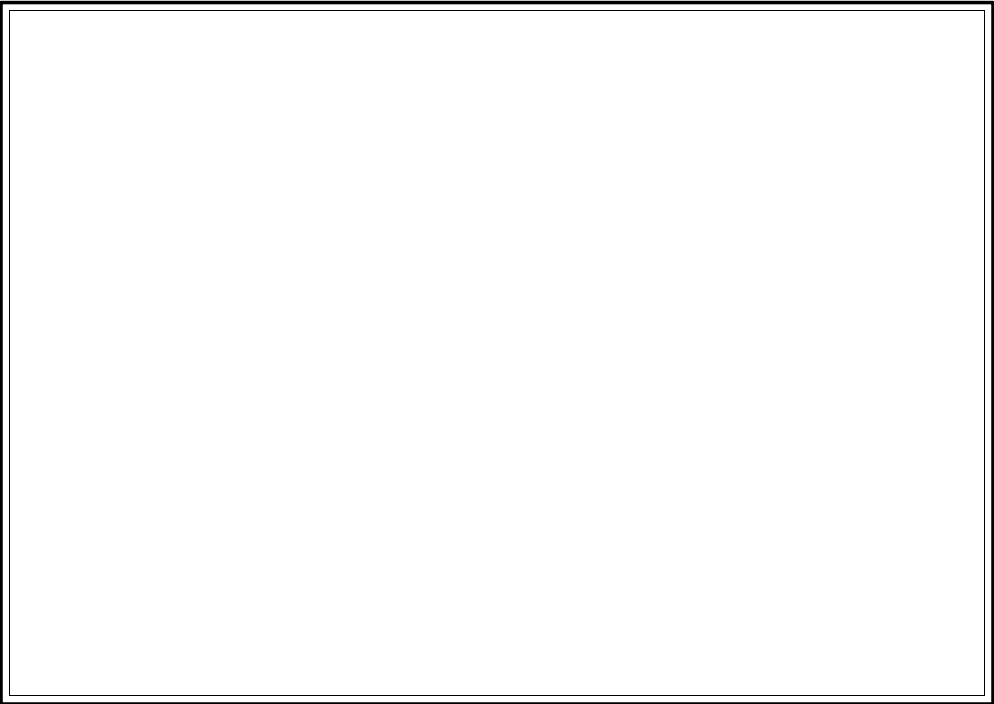
Postal Code: \_\_\_\_\_



COMPARABLE PHOTO # 1

\_\_\_\_\_

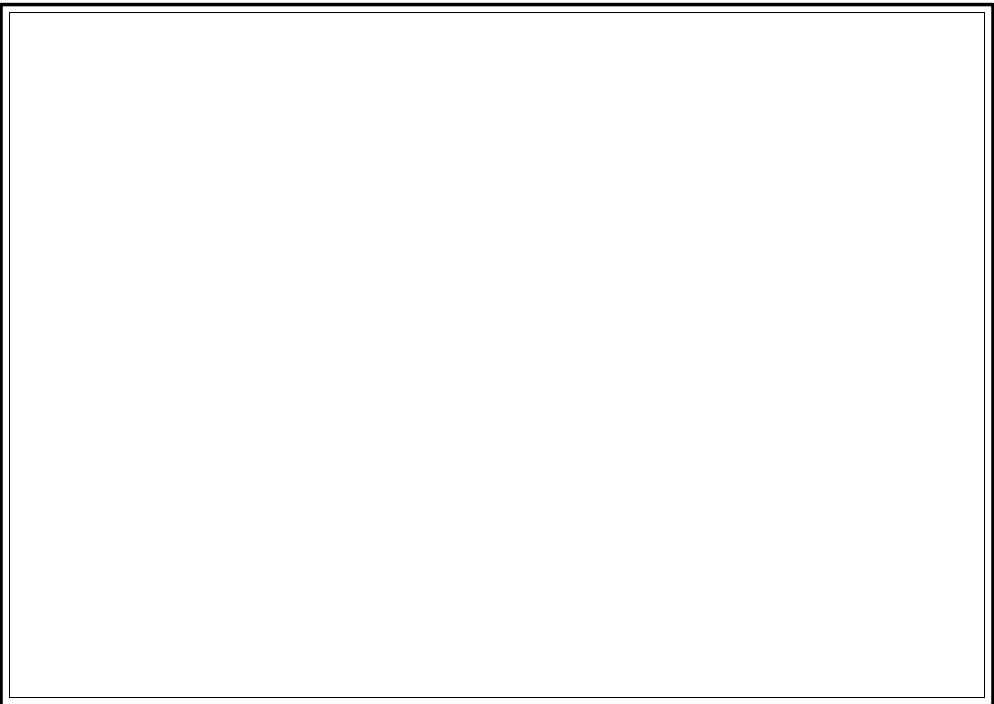
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COMPARABLE PHOTO # 2

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COMPARABLE PHOTO # 3

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\_\_\_\_\_



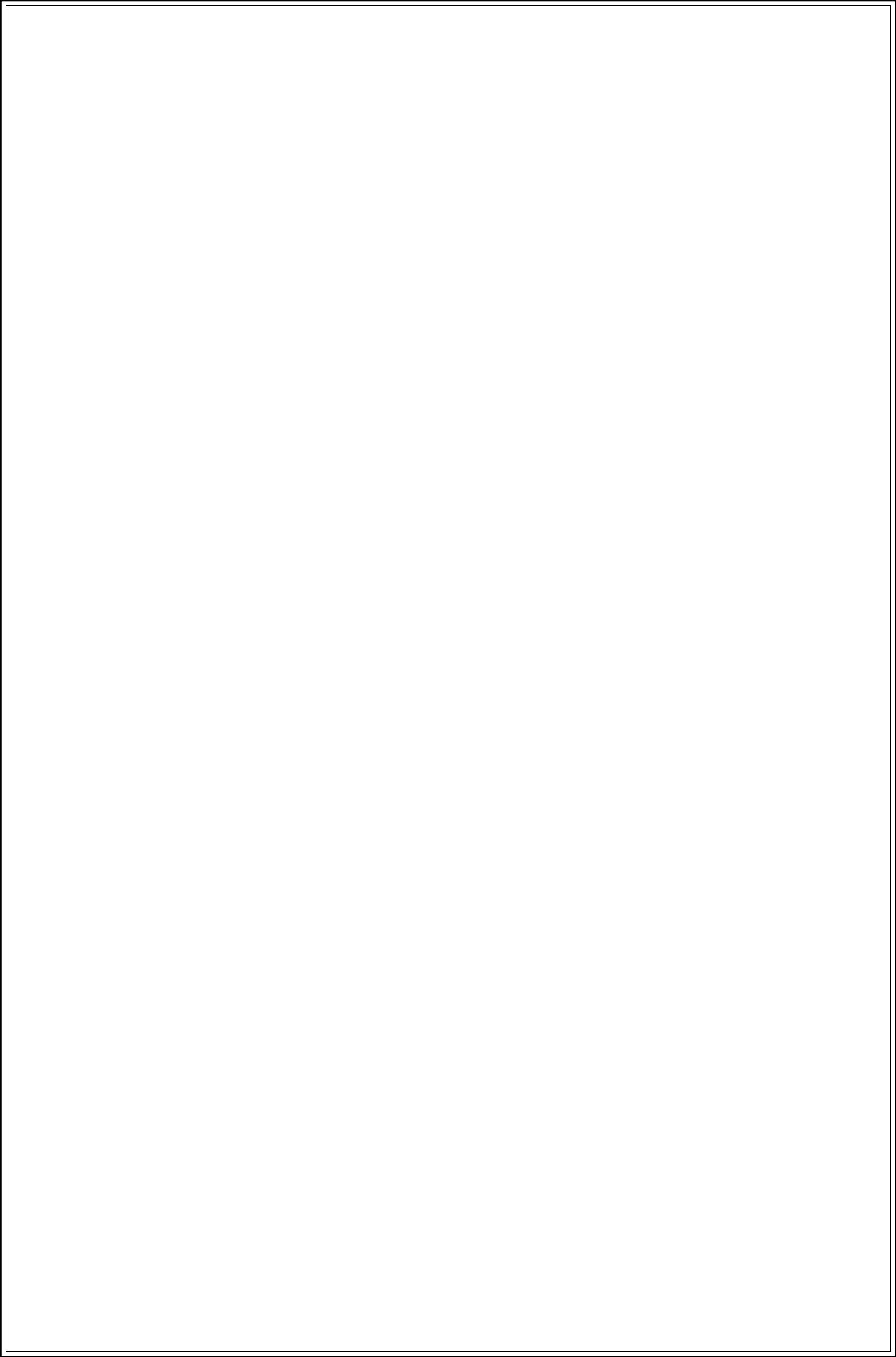
LOCATION MAP ADDENDUM

Firm Reference No. \_\_\_\_\_

Order No. \_\_\_\_\_

Client: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_



Firm Reference No. \_\_\_\_\_

**PLOT MAP ADDENDUM**

Order No. \_\_\_\_\_

Client: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Province: \_\_\_\_\_

Postal Code: \_\_\_\_\_

