
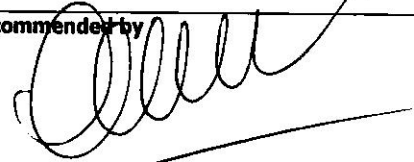


RHB INDOCHINA BANK LIMITED**Branch: City Mall****Property Site Visit Report**

Borrower (s)	: Mr. Boun Sovisith and Mdm. Siv Chantha		
Facilities Type	: Housing Loan	Amount	: USD32,000.00
Property Type	: A double storey link house.	Title No.	: PP41277
Build up area	: 84.80 sqm [Based on SPA]		
Land Size	: 84.80 sqm [Base on Hard Title Deed]		
Property Address	: # 84, St. F1 (6A National Road), Sangkat Bak Kheng, Khan Chroy Chongva, Phnom Penh, Cambodia.		
Site Inspected by	: Mr. Chiv Hak and Mr. Ngan Phallen	Visiting Date	: 10 October 2017

1 Recent photograph(s) of the property enclosed	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2 An internal inspection of the property has been done	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3 The property is found to be in good state of repair	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If No, please state: The house is under construction (90% completed)		
4 Method of valuation	<input type="checkbox"/> Direct Comparison	
	<input type="checkbox"/> Others:	
5 Cross check	<input type="checkbox"/> Valuer Company:	
	<input checked="" type="checkbox"/> Other Reference: Verbal Check with 9-Base & ARC.	
6 Factors that may affect demand/market value		
State of Repair	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good
Occupancy rate of neighboring property	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good
Demand for sale/rent	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good
Incidence of crime on vicinity	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Average <input type="checkbox"/> High
Proper access road to the property	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is location of the property flood prone	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any fire hazard nearby	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Undesirable factors (e.g. cemetery, vices, etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other (please state)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
7 Encumbrances	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Bank Name :	Loan Amount :	
Facility :	Security Coverage :	
8 Existing Insurance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9 Brief description of surrounding neighboring and highlight any adverse observation:		
Subject to property are a parcel of land with double-storey link-house that located in # 84, St. F1 (6A National Road), Sangkat Bak Kheng, Khan Chroy Chongva, Phnom Penh, Cambodia. It is surrounded by schools, new stadium, Borey and business complexes. Thus, the marketability of the subject property is good.		
10 Property Valuation		
OMV/SPA: USD54,055.00		
FSV: USD43,244.00		
11 Reasons for valuation by Branch/Bank		
<input checked="" type="checkbox"/> Value can be determined		
<input type="checkbox"/> Request by customer		
<input type="checkbox"/> Other (please elaborate):		

Prepared by  ----- Ngan Phallen Executive, Mortgage 20 October 2017	Recommended by  ----- Chiv Hak Senior Manager, Retail & Consumer 20 October 2017
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