


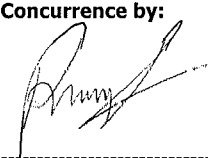
# RHB INDOCHINA BANK LIMITED

## Branch: Tbal Tnol

### Property Site Visit Report

<b>Borrower (s)</b>	: Mr. Ban Chenda and Miss. Ban Socheat		
<b>Facilities Type</b>	: Housing Loan	<b>Amount</b>	: USD30,500.00
<b>Property Type</b>	: A parcel of land with a single-storey flat house	<b>Title No.</b>	: to be issued
<b>Build up area</b>	: 57.4 sqm (Based on SPA)		
<b>Land Size</b>	: 85 sqm ( Based on sub- divide title deed)		
<b>Property Address</b>	: #B-150E0, St. Maha B, Phum Vimean Trung, S/k. Krang Thnug, Khan Sen Sok, Phnom Penh.		
<b>Site Inspected by</b>	: Mr. Tek Sovichet & Mr. Roeurn Sarak	<b>Visiting Date</b>	: 05-June-2017

<b>1</b>	<b>Recent photograph(s) of the property enclosed</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>2</b>	<b>An internal inspection of the property has been done</b> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>3</b>	<b>The property is found to be in good state of repair</b> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If No, please state: N/A			
<b>4</b>	<b>Method of valuation</b>	<input type="checkbox"/> Direct Comparison	
		<input type="checkbox"/> Others:	
<b>5</b>	<b>Cross check</b>	<input type="checkbox"/> Valuer Company:	
		<input type="checkbox"/> Other Reference: Verbal Check with ARC and Bonna.	
<b>6</b>	<b>Factors that may affect demand/market value</b>		
	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
<b>7</b>	<b>Encumbrances</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Bank Name : N/A	Loan Amount : N/A	
	Facility : N/A	Security Coverage : N/A	
<b>8</b>	<b>Existing Insurance</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>9</b>	<b>Brief description of surrounding neighboring and highlight any adverse observation:</b>		
	The property is located round 3km north of Phnom Penh International Airport it covering area of 12.1ha and divide in to 4 phases. Subject to property are a parcel of land with a single storey terraced flat house that located at #B-150E0, St. Maha B, Phum Vimean Trung, S/k. Krang Thnug, Khan Sen Sok, and Phnom Penh. It is surrounded by schools, universities, Hospitals, Super Market, hotels, banks, Borey and business complexes. Thus, the marketability of the subject property is good.		
<b>10</b>	<b>Property Valuation</b>		
	OMV: USD50,925		
	FSV: USD40,740		
<b>11</b>	<b>Reasons for valuation by Branch/Bank</b>		
	<input checked="" type="checkbox"/> Value can be determined		
	<input type="checkbox"/> Request by customer		
	<input type="checkbox"/> Other (please elaborate):		

<b>Inspected by:</b>  Tek Sovichet Assistant Manager, Mortgage Date: 05/06/2017	<b>Concurrence by:</b>  Srean Raksmeay Senior Manager, Mobile Credit & Mortgage Date: 05/06/2017
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