

Seller Inspection



Backup PDF Inspection Form

Follow guidance in the *Multifamily Seller/Service Guide*, sections 8.15B and 8SBL.15B on the correct number of units to inspect.

Inspector

Name

Email

Overview

Loan ID

Material Observation or Concern

Material Observation

Details are required if there is a Material Observation.

Submarket and/or Neighborhood

Crime

- Noted in neighborhood
- Noted at subject
- N/A

Enter Details

Economic Outlook

 ↑ → ↓

Positive, Flat, Downward

Enter Details

Rent Comparable Comments

Enter Details

Visibility of Subject Property

 1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Income and Tenancy

Occupancy %

Enter Details

Average Tenant Tenure

Enter Details

Rent/income restricted or rent subsidies

Restricted?

Rent Subsidies?

Enter Details

Initial Lease Terms (months)

M 3 6 9 A 12+

MTM, 3, 6, 9, 12, 12+

Enter Details

Corporate (C), student (S) military (M)
nonprofit (NP) or home-sharing/Airbnb (A)

C S M NP A

Enter Details

Concessions (C), bad debt (BD), short-term
premiums (STP) or evictions (E)

C BD STP E

Enter Details

#1 Reason Why Tenants Live Here?

- Location
- Rent level/price
- Improvements/Aesthetics
- Space
- Other

Enter Details

Income and Tenancy (cont.)

Subject Overall Average Rent Level

- Below market
- At market
- Above market

Enter Details

Rent Maximizing Software/LRO



Enter Details

Other Income

Types of Other Income

Parking



- Third-party owned/leased
- Borrower owned
- Laundry

Other?



Enter Details

Utilities

Tenants Pay: fuel (F), gas (G), electricity (E), water & sewer (WS) or trash (T)



Enter Details

Repair & Maintenance (R&M)

Curb Appeal

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Site

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Building & Systems

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Building Exteriors

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Roof(s)

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Common Areas & Amenities

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Overall Physical Condition

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Cap Ex

Historical Cap Ex

Total \$ Past 3 Years

Enter Details

Planned Cap Ex?

Units (on turns)

Common Areas

Systems

Other

Enter Details

Significant Damage to the Property in Last 12 Months

Fire

Flood

Other

Enter Details

Overall Physical Condition

 1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Property Management

Current Type of Management

Third party company

Borrower affiliated (company)

Self-managed (individual)

Management Changing?

Enter Details

On-site Management Knowledge

 1 2 3 4 5

Great / Good / Fair / Poor / Very Poor

Enter Details

Payroll

On-site Manager?

Free Rent?

Enter Details

Other On-site Employees

Other Salaries

Enter Details

General & Administrative (G&A)

 O M D UP

Office (O), model (M), down (D), unpermitted (UP)

Enter Details

Advertising?

Enter Details

Residential Unit Inspection 1

Unit #

#

Occupied / Unit Type

Enter Details

Occupied?

of Bedrooms

of Bathrooms

Overall Condition

Enter Details

 1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Residential Unit Inspection 2

Unit #

#

Occupied / Unit Type

Enter Details

Occupied?

of Bedrooms

of Bathrooms

Overall Condition

Enter Details

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Residential Unit Inspection 3

Unit #

#

Occupied / Unit Type

Enter Details

Occupied?

of Bedrooms

of Bathrooms

Overall Condition

Enter Details

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Residential Unit Inspection 4

Unit #

#

Occupied / Unit Type

Occupied?

of Bedrooms

of Bathrooms

Overall Condition

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Enter Details

Residential Unit Inspection 5

Unit #

#

Occupied / Unit Type

Occupied?

of Bedrooms

of Bathrooms

Overall Condition

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Enter Details

Commercial Unit Inspection

Unit #

#

Occupied?

Enter Details

Overall Condition

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Final Rating

Inspection Date (MM/DD/YYYY)

Enter Details

Was this inspection completed virtually?

Enter Details

Overall Condition

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details

Overall Rating & Inspector Comments (OUS)

1 2 3 4 5

New / Above Average / Normal / Deteriorating / Inferior

Enter Details