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Fannie Mae and Freddie Mac  
**Uniform Appraisal Dataset Specification**

Appendix E: PDF Rendering and Parsing  
Instructions

Document Version 1.4

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Version Date: November 22, 2013

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## Document Version and Revision History

Date	Version #	Description
12/16/2010	1.0	Initial version
2/18/2011	1.1	Updated Introduction and Purpose with: <ul style="list-style-type: none"><li>• Note about permitting commas in money and numeric fields only on PDFs</li><li>• Note about requiring “UAD Version 9/2011” in document footer</li></ul>
08/11/2011	1.2	<ul style="list-style-type: none"><li>• Clarified allocated field length usage on pg. 4</li><li>• Corrected missing semicolons on pgs 31 &amp; 32</li></ul>
11/5/2013	1.3	<ul style="list-style-type: none"><li>• Added rendering instructions for Design (Style)</li><li>• Added rendering instructions Garage/Carport</li></ul>
11/22/2013	1.4	<ul style="list-style-type: none"><li>• Added additional examples for Design (Style)</li></ul>

## Introduction and Purpose

### Appendix E – PDF Rendering and Parsing Instructions

The GSEs standardized many data fields on the GSE Appraisal Forms referenced in Appendix A: GSE Appraisal Forms Mapping. In certain cases more than one data point will be populated in a single field on the Appraisal Form. This appendix provides developers a structure for correctly rendering and parsing the multiple data point fields within the PDF version of the Appraisal Forms.

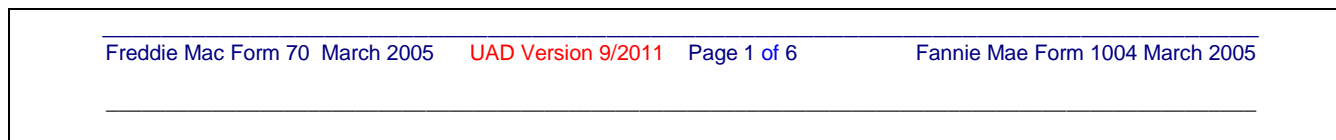
This document is focused only on the fields that combine multiple data points into a single field and does not provide details on the remaining fields. For additional information on the MISMO<sup>®</sup> XML-based structure and data format see Appendix A: GSE Appraisal Forms Mapping. For more information on GSE data standards and appraiser guidance see Appendix D: Field-Specific Standardization Requirements.

An index is included to easily reference Data Point Names in this document. All *Data Point Names* are represented in bold italics, to clearly identify them throughout the document.

The parsing instructions represent an ideal case based on correctly rendered data in the PDF and do not cover all scenarios.

Please note the following:

- Commas are permitted in money or numeric fields ONLY on PDFs.
- For appraisal reports prepared using the Uniform Appraisal Dataset (UAD) specification, the PDF must be noted with the UAD version that was utilized in the preparation. The following notation “UAD Version 9/2011” must appear at the bottom of each page in the bottom margin with placement to the left of the page number. For example:



- Form field length for PDF rendering must not exceed the allocated field length for the XML as specified in Appendix A: GSE Appraisal Forms Mapping.

# How to Use this Document

**1. Report data source(s) used, offering price(s), and date(s).**

*Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	e-2	e-2	e-2	e-2	<i>GSE Days On Market Description</i>
	1-40	1-40	1-41	1-41	<i>Listed Within Previous Year Description</i>

**PDF Rendering Instructions**

If *GSE Days On Market Description* contains a value:

- 1) Print the text 'DOM'
- 2) Insert a space
- 3) Print the value of *GSE Days On Market Description*
- 4) Print a semicolon
- 5) Print the value of *Listed Within Previous Year Description*

**PDF Rendering Structure**

Steps	1)	2)	3)	4)	5)
	DOM	[space]	<i>GSE Days On Market Description</i>	;	<i>Listed Within Previous Year Description</i>

**PDF Rendered Field Examples**

DOM 60;MLS#123 – listed on 08/17/2009 for \$250000
DOM Unk;Online FSBO site – listed for \$275000

Appendix E: PDF Rendering and Parsing Instructions

Assignment Type  32 Purchase Transaction  33 Refinance Transaction  34 Other  
 Lender/Client 36 Address  
 Is the subject property currently offered for sale or has it been offered for sale in the past 12 months?  
 Report data source(s) used, offering price(s), and date(s) e-2, 40

Appendix C Numbered Appraisal Form 1004/70 Page 1

	B	C	D	E	F
	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name
	1	e-2	SUBJECT	Report data source(s) used, offering price(s), and date(s).	GSE Days On Market Description
	1	40	SUBJECT	Report data source(s) used, offering price(s), and date(s).	Listed Within Previous Year Description

Appendix A: GSE Appraisal Forms Mapping Appraisal Form 1004/70

This example applies to both the PDF Rendering and Parsing Instructions

- 1 The title of each numbered section in this document references a field in the Appraisal Form and the Form Field Label in Appendix A.
- 2 The Field/Form Cross Reference Table refers to the numbered field entries in the Appraisal Form in Appendix C as they relate to the Form Page and Form Reference Number in Appendix A.
- 3 The Data Point Name in Appendix E relates to the corresponding Data Point Name in Appendix A. The Field Reference associated with the Data Point Name in Appendix E directly relates to the Form Page and Form Reference Number in Appendix A.
- 4 The PDF Rendering and Parsing Instructions are provided in steps and are laid out visually in the corresponding PDF Rendering Structure or Parsing Example table, which includes details of the components of the contents of the field.
- 5 The PDF Rendered Field Examples or Parsing Examples are included to demonstrate how an example will look either printed on the Appraisal Forms or parsed for XML.

# 1. Report data source(s) used, offering price(s), and date(s).

*Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference	e-2	e-2	e-2	e-2	<b><i>GSE Days On Market Description</i></b>
(page – field)	1-40	1-40	1-41	1-41	<b><i>Listed Within Previous Year Description</i></b>

## **PDF Rendering Instructions**

If ***GSE Days On Market Description*** contains a value:

- 1) Print the text 'DOM'
- 2) Insert a space
- 3) Print the value of ***GSE Days On Market Description***
- 4) Print a semicolon
- 5) Print the value of ***Listed Within Previous Year Description***

## **PDF Rendering Structure**

Steps				
1)	2)	3)	4)	5)
DOM	[space]	<b><i>GSE Days On Market Description</i></b>	;	<b><i>Listed Within Previous Year Description</i></b>

## **PDF Rendered Field Examples**

DOM 60;MLS#123 – listed on 08/17/2009 for \$250000
DOM Unk;Online FSBO site – listed for \$275000

If ***GSE Days On Market Description*** does not contain a value:

- 1) Print the value of ***Listed Within Previous Year Description***

**PDF Rendering Structure**

<b>Step</b>
1)
<i>Listed Within Previous Year Description</i>

<b>PDF Rendered Field Example</b>
MLS - no prior offerings

**Parsing Instructions**

If the first three characters in the field are ‘DOM’:

- 1) Move the content after ‘DOM’ and before the first semicolon to *GSE Days On Market Description* (for the Subject Property, Property Sequence Identifier = ‘0’)
- 2) Move all content after the semicolon to *Listed Within Previous Year Description*

<b>PDF Rendered Field Examples</b>
DOM 60;MLS#123 – listed on 08/17/2009 for \$250000
DOM Unk;Online FSBO site – listed for \$275000

**Parsing Examples**

<b>Steps</b>	<b>1)</b>	<b>2)</b>
<b>Data Point</b>	<i>GSE Days On Market Description</i>	<i>Listed Within Previous Year Description</i>
<b>Value</b>	60	MLS#123 – listed on 08/17/2009 for \$250000
<b>Value</b>	Unk	Online FSBO site – listed for \$275000

If the first three characters in the field are not ‘DOM’:

- 1) Assign all content to *Listed Within Previous Year Description*

<b>PDF Rendered Field Example</b>
MLS – no prior offerings

**Parsing Example**

<b>Step</b>	<b>1)</b>
<b>Data Point</b>	<i>Listed Within Previous Year Description</i>
<b>Value</b>	MLS – no prior offerings



## 2. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

*Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	e-3	e-3	e-3	e-3	<i>GSE Sale Type</i>
	1-43	1-43	1-44	1-44	<i>Sales Contract Review Comment</i>

The following list provides the allowable values for the *GSE Sale Type* data point.

<i>GSE Sale Type</i>	
XML Allowable Value	PDF Rendered Value
REOSale	REO sale
ShortSale	Short sale
CourtOrderedSale	Court ordered sale
EstateSale	Estate sale
RelocationSale	Relocation sale
NonArmsLengthSale	Non-arms length sale
ArmsLengthSale	Arms length sale

### **PDF Rendering Instructions**

- 1) Print the value of *GSE Sale Type* using the PDF Rendered Value above. For example, if *GSE Sale Type* = ‘ArmsLengthSale’, then print ‘Arms length sale’.
- 2) Print a semicolon
- 3) Print the value of *Sales Contract Review Comment*

### PDF Rendering Structure

Steps		
1)	2)	3)
<i>GSE Sale Type</i>	;	<i>Sales Contract Review Comment</i>

PDF Rendered Field Example
Arms length sale;Contract is typical for the area.

### Parsing Instructions

The text before the first semicolon must be one of the enumerated PDF Rendered Values from the *GSE Sale Type* table.

- 1) Assign the equivalent XML Allowable Value to *GSE Sale Type*
- 2) Assign all text after the semicolon to *Sales Contract Review Comment*

PDF Rendered Field Example
Arms length sale;Contract is typical for the area.

### Parsing Example

Steps	1)	2)
Data Point	<i>GSE Sale Type</i>	<i>Sales Contract Review Comment</i>
Value	ArmsLengthSale	Contract is typical for the area.

### 3. If Yes, report the total dollar amount and describe the items to be paid.

*Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	1-51a	1-51a	1-52a	1-52a	<i>Sales Concession Amount</i>
	e-4	e-4	e-4	e-4	<i>GSE Undefined Concession Amount Indicator</i>
	1-51b	1-51b	1-52b	1-52b	<i>Sales Concession Description</i>

<i>GSE Undefined Concession Amount Indicator</i>	
XML Allowable Value	PDF Rendered Value
Y	There is a financial assistance amount that is unknown.
N	

### PDF Rendering Instructions

If *Sales Concession Amount* is populated:

- 1) Print a dollar sign ‘\$’
- 2) Print the value of *Sales Concession Amount*
- 3) Print a semicolon
- 4) If the value of *GSE Undefined Concession Amount Indicator* is ‘Y’, then print the sentence: ‘There is a financial assistance amount that is unknown.’ Leave blank if the value of *GSE Undefined Concession Amount Indicator* is ‘N’.
- 5) Print a semicolon
- 6) Print the value of *Sales Concession Description*

**PDF Rendering Structure**

Steps					
1)	2)	3)	4)	5)	6)
\$	<i>Sales Concession Amount</i>	;	There is a financial assistance amount that is unknown. [OR leave blank ]	;	<i>Sales Concession Description</i>

PDF Rendered Field Examples	
1	\$5000;There is a financial assistance amount that is unknown.;Down payment assistance, plus furniture of unknown value.
2	\$5000;;Down payment assistance.
3	\$0;;

If *Sales Concession Amount* is not populated:

- 1) Print a semicolon
- 2) If the value of *GSE Undefined Concession Amount Indicator* is ‘Y’, then print the sentence: ‘There is a financial assistance amount that is unknown.’ Leave blank if the value of *GSE Undefined Concession Amount Indicator* is ‘N’.
- 3) Print a semicolon
- 4) Print the value of *Sales Concession Description*

**PDF Rendering Structure**

Steps			
1)	2)	3)	4)
;	There is a financial assistance amount that is unknown. [OR leave blank ]	;	<i>Sales Concession Description</i>

PDF Rendered Field Example
;There is a financial assistance amount that is unknown.;The contract states, “Seller will pay 3% of closing costs”, exact closing costs are unknown.

**Parsing Instructions**

If the first character is a dollar sign ‘\$’:

- 1) Assign the number prior to the first semicolon to ***Sales Concession Amount***
- 2) If the text immediately after the first semicolon is ‘There is a financial assistance amount that is unknown.’, then assign to ***GSE Undefined Concession Amount Indicator*** a value of ‘Y’; otherwise, assign a value of ‘N’
- 3) Assign all text after the second semicolon to ***Sales Concession Description***

PDF Rendered Field Examples
\$5000;There is a financial assistance amount that is unknown.;Down payment assistance, plus furniture of unknown value.
\$5000;;Down payment assistance.
\$0;;

**Parsing Examples**

Steps	1)	2)	3)
<b>Data Point</b>	<b><i>Sales Concession Amount</i></b>	<b><i>GSE Undefined Concession Amount Indicator</i></b>	<b><i>Sales Concession Description</i></b>
<b>Value</b>	5000	Y	Down payment assistance, plus furniture of unknown value.
<b>Value</b>	5000	N	Down payment assistance.
<b>Value</b>	0	N	

If the first character in this field is not a dollar sign ‘\$’:

- 1) If the text after the first semicolon is ‘There is a financial assistance amount that is unknown.’, then assign to ***GSE Undefined Concession Amount Indicator*** a value of ‘Y’; otherwise, assign a value of ‘N’
- 2) Assign all remaining text after the second semicolon to ***Sales Concession Description***

**PDF Rendered Field Example**

;There is a financial assistance amount that is unknown.;The contract states, “Seller will pay 3% of closing costs”, exact closing costs are unknown.

**Parsing Example**

<b>Steps</b>	<b>1)</b>	<b>2)</b>
<b>Data Point</b>	<i>GSE Undefined Concession Amount Indicator</i>	<i>Sales Concession Description</i>
<b>Value</b>	Y	The contract states, “Seller will pay 3% of closing costs”, exact closing costs are unknown.

## 4. View

*Field /Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	e-5	e-5	e-5	e-5	<b><i>GSE View Overall Rating Type</i></b>
	e-6	e-6	e-6	e-6	<b><i>GSE View Type</i></b>
	e-7	e-7	e-7	e-7	<b><i>GSE View Type Other Description</i></b>

The following lists provide the allowable values for the extension fields related to View. The PDF Rendered Values differ from their XML data equivalents to fit in the provided space.

<b><i>GSE View Overall Rating Type</i></b>	
<b>XML Allowable Value</b>	<b>PDF Rendered Value</b>
Neutral	N
Beneficial	B
Adverse	A

<b><i>GSE View Type</i></b>	
<b>XML Allowable Value</b>	<b>PDF Rendered Value</b>
WaterView	Wtr
PastoralView	Pstrl
WoodsView	Woods
ParkView	Prk
GolfCourseView	Glfvw
CityViewSkylineView	CtySky
MountainView	Mtn
ResidentialView	Res
CityStreetView	CtyStr
IndustrialView	Ind
PowerLines	PwrLn
LimitedSight	LtdSght
Other	[any other value]

## **PDF Rendering Instructions**

- 1) Print the letter corresponding to the value of *GSE View Overall Rating Type*
- 2) Print a semicolon
- 3) For the first instance of *GSE View Type* print the corresponding PDF Rendered Value. If *GSE View Type* = ‘Other’, then print the associated value of *GSE View Type Other Description*.
- 4) Print a semicolon
- 5) [If applicable] For the second instance of *GSE View Type* print the corresponding PDF Rendered Value. If *GSE View Type* = ‘Other’, then print the associated value of *GSE View Type Other Description*.

### **PDF Rendering Structure**

<b>Steps</b>				
<b>1)</b>	<b>2)</b>	<b>3)</b>	<b>4)</b>	<b>5)</b>
<i>GSE View Overall Rating Type</i>	;	<i>GSE View Type -OR- GSE View Type Other Description</i>	;	<i>GSE View Type -OR- GSE View Type Other Description</i>

<b>PDF Rendered Field Examples</b>	<b>Data</b>	<b>Conditions</b>
N;Woods;LtdSght	Neutral, WoodsView, LimitedSight	Other is not indicated
A;Ind;Smoke	Adverse, IndustrialView, Smoke	Other is indicated once
B;Canyon;Ruins	Beneficial, Canyon, Ruins	Other is indicated twice
N;Res;	Neutral, ResidentialView	Only one view type is indicated, and it is not Other
A;CampGrnd;	Adverse, CampGrnd	Only one view type is indicated, and it is Other

## **Parsing Instructions**

- 1) The letter before the first semicolon should be one of the enumerated PDF Rendered Values listed for *GSE View Overall Rating Type*. Set the *GSE View Overall Rating Type* to the corresponding XML Allowable Value.



- 2) For the text after the first semicolon:
  - a. If the text after the semicolon is one of the enumerated PDF Rendered Values for *GSE View Type*, then set *GSE View Type* to the corresponding XML Allowable Value.
  - b. If the text after the semicolon is not one of the enumerated PDF Rendered Values for *GSE View Type*, then assign the first instance of *GSE View Type* a value of ‘Other’ and assign the text to the associated instance of *GSE View Type Other Description*.
- 3) For the text after the second semicolon (if applicable), cycle through the sub-steps in Step 2 above and apply to the second instance of the GSE Data Types

PDF Rendered Field Examples	Data	Conditions
N;Woods;LtdSght	Neutral, WoodsView, LimitedSight	Other is not indicated
A;Ind;Smoke	Adverse, IndustrialView, Smoke	Other is indicated once
B;Canyon;Ruins	Beneficial, Canyon, Ruins	Other is indicated twice
N;Res;	Neutral, ResidentialView	Only one view type is indicated, and it is not Other
A;CampGrnd;	Adverse, CampGrnd	Only one view type is indicated, and it is Other

#### Parsing Examples

Steps	1)	2a)	2b)	3a)	3b)
Data Point	<i>GSE View Overall Rating Type</i>	<i>GSE View Type[1]</i>	<i>GSE View Type Other Description[1]</i>	<i>GSE View Type[2]</i>	<i>GSE View Type Other Description[2]</i>
Value	Neutral	WoodsView		LimitedSight	
Value	Adverse	IndustrialView		Other	Smoke
Value	Beneficial	Other	Canyon	Other	Ruins
Value	Neutral	ResidentialView			
Value	Adverse	Other	CampGrnd		

## 5. Year Built

Field/Form Cross Reference Table

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Form Reference	e-8	e-8	e-8	e-8	<b><i>GSE Year Built Estimation Indicator</i></b>
(Page – Field)	1-138	1-146	1-144	1-144	<b><i>Property Structure Built Year</i></b>

<b><i>GSE Year Built Estimation Indicator</i></b>	
<b>XML Allowable Value</b>	<b>PDF Rendered Value</b>
Y	~
N	

### PDF Rendering Instructions

If ***GSE Year Built Estimation Indicator*** = ‘Y’:

- 1) Print a tilde ‘~’
- 2) Print the value of ***Property Structure Built Year***

### **PDF Rendering Structure**

<b>Steps</b>	
1)	2)
~	<b><i>Property Structure Built Year</i></b>

<b>PDF Rendered Field Example</b>
~1930

If *GSE Year Built Estimation Indicator* = 'N':

- 1) Print the value of *Property Structure Built Year*

PDF Rendered Field Example
1977

### Parsing Instructions

If the first character in the field is a tilde '~':

- 1) Set *GSE Year Built Estimation Indicator* to a value of 'Y'
- 2) Assign the value of the numeric portion of the field to *Property Structure Built Year*

PDF Rendered Field Example
~1930

### Parsing Example

Steps	1)	2)
Data Point	<i>GSE Year Built Estimation Indicator</i>	<i>Property Structure Built Year</i>
Value	Y	1930

If the first character in the field is not a tilde '~':

- 1) Set *GSE Year Built Estimation Indicator* to a value of 'N'
- 2) Assign the value of the numeric portion of the field to *Property Structure Built Year*

PDF Rendered Field Example
1977

### Parsing Example

Steps	1)	2)
Data Point	<i>GSE Year Built Estimation Indicator</i>	<i>Property Structure Built Year</i>
Value	N	1977

**6. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)**

*Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	e-9	e-9	e-9	e-9	<b><i>GSE Overall Condition Type</i></b>
	e-10		e-10		<b><i>GSE Update Last Fifteen Year Indicator</i></b>
	e-11		e-11		<b><i>GSE Improvement Area Type</i></b>
	e-12		e-12		<b><i>GSE Improvement Description Type</i></b>
	e-13		e-13		<b><i>GSE Estimate Year Of Improvement Type</i></b>
	1-219	1-206	2-88	2-91	<b><i>Property Analysis Comment</i></b>

<b><i>GSE Overall Condition Type</i></b>	<b><i>GSE Improvement Area Type</i></b>	<b><i>GSE Improvement Description Type</i></b>		<b><i>GSE Estimate Year Of Improvement Type</i></b>	
		<b><i>XML Allowable Value</i></b>	<b><i>PDF Rendered Value</i></b>	<b><i>XML Allowable Value</i></b>	<b><i>PDF Rendered Value</i></b>
C1	Kitchen	NotUpdated	not updated	LessThanOneYearAgo	less than one year ago
C2	Bathrooms	Updated	updated	OneToFiveYearsAgo	one to five years ago
C3		Remodeled	remodeled	SixToTenYearsAgo	six to ten years ago
C4				ElevenToFifteenYearsAgo	eleven to fifteen years ago
C5				Unknown	timeframe unknown
C6					

**PDF Rendering Instructions**

If the value of *GSE Update Last Fifteen Year Indicator* is ‘N’:

- 1) Print the value of *GSE Overall Condition Type*
- 2) Print a semicolon
- 3) Print ‘No updates in the prior 15 years’
- 4) Print a semicolon
- 5) Print the value of *Property Analysis Comment* if *Property Analysis Type* has the value of ‘PropertyCondition’

**PDF Rendering Structure**

Steps				
1)	2)	3)	4)	5)
<i>GSE Overall Condition Type</i>	;	No updates in the prior 15 years	;	<i>Property Analysis Comment</i>

**PDF Rendered Field Example**

C3;No updates in the prior 15 years;Property was built recently and has been well maintained.

If the value of *GSE Update Last Fifteen Year Indicator* is ‘Y’:

- 1) Print the value of *GSE Overall Condition Type*
- 2) Print a semicolon
- 3) Print ‘Kitchen’
- 4) Print a dash ‘-’
- 5) Print the corresponding PDF Rendered Value of *GSE Improvement Description Type* if the element *GSE Improvement Area Type* has the value of ‘Kitchen’
- 6) If the value of *GSE Improvement Description Type* is ‘Updated’ or ‘Remodeled’:
  - a. Print a dash ‘-’
  - b. Print the corresponding PDF Rendered Value of the value of *GSE Estimate Year of Improvement Type*
- 7) Print a semicolon
- 8) Print ‘Bathrooms’

- 9) Print a dash ‘-’
- 10) Print the corresponding PDF Rendered Value of *GSE Improvement Description Type* if the element *GSE Improvement Area Type* has the value of ‘Bathrooms’
- 11) If the value of *GSE Improvement Description Type* is ‘Updated’ or ‘Remodeled’:
  - a. Print a dash ‘-’
  - b. Print the corresponding PDF Rendered Value of the value of *GSE Estimate Year of Improvement Type* .
- 12) Print a semicolon
- 13) Print the value of *Property Analysis Comment* in the element if *Property Analysis Type* has the value of ‘PropertyCondition’

**PDF Rendering Structure**

Steps						
1)	2)	3)	4)	5)	6a)	6b)
<i>GSE Overall Condition Type</i>	;	Kitchen	-	<i>GSE Improvement Description Type</i>	-	<i>GSE Estimate Year of Improvement Type</i>

Steps (cont.)							
7)	8)	9)	10)	11a)	11b)	12)	13)
;	Bathrooms	-	<i>GSE Improvement Description Type</i>	-	<i>GSE Estimate Year of Improvement Type</i>	;	<i>Property Analysis Comment</i>

PDF Rendered Field Examples
C2;Kitchen-remodeled-one to five years ago;Bathrooms-updated-six to ten years ago;The home was built in a historical style and has been brought fully up to modern standards.
C4;Kitchen-updated-timeframe unknown;Bathrooms not updated;It is clear that some components of the kitchen have been replaced, but I was unable to ascertain exactly when. The bathroom is definitely showing its age. The property appears functional, but there are visible signs of wear and tear, e.g. marks on the walls.

## Parsing Instructions

If the text between the first and second semicolon is ‘No updates in the prior 15 years’:

- 1) Assign the value before the first semicolon to populate the value of *GSE Overall Condition Type*
- 2) Assign to *GSE Update Last Fifteen Year Indicator* a value of ‘N’
- 3) Assign to *Property Analysis Type* a value of ‘PropertyCondition’
- 4) Assign the value after the second semicolon to *Property Analysis Comment*

PDF Rendered Field Example
C3;No updates in the prior 15 years;Property was built recently and has been well maintained.

### Parsing Examples

Steps	1)	2)	3)	4)
Data Point	<i>GSE Overall Condition Type</i>	<i>GSE Update Last Fifteen Year Indicator</i>	<i>Property Analysis Type</i>	<i>Property Analysis Comment</i>
Value	C3	N	PropertyCondition	Property was built recently and has been well maintained.

If the text between the first and second semicolon is not ‘No updates in the prior 15 years’:

- 1) Assign the value before the first semicolon to populate *GSE Overall Condition Type*
- 2) Assign *GSE Update Last Fifteen Year Indicator* a value of ‘Y’
- 3) Assign *GSE Improvement Area Type* the value of ‘Kitchen’
- 4) Assign *GSE Improvement Description Type* the appropriate corresponding XML Allowable Value between the first and second dashes
- 5) If *GSE Improvement Description Type*:

- a. has a value of ‘Updated’ or ‘Remodeled’, then look for one of the PDF Rendered Values of ***GSE Estimate Year of Improvement Type*** between the second dash and following semicolon, and assign it the corresponding XML Allowable Value
  - b. has a value of ‘NotUpdated’, go to next step
- 6) (for the text between the second and third semicolon) Assign ***GSE Improvement Area Type*** the value of ‘Bathrooms’
- 7) (for the text between the second and third semicolon) Assign ***GSE Improvement Description Type*** the appropriate corresponding XML Allowable Value located between the first and second dash
- 8) (for the text between the second and third semicolon) If ***GSE Improvement Description Type***
- a. has a value of ‘Updated’ or ‘Remodeled’, then look for one of the PDF Rendered Values of ***GSE Estimate Year of Improvement Type*** between the second dash and following semicolon, and assign it the corresponding XML Allowable Value
  - b. has a value of ‘NotUpdated’, go to next step
- 9) Assign the value ‘PropertyCondition’ to ***Property Analysis Type***
- 10) (after the third semicolon) Assign all remaining text to ***Property Analysis Comment***

<b>PDF Rendered Field Examples</b>
C2;Kitchen-remodeled-one to five years ago;Bathrooms-updated-six to ten years ago;The home was built in a historical style and has been brought fully up to modern standards.
C4;Kitchen-not updated;Bathrooms-updated-eleven to fifteen years ago;The home has not been substantively improved in the last ten years.



**Parsing Examples**

Steps	1)	2)	3)	4)	5)
<b>Data Point</b>	<i>GSE Overall Condition Type</i>	<i>GSE Update Last Fifteen Year Indicator</i>	<i>GSE Improvement Area Type[1]</i>	<i>GSE Improvement Description Type[1]</i>	<i>GSE Estimate Year of Improvement Type[1]</i>
<b>Value</b>	C2	Y	Kitchen	Remodeled	OneToFiveYearsAgo
<b>Value</b>	C4	Y	Kitchen	NotUpdated	

Steps	6)	7)	8)	9)	10)
<b>Data Point</b>	<i>GSE Improvement Area Type[2]</i>	<i>GSE Improvement Description Type[2]</i>	<i>GSE Estimate Year of Improvement Type[2]</i>	<i>Property Analysis Type</i>	<i>Property Analysis Comment</i>
<b>Value</b>	Bathrooms	Updated	SixToTenYearsAgo	PropertyCondition	The home was built in a historical style and has been brought fully up to modern standards.
<b>Value</b>	Bathrooms	Updated	ElevenToFifteenYearsAgo	PropertyCondition	The home has not been substantively improved in the last ten years.

## 7. Address (line 2) / Company Address (line 2)

Field/Form Cross Reference Table

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)			3-12a 3-51a 6-20a	3-12a 3-51a 6-20a	<i>Unit Identifier</i>
	2-12a 2-46a	2-12a 2-46a	3-12b 3-51b	3-12b 3-51b	<i>Property City</i>
	2-12b 2-46b	2-12b 2-46b	3-12c 3-51c	3-12c 3-51c	<i>Property State</i>
	2-12c 2-46c	2-12c 2-46c	3-12d 3-51d	3-12d 3-51d	<i>Property Postal Code</i>
	6-8a 6-20a	6-8a 6-20a	6-8a 6-20b	6-8a 6-20b	<i>Appraiser City</i>
	6-8b 6-20b	6-8b 6-20b	6-8b 6-20c	6-8b 6-20c	<i>Appraiser State</i>
	6-8c 6-20c	6-8c 6-20c	6-8c 6-20d	6-8c 6-20d	<i>Appraiser Postal Code</i>
	6-30a	6-30a	6-30a	6-30a	<i>Supervisor City</i>
	6-30b	6-30b	6-30b	6-30b	<i>Supervisor State</i>
	6-30c	6-30c	6-30c	6-30c	<i>Supervisor Postal Code</i>

The specific data point names vary based on their location on the Appraisal Forms and whether they describe the second address line (line 2) of the subject property, a comparable property, or the appraiser's company address. These instructions apply to the address fields that are concatenated in a single form field. The generic terms *Unit #*, *City*, *State*, and *Postal Code* will be used in lieu of the specific data point names. To differentiate the generic terms from specific data points, the generic terms will be italicized rather than bolded as all other data points in this document.

## **PDF Rendering Instructions**

For the addresses in the sales comparison section (subject and comparables) and appraiser certification section (subject only) of Appraisal Forms 1073/465 and 1075/466:

- 1) Print the value of *Unit #*
- 2) Print a comma and space
- 3) Print the value of *City*
- 4) Print a comma and space
- 5) Print the value of *State*
- 6) Print a space
- 7) Print the value of *Postal Code*

### **PDF Rendering Structure**

<b>Steps</b>						
<b>1)</b>	<b>2)</b>	<b>3)</b>	<b>4)</b>	<b>5)</b>	<b>6)</b>	<b>7)</b>
<i>Unit #</i>	,[space]	<i>City</i>	,[space]	<i>State</i>	[space]	<i>Postal Code</i>

### **PDF Rendered Field Example**

427B, Madison, WI 53701

For all other address fields on the Appraisal Forms 1073/465, 1075/466, 1004/70, and 2055/2055, in cases where the *Unit #* does not exist as a separate form field:

- 1) Print the value of *City*
- 2) Print a comma and space
- 3) Print the value of *State*
- 4) Print a space

5) Print the value of *Postal Code*

**PDF Rendering Structure**

Steps				
1)	2)	3)	4)	5)
<i>City</i>	,[space]	<i>State</i>	[space]	<i>Postal Code</i>

PDF Rendered Field Example
Madison, WI 53701

**Parsing Instructions**

For the addresses in the sales comparison section (subject and comparable) and appraiser certification section (subject only) of the Appraisal Forms 1073/465 and 1075/466:

- 1) Assign the text prior to the first comma to *Unit #*
- 2) Assign the text between the first and second commas to *City*
- 3) Assign the two letters after the second comma and space to *State*
- 4) Assign all following numeric characters and dashes to *Postal Code*

PDF Rendered Field Example
427B, Madison, WI 53701-1930

**Parsing Example**

Steps	1)	2)	3)	4)
<b>Data Point</b>	<i>Unit #</i>	<i>City</i>	<i>State</i>	<i>Postal Code</i>
<b>Value</b>	427B	Madison	WI	53701-1930

For all other address fields on the Appraisal Forms 1073/465, 1075/466, 1004/70, and 2055/2055, in cases where the *Unit #* does not exist as a separate form field:

- 1) Assign the text prior to the comma to *City*
- 2) Assign the two letters after the first comma and space to *State*
- 3) Assign all following numeric characters and dashes to *Postal Code*

<b>PDF Rendered Field Example</b>
Madison, WI 53701-1930

#### **Parsing Example**

<b>Steps</b>	<b>1)</b>	<b>2)</b>	<b>3)</b>
<b>Data Point</b>	<i>City</i>	<i>State</i>	<i>Postal Code</i>
<b>Value</b>	Madison	WI	53701-1930

## 8. Location

*Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	e-14	e-14	e-14	e-14	<b><i>GSE Overall Location Rating Type</i></b>
	e-15	e-15	e-15	e-15	<b><i>GSE Location Type</i></b>
	e-16	e-16	e-16	e-16	<b><i>GSE Location Type Other Description</i></b>

The following lists provide the allowable values for the extension fields related to Location. The PDF Rendered Values differ from their XML data equivalents to fit in the provided space.

<b><i>GSE Overall Location Rating Type</i></b>	
<b>XML Allowable Value</b>	<b>PDF Rendered Value</b>
Neutral	N
Beneficial	B
Adverse	A

<b><i>GSE Location Type</i></b>	
<b>XML Allowable Value</b>	<b>PDF Rendered Value</b>
Residential	Res
Industrial	Ind
Commercial	Comm
BusyRoad	BsyRd
WaterFront	WtrFr
GolfCourse	Glfcse
AdjacentToPark	AdjPrk
AdjacentToPowerLines	AdjPwr
Landfill	Lndfl
PublicTransportation	PubTrn
Other	[any other value]

### **PDF Rendering Instructions**

- 1) Print the corresponding PDF Rendered Value of ***GSE Overall Location Rating Type***
- 2) Print a semicolon

- 3) For the first instance of *GSE Location Type* print the corresponding PDF Rendered Value. If *GSE Location Type* = ‘Other’, print the associated value of *GSE Location Type Other Description*.
- 4) Print a semicolon
- 5) [If applicable] For the second instance of *GSE Location Type* print the corresponding PDF Rendered Value. If *GSE Location Type* = ‘Other’, print the associated value of *GSE Location Type Other Description*.

### PDF Rendering Structure

Steps				
1)	2)	3)	4)	5)
<i>GSE Overall Location Rating Type</i>	;	<i>GSE Location Type -OR- GSE Location Type Other Description</i>	;	<i>GSE Location Type -OR- GSE Location Type Other Description</i>

PDF Rendered Field Examples	Data	Conditions
N;AdjPrk;BsyRd	Neutral, AdjacentToPark, BusyRoad	Other is not indicated
A;Ind;Abattoir	Adverse, Industrial, Abattoir	Other is indicated once
B;gated;culdesac	Beneficial, gated, culdesac	Other is indicated twice
N;Res;	Neutral, Residential	Only one Location type is indicated, and it is not Other
A;CampGrnd;	Adverse, CampGrnd	Only one Location type is indicated, and it is Other

### Parsing Instructions

- 1) The letter before the first semicolon must be one of the PDF Rendered Values of *GSE Overall Location Rating Type*. Set the *GSE Overall Location Rating Type* to the corresponding XML Allowable Value.
- 2) If the text after the first semicolon:
  - a. is one of the PDF Rendered Values for *GSE Location Type*, then set *GSE Location Type* to the corresponding XML Allowable Value
  - b. is not one of the PDF Rendered Values for *GSE Location Type*, then assign the first instance of *GSE Location Type* a value of ‘Other’ and assign the text to the associated instance of *GSE Location Type Other Description*

- 3) For the text after the second semicolon (if applicable), cycle through the sub-steps in Step 2, making assignments to the correct instance of the data point

PDF Rendered Field Examples	Data	Conditions
N;AdjPrk;BsyRd	Neutral, AdjacentToPark, BusyRoad	Other is not indicated
A;Ind;Abattoir	Adverse, Industrial, Abattoir	Other is indicated once
B;gated;culdesac	Beneficial, gated, culdesac	Other is indicated twice
N;Res;	Neutral, Residential	Only one Location type is indicated, and it is not Other
A;CampGrnd;	Adverse, CampGrnd	Only one Location type is indicated, and it is Other

### Parsing Examples

Steps	1)	2a)	2b)	3a)	3b)
<b>Data Point</b>	<i>GSE Overall Location Rating Type</i>	<i>GSE Location Type[1]</i>	<i>GSE Location Type Other Description[1]</i>	<i>GSE Location Type[2]</i>	<i>GSE Location Type Other Description[2]</i>
<b>Value</b>	Neutral	AdjacentToPark		BusyRoad	
<b>Value</b>	Adverse	Industrial		Other	Abattoir
<b>Value</b>	Beneficial	Other	gated	Other	culdesac
<b>Value</b>	Neutral	Residential			
<b>Value</b>	Adverse	Other	CampGrnd		



## 9. Design/Style (Single Family)

Note: while this field will contain more than one piece of information, it will still be mapped to a single location in the UAD MISMO XML. Therefore, the “rendering instructions” are intended for the original creator of the data, and are not specific to the PDF, but apply to any format in which the data is stored.

### *Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	Data Point Name
Field Reference (page – field)	2-24 / 2-66	2-24 / 2-66	Sale Price Adjustment Description

The following list provides the acceptable attachment type abbreviations:

<b>Abbreviation</b>	<b>Attachment Type</b>
AT	Attached Structure, use for row and townhomes that share multiple communal walls
DT	Detached Structure, does not share any communal walls, floor, or ceiling with another property
SD	Semi-detached structure, use for end-unit row and townhomes as well as duplexes

### **Rendering Instructions**

- 1) Print the attachment type abbreviation.
- 2) Print the number of stories (up to two decimal places).
- 3) Print a semicolon ‘;’.
- 4) The remaining space is free text; print whatever the appraiser writes.

### **Rendering Structure**

1)	2)	3)	4)
[Attachment Type Abbreviation]	[# Stories]	;	[Free Text]

<b>Rendered Field Examples</b>
DT1.75;CapeCod
AT2;IntTwnhse
SD3.5;Duplex

### **Design/Style (Condominium)**

Note: while this field will contain more than one piece of information, it will still be mapped to a single location in the UAD MISMO XML. Therefore, the “rendering instructions” are intended for the original creator of the data, and are not specific to the PDF, but apply to any format in which the data is stored.

#### *Field/Form Cross Reference Table*

Appraisal Form Number	1073/465	1075/466	Data Point Name
Field Reference (page – field)	3-29 / 3-79	3-29 / 3-79	Sale Price Adjustment Description

The following list provides the acceptable attachment type abbreviations:

<b>Abbreviation</b>	<b>Attachment Type</b>
DT	Detached Structure, does not share any communal walls, floor, or ceiling with another property
RT	One in a row of identical houses or having a common wall; attached to another unit via common wall
GR	Structure is 1-3 stories tall, contains units with communal walls, floors, and /or ceilings
MR	Structure is 4-7 stories tall, contains units with communal walls, floors, and/or ceilings
HR	Structure is 8+ stories tall, contains units with communal walls, floors, and/or ceilings
O	Other

### **Rendering Instructions**

- 1) Print the attachment type abbreviation.
- 2) Print the number of levels in the unit (whole numbers only).
- 3) Print ‘L;’ (an uppercase L followed by a semicolon).
- 4) The remaining space is free text; print whatever the appraiser writes.

### Rendering Structure

1)	2)	3)	4)
[Attachment Type Abbreviation]	[# Levels]	L;	[Free Text]

Rendered Field Examples
DT1L;SitecondoRamb
RT3L;Twnhse
GR1L;Garden
MR1L;Midrise
HR2L;Penthouse

## 10. Actual Age

*Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	e-17	e-17	e-17	e-17	<b><i>GSE Age Estimation Indicator</i></b>
	2-26	2-26	3-31	3-31	<b><i>Sale Price Adjustment Description</i></b>
	2-70	2-70	3-83	3-83	

<b><i>GSE Age Estimation Indicator</i></b>	
<b>XML Allowable Value</b>	<b>PDF Rendered Value</b>
Y	~
N	

### PDF Rendering Instructions

When *Sale Price Adjustment Type* = ‘Age’ and *GSE Age Estimation Indicator* = ‘Y’

- 1) Print a tilde ‘~’
- 2) Print the value of *Sale Price Adjustment Description*

### **PDF Rendering Structure**

<b>Steps</b>	
1)	2)
~	<b><i>Sale Price Adjustment Description</i></b>

<b>PDF Rendered Field Example</b>
~35

When *Sale Price Adjustment Type* = 'Age' and *GSE Age Estimation Indicator* = 'N'

- 1) Print the value of *Sale Price Adjustment Description*

PDF Rendered Field Example
35

### Parsing Instructions

If the first character is a tilde '~':

- 1) Set *GSE Age Estimation Indicator* to a value of 'Y'
- 2) Assign the value 'Age' to *Sale Price Adjustment Type*
- 3) Assign the value after the tilde to *Sale Price Adjustment Description*

PDF Rendered Field Example
~35

### Parsing Example

Steps	1)	2)	3)
Data Point	<i>GSE Age Estimation Indicator</i>	<i>Sale Price Adjustment Type</i>	<i>Sale Price Adjustment Description</i>
Value	Y	Age	35

If the first character is not a tilde '~':

- 1) Set *GSE Age Estimation Indicator* to a value of 'N'
- 2) Assign the value 'Age' to *Sale Price Adjustment Type*
- 3) Assign the value of the field to *Sale Price Adjustment Description*

<b>PDF Rendered Field Example</b>
35

**Parsing Example**

<b>Steps</b>	<b>1)</b>	<b>2)</b>	<b>3)</b>
<b>Data Point</b>	<i>GSE Age Estimation Indicator</i>	<i>Sale Price Adjustment Type</i>	<i>Sale Price Adjustment Description</i>
<b>Value</b>	N	Age	35

## 11. Basement & Finished Rooms Below Grade

*Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	e-18	e-18	e-18	e-18	<b><i>GSE Below Grade Total Square Feet Number</i></b>
	e-19	e-19	e-19	e-19	<b><i>GSE Below Grade Finish Square Feet Number</i></b>
	e-20	e-20	e-20	e-20	<b><i>GSE Basement Exit Type</i></b>
	e-21	e-21	e-21	e-21	<b><i>GSE Below Grade Recreation Room Count</i></b>
	e-22	e-22	e-22	e-22	<b><i>GSE Below Grade Bedroom Room Count</i></b>
	e-23	e-23	e-23	e-23	<b><i>GSE Below Grade Bathroom Room Count</i></b>
	e-24	e-24	e-24	e-24	<b><i>GSE Below Grade Other Room Count</i></b>

The following instructions reference two lines reflecting the way the information is captured in the Appraisal Forms. Refer to the specific line number for detailed information.

### **PDF Rendering Instructions**

The following list provides the allowable values for the ***GSE Basement Exit Type*** extension field. The PDF Rendered Values differ from their XML data equivalents to fit in the provided space.

<b><i>GSE Basement Exit Type</i></b>	
<b>XML Allowable Value</b>	<b>PDF Rendered Value</b>
WalkOut	wo
WalkUp	wu
InteriorOnly	in

Due to space constraints in the Sales Comparison Grid, do not separate values with spaces or semicolons.

Line 1:

- 1) Print the value of *GSE Below Grade Total Square Feet Number*,
- 2) Print the text 'sf'. Only continue with the remaining steps if the value of *GSE Below Grade Total Square Feet Number* is greater than zero.,.
- 3) Print the value of *GSE Below Grade Finish Square Feet Number*
- 4) Print the text 'sf'
- 5) Print the value of *GSE Basement Exit Type* using the PDF Rendered Value in the list above

Line 2:

Only continue with the remaining steps if the value of *GSE Below Grade Finish Square Feet Number* is greater than zero:

- 1) Print the value of *GSE Below Grade Recreation Room Count*
- 2) Print the text 'rr'
- 3) Print the value of *GSE Below Grade Bedroom Room Count*
- 4) Print the text 'br'
- 5) Print the value of *GSE Below Grade Bathroom Room Count*
- 6) Print the text 'ba'
- 7) Print the value of *GSE Below Grade Other Room Count*
- 8) Print the text 'o'

**PDF Rendering Structure**

Steps	1)	2)	3)	4)	5)	6)	7)	8)
Line 1	<i>GSE Below Grade Total Square Feet Number</i>	sf	<i>GSE Below Grade Finish Square Feet Number</i>	sf	<i>GSE Basement Exit Type</i>			
Line 2	<i>GSE Below Grade Recreation Room Count</i>	rr	<i>GSE Below Grade Bedroom Room Count</i>	br	<i>GSE Below Grade Bathroom Room Count</i>	ba	<i>GSE Below Grade Other Room Count</i>	o



Line	PDF Rendered Field Example
1	1500sf750sfwu
2	1rr2br1.1ba0o

## **Parsing Instructions**

Line 1:

- 1) Assign the number before the first 'sf' to *GSE Below Grade Total Square Feet Number*
- 2) Assign the number between the first and second 'sf' to *GSE Below Grade Finish Square Feet Number*
- 3) After the second 'sf', look for one of the allowable PDF Rendered Values of *GSE Basement Exit Type*, and assign the corresponding XML Allowable Value

PDF Rendered Field Examples
1500sf750sfwu
0sf

## **Parsing Examples**

Steps	1)	2)	3)
Data Point	<i>GSE Below Grade Total Square Feet Number</i>	<i>GSE Below Grade Finish Square Feet Number</i>	<i>GSE Basement Exit Type</i>
Value	1500	750	WalkUp
Value	0		

Line 2:

- 1) Assign the number before the 'rr' to *GSE Below Grade Recreation Room Count*
- 2) Assign the number between 'rr' and 'br' to *GSE Below Grade Bedroom Room Count*
- 3) Assign the number between 'br' and 'ba' to *GSE Below Grade Bathroom Room Count*
- 4) Assign the number between 'ba' and 'o' to *GSE Below Grade Other Room Count*

<b>PDF Rendered Field Example</b>
1rr2br1.1ba0o

**Parsing Example**

<b>Steps</b>	<b>1)</b>	<b>2)</b>	<b>3)</b>	<b>4)</b>
<b>Data Point</b>	<i>GSE Below Grade Recreation Room Count</i>	<i>GSE Below Grade Bedroom Room Count</i>	<i>GSE Below Grade Bathroom Room Count</i>	<i>GSE Below Grade Other Room Count</i>
<b>Value</b>	1	2	1.1	0

## 12. Garage/Carport (Single Family)

Note: while this field will contain more than one piece of information, it will still be mapped to a single location in the UAD MISMO XML. Therefore, the “rendering instructions” are intended for the original creator of the data, and are not specific to the PDF, but apply to any format in which the data is stored.

*Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	Data Point Name
Field Reference (page – field)	2-37 / 2-91	2-37 / 2-91	Sale Price Adjustment Description

### **Rendering Instructions**

- 1) If and only if there are any attached garage spaces, print the number of attached garage spaces.
- 2) If and only if there are any attached garage spaces, print ‘ga’.
- 3) If and only if there are any detached garage spaces, print the number of detached garage spaces.
- 4) If and only if there are any detached garage spaces, print ‘gd’.
- 5) If and only if there are any built-in garage spaces, print the number of built-in garage spaces.
- 6) If and only if there are any built-in garage spaces, print ‘gbi’.
- 7) If and only if there are any carport spaces, print the number of carport spaces.
- 8) If and only if there are any carport spaces, print ‘cp’.
- 9) If and only if there are any driveway spaces, print the number of driveway spaces.
- 10) If and only if there are any driveway spaces, print ‘dw’.
- 11) If none of the above apply, print ‘None’.

<b>Rendered Field Examples</b>
2ga2dw
1ga2gd1dw
1ga1gd1gbi1cp2dw
2gbi2dw
None

## Rendering Structure

1)	2)	3)	4)	5)	6)	7)	8)	9)	10)	11)
[# Attached Spaces]	ga	[# Detached Spaces]	gd	[# Built-In Spaces]	gbi	[# Carport Spaces]	cp	[# Driveway Spaces]	dw	
[# Attached Spaces]	ga	[# Detached Spaces]	gd	[# Built-In Spaces]	gbi	[# Carport Spaces]	cp			
[# Attached Spaces]	ga	[# Detached Spaces]	gd	[# Built-In Spaces]	gbi			[# Driveway Spaces]	dw	
[# Attached Spaces]	ga	[# Detached Spaces]	gd	[# Built-In Spaces]	gbi					
[# Attached Spaces]	ga	[# Detached Spaces]	gd			[# Carport Spaces]	cp	[# Driveway Spaces]	dw	
[# Attached Spaces]	ga	[# Detached Spaces]	gd			[# Carport Spaces]	cp			
[# Attached Spaces]	ga	[# Detached Spaces]	gd					[# Driveway Spaces]	dw	
[# Attached Spaces]	ga	[# Detached Spaces]	gd							
[# Attached Spaces]	ga			[# Built-In Spaces]	gbi	[# Carport Spaces]	cp	[# Driveway Spaces]	dw	
[# Attached Spaces]	ga			[# Built-In Spaces]	gbi	[# Carport Spaces]	cp			
[# Attached Spaces]	ga			[# Built-In Spaces]	gbi					
[# Attached Spaces]	ga					[# Carport Spaces]	cp	[# Driveway Spaces]	dw	
[# Attached Spaces]	ga					[# Carport Spaces]	cp			
[# Attached Spaces]	ga							[# Driveway Spaces]	dw	
[# Attached Spaces]	ga									
		[# Detached Spaces]	gd	[# Built-In Spaces]	gbi	[# Carport Spaces]	cp	[# Driveway Spaces]	dw	

1)	2)	3)	4)	5)	6)	7)	8)	9)	10)	11)
		[# Detached Spaces]	gd	[# Built-In Spaces]	gbi	[# Carport Spaces]	cp			
		[# Detached Spaces]	gd	[# Built-In Spaces]	gbi					
		[# Detached Spaces]	gd			[# Carport Spaces]	cp			
		[# Detached Spaces]	gd					[# Driveway Spaces]	dw	
		[# Detached Spaces]	gd							
				[# Built-In Spaces]	gbi	[# Carport Spaces]	cp	[# Driveway Spaces]	dw	
				[# Built-In Spaces]	gbi	[# Carport Spaces]	cp			
				[# Built-In Spaces]	gbi			[# Driveway Spaces]	dw	
				[# Built-In Spaces]	gbi					
						[# Carport Spaces]	cp	[# Driveway Spaces]	dw	
						[# Carport Spaces]	cp			
								[# Driveway Spaces]	dw	
										None

**Garage/Carport (Condominium)**

Note: while this field will contain more than one piece of information, it will still be mapped to a single location in the UAD MISMO XML. Therefore, the “rendering instructions” are intended for the original creator of the data, and are not specific to the PDF, but apply to any format in which the data is stored.

*Field/Form Cross Reference Table*

Appraisal Form Number	1073/465	1075/466	Data Point Name
Field Reference (page – field)	3-42 / 3-104	3-42 / 3-104	Sale Price Adjustment Description

**Rendering Instructions**

- 1) If and only if there are any garage spaces, print the number of garage spaces.
- 2) If and only if there are any garage spaces, print ‘g’.
- 3) If and only if there are any covered spaces, print the number of covered spaces.
- 4) If and only if there are any covered spaces, print ‘cv’.
- 5) If and only if there are any open spaces, print the number of open spaces.
- 6) If and only if there are any open spaces, print ‘op’.
- 7) If none of the above apply (i.e. there are no garage spaces, no covered spaces, and no open spaces), print ‘None’.
- 8) If the appraiser writes in anything else, precede it with a single semicolon.

<b>Rendered Field Examples</b>
2g
1g1cv
1cv
1g1cv;1 Owned
2g1cv1op;1a 2ow
None
None;StrPermit

**Rendering Structure**

1)	2)	3)	4)	5)	6)	7)	8)
[# Garage Spaces]	g	[# Covered Spaces]	cv	[# Open Spaces]	op		[Free Text]
[# Garage Spaces]	g	[# Covered Spaces]	cv	[# Open Spaces]	op		
[# Garage Spaces]	g	[# Covered Spaces]	cv				[Free Text]
[# Garage Spaces]	g	[# Covered Spaces]	cv				
[# Garage Spaces]	g			[# Open Spaces]	op		[Free Text]
[# Garage Spaces]	g			[# Open Spaces]	op		
[# Garage Spaces]	g						[Free Text]
[# Garage Spaces]	g						
		[# Covered Spaces]	cv	[# Open Spaces]	op		[Free Text]
		[# Covered Spaces]	cv	[# Open Spaces]	op		
		[# Covered Spaces]	cv				[Free Text]
		[# Covered Spaces]	cv				
				[# Open Spaces]	op		[Free Text]
				[# Open Spaces]	op		
						None	[Free Text]
						None	

### 13. (Sales Comparison Approach) Data Source(s)

Field/Form Cross Reference Table

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	e-25	e-25	e-25	e-25	<b><i>GSE Data Source Description</i></b>
	e-2	e-2	e-2	e-2	<b><i>GSE Days On Market Description</i></b>

#### **PDF Rendering Instructions**

- 1) Print the value of ***GSE Data Source Description***
- 2) Print a semicolon
- 3) Print the text ‘DOM’
- 4) Insert a space
- 5) Print the value of ***GSE Days On Market Description***

#### **PDF Rendering Structure**

Steps				
1)	2)	3)	4)	5)
<b><i>GSE Data Source Description</i></b>	;	DOM	[space]	<b><i>GSE Days On Market Description</i></b>

PDF Rendered Field Examples
MLS#123;DOM 60
MLS#123;DOM Unk



## Parsing Instructions

- 1) Assign the text prior to the first semicolon to *GSE Data Source Description*
- 2) Assign the text after 'DOM' to *GSE Days On Market Description*

PDF Rendered Field Examples
MLS#123;DOM 60
MLS#123;DOM Unk

### Parsing Examples

Steps	1)	2)
Data Point	<i>GSE Data Source Description</i>	<i>GSE Days On Market Description</i>
Value	MLS#123	60
Value	MLS#123	Unk

## 14. (Sales Comparison Approach) Sale or Financing Concessions

*Field/Form Cross Reference Table*

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	2-52	2-52	3-59	3-59	<b><i>GSE Sale Type</i></b>
	e-26	e-26	e-26	e-26	<b><i>GSE Financing Type</i></b>
	e-27	e-27	e-27	e-27	<b><i>GSE Financing Type Other Description</i></b>
	e-28	e-28	e-28	e-28	<b><i>GSE Concession Amount</i></b>

The instructions below reference two lines reflecting the way the information is captured in the Appraisal Forms. Refer to the specific line number for detailed information.

The list below provides the allowable values for the ***GSE Sale Type*** extension field. The PDF Rendered Values differ from their XML data equivalents to fit in the provided space.

<b><i>GSE Sale Type</i></b>	
<b>XML Allowable Value</b>	<b>PDF Rendered Value</b>
REOSale	REO
ShortSale	Short
CourtOrderedSale	CrtOrd
EstateSale	Estate
RelocationSale	Relo
NonArmsLengthSale	NonArm
ArmsLengthSale	ArmLth
Listing	Listing

## Line 1

### PDF Rendering Instructions

1) Print the value of *GSE Sale Type* using the PDF Rendered Value shown above

#### PDF Rendering Structure

<b>Step</b>
1)
<i>GSE Sale Type</i>

<b>PDF Rendered Field Example</b>
ArmLth

### Parsing Instructions

1) Assign the corresponding XML Allowable Value to *GSE Sale Type*

<b>PDF Rendered Field Example</b>
ArmLth

#### Parsing Example

<b>Step</b>	1)
<b>Data Point</b>	<i>GSE Sale Type</i>
<b>Value</b>	ArmsLengthSale

## Line 2

### PDF Rendering Instructions

The list below provides the allowable values for the *GSE Financing Type* field. The PDF Rendered Values differ from their XML data equivalents to fit in the provided space.

<i>GSE Financing Type</i>	
XML Allowable Value	PDF Rendered Value
FHA	FHA
VA	VA
Conventional	Conv
Cash	Cash
Seller	Seller
RuralHousing	RH
Other	[any other value]

If *GSE Financing Type* has one of the XML Allowable Values listed in the table above [except 'Other']:

- 1) Print the value of *GSE Financing Type* using the PDF Rendered Value
- 2) Print a semicolon
- 3) Print the value of *GSE Concession Amount*

#### PDF Rendering Structure

Steps		
1)	2)	3)
<i>GSE Financing Type</i>	;	<i>GSE Concession Amount</i>

#### PDF Rendered Field Example

Conv;1000

If *GSE Financing Type* has a value of ‘Other’

- 1) Print the value of *GSE Financing Type Other Description*
- 2) Print a semicolon
- 3) Print the value of *GSE Concession Amount*

**PDF Rendering Structure**

Steps		
1)	2)	3)
<i>GSE Financing Type Other Description</i>	;	<i>GSE Concession Amount</i>

PDF Rendered Field Example
Unknown;200

**Parsing Instructions**

If the text before the semicolon is one of the PDF Rendered Values of *GSE Financing Type*:

- 1) Assign *GSE Financing Type* the corresponding XML Allowable Value
- 2) Assign the number after the semicolon to *GSE Concession Amount*

PDF Rendered Field Example
Conv;1000

**Parsing Example**

Steps	1)	2)
<b>Data Point</b>	<i>GSE Financing Type</i>	<i>GSE Concession Amount</i>
<b>Value</b>	Conventional	1000

If the text before the semicolon is not one of the PDF Rendered Values of *GSE Financing Type*:

- 1) Assign *GSE Financing Type* a value of 'Other'
- 2) Assign the text before the semicolon to *GSE Financing Type Other Description*
- 3) Assign the number after the semicolon to *GSE Concession Amount*

PDF Rendered Field Example
Unknown;200

**Parsing Example**

Steps	1)	2)	3)
Data Point	<i>GSE Financing Type</i>	<i>GSE Financing Type Other Description</i>	<i>GSE Concession Amount</i>
Value	Other	Unknown	200

## 15. Date of Sale/Time

Field/Form Cross Reference Table

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference (page – field)	e-29	e-29	e-29	e-29	<b><i>GSE Listing Status Type</i></b>
	e-30	e-30	e-30	e-30	<b><i>GSE Short Date Description</i></b>
	e-31	e-31	e-31	e-31	<b><i>GSE Contract Date Unknown Indicator</i></b>

<b><i>GSE Listing Status Type</i></b>	
<b>XML Allowable Value</b>	<b>PDF Rendered Value</b>
Active	Active
Expired	e
Withdrawn	w
Contract	c
SettledSale	s

### **PDF Rendering Instructions**

If the value of *GSE Listing Status Type* = ‘Active’:

- 1) Print ‘Active’

#### **PDF Rendering Structure**

<b>Step</b>
1)
<b><i>GSE Listing Status Type</i></b>

<b>PDF Rendered Field Example</b>
Active

If *GSE Listing Status Type* has any of the values ‘Expired’, ‘Withdrawn’, or ‘Contract’:

- 1) Print the value of *GSE Listing Status Type* using the PDF Rendered Value in the list above
- 2) Print the value of *GSE Short Date Description*

**PDF Rendering Structure**

Steps	
1)	2)
<i>GSE Listing Status Type</i>	<i>GSE Short Date Description</i>

PDF Rendered Field Examples
e05/10
w05/10
c05/10

If *GSE Listing Status Type* has the value ‘SettledSale’ and *GSE Contract Date Unknown Indicator* is ‘N’:

- 1) Print ‘s’
- 2) Print the value of the first instance of *GSE Short Date Description[1]*
- 3) Insert a semicolon
- 4) Print ‘c’
- 5) Print the value of the second instance of *GSE Short Date Description[2]*

**PDF Rendering Structure**

Steps				
1)	2)	3)	4)	5)
s	<i>GSE Short Date Description[1]</i>	;	c	<i>GSE Short Date Description[2]</i>

PDF Rendered Field Example
s05/10;c04/10



If *GSE Listing Status Type* has the value 'SettledSale' and *GSE Contract Date Unknown Indicator* is 'Y':

- 1) Print 's'
- 2) Print the value of the first instance of *GSE Short Date Description*
- 3) Insert a semicolon
- 4) Print 'Unk'

**PDF Rendering Structure**

Steps			
1)	2)	3)	4)
s	<i>GSE Short Date Description</i>	;	Unk

PDF Rendered Field Example
s05/10;Unk

**Parsing Instructions**

If the first character is 's', then:

- 1) Assign the value 'SettledSale' to *GSE Listing Status Type*
- 2) Assign the text between the 's' and the semicolon to the first instance of *GSE Short Date Description[1]*
- 3) If the text after the semicolon
  - a. is 'Unk', then assign a value of 'Y' to *GSE Contract Date Unknown Indicator* otherwise assign a value of 'N'
  - b. is any other text, then assign all text after the semicolon to the second instance of *GSE Short Date Description[2]*

PDF Rendered Field Examples
s05/10;c04/10
s05/10;Unk

### Parsing Examples

Steps	1)	2)	3a)	3b)
<b>Data Point</b>	<i>GSE Listing Status Type</i>	<i>GSE Short Date Description[1]</i>	<i>GSE Contract Date Unknown Indicator</i>	<i>GSE Short Date Description[2]</i>
<b>Value</b>	SettledSale	05/10	N	04/10
<b>Value</b>	SettledSale	05/10	Y	

If the first character is a ‘c’, ‘e’, or ‘w’:

- 1) Assign a value to *GSE Listing Status Type* using the corresponding XML Allowable Value
- 2) Assign the text after the first letter to *GSE Short Date Description*

PDF Rendered Field Example
c05/10

### Parsing Example

Steps	1)	2)
<b>Data Point</b>	<i>GSE Listing Status Type</i>	<i>GSE Short Date Description</i>
<b>Value</b>	Contract	05/10

If the text is ‘Active’:

- 1) Assign the value ‘Active’ to *GSE Listing Status Type*

PDF Rendered Field Example
Active

### Parsing Example

Step	1)
<b>Data Point</b>	<i>GSE Listing Status Type</i>
<b>Value</b>	Active

## 16. Is there any commercial space in the project?

Field/Form Cross Reference Table

Appraisal Form Number	1004/70	2055/2055	1073/465	1075/466	Data Point Name
Field Reference			e-32	e-32	<b><i>GSE Project Commercial Space Percent</i></b>
(page – field)			1-190	1-190	<b><i>Commercial Space Description</i></b>

### PDF Rendering Instructions

If ***GSE Project Commercial Space Percent*** contains a value:

- 1) Print the value of ***GSE Project Commercial Space Percent***
- 2) Print a percent sign ‘%’
- 3) Print a semicolon
- 4) Print the value of ***Commercial Space Description***

### PDF Rendering Structure

Steps			
1)	2)	3)	4)
<b><i>GSE Project Commercial Space Percent</i></b>	%	;	<b><i>Commercial Space Description</i></b>

### PDF Rendered Field Example

20%;There are a supermarket, a restaurant, and two doctors offices.

## Parsing Instructions

If the first value is a number:

- 1) Assign *GSE Project Commercial Space Percent* the value of the number preceding the ‘%’ before the semicolon
- 2) Assign the text after the semicolon to *Commercial Space Description*

### PDF Rendered Field Example

20%;There are a supermarket, a restaurant, and two doctors offices.

### Parsing Example

Steps	1)	2)
Data Point	<i>GSE Project Commercial Space Percent</i>	<i>Commercial Space Description</i>
Value	20	There are a supermarket, a restaurant, and two doctors offices.

## Index of Data Points

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