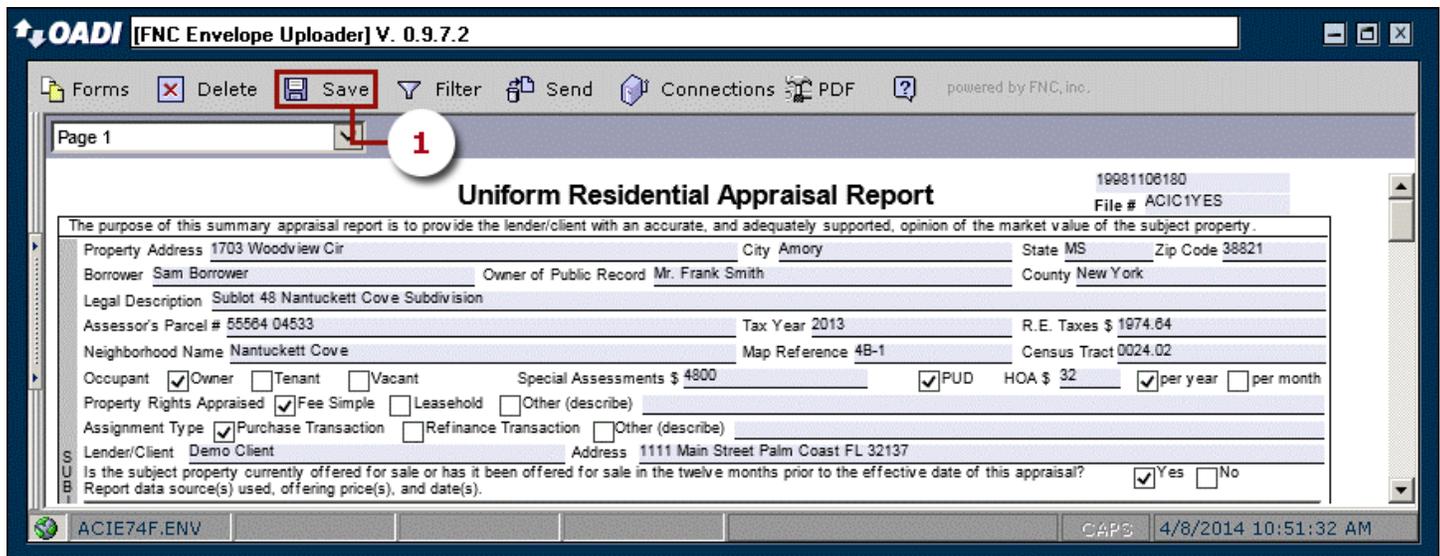


AI Ready Converter—ENV to PDF

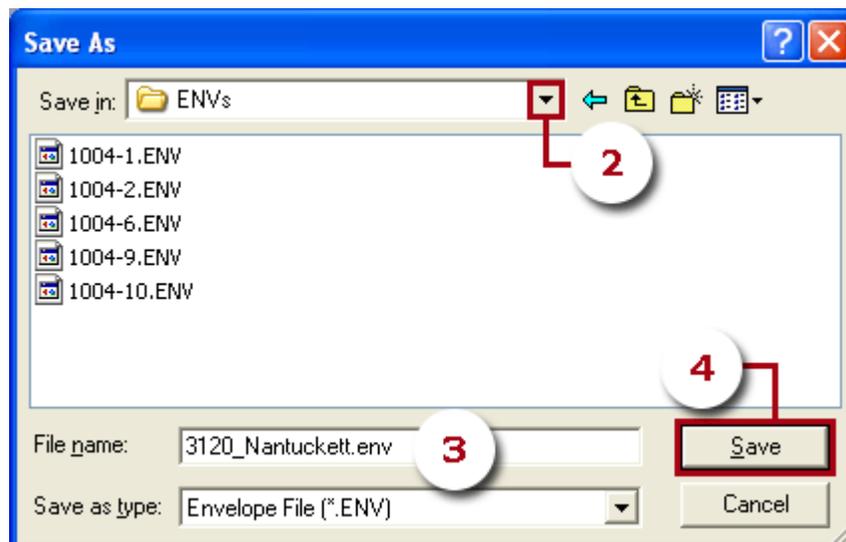
This tool is provided to you as a convenience in converting AI Ready ENV files into the PDF format for easier handling and printing. The converted PDF will mirror the PDF viewed from the AI Ready ENV by your client.

Before you can convert an AI Ready ENV file into a .PDF file, you must first have the .ENV file saved on your computer.

1. Click the **Save** button at the top of the OADI Uploader window.



2. Using the Save As pop-up window, **select a location** on your computer to save the .ENV file.
3. **Enter the name** of the file you are saving.
4. Click **Save**.



Using the AI Ready Conversion Tool

1. Point your web browser to the following url: <https://www.aiready.com/convpdf>.
2. Click the **Browse...** button.

1

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AI READY™

OVERVIEW PARTICIPATING VENDORS LINKS LOGIN

CONVERSION TOOL ENV TO PDF

THIS TOOL ALLOWS YOU TO CONVERT AI READY ENVS AND UCDP READY XMLS (GENERATED FROM AI READY ENVS) INTO THE PDF FORMAT FOR EASIER HANDLING AND PRINTING. THE CONVERTED PDF WILL MIRROR THE PDF VIEWED FROM THE AI READY ENV BY YOUR CLIENT.

ALTERNATIVELY, UCDP READY XMLS CONTAIN THE EMBEDDED PDF. AS A RESULT, THIS TOOL WILL EXTRACT THE PDF FROM THE XML AND PRESENT THAT FOR VIEWING.

HOW TO:

1. CLICK ON THE BROWSE BUTTON TO SELECT THE AI READY ENV FROM YOUR PC.
2. AFTER SELECTING THE FILENAME, YOU SHOULD SEE IT IN THE TEXT BOX. FOR AI READY FILES, BE SURE THE FILE HAS THE .ENV EXTENSION (ALL AI READY FILES HAVE THE .ENV EXTENSION). FOR UCDP READY FILES, BE SURE THE FILE HAS THE .XML EXTENSION.
3. WHEN READY, CLICK ON THE CONVERT BUTTON. A NEW WEB BROWSER WINDOW SHOULD OPEN AND THE UPLOAD PROCESS WILL BEGIN. WHEN THE UPLOAD COMPLETES, THE PDF WILL BE GENERATED IN A FEW SECONDS AND THE DOWNLOAD OF THE PDF TO THE NEW BROWSER WILL PROCEED.
4. ONCE YOUR PDF IS DISPLAYED, USE THE "SAVE A COPY" BUTTON TO SAVE IT TO YOUR PC OR USE THE "PRINT" BUTTON TO PRINT.

FOR MORE INFORMATION ON HOW TO USE THIS TOOL, SEE THE [QUICK STEP GUIDE](#).

FOR QUESTIONS ABOUT AI READY, YOU MAY WANT TO FIRST READ THE [APPRAISER FAQ PAGE](#), THE [AI READY TOP QUESTIONS](#), OR THE [AI READY PDF DETAILS DOCUMENTS](#). FOR ALL OTHER QUESTIONS OR COMMENTS, PLEASE CONTACT [APPRAISALPORT CUSTOMER SUPPORT](#).

Browse... 2

CONVERT

NOTE: WITHIN THIS CONVERSION TOOL, THE AI READY ENV IS IMMEDIATELY DELETED FROM THE CONVERSION SYSTEMS ONCE THE CORRESPONDING PDF IS GENERATED. THE AI READY ENV IS NOT SENT TO YOUR CLIENT. THIS ACTION DOES NOT REMOVE THE AI READY ENV FROM YOUR PC.

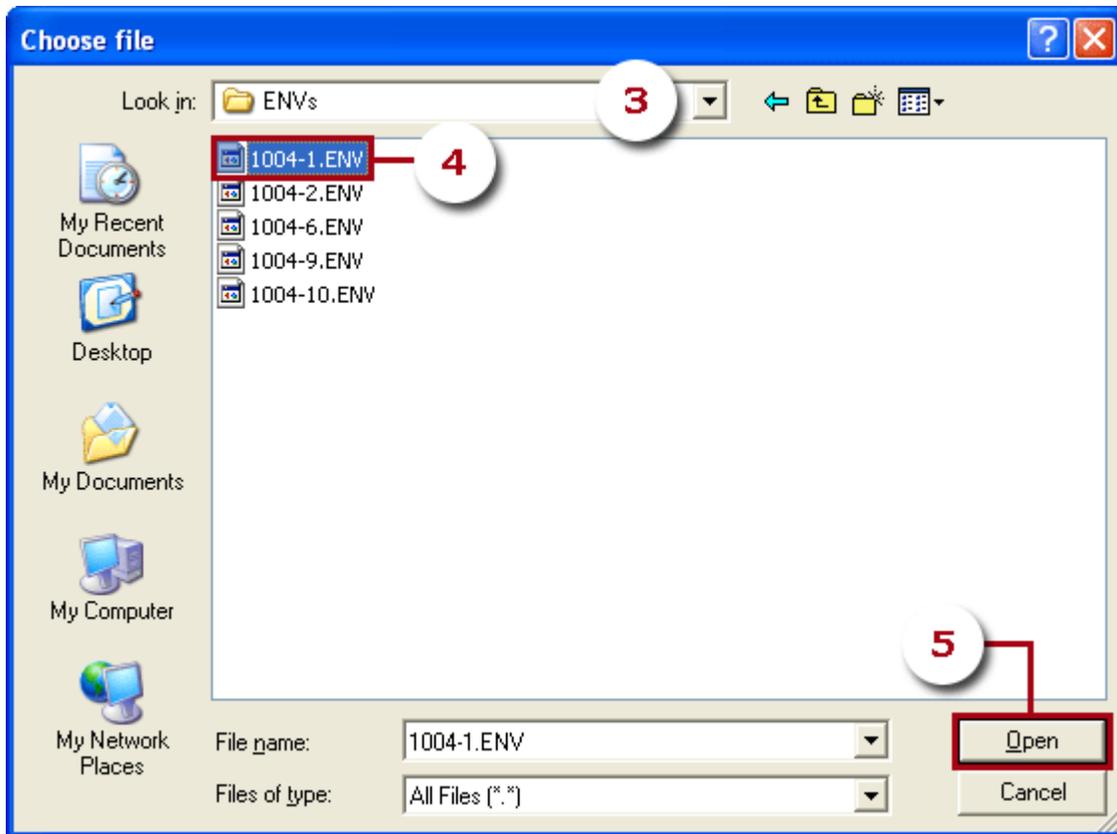
GENERATING A PDF FROM THE AI READY ENV TAKES ONLY A FEW SECONDS. ANY TIME DELAY TYPICALLY COMES FROM THE SPEED OF YOUR INTERNET CONNECTION, WHICH DETERMINES THE TIME REQUIRED FOR UPLOADING OF THE ENV AND THE DOWNLOADING OF THE PDF.

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3. A browse window will open on your screen.
4. Select the AI Ready ENV file you wish to convert to a PDF file.
5. Click **Open**.



Note: In the text box, be sure the selected file has an **.ENV extension** (All AI Ready files have the .ENV extension).

6. Click the **Convert** button.

https://www.aiready.com/convpdf

AI Ready

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OVERVIEW PARTICIPATING VENDORS LINKS LOGIN

CONVERSION TOOL ENV TO PDF

THIS TOOL ALLOWS YOU TO CONVERT AI READY ENVS AND UCDP READY XMLS (GENERATED FROM AI READY ENVS) INTO THE PDF FORMAT FOR EASIER HANDLING AND PRINTING. THE CONVERTED PDF WILL MIRROR THE PDF VIEWED FROM THE AI READY ENV BY YOUR CLIENT.

ALTERNATIVELY, UCDP READY XMLS CONTAIN THE EMBEDDED PDF. AS A RESULT, THIS TOOL WILL EXTRACT THE PDF FROM THE XML AND PRESENT THAT FOR VIEWING.

HOW TO:

1. CLICK ON THE BROWSE BUTTON TO SELECT THE AI READY ENV FROM YOUR PC.
2. AFTER SELECTING THE FILENAME, YOU SHOULD SEE IT IN THE TEXT BOX. FOR AI READY FILES, BE SURE THE FILE HAS THE .ENV EXTENSION (ALL AI READY FILES HAVE THE .ENV EXTENSION). FOR UCDP READY FILES, BE SURE THE FILE HAS THE .XML EXTENSION.
3. WHEN READY, CLICK ON THE CONVERT BUTTON. A NEW WEB BROWSER WINDOW SHOULD OPEN AND THE UPLOAD PROCESS WILL BEGIN. WHEN THE UPLOAD COMPLETES, THE PDF WILL BE GENERATED IN A FEW SECONDS AND THE DOWNLOAD OF THE PDF TO THE NEW BROWSER WILL PROCEED.
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FOR MORE INFORMATION ON HOW TO USE THIS TOOL, SEE THE [QUICK STEP GUIDE](#).

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CONVERT

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NOTE: WITHIN THIS CONVERSION TOOL, THE AI READY ENV IS IMMEDIATELY DELETED FROM THE CONVERSION SYSTEMS ONCE THE CORRESPONDING PDF IS GENERATED. THE AI READY ENV IS NOT SENT TO YOUR CLIENT. THIS ACTION DOES NOT REMOVE THE AI READY ENV FROM YOUR PC.

GENERATING A PDF FROM THE AI READY ENV TAKES ONLY A FEW SECONDS. ANY TIME DELAY TYPICALLY COMES FROM THE SPEED OF YOUR INTERNET CONNECTION, WHICH DETERMINES THE TIME REQUIRED FOR UPLOADING OF THE ENV AND THE DOWNLOADING OF THE PDF.

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7. The file will open in a new web browser as a PDF file.

Note: Once you have the PDF file open, you can choose to **Print** it out as a hard copy and/or **Save** it to your hard drive.

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File # ACIC1YES

Uniform Residential Appraisal Report 7

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 1703 Woodview Cir City Amory State MS Zip Code 38821
 Borrower Sam Borrower Owner of Public Record Mr. Frank Smith County New York
 Legal Description Sublot 48 Nantuckett Cove Subdivision
 Assessor's Parcel # 55564 04533 Tax Year 2013 R.E. Taxes \$ 1974.64
 Neighborhood Name Nantuckett Cove Map Reference 4B-1 Census Tract 0024.02
 Occupant Owner Tenant Vacant Special Assessments \$ 4800 PUD HOA \$ 32 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe) _____
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) _____
 Lender/Client Demo Client Address 1111 Main Street Palm Coast FL 32137
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s).
 Listings _____

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 I was not asked to analyse the contract for sale for the subject purchase transaction.

Contract Price \$ 185000 Date of Contract 12-10-12 Is the property seller the owner of public record? Yes No Data Source(s) MLS
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %		
Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70	%					
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	0	%					
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	200	Low	New							
Neighborhood Boundaries						250	High	10	Commercial	0	%
The subject neighborhood is bordered on the North by Silver Lake Road, West by Sheridan Road, East by Milford Rd, and South by South Blvd.						225	Pred.	5	Other	Vacant	15
Neighborhood Description											
The subject is located in a stable marketing area. Subject is convenient to schools, shopping, businesses and other supporting facilities.											
Market Conditions (including support for the above conclusions)											
The overall Demand has been stable. Conventional Financing appears to be predominant. Interest rates range from 3% to 4% for Conventional Fixed Rate 30 year mortgage. Seller financing concessions are not prevalent in this market.											

Dimensions 75 x 160 Area 3000 sq ft Shape Rectangular View Park
 Specific Zoning Classification none Zoning Description none

Support:

Please feel free to contact AppraisalPort Customer Support if you have any questions. Here's how to reach us:

Monday through Friday, 8:00 AM to 8:00 PM EST

Phone: 888-963-3330

Fax: (662) 236-2037

Email: support@appraisalport.com