



# Keystone Appraisals Inc.

Real Estate Valuation and Consulting Services

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## QUESTIONNAIRE FOR RESIDENTIAL RELOCATION APPRAISAL

### VENDOR'S CERTIFICATION

The Vendor certifies the following to be true:

#### 1. MARKET LISTING

Is the home currently listed?  Yes  No (go to next question)

Original List Price: \$ \_\_\_\_\_ Current List Price: \$ \_\_\_\_\_

Date of last revision: \_\_\_\_\_ Days on market: \_\_\_\_\_

Listing Agency: \_\_\_\_\_ Listing Agent: \_\_\_\_\_

When was the property for sale previously: Date: \_\_\_\_\_

How was it marketed?  Realtor  Privately  Word of mouth only  Other \_\_\_\_\_

#### 2. RENTAL/LEASE

Is any part of the home rented?  Yes  No *(If "No," go to the next box.)*

Rent is \$ \_\_\_\_\_ per \_\_\_\_\_

Part of home rented. \_\_\_\_\_

Is there a lease?  Yes  No Expiry Date: \_\_\_\_\_

Is the land leased?  Yes  No *(If "No," go to the next box.)*

Give details \_\_\_\_\_

#### 3. POOL

Is there a swimming pool?  Yes  No *(If "No," go to the next box.)*

In-ground  Aboveground  Concrete  Vinyl

Size \_\_\_\_\_  Filtration Unit  Vacuum

Fence around pool?  Yes  No

#### 4. UFFI

To the best of your knowledge, is there any urea formaldehyde foam insulation (UFFI) in the home?

Yes  No

**5. BUILT-INS and EXTRAS**

Please check all the following that are included in the sale of this home.

- Storms/screens       Humidifier       Range x \_\_\_\_\_       Woodstove(s) x \_\_\_\_\_
- Central Air       Dehumidifier       Oven x \_\_\_\_\_       Auto Garage Door x \_\_\_\_\_
- Central Vacuum       Elec. Air Cleaner       Dishwasher       Refrigerator
- Intercom       Air Exchanger       Garburator       Security System
- Blinds       Drapes       Garden Shed       Underground Sprinkler
- Washer       Dryer       Hot Tub       Other \_\_\_\_\_

**6. EQUIPMENT**

- Heating Equipment:     Forced Air       Steam/Hot Water       Baseboard       In-floor hydronic
- In-floor electric     in-wall                       Other \_\_\_\_\_
- Fuel:                       Oil                       Electric                       Propane                       Natural Gas
- Other \_\_\_\_\_

Estimated fuel costs for the last 12 months: \_\_\_\_\_

Hot Water Tank: Capacity \_\_\_\_\_  Gal  Litres

Age of hot water tank: \_\_\_\_\_ Fuel:     Electric     Propane     Natural Gas

Water Softener       Yes     No

Insulation: \_\_\_\_\_  
\_\_\_\_\_

**7. BUILDER/WARRANTY**

When was the house built? \_\_\_\_\_ How old is the roof? \_\_\_\_\_

Is the home under warranty?  Yes     No                      Warranty expiry date: \_\_\_\_\_

Who is the builder? (if known) \_\_\_\_\_

**8. RENOVATION**

If the property was renovated prior to, or during your ownership, please describe: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Were permits obtained for renovations?  Yes     No

If "No," why not? \_\_\_\_\_

If "Yes," please attach copies of permits and inspections.

**9. MARKET HISTORY**

Original purchase date: \_\_\_\_\_ Original purchase price: \_\_\_\_\_

Has the home been on the market since you purchased it (includes private listing, word-of-mouth, and real estate listings)? Yes No

If yes, give listing dates and asking price. \_\_\_\_\_

**10. FINANCING**

FIRST MORTGAGE: Assumable? Yes No Held by: \_\_\_\_\_

Balance: \$ \_\_\_\_\_ Rate: \_\_\_\_\_% Final Due Date: \_\_\_\_\_ Term: \_\_\_\_\_

Discharge Fee: \_\_\_\_\_ Payments: \_\_\_\_\_  weekly biweekly  monthly

SECOND MORTGAGE:

Assumable? Yes No Held by: \_\_\_\_\_

Balance: \$ \_\_\_\_\_ Rate: \_\_\_\_\_% Final Due Date: \_\_\_\_\_ Term: \_\_\_\_\_

Discharge Fee: \_\_\_\_\_ Payments: \_\_\_\_\_  weekly biweekly  monthly

Is the mortgage remaining with the property? Yes No

Is there any reason why the property would not qualify for conventional financing? Yes No

If "Yes," explain. \_\_\_\_\_

**11. EXTRAS/DEFICITS**

Are there any leaks in the home? Problems with heating, plumbing, electrical? Pest infestations (termites, wood bugs, rodents)?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please describe other features of the home, site, or location that may positively or negatively affect market value of the property. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Additional comment by Vendor**

\_\_\_\_\_  
\_\_\_\_\_

Vendor Name \_\_\_\_\_ Signature \_\_\_\_\_

Vendor Name \_\_\_\_\_ Signature \_\_\_\_\_