



HOME VALUE® REAL ESTATE

Converting Alamode WinTOTAL Files with the AI Ready Plugin Wizard

1. The AppraisalPort delivery plugin enables you to convert a Wintotal file to an AI Ready file using FNC's Envelope Uploader application.
2. Open your report, click the **Deliver Report** menu, and then choose **Using any XSite Order Manager Plugin**.
3. Choose the **AppraisalPort** plugin. The first screen is an introduction to the wizard.
4. The wizard gives you an overview of the steps. Click **Next** to continue.
5. The next screen describes that the resulting file that gets sent is not your entire appraisal, does not have security on your signature and may not be USPAP compliant. Click **Next** to continue.
6. Your report is translated and converted to the "AI Ready" format.
7. Once the conversion is complete, you're given an opportunity to view conversion details regarding which forms and images were able to be translated. Since the AI Ready format does not support all forms available in WinTOTAL and has a limit to the number of images, you should review the details to ensure that all the important information was correctly converted. Do not include your invoice.
8. Once you have viewed the details and are satisfied with the conversion, click **Finish**.
9. Once the "FNC Envelope Uploader" loads click the Save button to save the .ENV file to your desktop.
10. Then upload the saved ENV directly to the [HVRE](http://www.homevaluerealestate.biz) website, same as delivering/uploading a XML.

OAD | FNC Envelope Uploader V. 0.7.0.0

Page 1

UNIFORM RESIDENTIAL APPRAISAL REPORT

Property Address: 1015 Waterwood Pkwy City: Edmond State: OK Zip: C
Legal Description: Lot 99, Block 9, Park Ridge Addition, Part 9 County: Oklahoma
Assessor's Parcel No.: 11350572 Tax Year: 2001 R.F. Taxes: \$ 369.35 Special Asses:
Sponsor: Jones Current Owner: Smith Occupant: Owner
Property rights appraised: Fee Simple Leasehold Project Type: PUD Condominium (HUD/VA only) HOAS
Neighborhood or Project Name: Park Ridge Map Reference: HSA 4288 Census Tract:
Sales Price: \$ 153,000 Date of Sale: 5/11/2002 Description and \$ amount of loan charges/concessions to be paid by seller:
Lender/Client: Easy Money Savings & Loan Assn Address P.O. Box: 12488 Tulsa, OK 74153
Appraiser: John Doe Address P.O. Box: 71287 Oklahoma City, OK 73106

Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant occupancy	<input checked="" type="checkbox"/> Single family housing	Present land use %	Land
Built up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	<input type="checkbox"/> 30001	One family	99	<input type="checkbox"/>
Growth rate	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Outer 90	2-4 family		<input type="checkbox"/>
Property values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Tenant	Multi-family		<input type="checkbox"/>
Demand/supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In balance	<input type="checkbox"/> Over supply	<input type="checkbox"/> Vacant (0-6%)	Commercial		<input type="checkbox"/>
Marketing time	<input checked="" type="checkbox"/> Under 3 mos.	<input type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.	<input checked="" type="checkbox"/> Vacant (6-12%)			<input type="checkbox"/>

Note: Rate and the racial composition of the neighborhood are not appraisal factors. Neighborhood boundaries and characteristics: This neighborhood is contained within the platted boundaries of the addition.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, a Park Ridge Addition is located in southwest Edmond. It is a neighborhood of medium sized houses on average urban lots receive average to good market acceptance. All employment centers, schools, churches, and shopping facilities are within market-expected proximity. There is no apparent and measurable evidence of adverse locational factors which might affect marketing or value.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply - such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions

Report.env UA2.xml 9/23/2002 5:32:41 PM