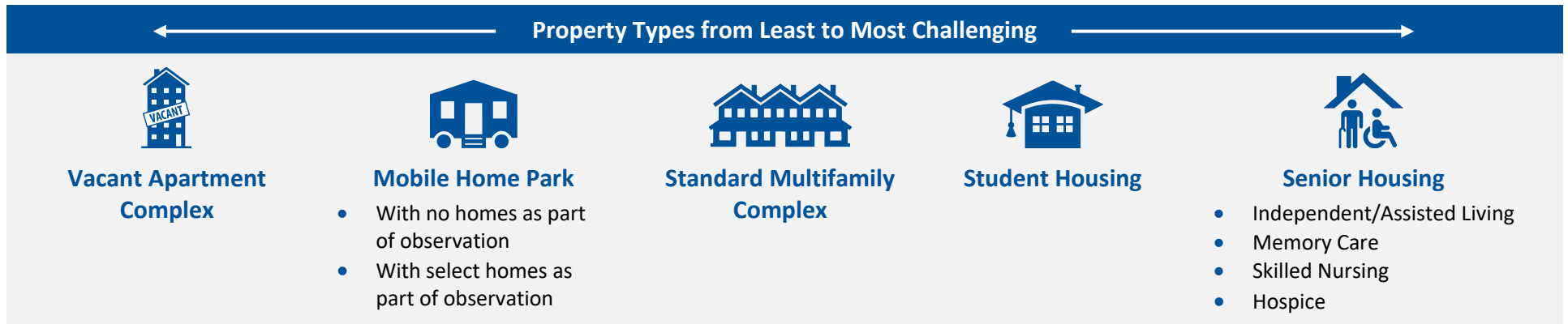


COVID-19 Multifamily Property Types and Property Assessment Solutions



Any of the “Options for Observations” below, with the exception of #1, would be considered a limitation within the report and classified as such. As the numbers go up, the challenges and limitations also increase.

Options for Observation * †		Vacant Apartment Complex	Mobile Home Park	Standard Multifamily Complex	Student Housing	Senior Housing
1	Standard property walk based on Agency scope of work.	✓	✓	✓	✓	
2	Standard property walk of all exterior and common areas and interiors of only the vacant units / property-owned homes.	<i>(not necessary)</i>	✓	✓	✓	✓
3	Standard property walk of all exterior and common areas and interiors of only the units / property-owned homes with resident(s): <ul style="list-style-type: none"> • out of unit - or - • isolated within an enclosed room (room not assessed by field staff) 	<i>(not necessary)</i>	✓	✓	✓	✓
4	Management conducts observations of the home/unit interiors and documents through a video conferencing device i.e. Cell phone(s).	<i>(not necessary)</i>	✓	✓	✓	✓
5	Field staff observe the exterior of the property. Interior observations occur through a video conferencing device i.e. cell phone(s) with such apps as Facetime, Zoom, or Skype. <ul style="list-style-type: none"> • Depending on access points, this option may include roofs and mechanical areas. 	<i>(not necessary)</i>		✓	✓	✓
6	Less than the scope-of-work-required 10% of homes / residential units observed.	<i>(not necessary)</i>	✓	✓	✓	✓

* **Radon** – If radon is part of scope and can’t be performed based on the above, per the agencies, radon can be performed after the origination date of the loan.

† **Asbestos** – Should it be determined suspect friable ACM is on-site, sampling may need to occur after the origination of the loan.