**Property and Appraisal Questionnaire**

 **for Stand Alone HELOC**

Borrower’s Name:       Property Address:

Borrower’s Estimated Value:       Property Address Line 2:

 [ ]  Yes [ ]  No Is the TCF loan amount > $250K?

 **\*Appraisal required if TCF loan amount exceeds $250K**

 [ ]  Yes [ ]  No Is the collateral property a second home/vacation home?

 **\*Non-owner occupied properties are not allowed. If the property is a second/vacation**

 **home, a full appraisal is required.**

 [ ]  Yes [ ]  No Is the value of the property over $1MM?

 **\*If value is over $1MM, full appraisal is required.**

 [ ]  Yes [ ]  No Is the property more than one unit?

 **\*If the property is a duplex/2-unit property, a full appraisal is required.**

 [ ]  Yes [ ]  No Is the property in a gated community or not visible from the street?

 **\*A full appraisal is required if yes.**

 [ ]  Yes [ ]  No Is the subject property currently for sale or has it been listed for sale by the current owner

 within the last 6 months?

 **\*Property currently listed for sale is unacceptable collateral and request is denied. If the**

 **property has been listed for sale by the current owner in last 6 months, a full appraisal is**

 **Required.**

 [ ]  Yes [ ]  No Have any major renovations been recently completed or in process?

 **\*Work in progress is not allowed. If a major remodel has been completed (kitchen/bath,**

 **addition or other) a full appraisal will be required.**

 [ ]  Yes [ ]  No Does the subject property contain two or more parcels?

 **\*A full appraisal is required.**

 [ ]  Yes [ ]  No Is the subject property located on a waterfront?

 **\*Lake, river, creek or ocean frontage requires full appraisal.**

 [ ]  Yes [ ]  No Are there any additional structures located on the site (guest home, casita, studio, etc.)?

 \*Detached garages and sheds are acceptable unless highly improved.

 **\*A full appraisal is required.**

 [ ]  Yes [ ]  No Is the property a Log Home, Earth or Dome Home?

 **\*A full appraisal is required.**

**[ ]** Yes **[ ]** No Was the subject property built in the past 12 months?

 **\*A full appraisal is required if yes.**

**\*\*\* If any of the above questions are answered “yes,” a full interior/exterior appraisal will need to be completed.**

**TCF Property Qualifications:**

 [ ]  Yes [ ]  No Is the subject property more than 10 acres?

 \*If yes, the collateral is not allowed and the loan request is denied.

 [ ]  Yes [ ]  No Is the subject property considered to be a Co-op, Manufactured or Condotel?

 \*If yes, the collateral is not allowed and the loan request is denied.