

credit union for which the property is being appraised and no appraiser shall be directly or indirectly interested in any property appraised.

(2) Neutral appraisals shall not be required when the application for a mortgage loan is in an amount less than 50% of the current assessed tax value and such loan is supported by an appraisal by a committee representing the board of directors and/or credit committee.

(3) All appraisals shall indicate a sound value for loan purposes and the appraisal of land and improvements shall be indicated separately.

(4) In addition to the required outside appraisal, an examination or an inspection report shall also be on file indicating that the property has been examined or inspected by some other person or persons authorized by the board of directors. Such signed report shall reflect an expression or an opinion as to the desirability or acceptability of such property for the loan in question.

Bkg 54.04 Required supporting data. Each mortgage loan made by a credit union shall be supported by the following documents and information:

(1) The note properly executed and the mortgage instrument properly signed and recorded;

(2) Abstract of title or owner's title policy showing title in the borrower and the mortgage to the credit union *or* a mortgage policy in favor of the credit union;

(3) An attorney's opinion indicating that the mortgage is a first lien;

(4) Fire insurance at least equal to the amount of the mortgage loan and windstorm coverage equal to at least 50% of the fire insurance *or* fire and extended coverage insurance at least equal to the amount of the loan;

(5) Original insurance policies must be on file and must contain a mortgage clause in favor of the credit union;

(6) The original or photostatic copy of receipts covering all real estate taxes on the mortgaged property paid since the previous examination;

(7) A signed appraisal containing the information required by section Bkg 54.03 (1), (2), and (3).

(8) An examination or inspection report containing the information required by section Bkg 54.03 (4).

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