# I Iniform Residential Annraisal Report

					i Appraisa			ile <i>#</i>		
	The purpose of this summary appraisal repo	ort is to provid	le the lender/clie	nt with an ac		ely supported, opi			· · · · ·	roperty.
	Property Address				City				Zip Code	
	Borrower		Owner of	Public Record			C	ounty		
	Legal Description									
	Assessor's Parcel #				Tax Year		R	.E. Taxes \$		
F	Neighborhood Name				Map Reference		C	ensus Tract		
IECT	Occupant Owner Tenant Vac	ant	Special A	ssessments \$	•	🗌 PU	D HOA\$		] per year 🗌 p	er month
BJ	Property Rights Appraised Fee Simple	Leasehole								
าร	Assignment Type Purchase Transaction		nce Transaction	Other (d	escrihe)					
	Lender/Client		Addre		55011007					
	Is the subject property currently offered for sal	la ar bac it baar			onthe prior to the offe	otivo dato of this r	annraical?		Yes 🗌 No	
			I Ulleleu IUI Sale I				appiaisais			
	Report data source(s) used, offering price(s), a	anu uale(s).								
	I did did not analyze the contract fo	or sale for the si	ubject purchase tr	ransaction. Exp	lain the results of the	analysis of the co	intract for sal	e or why the a	analysis was not	
	performed.									
L)										
RA	Contract Price \$ Date of Cor				ne owner of public rea			a Source(s)		
CONTRACT	Is there any financial assistance (loan charges	, sale concessi	ons, gift or down	payment assist	ance, etc.) to be paid	by any party on b	ehalf of the b	orrower?	Yes	No
ပ္ပ	If Yes, report the total dollar amount and descr	ribe the items to	o be paid.							
	· •		•							
	Note: Race and the racial composition of the	he neighborbo	ood are not appr	aisal factore						
	Neighborhood Characteristics				lousing Trends		Ono-Uri	t Housing	Present Land	
			Droport / V-I			Dealinin		-		
	Location Urban Suburban		Property Values [	Increasing	Stable	Declining	PRICE	AGE	One-Unit	%
Q	Built-Up Over 75% 25-75%		Demand/Supply [	Shortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	%
	Growth Rapid Stable	Slow	Marketing Time	Under 3 m	ths 🔄 3-6 mths	Over 6 mths		DW	Multi-Family	%
RH	Neighborhood Boundaries						Hi	igh	Commercial	%
GHBO							Pr	ed.	Other	%
ΗS	Neighborhood Description									
NEI										
~										
	Market Conditions (including support for the at	bove conclusio	ns)							
	· · · · · ·									
	Dimensions		Area		Sha	De		View		
	Specific Zoning Classification			Description	014	50		1011		
		aconforming (C				ha)				
		Zoning Compliance 🗌 Legal 🔲 Legal Nonconforming (Grandfathered Use) 📃 No Zoning 🔲 Illegal (describe)								
		an improved (						la If Na day	aariba	
	Is the highest and best use of subject property	v as improved (					Yes 🗌 N	lo If No, des	scribe	
		as improved (	or as proposed pe	er plans and sp	ecifications) the pres	ent use?				
	Utilities Public Other (describe)		or as proposed pe Pub	er plans and sp	ecifications) the pres	off-site Impr				rivate
ITE	Utilities Public Other (describe) Electricity	W	or as proposed pe Pub ater	er plans and sp	ecifications) the pres	Off-site Impro				rivate
	Utilities     Public     Other (describe)       Electricity	W	or as proposed pe Pub ater	er plans and sp	ecifications) the prese	off-site Impr		уре	Public P	rivate
	Utilities     Public     Other (describe)       Electricity	W Sa No FEM	or as proposed per Pub ater anitary Sewer IA Flood Zone	blic Other (de	ecifications) the press escribe) FEMA Map #	Off-site Impro			Public P	rivate
	Utilities       Public       Other (describe)         Electricity	W Sa No FEN cal for the mark	or as proposed per Pub ater anitary Sewer IA Flood Zone (et area?	blic Other (de	ecifications) the press escribe) FEMA Map # o If No, describe	ent use?		уре	Public P	rivate
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	Utilities       Public       Other (describe)         Electricity	W Sa No FEM cal for the mark nal factors (ease	Pub ater anitary Sewer IA Flood Zone xet area? erments, encroach Foundation Slab Craw	Ilic Other (de	ecifications) the press scribe) FEMA Map # o If No, describe mental conditions, lar Exterior Descriptio Foundation Walls	off-site Impro	ovements - T	ype       FEMA Map       s     No       Interior       Floors	Public P	
	Utilities       Public       Other (describe)         Electricity	W Sa No FEM cal for the mark nal factors (ease Concrete S Concrete S	Pub ater anitary Sewer IA Flood Zone (et area? ements, encroach Foundation Slab Craw nent Partia	Image: series of the series	Exterior Walls	off-site Impro	ovements - T	ype         FEMA Map         s       No         Interior         Floors         Walls	Public P	
	Utilities       Public       Other (describe)         Electricity	W Sa No FEN cal for the mark al factors (ease al factors (ease Concrete s L Full Basen Basement Area	Pub ater	Image: series of the series	Exterior Descriptio FEMA Map # o If No, describe mental conditions, lar Exterior Descriptio Foundation Walls Exterior Walls Roof Surface	off-site Impro Street Alley and uses, etc.)?	ovements - T	Ype         FEMA Map         s       No         Interior         Floors         Walls         Trim/Finish	Public P	
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	Utilities       Public       Other (describe)         Electricity	W Sa No FEW cal for the mark al factors (ease Concrete S Full Basen Basement Area Basement Area Basement Finis Outside Er Evidence of Dampness	Pub ater anitary Sewer A Flood Zone (et area? ements, encroach Foundation Slab Craw nent Partia a sh Infestation s Settlemen	Ar plans and sp lic Other (de ) ) Yes N Ments, environ A Space al Basement sq.ft. % ump Pump t	Exterior Description FEMA Map # o If No, describe mental conditions, lar Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspou Window Type Storm Sash/Insulated Screens	off-site Impro Street Alley ad uses, etc.)?	ovements - T	FEMA Map FEMA Map s No Interior Floors Walls Trim/Finish Bath Floor Bath Wainscc Car Storage Driveway	Public       P         □       □        <	
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## Uniform Residential Appraisal Report

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Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

### Uniform Residential Appraisal Report

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

File #

### Uniform Residential Appraisal Report

#### APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

### Uniform Residential Appraisal Report

Oft File#

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)				
Signature	Signature				
Name					
Company Name	Company Name				
Company Address					
 Telephone Number	Telephone Number				
Email Address	Email Address				
Date of Signature and Report	Date of Signature				
Effective Date of Appraisal	State Certification #				
State Certification #	or State License #				
or State License #	Otata				
or Other (describe) State #	Expiration Date of Certification or License				
State					
Expiration Date of Certification or License	SUBJECT PROPERTY				
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property				
	Did inspect exterior of subject property from street				
	Date of Inspection				
APPRAISED VALUE OF SUBJECT PROPERTY \$	Did inspect interior and exterior of subject property				
LENDER/CLIENT	Date of Inspection				
Name					
Company Name	COMPARABLE SALES				
Company Address					
Email Address					

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