First American Staff Appraisals

Comprehensive Valuation Solutions that Set Industry Standards for Quality, Efficiency, and Service



Client: Colony American Finance

4 Park Plaza, Suite 1950

Irvine, CA 92614

Borrower: Rudalev MI II

Address: 22510 Petersburg Ave

Eastpointe, MI 48021

Value: \$66,000

Date: June 7, 2017

Appraiser: Michael A Miller

License: 1201003985



www.firstam.com/mortgagesolutions

Appraisal Nation Colony American Finance 4 Park Plaza, Suite 1950 Irvine, CA 92614

File Number: F-155045-17

In accordance with your request, I have appraised the real property at:

22510 Petersburg Ave Eastpointe, MI 48021

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of June 7, 2017

is:

\$66,000 Sixty-Six Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Michael A Miller a Mulh

Uniform Residential Appraisal Report

File No. **F-155045-17**

Th	e purpose of this summary appraisal report is	to provide the lender/elient with		,	J oupp	orteu,	opinion of the i	narket vare		
	Property Address 22510 Petersburg Ave		City	Eastpointe			Sta	ite MI Z	Zip Code 480 2	21
	Borrower Rudalev MI II	Owner of Public F	Record Ru	dalev 2 LLC			Co	unty Mac	omb	
	Legal Description N 5' of Lot 51 & all of Lo							,		
	- ·	. oz ropiał of Relig-Dulla						- Ta ^ '	2 1 2 4	
	Assessor's Parcel # 14-33-104-013			Year 2016				. Taxes \$ 3		
5	Neighborhood Name Eastpointe		Map	Reference 47644	<u>4</u>			nsus Tract 2	<u>2585.00</u>	
SUBJEC	Occupant Owner X Tenant Vacant	Special Assessm	ents \$ 0			Pl	JD HOA \$ 0		per year (per month
쁴	Property Rights Appraised X Fee Simple	Leasehold Other (describe	2)							
ᇬ	Assignment Type Purchase Transaction	Refinance Transaction X Other	,	Market Value						
H						0 4 00	2044			
	Lender/Client Colony American Finance			Suite 1950, Ir						
	Is the subject property currently offered for sale or ha	s it been offered for sale in the twelv	e months pr	ior to the effective d	late of th	is appra	nisal?Y	′es 🗶 No)	
	Report data source(s) used, offering price(s), and data	te(s). MLS and Eastpointe	e Assess	or						
	7 7 7 7	.,								
8	1	fababa	Franklin Hea		-!646-		-1 f	Alexander and a series		
	I did did not analyze the contract for sale	for the subject purchase transaction.	. Explain the	results of the analy	ISIS OI THE	e contra	ct for sale or wny	the analysis	s was not perform	nea.
티										
CONTRACT	Contract Price \$ Date of Contr	ract Is the nro	nnarty sallar	the owner of public	record?		Yes No	Data Source	2(c)	
ä		•							`_	
бl	Is there any financial assistance (loan charges, sale $\boldsymbol{\alpha}$		ssisiance, ei	c.) to be paid by any	y party o	n benaii	or the porrower?		YesNo	
ŏ١	If Yes, report the total dollar amount and describe the	e items to be paid.								
	Note: Race and the racial composition of the neig									
	Neighborhood Characteristics	One-I	Unit Housir	ng Trends			One-Unit Hou	sing	Present Lar	nd Use %
ď	Location Urban X Suburban Rural	Property Values Incre	easing	X Stable	Declinin	na T	PRICE	AGE (One-Unit	80 %
					Over Su	7	-		2-4 Unit	5 %
Дŀ				=			\$(000)	0 /		
8	Growth Rapid X Stable Slow	Marketing Time X Under			Over 6 r	nths	14 Low		Multi-Family	5 %
Ħ	Neighborhood Boundaries 9 Mile Rd to the I	North, 8 Mile Rd to the Sc	outh, Kel	ly Ave to the \	West.		165 High	72	Commercial	5 %
öl	and Beaconsfield Ave to the East. Ea				,		92 Pred.		Other Vac Prk	5 %
4				nion area T'	oro !-	0 !-				
NEIGHBORH	Neighborhood Description The immediate n									
9	houses. There is access to all major	transportation hubs, and t	there do	es not appear	to be	any o	conditions th	at would	d negatively	impact
-	the marketability of the subject									
	Market Conditions (including support for the above of	onclusions) The market ann	nears to b	ne slightly incr	easin	n afte	r recent dec	lines in r	number of s	ales and
	- · · · · · · · · · · · · · · · · · · ·					_				
H	sale prices. A review of 34 single fam	-	репоа о	i ali sales in tr	ne nei	gnboi	mood reveal	ied an av	verage or z	DOWI,
	which results in a marketing time of a	approximately 25 days.								
	Dimensions 85X129	Area 10965 sf		Shape Re	ectano	gular		View N;F	Res:	
	Specific Zoning Classification R-1	Zoning Description S	ingle Fa						,	
			$\overline{}$							
J	Zoning Compliance X Legal Legal Nonc	onforming (Crandfathorod Hoo)								
	Zoning Compilance (1) Ecgai Conc	onforming (Grandfathered Use)	No Zonii	ng 🔲 Illegal (de	escribe)					
	Is the highest and best use of the subject property as					X	Yes No	If No, descr	ibe.	
I						X	Yes No	If No, descr	ibe.	
	Is the highest and best use of the subject property as	improved (or as proposed per plans	s and specifi	cations) the present						. 5
	Is the highest and best use of the subject property as Utilities Public Other (describe)	improved (or as proposed per plans	s and specifi				Off-site Improv	ements—T	ype Publ	ic Private
	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	improved (or as proposed per plans	s and specific	cations) the present				ements—T		ic Private
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe)	improved (or as proposed per plans	s and specifi	cations) the present			Off-site Improv	ements—T	ype Publ	ic Private
	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X Gas X	improved (or as proposed per plans Water Sanitary Sewer	s and specific	cations) the present	t use?		Off-site Improve Street Concre Alley None	ements—T	ype Publ	
	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X The subject property as	improved (or as proposed per plans Water Sanitary Sewer No FEMA Flood Zone X	s and specific OX X	ther (describe) FEMA Map # N			Off-site Improve Street Concre Alley None	ements—T	ype Publ	
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the subject property as	improved (or as proposed per plans Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes	s and specific OX X (X)	ther (describe) FEMA Map # No., describe.	t use?		Off-site Improve Street Concre Alley None FEM	ements—T ete MA Map Date	ype Publ X De 06/19/201	
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X The subject property as	improved (or as proposed per plans Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes	s and specific OX X (X)	ther (describe) FEMA Map # No., describe.	t use?		Off-site Improve Street Concre Alley None	ements—T	ype Publ X De 06/19/201	
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the subject property as	improved (or as proposed per plans Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes	s and specific OX X (X)	ther (describe) FEMA Map # No., describe.	t use?		Off-site Improve Street Concre Alley None FEM	ements—T ete MA Map Date	ype Publ X De 06/19/201	
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the subject property as	improved (or as proposed per plans Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes	s and specific OX X (X)	ther (describe) FEMA Map # No., describe.	t use?		Off-site Improve Street Concre Alley None FEM	ements—T ete MA Map Date	ype Publ X De 06/19/201	
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for the subject property as	improved (or as proposed per plans Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes	s and specific OX X (X)	ther (describe) FEMA Map # No., describe.	t use?		Off-site Improve Street Concre Alley None FEM	ements—T ete MA Map Date	ype Publ X De 06/19/201	
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments, encroachments, encroachments)	s and specific OX X (X)	rther (describe) FEMA Map # No., describe. conditions, land use	lone	?	Off-site Improve Street Concre Alley None FEM Yes X No	ements—T; ete MA Map Date If Yes, de	ype Publ X De 06/19/201 escribe.	7
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments, encroachments)	s and specific OX (X) (X) (X) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y	rther (describe) FEMA Map # No., describe. conditions, land use	lone es, etc.)?	? [Off-site Improve Street Concre Alley None FEM Yes X No	ements—T ete MA Map Date If Yes, de	ype Publ X a 06/19/201 escribe.	7
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments, encroachments, encroachments)	s and specific OX (X) (X) (X) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y	rther (describe) FEMA Map # No., describe. conditions, land use	lone es, etc.)?	? [Off-site Improve Street Concre Alley None FEM Yes X No	ements—T; ete MA Map Date If Yes, de	ype Publ X De 06/19/201 escribe.	7
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	improved (or as proposed per plans Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments, encroachments) FOUNDATION Concrete Slab Crawl S	s and specific OX (X) (X) (X) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y	rther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESC. Foundation Walls	lone Some RIPTION Co	na mai	Off-site Improve Street Concre Alley None FEM Yes X No	ements—T ete MA Map Date If Yes, de	ype Publ X e 06/19/201 escribe. mater Wd/Lar	7 ials/condition n/Avg
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	improved (or as proposed per plans Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachme	s and specific OX (X) (X) (X) (V) (V) (V) (V) (V) (V) (V) (V) (V) (V	rther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls	lone RIPTION Co Br.	? mai	Off-site Improve Street Concre Alley None FEM Yes X No	ements—T ete MA Map Date If Yes, de INTERIOR Floors Walls	ype Publ X De 06/19/201 escribe. mater Wd/Lar Drywall	rials/condition n/Avg /Avg
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments, encroachments) Concrete Slab Crawl S X Full Basement Partial B Basement Area 8	Public O X No If No vironmental Space Basement Base sq. ft.	rther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESCRIPTION Walls Exterior Walls Roof Surface	None RIPTION CC Br. As	N ma oncret :/Avg	Off-site Improved Street Concre Alley None FEM Yes X No derials/condition te /Avg Shngl/Avg	ements—T ete MA Map Date If Yes, de INTERIOR Floors Walls Trim/Finish	ype Publ X a 06/19/201 escribe. mater Wd/Lar Drywall Wd/Avg	rials/condition m/Avg /Avg
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments, encroachments) FOUNDATION Concrete Slab Crawl S X Full Basement Partial B Basement Area 8 Basement Finish	Public O X No If No vironmental space Basement 389 sq. ft. 40 %	ther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspo	None RIPTION CC Br. As outs Ali	n mai oncret /Avg sphalt um/Av	Off-site Improved Street Concrete None FEM Yes X No derials/condition re /Avg Shngl/Avg	ements—T ete MA Map Date If Yes, de INTERIOR Floors Walls Trim/Finish Bath Floor	ype Publ X e 06/19/201 escribe. mater Wd/Lar Drywall Wd/Avg Cer/Avg	rials/condition n/Avg /Avg
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments, encroachments) FOUNDATION Concrete Slab Crawl S X Full Basement Partial B Basement Area 8 Basement Finish	Public O X No If No vironmental Space Basement Base sq. ft.	rther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESCRIPTION Walls Exterior Walls Roof Surface	None RIPTION CC Br. As outs Ali	N ma oncret :/Avg	Off-site Improved Street Concrete None FEM Yes X No derials/condition re /Avg Shngl/Avg	ements—T ete MA Map Date If Yes, de INTERIOR Floors Walls Trim/Finish	ype Publ X e 06/19/201 escribe. mater Wd/Lar Drywall Wd/Avg Cer/Avg	rials/condition n/Avg /Avg
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments, encroachments) FOUNDATION Concrete Slab Crawl S X Full Basement Partial B Basement Area 8 Basement Finish	Public O X No If No vironmental space Basement 389 sq. ft. 40 %	ther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo	None RIPTION CC Br. As outs Alt Vii	N male on crete of the control of th	Off-site Improved Street Concrete None FEM Yes X No terials/condition re /Avg Shngl/Avg vg	INTERIOR Floors Walls Trim/Finish Bath Wains	ype Publ X e 06/19/201 escribe. mater Wd/Lar Drywall Wd/Avg Cer/Avg	rials/condition n/Avg /Avg
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	Public O X No If No Expace Basement Base sq. ft. 40 % mp Pump	rther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsport Window Type Storm Sash/Insular	None RIPTION CC Br. As outs Ali Viited Viit	N ma oncret /Avg sphalt um/Av nyl/Av	Off-site Improved Street Concrete None FEM Yes X No terials/condition re /Avg Shngl/Avg vg /g	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storage	ype Publ X a 06/19/201 escribe. mater Wd/Lar Drywall Wd/Avg Cer/Avg Scot Cer/Avg None	rials/condition n/Avg /Avg
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	s and specific OX (X) (X) (X) (X) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y	ther (describe) FEMA Map # No, describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspt Window Type Storm Sash/Insulai Screens	None RIPTION CC Br. As outs Ali Viited Viit	nyl/Av	Off-site Improved Street Concrete None FEM Yes X No terials/condition te /Avg Shngl/Avg vg /g /g /g	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag	ype Publ X a 06/19/201 escribe. mater Wd/Lar Drywall Wd/Avg Cer/Avg scot Cer/Avg le None ay # of Cars	rials/condition n/Avg /Avg
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	Public O X No If No rivironmental Space Basement 389 sq. ft. 40 % mp Pump t Radiant	rther (describe) FEMA Map # No, describe. conditions, land use EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities	None RIPTION Co Br. Assouts Alt Viited Vii	nyl/Av nyl/Av woo	Off-site Improved Street Concretally None FEM Yes X No terials/condition i.e. /Avg Shngl/Avg vg //g //g //g //d //d //d //d //d //d //	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars Surface Concr	rials/condition n/Avg /Avg
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	Public O X No If No rivironmental Space Basement 389 sq. ft. 40 % mp Pump t Radiant	ther (describe) FEMA Map # No, describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspt Window Type Storm Sash/Insulai Screens	None RIPTION Co Br. Assouts Alt Viited Vii	nyl/Av nyl/Av woo	Off-site Improved Street Concrete None FEM Yes X No terials/condition te /Avg Shngl/Avg vg /g /g /g	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars Surface Concr	rials/condition n/Avg /Avg
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	Public O X No If No Invironmental Space Basement 389 sq. ft. 40 % Inp Pump It Radiant Radiant	rther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESCIFOUNDATION Walls Exterior Walls Roof Surface Gutters & Downspr Window Type Storm Sash/Insular Screens Amenities Fireplace(s) #	None RIPTION Co Br, As outs Alu Vii ted Vii 0	nyl/Ax nyl/Ax Sphalt um/Ax nyl/Ax nyl/Ax	Off-site Improved Street Concretalley None FEM Yes X No derials/condition te /Avg Shngl/Avg yg /g /d ddStove(s) #0 ce None	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage	mater Wd/Lar Drywall Wd/Avg Cer/Avg scot Cer/Avg e None ay # of Cars Surface Concr e # of Cars	rials/condition n/Avg /Avg d d d t tete 1
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	Public O X No If No Invironmental Space Basement 389 sq. ft. 40 % Inp Pump It Radiant Radiant	EXTERIOR DESCI Foundation Walls Exterior Walls Roof Surface Gutters & Downspr Window Type Storm Sash/Insular Screens Amenities Patio/Deck No	None RIPTION Co Br, As outs Alu Vii ted Vii 0	nyl/Ax nyl/Ax pendit um/Ax nyl/Ax nyl/Ax pendit	Off-site Improved Street Concretally None FEM Yes X No derials/condition to Avg Shngl/Avg yg yg yg yg yg ddStove(s) #0 ce None ch None	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S Garage Carpor	mater Wd/Lar Drywall Wd/Avg Cer/Avg scot Cer/Avg ye None yay # of Cars full for Cars the # of Cars the # of Cars	rials/condition n/Avg //Avg d d d d tete 1 0
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments FOUNDATION	s and specific Public X X No If No vironmental Space Basement 389 sq. ft. 40 % np Pump t Radiant Space Coning	EXTERIOR DESCI Foundation Walls Exterior Walls Roof Surface Gutters & Downspr Window Type Storm Sash/Insular Screens Amenities Patio/Deck No	None RIPTION Co Br, As outs Alu Vii ted Vii 0 [one [mai oncret /Avg sphalt um/Av nyl/Av nyl/Av nyl/Av penc Porc	Off-site Improved Street Concretally None FEM Yes X No derials/condition te /Avg Shngl/Avg yg /g /g /d ddStove(s) #0 te None th None ter None	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage	mater Wd/Lar Drywall Wd/Avg Cer/Avg scot Cer/Avg e None ay # of Cars Surface Concr e # of Cars	rials/condition n/Avg /Avg d d d t tete 1
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	Public O X No If No Invironmental Space Basement 389 sq. ft. 40 % Inp Pump It Radiant Radiant	EXTERIOR DESCI Foundation Walls Exterior Walls Roof Surface Gutters & Downspe Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck None	None RIPTION Co Br, As outs Alu Vii ted Vii 0 [one [mai oncret /Avg sphalt um/Av nyl/Av nyl/Av nyl/Av penc Porc	Off-site Improved Street Concretally None FEM Yes X No derials/condition to Avg Shngl/Avg yg yg yg yg yg ddStove(s) #0 ce None ch None	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S Garage Carpor	mater Wd/Lar Drywall Wd/Avg Cer/Avg scot Cer/Avg ye None yay # of Cars full for Cars the # of Cars the # of Cars	rials/condition n/Avg //Avg d d d d tete 1 0
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments X Full Basement Partial Basement Area Basement Area Basement Finish Outside Entry/Exit Sum Evidence of Infestation Dampness Settlement Heating X FWA HWBB Other Fuel Gas Cooling X Central Air Condition Individual Other Dishwasher Disposal	s and specific Public X X No If No vironmental Space Basement 389 sq. ft. 40 % np Pump t Radiant Space Coning	ther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck No. Pool None vave X Washer.	None RIPTION Co Br, As outs Alu Vii ted Vii 0 [one [nyl/Av poncrete/Avg sphalt um/Av nyl/Av nyl/Av porc Porc Othe	Off-site Improved Street Concretally None FEM Yes X No derials/condition re /Avg Shngl/Avg vg /g /g /d ddStove(s) #0 ce None ch None er None her (describe)	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor	mater Wd/Lar Drywall Wd/Avg Cer/Avg scot Cer/Avg ye None yay # of Cars full for Cars the # of Cars the # of Cars	ials/condition n/Avg /Avg g g t t ete 1 0 Built-in
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area	s and specific Public O X No If No vironmental Space Basement B89 sq. ft. 40 % mp Pump t Radiant Sponing Microw	ther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspe Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck No. Pool None vave X Washer.	RIPTION CC Br. As outs Alt Viii tted Viii 0 0 [c/Dryer	nyl/Av poncrete/Avg sphalt um/Av nyl/Av nyl/Av porc Porc Othe	Off-site Improved Street Concretally None FEM Yes X No derials/condition re /Avg Shngl/Avg vg /g /g /d ddStove(s) #0 ce None ch None er None her (describe)	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars full # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g t t ete 1 0 Built-in
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area	s and specific Public O X No If No vironmental Space Basement B89 sq. ft. 40 % mp Pump t Radiant Sponing Microw	ther (describe) FEMA Map # No., describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspe Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck No. Pool None vave X Washer.	RIPTION CC Br. As outs Alt Viii tted Viii 0 0 [c/Dryer	nyl/Av poncrete/Avg sphalt um/Av nyl/Av nyl/Av porc Porc Othe	Off-site Improved Street Concretally None FEM Yes X No derials/condition re /Avg Shngl/Avg vg /g /g /d ddStove(s) #0 ce None ch None er None her (describe)	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars full # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g t t ete 1 0 Built-in
SITE	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Fill Basement Basement Fill Sum Evidence of Infestation Dampness Settlement Heating X FWA HWBB Heating X FWA HWBB Other Fuel Gas Cooling X Central Air Condition Individual Other Dishwasher Disposal 5 Rooms 2 Insulation;	s and specific Public X No If No If No Invironmental Space Basement Ba	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alt Vii ted Vii Tone One Topyer D Bath(s)	N mal poncrete /Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concrete Concrete None Street None Street Street None St	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att.	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
NTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Fill Basement Basement Fill Sum Evidence of Infestation Dampness Settlement Heating X FWA HWBB Heating X FWA HWBB Other Fuel Gas Cooling X Central Air Condition Individual Other Dishwasher Disposal 5 Rooms 2 Insulation;	s and specific Public X No If No If No Invironmental Space Basement Ba	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alt Vii ted Vii Tone One Topyer D Bath(s)	N mal poncrete /Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concretally None FEM Yes X No derials/condition re /Avg Shngl/Avg vg /g /g /d ddStove(s) #0 ce None ch None er None her (describe)	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att.	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Fill Basement Basement Fill Sum Evidence of Infestation Dampness Settlement Heating X FWA HWBB Heating X FWA HWBB Other Fuel Gas Cooling X Central Air Condition Individual Other Dishwasher Disposal 5 Rooms 2 Insulation;	s and specific Public O X No If No If No Invironmental Space Basement	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alt Vii ted Vii Tone One Topyer D Bath(s)	N mal poncrete /Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concrete Concrete None Street None Street Street None St	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att.	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Fill Basement Basement Fill Sum Evidence of Infestation Dampness Settlement Heating X FWA HWBB Heating X FWA HWBB Other Fuel Gas Cooling X Central Air Condition Individual Other Dishwasher Disposal 5 Rooms 2 Insulation;	s and specific Public O X No If No If No Invironmental Space Basement	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alt Vii ted Vii Tone One Topyer D Bath(s)	N mal poncrete /Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concrete Concrete None Street None Street Street None St	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att.	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Fill Basement Basement Fill Sum Evidence of Infestation Dampness Settlement Heating X FWA HWBB Heating X FWA HWBB Other Fuel Gas Cooling X Central Air Condition Individual Other Dishwasher Disposal 5 Rooms 2 Insulation;	s and specific Public O X No If No If No Invironmental Space Basement	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alt Vii ted Vii Tone One Topyer D Bath(s)	N mal poncrete /Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concrete Concrete None Street None Street Street None St	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att.	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Fill Basement Basement Fill Sum Evidence of Infestation Dampness Settlement Heating X FWA HWBB Heating X FWA HWBB Other Fuel Gas Cooling X Central Air Condition Individual Other Dishwasher Disposal 5 Rooms 2 Insulation;	s and specific Public O X No If No If No Invironmental Space Basement	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alt Vii ted Vii Tone One Topyer D Bath(s)	N mal poncrete /Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concrete Concrete None Street None Street Street None St	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att.	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Fill Basement Basement Fill Sum Evidence of Infestation Dampness Settlement Heating X FWA HWBB Heating X FWA HWBB Other Fuel Gas Cooling X Central Air Condition Individual Other Dishwasher Disposal 5 Rooms 2 Insulation;	s and specific Public O X No If No If No Invironmental Space Basement	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alt Vii ted Vii Tone One Topyer D Bath(s)	N mal poncrete /Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concrete Concrete None Street None Street Street None St	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att.	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	s and specific Public O X No If	ther (describe) FEMA Map # No. describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspe Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck No. Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alu Viii ted Viii 0 [0 [c/Dryer D Bath(s)	maioncrete/Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concretally None FEM Yes X No derials/condition te /Avg Shngl/Avg yg /g /g /d ddStove(s) #0 te None th None ter (describe) 908 Squar	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att. e Feet of Gr	mater Wd/Lar Drywall Wd/Avg Cer/Avg Scot Cer/Avg None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	s and specific Public O X No If	ther (describe) FEMA Map # No. describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspe Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck No. Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alu Viii ted Viii 0 [0 [c/Dryer D Bath(s)	maioncrete/Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concrete Concrete None Street None Street Street None St	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att. e Feet of Gr	mater Wd/Lar Drywall Wd/Avg Cer/Avg e None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	s and specific Public O X No If	ther (describe) FEMA Map # No. describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspe Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck No. Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alu Viii ted Viii 0 [0 [c/Dryer D Bath(s)	maioncrete/Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concretally None FEM Yes X No derials/condition te /Avg Shngl/Avg yg /g /g /d ddStove(s) #0 te None th None ter (describe) 908 Squar	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att. e Feet of Gr	mater Wd/Lar Drywall Wd/Avg Cer/Avg Scot Cer/Avg None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	s and specific Public O X No If	ther (describe) FEMA Map # No. describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspe Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck No. Pool None vave X Washer. 1.0	RIPTION CC Br. As outs Alu Viii ted Viii 0 [0 [c/Dryer D Bath(s)	maioncrete/Avg sphalt um/Av nyl/Av nyl/Av Porc Othe Oth	Off-site Improved Street Concretally None FEM Yes X No derials/condition te /Avg Shngl/Avg yg /g /g /d ddStove(s) #0 te None th None ter (describe) 908 Squar	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att. e Feet of Gr	mater Wd/Lar Drywall Wd/Avg Cer/Avg Scot Cer/Avg None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, e	s and specific Public O X No If	ther (describe) FEMA Map # No. describe. conditions, land use EXTERIOR DESC. Foundation Walls Exterior Walls Roof Surface Gutters & Downspe Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck No. Pool None vave X Washer. 1.0	It use? Ione RIPTION Co Br. As outs Alt Viii ted Viii (one [//Dryer) Bath(s) Jo upd	N male process of the	Off-site Improved Street Concretally None FEM Yes X No derials/condition te /Avg Shngl/Avg yg /g /g /d ddStove(s) #0 te None th None ter (describe) 908 Squar	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att. e Feet of Gr	mater Wd/Lar Drywall Wd/Avg Cer/Avg Scot Cer/Avg None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Finish Outside Entry/Exit	s and specific Public O X No If No Invironmental Space Basement Basem	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Patio/Deck No Pool None vave X Washer, 1.0	RIPTION CC Br. As outs Alu Viii ted Viii 0 [0 [c/Dryer D Bath(s)	N male process of the	Off-site Improved Street Concretally None FEM Yes X No derials/condition te /Avg Shngl/Avg yg /g /g /d ddStove(s) #0 te None th None ter (describe) 908 Squar	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att. e Feet of Gr	mater Wd/Lar Drywall Wd/Avg Cer/Avg Scot Cer/Avg None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Finish Outside Entry/Exit	s and specific Public O X No If No Invironmental Space Basement Basem	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Patio/Deck No Pool None vave X Washer, 1.0	It use? Ione RIPTION Co Br. As outs Alt Viii ted Viii (one [//Dryer) Bath(s) Jo upd	N mal poncrete /Avg sphalt um/Anyl/Anyl/Anyl/Anyl/Anyl/Anyl/Anyl/Anyl	Off-site Improve Street Concre Alley None FEM Yes X No terials/condition te /Avg Shngl/Avg vg /g /dg ddStove(s) #0 ter None the None ther (describe) 908 Squar In the prior 1	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att. e Feet of Gr	mater Wd/Lar Drywall Wd/Avg Cer/Avg Scot Cer/Avg None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Finish Outside Entry/Exit	s and specific Public O X No If No Invironmental Space Basement Basem	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Patio/Deck No Pool None vave X Washer, 1.0	It use? Ione RIPTION Co Br. As outs Alt Viii ted Viii (one [//Dryer) Bath(s) Jo upd	N mal poncrete /Avg sphalt um/Anyl/Anyl/Anyl/Anyl/Anyl/Anyl/Anyl/Anyl	Off-site Improve Street Concre Alley None FEM Yes X No terials/condition te /Avg Shngl/Avg vg /g /dg ddStove(s) #0 ter None the None ther (describe) 908 Squar In the prior 1	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att. e Feet of Gr	mater Wd/Lar Drywall Wd/Avg Cer/Avg Scot Cer/Avg None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in
IMPROVEMENTS	Is the highest and best use of the subject property as Utilities Public Other (describe) Electricity X	Water Sanitary Sewer No FEMA Flood Zone X he market area? X Yes ors (easements, encroachments, encroachments Basement Area Basement Finish Outside Entry/Exit	s and specific Public O X No If No Invironmental Space Basement Basem	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downspo Window Type Storm Sash/Insula Screens Amenities Patio/Deck No Pool None vave X Washer, 1.0	It use? Ione RIPTION Co Br. As outs Alt Viii ted Viii (one [//Dryer) Bath(s) Jo upd	N mal poncrete /Avg sphalt um/Anyl/Anyl/Anyl/Anyl/Anyl/Anyl/Anyl/Anyl	Off-site Improve Street Concre Alley None FEM Yes X No terials/condition te /Avg Shngl/Avg vg /g /dg ddStove(s) #0 ter None the None ther (describe) 908 Squar In the prior 1	INTERIOR Floors Walls Trim/Finish Bath Floor Bath Wains Car Storag X Drivew Driveway S X Garage Carpor Att. e Feet of Gr	mater Wd/Lar Drywall Wd/Avg Cer/Avg Scot Cer/Avg None ay # of Cars t # of Cars t # of Cars X Det.	ials/condition n/Avg /Avg g g g t ete 1 0 Built-in

Uniform Residential Appraisal Report File No. F-155045-17

	rable properties surreptly of	forced for colo in the cubic	at malabharbaad rana	ing in price fre	m ¢ 70 ∩	100 to ¢	70 N	10	
	rable properties currently of						78,00		
	rable sales in the subject ne					42,900		108,000	
FEATURE	SUBJECT	COMPARABLE	SALE NO. 1		IPARABLE S			COMPARABLE S	
22510 Petersburg A	Ave	22138 Kelly Rd		18470 M	orningsid	le Ave	22634	Petersburg	Ave
Address Eastpointe,	MI 48021	Eastpointe, MI 48	3021	Eastpoint	-			ointe, MI 48	
Proximity to Subject	15521	0.27 miles SW		0.32 mile		·_ ·		niles NE	·
			70.000	0.32 111116		70.000	0.051		40.000
Sale Price	\$	\$	73,000		\$	72,000		\$	42,900
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 68.10 sq. ft.		\$ 70.52	2 sq. ft.			7.30 sq. ft.	
Data Source(s)		MRSMLS #3131326	6;DOM 22	MRSMLS #	21279897	;DOM 8	MRSM	LS #21174732	;DOM 39
Verification Source(s)		Eastpointe Asses		Eastpoint			Fastn	ointe Assess	sor
, ,	DECODIDATION	•		· ·					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRI	PHON	+(-) \$ Adjustment		SCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth	0	ArmLth		0	ArmLt	:h	0
Concessions		Cash;0	0	Cash;0		0	Conv;	550	-550
Date of Sale/Time		s04/17;c03/17	0	s04/17;c0	14/17			6;c07/16	0
	N;Res;	A;BsyRd;		<u> </u>	,,,,,		N;Res		
Location			+3,000	N;Res;				•	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simp	ole		Fee S		
Site	10965 sf	4400 sf	0	6316 sf		0	4879	sf	0
View	N;Res;	N;Res;		N;Res;			N;Res	:	
	DT1;Ranch	DT1;Ranch		DT1;Ran	ch		DT1;F	•	
Design (Style)					CH			tanch	
Quality of Construction	Q3	Q3		Q3			Q3		
Actual Age	77	62	0	62		0	80		0
Condition	C4	C4		C4			C4		
Above Grade			1		Datha	-1,000		me Dath-	
	Total Bdrms. Baths	Total Bdrms. Baths	+	Total Bdrms.	Baths		Total Bdr		_
Room Count	5 2 1.0	5 2 1.0	1	5 3	1.1	0	5 3		0
Gross Living Area 25	908 sq. ft.	1,072 sq. ft	-4,100	1,	021 sq. ft.	-2,800		907 sq. ft.	0
Basement & Finished	889sf355sfin	1072sf300sfin	0	1021sf0s		0	0sf		+4,000
		1rr0br0.1ba0o				_			+3,000
Rooms Below Grade	1rr0br0.1ba0o		+			+3,000			+3,000
Functional Utility	Average	Average	1	Average			Avera		
Heating/Cooling	FWA CA	FWA CA		FWA CA			FWA	CA	
Energy Efficient Items	Insulated	Insulated		Insulated			Insula	ited	
						2 000		100	. 5 000
Garage/Carport	1gd1dw	1gd1dw		2gd2dw		-3,000			+5,000
Porch/Patio/Deck	None	Patio	-1,000	None			None		
Extras	None	None		None			None		
Extras	None	Fence	-1,000	Fence		-1,000	Fence	,	-1,000
Extrac	110110	1 01100	1,000	1 01100		1,000	1 01100	·	1,000
								$\overline{}$	
Net Adjustment (Total)		+ X \$	3,100		X - \$	4,800	X +	\$	10,450
Adjusted Sale Price		Net Adj4.2%		Net Adj	-6.7%		Net Adj.	24.4%	
of Comparables		Gross Adj. 12.5% \$	69.900	Gross Adj. 1	15.0% \$	67.200	Gross Ad	ij. 31.6% \$	53,350
	search the sale or transfer h					0.,_00	0.0007.0	<u>, </u>	00,000
	search the sale of transfer n	story or the subject prope	erty and comparable s	aies. Ii not, exp	DIAIII				
My research did X	did not reveal any prior sal	es or transfers of the sub	ect property for the th	ree vears prior	to the effect	tive date of this appra	aisal		
	inte Assessor	00 01 ((01)01010 01 (110 000)	oot proporty for and an	oo joano pino.	10 1110 01100	are date or the appro	aioaii		
My research didX	did not reveal any prior sa	es or transfers of the com	parable sales for the	year prior to th	e date of sal	le of the comparable	sale.		
Data source(s) Fastno	inte Assessor								
Data Source(s) Lastpo		rior sale or transfer histor	v of the subject prope	rty and compa	rable sales (ı	report additional prio	r sales or	page 3).	
	search and analysis of the b		COMPARABLE SA			PARABLE SALE NO.			LE SALE NO. 3
Report the results of the res		3 IF (, I		LL IVO. I	COIVIE	ANABLE SALL NO.		COMITARADI	LL SALL NO. 3
Report the results of the res		BJECT	OOMI TITALE ST						
Report the results of	SU	BJECT	OOMI MICHEL SA						
Report the results of the res	SU	BJECI	OOM MICHEL SA						
Report the results of	SU			ssor	Eastpoir	nte Assessor	E	astpointe A	ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	Su Eastpointe A	Assessor Ea	astpointe Asses	ssor		nte Assessor		Eastpointe A	ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	Eastpointe A	Assessor Ea	astpointe Asses	ssor	Eastpoir 06/07/20			Eastpointe A 06/07/2017	ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	Eastpointe A	Assessor Ea	astpointe Asses	ssor					ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	Eastpointe A	Assessor Ea	astpointe Asses	ssor					ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	Eastpointe A	Assessor Ea	astpointe Asses	ssor					ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	Eastpointe A	Assessor Ea	astpointe Asses	ssor					ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	Eastpointe A	Assessor Ea	astpointe Asses	ssor					ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	Eastpointe A	Assessor Ea	astpointe Asses	SSOT					ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	Eastpointe A	Assessor Ea	astpointe Asses	SSOT					ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	Eastpointe Ace(s) 06/07/2017 refer history of the subject p	Assessor Ea	astpointe Asses 5/07/2017 ales	SSOT					ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	Eastpointe Ace(s) 06/07/2017 refer history of the subject p	Assessor Ea	astpointe Asses 5/07/2017 ales	SSOT					ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	Eastpointe Ace(s) 06/07/2017 refer history of the subject p	Assessor Ea	astpointe Asses 5/07/2017 ales	SSOT					ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	Eastpointe Ace(s) 06/07/2017 refer history of the subject p	Assessor Ea	astpointe Asses 5/07/2017 ales	ssor					ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	Eastpointe Ace(s) 06/07/2017 refer history of the subject p	Assessor Ea	astpointe Asses 5/07/2017 ales	ssor					ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	Eastpointe Ace(s) 06/07/2017 refer history of the subject p	Assessor Ea	astpointe Asses 5/07/2017 ales	ssor					ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	Eastpointe Ace(s) 06/07/2017 refer history of the subject p	Assessor Ea	astpointe Asses 5/07/2017 ales	ssor					ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	Eastpointe Ace(s) 06/07/2017 refer history of the subject p	Assessor Ea	astpointe Asses 5/07/2017 ales	SSOT					ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	Eastpointe Ace(s) 06/07/2017 refer history of the subject p	Assessor Ea	astpointe Asses 5/07/2017 ales	SSOT					ssessor
Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	Eastpointe Ace(s) 06/07/2017 refer history of the subject p	Assessor Ea	astpointe Asses 5/07/2017 ales	SSOT					ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Summary of Sales Company	Eastpointe Ace(s) 06/07/2017 Insfer history of the subject particles and particles are subjected as a subject particles are subjected as a subject particle. See Attraction Approach. See Attraction and particles are subjected as a subject particle	Assessor Earoperty and comparable stached Addendum	astpointe Asses 5/07/2017 ales	SSOT					ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Summary of Sales Companies Indicated Value by Sales C	Eastpointe Ace(s) 06/07/2017 Inster history of the subject part o	Assessor Earoperty and comparable stached Addendum	astpointe Asses 5/07/2017 ales		06/07/20	017		06/07/2017	ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Summary of Sales Compare Indicated Value by Sales C Indicated Value by: Sales	Eastpointe Ace(s) 06/07/2017 Inster history of the subject part o	Assessor Earoperty and comparable stached Addendum	astpointe Asses 5/07/2017 ales		06/07/20	017			ssessor
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Summary of Sales Companies Indicated Value by Sales C	Eastpointe Ace(s) 06/07/2017 Inster history of the subject part o	Assessor Earoperty and comparable stached Addendum	astpointe Asses 5/07/2017 ales		06/07/20	017		06/07/2017	SSESSOT
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Summary of Sales Compare Indicated Value by Sales C Indicated Value by: Sales	Eastpointe Ace(s) 06/07/2017 Inster history of the subject part o	Assessor Earoperty and comparable stached Addendum	astpointe Asses 5/07/2017 ales		06/07/20	017		06/07/2017	SSESSOF
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Summary of Sales Compare Indicated Value by Sales C Indicated Value by: Sales	Eastpointe Ace(s) 06/07/2017 Inster history of the subject part o	Assessor Earoperty and comparable stached Addendum	astpointe Asses 5/07/2017 ales		06/07/20	017		06/07/2017	SSESSOF
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Summary of Sales Companiant Indicated Value by Sales C Indicated Value by: Sale See Attached Adde	Eastpointe Ace(s) 06/07/2017 Inster history of the subject process	Assessor Earoperty and comparable stached Addendum ached Addendum 000 666,000	astpointe Asses 5/07/2017 ales	veloped)\$ 6	7,000	Income Ap	proach (i	06/07/2017	
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transplants Summary of Sales Comparing Indicated Value by Sales Comparing Indicated Value by: Sale See Attached Adde This appraisal is made	Eastpointe Ace(s) 06/07/2017 Inster history of the subject position of the su	Assessor Earoperty and comparable stacked Addendum ached Addendum 6000 666,000 completion per plans and	astpointe Asses 5/07/2017 ales Cost Approach (if decomposition on the	veloped) \$ 6	7,000 othetical con	Income Applementation that the improvement	proach (i	f developed) \$	eted,
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transplants Summary of Sales Comparing Indicated Value by Sales Comparing Indicated Value by: Sale See Attached Adde This appraisal is made	Eastpointe Ace(s) 06/07/2017 Inster history of the subject process	Assessor Earoperty and comparable stacked Addendum ached Addendum 6000 666,000 completion per plans and	astpointe Asses 5/07/2017 ales Cost Approach (if decomposition on the	veloped) \$ 6	7,000 othetical con	Income Applementation that the improvement	proach (i	06/07/2017	eted,
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Summary of Sales Companiant Indicated Value by Sales Companiant Indicated Value by: Sale See Attached Adde This appraisal is made subject to the following	Eastpointe Ace(s) 06/07/2017 Inster history of the subject properties of the subject to repairs or alterations on the subject to repairs or alterations or alt	Assessor Earoperty and comparable strached Addendum ached Addendum ached Addendum completion per plans and basis of a hypothetical collaboration per plans and basis of a h	astpointe Asses 5/07/2017 ales Cost Approach (if decondition that the repair	veloped) \$ 6	7,000 othetical cons have been	Income Applementation that the improvement	proach (i	f developed) \$	eted,
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transplants Summary of Sales Comparing Indicated Value by Sales Comparing Indicated Value by: Sale See Attached Adde This appraisal is made	Eastpointe Ace(s) 06/07/2017 Inster history of the subject properties of the subject to repairs or alterations on the subject to repairs or alterations or alt	Assessor Earoperty and comparable strached Addendum ached Addendum ached Addendum completion per plans and basis of a hypothetical collaboration per plans and basis of a h	astpointe Asses 5/07/2017 ales Cost Approach (if decondition that the repair	veloped) \$ 6	7,000 othetical cons have been	Income Applementation that the improvement	proach (i	f developed) \$	eted,
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transplants Summary of Sales Compare Indicated Value by Sales Compare Indicated Value by: Sales See Attached Adde This appraisal is made subject to the following inspection based on the extension	Eastpointe Ace(s) 06/07/2017 Inser history of the subject points of the subject to repairs or alterations on the raordinary assumption that	Assessor Earoperty and comparable strached Addendum ached Addendum 6000 666,000 c completion per plans and basis of a hypothetical cuthe condition or deficiency	astpointe Asses 5/07/2017 ales Cost Approach (if decondition that the repair by does not require alter	veloped) \$ 6	7,000 othetical cons have been ir:	Income Application that the improvemental completed, or	proach (i	of developed) \$ nave been completed to the following	eted, g required
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Summary of Sales Comparing Indicated Value by Sales C Indicated Value by: Sale See Attached Adde This appraisal is made subject to the following inspection based on the ext	Eastpointe Ace(s) 06/07/2017 Inster history of the subject properties of the subject to repairs or alterations on the raordinary assumption that sual inspection of the i	Assessor Earoperty and comparable strached Addendum ached Addendum ached Addendum ached Addendum completion per plans and basis of a hypothetical country and exterior are strained as the condition or deficiency	astpointe Asses 5/07/2017 ales cost Approach (if decondition that the repair y does not require alter as of the subject p	veloped) \$ 6' basis of a hypers or alterations are alteration or repair or perty, defi	7,000 othetical cons have been ir:	Income Apple didition that the improvement of work, statement of work,	proach (i	of developed) \$ nave been completed to the following sumptions and	eted, g required
Report the results of the resultEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transplants Summary of Sales Compare Indicated Value by Sales Compare Indicated Value by: Sales See Attached Adde This appraisal is made subject to the following inspection based on the extension	Eastpointe Ace(s) 06/07/2017 Inster history of the subject properties of the subject to repairs or alterations on the raordinary assumption that sual inspection of the i	Assessor Earoperty and comparable strached Addendum ached Addendum ached Addendum ached Addendum completion per plans and basis of a hypothetical country and exterior are sur) opinion of the mar	astpointe Asses 5/07/2017 ales cost Approach (if decondition that the repair y does not require alter as of the subject p	veloped) \$ 6' basis of a hypres or alterations eration or repair or operty, defined, of the rea	7,000 othetical cons have been ir: ined scope	Income Apple didition that the improvement of work, statement that is the subject	proach (i	of developed) \$ nave been completed to the following sumptions and	eted, g required

COST APPROACH TO VALUE (not required by Fannie Mae) Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Lot value based on recent sale, pending, and listings data of vacant residential lots within the city limits. 3,000 ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW OPINION OF SITE VALUE = \$ Source of cost data BlueBook AppraiserBASE Dwelling 908 Sq. Ft. @\$ 105..... = \$ 95,340 Quality rating from cost service Builder Effective date of cost data 06/07/2017 Bsmt: 889 Sq. Ft. @ \$ 15.... = \$ 13,335 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Extras 0 Data taken from Realtor sources, Cost manuals, and assessors 336 Sq. Ft. @ \$ 11,760 Garage/Carport records, along with market data 120,435 Total Estimate of Cost-New Less 50 Physical Functional External Depreciation \$61,245 \$0 = \$ (61,245) 59,190 5,000 Extras 0 67,000 Estimated Remaining Economic Life (HUD and VA only) 35 Years INDICATED VALUE BY COST APPROACH.... = \$ INCOME APPROACH TO VALUE (not required by Fannie Mae) X Gross Rent Multiplier Indicated Value by Income Approach Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION FOR PUDs (if applicable) Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit. Legal name of project Total number of phases Total number of units Total number of units sold Total number of units rented Total number of units for sale Yes No If Yes, date of conversion. Was the project created by the conversion of an existing building(s) into a PUD? Does the project contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

File No. F-155045-17

Uniform Residential Appraisal Report

File No. F-155045-17

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 this 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.

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.
- 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).

Uniform Residential Appraisal Report

File No. F-155045-17

- 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 seg., 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_ Name Company Name First American Staff Appraisals Company Name Company Address 100 Bloomfield Hills Pkwy #195 Company Address Bloomfield Hills, MI 48304 Telephone Number __ Telephone Number <u>855-305-0042</u> Email Address orddet@firstam.com Email Address Date of Signature Date of Signature and Report 06/19/2017 State Certification # _ Effective Date of Appraisal 06/07/2017 State Certification # 1201003985 or State License # or State License # State or Other (describe) State # Expiration Date of Certification or License State MI Expiration Date of Certification or License 07/31/2018 ADDRESS OF PROPERTY APPRAISED SUBJECT PROPERTY 22510 Petersburg Ave Did not inspect subject property Eastpointe, MI 48021 Did inspect exterior of subject property from street Date of Inspection Did inspect interior and exterior of subject property APPRAISED VALUE OF SUBJECT PROPERTY \$___ 66,000 Date of Inspection LENDER/CLIENT COMPARABLE SALES Name Appraisal Nation Company Name Colony American Finance Did not inspect exterior of comparable sales from street Company Address <u>4 Park Plaza, Suite 1950</u> Did inspect exterior of comparable sales from street Irvine, CA 92614 Date of Inspection Email Address

Uniform Residential Appraisal Report File No. F-155045-17 COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5 COMPARABLE SALE NO.

FEATURE		SUBJECT	COMPA	DARIE	SALE NO. 4		MPARABLE S	ALE NO 5		COMPARABLE S	ALE NO 6
		SOBJECT				COI	WIFARABLE 3	FALE INO. 5		COMPARABLE 3	ALE NO. 0
22510 Petersburg /			19032 Rose								
Address Eastpointe,	MI 480)21	Eastpointe,		3021						
Proximity to Subject			0.29 miles	SW							
Sale Price	\$			\$	78,000		\$			\$	
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 78.63 s	_	. 0,000	\$	sq. ft.		\$	sq. ft.	
	\$	0.00 Sq. II.			0 DOM 17F	D	Sq. II.		Þ	Sq. II.	
Data Source(s)			MRSMLS #21								
Verification Source(s)			Eastpointe /	Asses	ssor						
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCRIPTI	ON	+(-) \$ Adjustment	DESCR	RIPTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			Listing		0			,			,
-			;0		0						
Concessions											
Date of Sale/Time			Active		0						
Location	N;Re	s;	N;Res;								
Leasehold/Fee Simple	Fee S	Simple	Fee Simple								
Site	1096		5053 sf		0						
	•										
View	N;Re		N;Res;								
Design (Style)		Ranch	DT1;Ranch								
Quality of Construction	Q3		Q3								
Actual Age	77		61		0						
Condition	C4		C4								
		. 1		_	+	 			_ 1		
Above Grade		lrms. Baths		Baths	1	Total Bdrms.	Baths		Total E	Bdrms. Baths	
Room Count	5	2 1.0		1.0	0						
Gross Living Area 25	1	908 sq. ft.	99	2 sq. ft	. 0		sq. ft.			sq. ft.	
Basement & Finished	880e1	f355sfin	696sf300sfi		0		1 "			- 1	
	1	r0.1ba0o	1rr0br0.1ba			ĺ					
Rooms Below Grade	1			UU	1						
Functional Utility	Avera		Average		1						
Heating/Cooling	FWA	CA	FWA CA								
Energy Efficient Items	Insula	ated	Insulated								
Garage/Carport	1gd1		1gd1dw		1						
					+						
Porch/Patio/Deck	None		None								
Extras	None	!	None								
Extras	None		Fence		-1,000						
Not Adjustment (Total)			+ X		1,000				X		
Net Adjustment (Total)				- \$	1,000	+	_ \$				
Adjusted Sale Price			Net Adj1.			Net Adj.	%		Net Ac		
of Comparables			Gross Adj. 1.	3% \$	77,000	Gross Adj.	% \$		Gross	Adj. 0.0 % \$	
ITEM		SU	BJECT		COMPARABLE SA	LE NO. 4	COMP	ARABLE SALE NO.	5	COMPARABL	E SALE NO. 6
Date of Prior Sale/Transfer						-					
Price of Prior Sale/Transfer											
Data Source(s)		Eastpointe A	Assessor	E	astpointe Asses	sor					
Effective Date of Data Sour	ce(s)	06/07/2017		06	6/07/2017						
Summary of Sales Compar											
4											
2											
<u> </u>											

Uniform Appraisal Dataset Definitions

File No. F-155045-17

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

"Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.
- Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

 $Significant finish \ and/or \ structural\ changes\ have\ been\ made\ that\ increase\ utility\ and\ appeal\ through\ complete\ replacement\ and/or\ expansion.$

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

1004 05HAD 12182015

Abbreviat	ions Used in Data Sta	ndardization Text			
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
Α	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
В	Beneficial	Location & View	ор	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Grade
ср	Carport	Garage/Carport	0	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
С	Contracted Date	Date of Sale/Time	п	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
CV	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
	Days On Market	Data Sources	RT	Row or Townhouse	
DOM DT	,		RH		Design(Style)
	Detached Structure	Design(Style)		Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
е	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	WO	Walk Un Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	WU MARE	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse Glfvw	Golf Course Golf Course View	Location	WtrFr Wtr	Water Frontage Water View	Location
HR		View		Withdrawn Date	View Date of Sale/Time
	High Rise Structure	Design(Style)	W		
Ind	Industrial	Location & View	Woods	Woods View	View
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
l					
		ersion 9/2011 Produced using ACI software. 8	200 224 0727		

Borrower: Rudalev MI II File No.: F-155045-17		
Property Address: 22510 Petersburg Ave	Ca	se No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

EXTRA COMMENTS

Licensing

Appraisers are required to be licensed/certified and are regulated by the Michigan Department of Licensing and Regulation Growth, P.O.Box 30018, Lansing, MI 48909.

The subject property is appraised as a single family detached residential property.

In this report, any stated or implied use of the word inspection is defined as a visual observation, without removal or movement of interior or exterior walls, and no below ground observations.

Market Value definition

Market value is the most probable price that 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/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.

REPORT TYPE

This real property appraisal report has been prepared under the Uniform Standards of Professional Appraisal Practice option entitled "Appraisal Report".

SCOPE OF WORK

Subject Property Identification:

The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

Sources of Information:

The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

Additional Appraiser Certification

I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

INTENDED USERS and INTENDED USE

The Intended User of this appraisal report is the Lender/Client.

The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

SUBJECT SECTION

Special Assessments

There are no special assessments in the subject properties neighborhood.

Occupancy/Utilities

At the time of inspection the subject property WAS occupied and all utilities were on and functioning.

Formal names and client provided names

Please note that the subject address utilized in this report conforms to the formatting of the USPS website. The borrowers name and owners name may show slight variations due to the recording pages and the current loan application. They are the same parties, and are the homeowners of record.

NEIGHBORHOOD MARKET CONDITIONS

Predominant Price

The subject's estimated market value is noted to vary by a difference of 0% or more from that of the neighborhood predominant price. This is not considered to be an under-improvement of the subject.

Borrower: Rudalev MI II File No.: F-155045-17		e No.: F-155045-17
Property Address: 22510 Petersburg Ave	Ca	se No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

EXPOSURE TIME

A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be the same as the marketing time reported in the neighborhood section on page one of this report. 25 days

ZONING COMPLIANCE

Legal

HIGHEST AND BEST USE

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

SITE COMMENTS

Site Dimensions are located on page 1 of the appraisal report.

Site / Accessibility

The Subject property is accessible year round in all types of weather conditions.

The appraiser has assigned lot value based on the contributory value of the complete parcel, not the potential for other uses or if sold as a separate parcel.

ADDITIONAL FEATURES/IMPROVEMENTS

Actual Age vs. Effective Age

It is noted that the subject's actual and effective ages differ by 0 years. This difference is not measurable in the market, and reflects the overall improvements, maintenance and upgrades to the subject. The subject's highest and best use is residential and the subject is not a working farm.

Gross Living Area (GLA)

The subject's GLA per local County Assessor is 895 square feet.

There is a slight variance from the GLA utilized in the report. The entire building may not have been accurately measured by the city. Rounding is utilized in the following manner; any differences less than half a foot are rounded down to the lower foot, and any differences more than half a foot are rounded up to the next foot. Every due diligent effort is made to provide an accurate exterior measurement. However the appraiser is not a licensed or trained surveyor. The sketch is not to scale. The sketch does not illustrate hallways, closets, or size of the rooms.

COMMENTS ON SALES COMPARISON

Comparable Search Parameters

In my research for comparables, I used the following parameters; houses located with the boundaries indicated on page one of the report, 1 story structures, built between 1930 -1960, and square footage between 700-1,100. This search result netted three sales; 22634 Petersburg, 22138 Kelly Rd, and 18470 Morningside.

FARM report Comparable Selection / Required Commentary

While the appraiser has utilized the comparables which are felt to be the best available as of the effective date of this appraisal, the following comparables were also considered, but not included in the Sales Comparison Approach: 19044 Toepfer.

FNMA Guidelines

FNMA had up to a few months ago suggests comparables be within six months, one mile, and have gross adjustments less than 25%, net adjustments less than 15%, and individual adjustments not exceeding 10%. In this appraisal, these guidelines were not met. Due to the scarcity of comparable sales, the line and time guidelines were exceeded. This is a result of utilization of sales that matched the characteristics of the subject in numerous other ways.

FNMA recently removed the net/gross guidelines from its suggested conditions, Although these two guidelines were not met

Comparable Selection / Distance

There are no sales outside of the boundary guidelines as noted above and on page 1 of the report.

Bracket Actual Sales Prices

The appraiser was able to bracket the final opinion of value with the actual sales prices of the comparable sales.

Condition Adjustments

Condition adjustments were not applied to the comparables based on descriptions and MLS photos provided.

Quality Adjustments

Quality adjustments were not applied to the comparables.

Bedroom Adjustments

There is no measurable sales data that indicates adjustments for bedrooms over 1. The difference in bedroom count is typically absorbed by the square footage of the property.

Basement Adjustments

Basement adjustments when possible, have been made as follows: Market data for basement adjustments reflects finished vs partially finished vs. unfinished basements; walkout basements; and basements vs. no basements. Room count in basements is not measurable by market data, nor utilized as a determination of adjustments, if any. The subject in this appraisal report has an unfinished basement.

Borrower: Rudalev MI II	File	e No.: F-155045-17
Property Address: 22510 Petersburg Ave	Ca	se No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

Adjustments for GLA were made at \$20 per square foot and were rounded to the nearest \$1,000. Adjustments were not made for differences of less than 100 square feet.

Comparable Selection / Date of Sale / 3 Closed Sales Within 6 Months

The appraiser was able to include 2 closed sales within 6 months. This does not reduce the marketability of the subject.

Comparable Selection / Declining Market / 2 Closed Sales Within 90 Days

The appraiser made every attempt to locate 2 comparable sales that have closed within the past 90 days. There was a due diligence search within the guidelines noted above, and this could be done. There are 2 comparable sales within 90 days. This has no negative effect of the final appraisal value to not locate three sales.

Comparable Selection / REOs / Commentary

REO sales ARE NOT felt to be driving the market and there DOES NOT appear to be a measurable difference between sales prices of REO properties and non-REO properties. Adjustments WERE NOT made to these comparables based on market data.

Sales Price to list Price Adjustments / Actives & Pendings

Active/Pending Listings have NOT been adjusted as there are not a sufficient number of sales to credibly extract market ratios.

Adjusted Price of Comparable Sales/Range do not exceed 25% of lowest sale

While the adjusted price range of the comparable sales is greater than 25% of the adjusted sale price of the lowest comparable sales, sale prices are not a determinant in the selection of comparable sales.

Comparable Sales/Actual Sales Prices/Within 15% of Subject Value

It is noted that the client requires all comparable sale prices to be within15% of the subject's value. This guideline was not met. Data & Verification Sources are the MLS and township records. Sale prices are not a determinant in the selection of comparable sales.

Comparables requiring more than 6 adjustments

It is noted that none of the comparable required more than 6 adjustments. If these adjusted sales were present, this sale would be given a lesser percentage in the weighted average detailed below, which partially reflect these adjustments. This does not negatively affect the marketability of the subject, and reflects the lack of comparable sales in the township.

Across-the-Board Adjustments

The appraiser did find it necessary to utilize comparables that required across-the-board adjustments for line items. This line item is the fence adajustment. This is not considered a detriment to the potential marketing of the subject, as the adjustments are considered minimal.

Crossing boundaries/Major streets;

The sales grid did not utilize comparable sales that have crossed a major road. However, there is no market data to support an adjustment, and is not considered a market inhibitor to the value of the subject.

Days on Market Subject and Comparables

The marketing time noted on page 1 of this report is an average. Some sales will sell in less than average time, while some will take longer. The subject and/or comparables DID have DOM's that fall over the marketing time noted on page 1 of this report. Each sale was researched and while exposed for less time than average for the market was found to meet the definition of Market Value as evidenced by having sales prices similar to those comparables utilized with marketing times within the range on page 1.

The subject and/or comparables did have DOM's that exceeds the marketing time noted on page 1 of this report. Each sale was researched and found to be market oriented. Given the size, listing price, and amenities of the subject, this is not

Declining Market Analysis

Not applicable.

Definition of Bracketing according to: The Dictionary of Real Estate Appraisal; Appraisal Institute.

A process in which an appraiser determines a probable range of values for a property by applying qualitative techniques of comparative analysis. The array of comparables are divided into two groups-those superior to the subject and those inferior to the subject. The adjusted sales prices reflected by these two groups limit the probable range of values for the subject and identify a bracket in which the final value estimate will fall. If bracketing is not possible, the appraiser should explain why. Per HUD Pursuant to Handbook 4150.2, Appendix D, Valuation Protocol, p. D-6; Comparable sales should "*never*" be selected based on sales price. "Emphasis added."

Other land use

The cells for the percentage of other land use is labeled "other". This represents vacant land, scattered empty lots, recreation park land, or governmet owned land and does not alter the relationship of vacant to improved land use. This does not adversely affect the marketing of the subject.

Listings/Pendings

Listing and Pendings are included due to client request. They are given no value in the final determination of the adjusted appraised value. They may adjust higher or lower than this adjusted value. Their adjustments may exceed the FNMA guidelines, but those guidelines apply only to closed sales, not potential sales, and are not part of the sale commentary. Please note that the sales grid may have them labeled as sales, they are labeled in the location map as Listings.

FINAL RECONCILIATION

While all comparables share many meaningful attributes with the subject property and support the appraised value,

Borrower: Rudalev MI II		F-155045-17	
Property Address: 22510 Petersburg Ave	Case No.	:	
City: Eastpointe	State: MI	Zip: 48021	
Lender: Colony American Finance			

Comparable #1 was given the most weight in the value conclusion due to time of sale, location, square footage, and age.

The adjusted appraisal value is less than the median value in the neighborhood. The predominant value is the based on the median value for all sales in the area. Due to the subjects square footage and amenities, there is no detrimental effect for the difference in the subjects value and the predominant value.

APPROACH(ES) TO VALUE

Cost Approach Completed Per Client Request / Income Approach Not Completed

The appraiser has determined that the sales comparison approach is the most relevant analysis in this assignment and that there is sufficient information to develop a credible opinion of value by this approach alone, however, per the client request, the cost approach has been developed. Because there is limited measurable market evidence to support the site value & derivation of total depreciation as compared to the market approach, the cost approach WAS NOT considered by the appraiser when determining the final estimate of value. Development of the income approach was not part of the scope of work for this assignment, nor was it necessary to develop a credible opinion of value.

Subject Aerial Photo

An aerial photo of the subject has been provided in this report. There IS NOT any non-residential land usage or potential negative external influences near the subject property.

Lot Adjustment

Lot adjustment reflect measurable differences in lot size, based on market data and appraiser experience in the subject area. In this instance there are no measurable differences in lot size.

Time adjustment

Time adjustments are percentages based on historical sale trends, if any.

There was no personal property included in the final adjusted value of the subject.

FINAL RECONCILIATION

Sale #1 had an adjusted value of \$69,900, and is given 50% weight due to sale data, location, and minimal net/gross adjustments.

Sale #2 had an adjusted value of \$67,200, and is given 30% weight due to size, condition, and net/gross adjustments. Sale #3 had an adjusted value of \$53,350, and is given 20% weight due to condition, extra's, amenities, and net/gross adjustments

 Sale #1
 \$69,900
 X .50
 =
 \$34,950

 Sale #2
 \$67,200
 X .30
 =
 \$20,160

 Sale #3
 \$53,350
 X .20
 =
 \$10,670

\$65,780 Say \$66,000

Market Conditions Addendum to the Appraisal Report File No. F-155045-17

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and cond	ditions prevalent in t	he subject neighborh	ood. This is a required
addendum for all appraisal reports with an effective date on or all Property Address 22510 Petersburg Ave	ter April 1, 2009.	City East	nointe		State MI Zip Cod	le 48021
Borrower Rudalev MI II		City Last	Jointe		State IVII Zip Coc	16 40021
Instructions: The appraiser must use the information require	ed on this form as the	basis for his/her concl	usions, and must provid	de support for those	conclusions, regardi	ng housing trends and
overall market conditions as reported in the Neighborhood section					-	
analysis as indicated below. If any required data is unavailable						
provide data for the shaded areas below; if it is available, however	er, the appraiser must	include the data in the	analysis. If data source	es provide the requir	red information as an	average instead of the
median, the appraiser should report the available figure and ident	-	_		-		
that would be used by a prospective buyer of the subject proper				seasonal markets,		reclosures, etc.
Inventory Analysis Total # of Comparable Sales (Settled)	Prior 7-12 Months 1	Prior 4-6 Months	Current - 3 Months	Increasing	Overall Trend X Stable	Declining
Absorption Rate (Total Sales/Months)	0.17	0.67	1.00	Increasing	X Stable	Declining
Total # of Comparable Active Listings	N/A	N/A	1.00	Declining	X Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	1.00	Declining	X Stable	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		Overall Trend	<u> </u>
Median Comparable Sale Price	42,900	67,000	74,900	Increasing	X Stable	Declining
Median Comparable Sales Days on Market	12	64	3	Declining	X Stable	Increasing
Median Comparable List Price	45,900	72,399	79,999	Increasing	X Stable	Declining
Median Comparable Listings Days on Market	N/A	N/A	175	Declining	X Stable	Increasing
Median Sale Price as % of List Price	93.40%	92.50%	93.60%	Increasing	X Stable	Declining
Seller-(developer, builder, etc.)paid financial assistance prevaler		No		Declining	X Stable	Increasing
Explain in detail the seller concessions trends for the past 12 m	. •				•	
Seller concessions were not present in any s Sales in the subjects neighborhood area.	udstantiai numt	per in the limited	number of com	parable Listing	gs, Pendings, a	and closed
Sales III the subjects heighborhood area.						
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	yes, explain (including	the trends in listings ar	nd sales of foreclose	ed properties).	
In this neighborhood, there is not a predomin			-			oredominantly
non-arms length transactions, the sales price						•
Cite data sources for above information. Realty sources	including MLS.					
Summarize the above information as support for your conclus	_			-	itional information, s	such as an analysis of
pending sales and/or expired and withdrawn listings, to formulate	your conclusions, pro	ovide both an explanat	ion and support for you	r conclusions.		-
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction:	e your conclusions, pro s using the MLS	ovide both an explanat S service and fil	tion and support for you ters cited above.	r conclusions. The number	of properties is	inadequate
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accu	e your conclusions, pro s using the MLS rate understance	ovide both an explanat S service and fill ling of market tr	tion and support for you ters cited above. ends and condit	r conclusions. The number ions prevalent	of properties is t in the subject	inadequate neighborhood.
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accu This 1004MC form oftens contradicts actual response to the purpose of providing a clear and accu	e your conclusions, pro s using the MLS rate understand market trends d	ovide both an explanat S service and fil ling of market tr ue to the limits	tion and support for you ters cited above ends and condit of the format, co	r conclusions. The number ions prevalent impounded by	of properties is t in the subject inaccuracies i	inadequate neighborhood. n the data
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accu This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and no	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML	ovide both an explanate Service and fill ling of market tr ue to the limits S. Newer addre	ters cited above. Tends and condit of the format, coesses are often e	r conclusions. The number ions prevalent impounded by excluded by the	of properties is t in the subject inaccuracies i e mapping soft	inadequate neighborhood. n the data ware. The data
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accu This 1004MC form oftens contradicts actual response to the purpose of providing a clear and accu	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparal	ovide both an explanate Secretice and fill ding of market tr ue to the limits Secretics. Secretics. Secretics Secret	ters cited above. Tends and condit Tends and condit Tends are often e Tends are often e Tends are often e	r conclusions. The number ions prevalent impounded by excluded by the on. The sales	of properties is t in the subject r inaccuracies i e mapping soft and listings in	neighborhood. n the data ware. The data the grid above
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual which is entered by individual Brokers and no often excludes true comparables and include	e your conclusions, pro is using the MLS rate understand market trends d it verified by ML is non-comparat in form, pending	ovide both an explanate Service and fill sing of market true to the limits. See Newer addresses and should pasales are exclusive.	ters cited above. rends and condit of the format, co esses are often e not be relied up uded. Actual con	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected,	of properties is t in the subject inaccuracies i e mapping soft and listings in verified and inc	neighborhood. n the data ware. The data the grid above
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai	e your conclusions, pro is using the MLS rate understand market trends d it verified by ML is non-comparat in form, pending	ovide both an explanate Service and fill sing of market true to the limits. See Newer addresses and should pasales are exclusive.	ters cited above. rends and condit of the format, co esses are often e not be relied up uded. Actual con	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected,	of properties is t in the subject inaccuracies i e mapping soft and listings in verified and inc	neighborhood. n the data ware. The data the grid above
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accu. This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh	ovide both an explanate S service and fill service and fill service and fill service and fill service to the limits. S. Newer address and should a sales are exclusioned market con	ters cited above. Tends and condit of the format, co esses are often e not be relied up uded. Actual con ditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addences	of properties is t in the subject inaccuracies i e mapping soft and listings in verified and inc	neighborhood. n the data ware. The data the grid above
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the main report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh	ovide both an explanate S service and fill service and fill service and fill service and fill service to the limits. S. Newer address and should a sales are exclusioned market con	ters cited above. rends and condit of the format, co esses are often e not be relied up uded. Actual con	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addended in the projection in the	of properties is t in the subject inaccuracies i e mapping soft and listings in verified and inc dum. t Name: Overall Trend	neighborhood. n the data ware. The data the grid above
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled)	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh	ovide both an explanate Service and fill service and fill service and fill service to the limits. So hewer addresses and should seales are exclusioned market contest the following:	ters cited above. Tends and condit of the format, co esses are often e not be relied up uded. Actual con ditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addended increasing	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and inc dum. t Name: Overall Trend Stable	neighborhood. n the data ware. The data the grid above cluded in the
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh	ovide both an explanate Service and fill service and fill service and fill service to the limits. So hewer addresses and should seales are exclusioned market contest the following:	ters cited above. Tends and condit of the format, co esses are often e not be relied up uded. Actual con ditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Increasing	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mair report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh	ovide both an explanate Service and fill service and fill service and fill service to the limits. So hewer addresses and should seales are exclusioned market contest the following:	ters cited above. Tends and condit of the format, co esses are often e not be relied up uded. Actual con ditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and inc dum. t Name: Overall Trend Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh e project, comple Prior 7-12 Months	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh e project, comple Prior 7-12 Months	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condit of the format, co esses are often e not be relied up uded. Actual con ditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh e project, comple Prior 7-12 Months	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh e project, comple Prior 7-12 Months	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh e project, comple Prior 7-12 Months	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh e project, comple Prior 7-12 Months	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh e project, comple Prior 7-12 Months	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence Project Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pros s using the MLS rate understand market trends d t verified by ML s non-comparat n form, pending See neighborh e project, comple Prior 7-12 Months	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence Project Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence Project Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence Project Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence Project Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence Project Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence Project Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If	ovide both an explanate Service and fill service and fill service and fill service to the limits. So the service and should generate service and should generate service and should generate the following: Prior 4-6 Months	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence Project Increasing Declining Declining	of properties is t in the subject r inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the maireport often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject of the project of the subject Project Pro	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If	ovide both an explanate Service and fill service and fill service and fill service and fill service to the limits. So hewer address and should general same exclusions are exclusived market constants. Prior 4-6 Months service, indicate the numbers.	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, coesses are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence ached addence project Increasing Declining Declining explain the trends in	of properties is t in the subject rinaccuracies i e mapping soft and listings in verified and incomment of the stable Stable Stable Istings and sales of	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing foreclosed properties.
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If	ovide both an explanate Service and fill service and fill service and fill service and fill service to the limits. So hewer address and should general same exclusions are exclusived market constants. Prior 4-6 Months service, indicate the numbers.	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, consists are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence ached addence project Increasing Declining Declining explain the trends in	of properties is t in the subject rinaccuracies i e mapping soft and listings in verified and incomment of the stable Stable Stable Istings and sales of	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing foreclosed properties.
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accurs This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the maireport often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject Project Pro	e your conclusions, pros using the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If your control of the project.	ovide both an explanate Service and fill service and fill service and fill service and fill service to the limits. So hewer address and should general same exclusions are exclusived market constants. Prior 4-6 Months service, indicate the numbers.	ters cited above. Tends and condition and support for you ters cited above. Tends and condition for the format, coesses are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales as selected, ached addence ached addence project Increasing Declining Declining explain the trends in	of properties is t in the subject rinaccuracies i e mapping soft and listings in verified and incomment of the stable Stable Stable Istings and sales of	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing foreclosed properties.
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the maireport often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject of the subject Project	e your conclusions, pros using the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If your control of the project.	Survice and fill sing of market true to the limits. S. Newer addresses and should a sales are exclusioned market contents. Prior 4-6 Months Supply S	ters cited above. ters cited above. tends and condit of the format, co esses are often e not be relied up uded. Actual con ditions in the att Current - 3 Months er of REO listings and e	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Projec Increasing Declining Declining Explain the trends in	of properties is t in the subject rinaccuracies i e mapping soft and listings in verified and incomment of the stable Stable Stable Istings and sales of	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing foreclosed properties.
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the maireport often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject of the subject Project	e your conclusions, pros using the MLS rate understand market trends do to verified by MLs non-comparating form, pending See neighborh e project, comple Prior 7-12 Months Yes No If your control of the project.	Signa	ters cited above. ters cited above. tends and condit of the format, co esses are often e not be relied up uded. Actual con ditions in the att Current - 3 Months er of REO listings and e	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Projec Increasing Declining Declining Explain the trends in	of properties is t in the subject inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable Istings and sales of	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Declining Increasing foreclosed properties.
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the maireport often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject of the subject Project	e your conclusions, pros using the MLS rate understand market trends do to verified by MLs non-comparatin form, pending See neighborh e project, comple Prior 7-12 Months Yes No If the secturity and project.	Signa Nam Signa Survice both an explanate Signa Signa Signa Survice and fill ding of market true to the limits. Signa Signa Nam Signa Nam	ion and support for you ters cited above. Tends and condit of the format, coesses are often enot be relied upuded. Actual conditions in the att	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Declining Declining Explain the trends in PRAISER (ON	of properties is t in the subject inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable Istings and sales of	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Increasing Increasing foreclosed properties.
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction: for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual rewhich is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mai report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject of the subject of the subject Project Pr	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparatin form, pending See neighborh e project, comple Prior 7-12 Months Yes No If years No If years and project.	Service and fill sing of market true to the limits. S. Newer addresses and should a sales are exclusioned market constete the following: Prior 4-6 Months Prior 4-6 Months Supplementary of the same of the sam	ters cited above. ters cited above. tends and condit of the format, co esses are often e not be relied up uded. Actual con ditions in the att Current - 3 Months er of REO listings and e	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Declining Declining Explain the trends in Project Project Increasing Increasing Declining Declining Declining Declining Explain the trends in Increasing Increasing Declining Declining Declining Declining Declining Declining Explain the trends in Increasing Declining Declini	of properties is t in the subject inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable Istings and sales of	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Increasing Increasing foreclosed properties.
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual match is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the mair report often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject of the project of the subject is a many many many many many many many ma	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparatin form, pending See neighborh e project, comple Prior 7-12 Months Yes No If years No If years and project.	Service and fill sing of market true to the limits. S. Newer addresses and should a sales are exclusioned market constete the following: Prior 4-6 Months Prior 4-6 Months Supplementary of the same of the sam	ters cited above. ters cited above. tends and condit of the format, co esses are often e not be relied up uded. Actual con iditions in the att Current - 3 Months The contract of REO listings and e e pany Name e pany Name	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Declining Declining Explain the trends in Project Project Increasing Increasing Declining Declining Declining Declining Explain the trends in Increasing Increasing Declining Declining Declining Declining Declining Declining Explain the trends in Increasing Declining Declini	of properties is t in the subject inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable Istings and sales of	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Increasing Increasing foreclosed properties.
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instruction for the purpose of providing a clear and accurate This 1004MC form oftens contradicts actual match is entered by individual Brokers and not often excludes true comparables and include are cited atop the comps 1-3 page of the maireport often vary for the reasons cited above. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject Project Proj	e your conclusions, pros susing the MLS rate understand market trends do to verified by MLs non-comparatin form, pending See neighborh e project, comple Prior 7-12 Months Yes No If years No If years and project.	Signa Nam Com Com Com Com Com Com Com Com Com Co	ters cited above. ters cited above. tends and condit of the format, co esses are often e not be relied up uded. Actual con iditions in the att Current - 3 Months The contract of REO listings and e e pany Name e pany Name	r conclusions. The number ions prevalent impounded by excluded by the on. The sales apps selected, ached addence Project Increasing Declining Declining explain the trends in the trends	of properties is t in the subject inaccuracies i e mapping soft and listings in verified and incolum. t Name: Overall Trend Stable Stable Stable Istings and sales of	inadequate neighborhood. n the data ware. The data the grid above cluded in the Declining Increasing Increasing foreclosed properties.

SUBJECT PROPERTY PHOTO ADDENDUM

 Borrower: Rudalev MI II
 File No.: F-155045-17

 Property Address: 22510 Petersburg Ave
 Case No.:

 City: Eastpointe
 State: MI
 Zip: 48021

 Lender: Colony American Finance



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 7, 2017 Appraised Value: \$66,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower: Rudalev MI II	File N	No.: F-155045-17	
Property Address: 22510 Petersburg Ave	Case No.:		
City: Eastpointe	State: MI	Zip: 48021	
Lender: Colony American Finance		•	



Kitchen

Comment:



Living Area

Description: Family

Comment:



Bathroom

Description: Full bath

Comment:

BATHROOM PHOTOS

Borrower: Rudalev MI II	File No	D.: F-155045-17
Property Address: 22510 Petersburg Ave	Case I	No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		·



Half bath basement

Comment:

Comment:

Comment:

Additional Photos

Borrower: Rudalev MI II	File N	0.: F-155045-17
Property Address: 22510 Petersburg Ave	Case	No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		·





Dining area in kitchen

Bedroom #1





Bedroom #2

Partially finished basement

Additional Photos

Borrower: Rudalev MI II		File No.: F-155045-17
Property Address: 22510 Petersburg Ave	(Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		







Partially finished basement

Laundry area in basement





Mechanicals

Additional street scene

Additional Photos

Borrower: Rudalev MI II	File I	No.: F-155045-17
Property Address: 22510 Petersburg Ave	Case	e No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		•





Detached garage Exterior side view





Exterior side view

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II File No.: F-155045-17
Property Address: 22510 Petersburg Ave Case No.:

City: Eastpointe State: MI Zip: 48021
Lender: Colony American Finance



COMPARABLE SALE #1

22138 Kelly Rd Eastpointe, MI 48021 Sale Date: s04/17;c03/17 Sale Price: \$ 73,000



COMPARABLE SALE #2

18470 Morningside Ave Eastpointe, MI 48021 Sale Date: s04/17;c04/17 Sale Price: \$ 72,000



COMPARABLE SALE #3

22634 Petersburg Ave Eastpointe, MI 48021 Sale Date: s09/16;c07/16 Sale Price: \$ 42,900

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II	File N	D.: F-155045-17	
Property Address: 22510 Petersburg Ave	Case	No.:	
City: Eastpointe	State: MI	Zip: 48021	
Lender: Colony American Finance		•	



COMPARABLE SALE #4

19032 Rosetta Ave Eastpointe, MI 48021 Sale Date: Active Sale Price: \$ 78,000

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

FLOORPLAN SKETCH

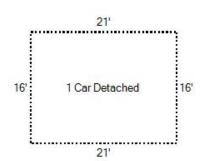
Borrower: Rudalev MI II
Property Address: 22510 Petersburg Ave
City: Eastpointe
Lender: Colony American Finance

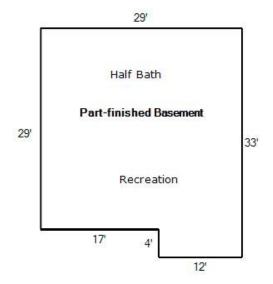
File No.: F-155045-17
Case No.:

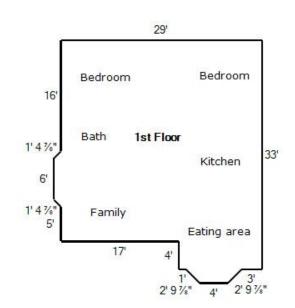
Case No.:

Zip: 48021

Sketch







12 ft

Living Area 1st Floor	908.00 ft2 1st Floo	alculation or		x 1	.00 = 908.00 ft
Nonliving Area		4' x	12' x	1.00 =	48 fl
Part-finished Basement	889.00 ft²	29' x	29' x	1.00 =	841.00 ft
1 Car Detached	336 ft² ∆	2' 9 1/8" X	2' x	0.35 =	2 fl
		4' x	2' x	1.00 =	8 f
	Δ	2' x	2" 9 1/3" x	0.35 =	2 f
	Δ	1" 4 1/8" X	1' x	0.35 =	0.5 f
		6' x	1' x	1.00 =	6 f
Total Living Area (rounded):	908 ft²∆	1" X	1' 4 1/6" x	0.35 =	0.5 f

DIMENSION LIST ADDENDUM

Borrower: Rudalev MI II	File No.	:: F-155045-17
Property Address: 22510 Petersburg Ave	Case N	0.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

GROSS BUILDING AREA (GBA) GROSS LIVING AREA (GLA) 908 908 % of GLA % of GBA Area(s) 100.00 908 Living 100.00 Level 1 908 100.00 Level 2 0 0.00 0.00 0.00 0.00 Level 3 0 Other 0 0.00 0.00 889 Basement 336 Garage Other 372

Area Me	easurements				Area	Туре		
Measurements	Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
29 x 29.00 4 x 12.00 29 x 29.00 4.00 x 2.00 6.00 x 1.00 2.80 x 2.80 1.40 x 1.00 1.00 x 1.40 21.00 x 16.00 x x x	O	48.00 841.00 841.00 8.00 6.00 2.00 0.50 0.50 336.00						

LOCATION MAP

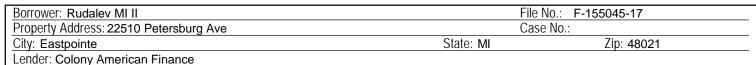
Borrower: Rudalev MI II File No.: **F-155045-17** Property Address: 22510 Petersburg Ave Case No.: City: Eastpointe State: MI Zip: 48021 Lender: Colony American Finance ond Ave rtland Ave opert Ave xington Ave Kelly Rd 25 Dijon Ave Norton Ave Holbrook Ave Courtland Ave Lexington Ave Roxana Ave W E 9 Mile Rd E 9 Mile Rd e Rd Comparable Sale 3 Almond Rosalind Ave 22634 Petersburg Ave Eastpointe, MI 48021 Holland Ave 0.05 miles NE ind Ave Comparable Sale 1 e Ave Maxine St ire Ave 22138 Kelly Rd Eastpointe, MI 48021 0.28 miles SW Ave California St 227 Curtain Av Gaukler St ain Ave 00 Rosetta Ave Telly Morningside Ave Subject 22510 Petersburg Ave Eastpointe, MI 48021 W Kosedale St Ave Avalon St 00 Prosper Ave Sunnyside St Comparable Sale 2 18470 Morningside Ave Eastpointe, MI 48021 0.32 miles SW d Toepfer Or Mauer St Listing 1 19032 Rosetta Ave Eastpointe, MI 48021 0.28 miles SW Edmunton St Toepfer Dr a Ave Chalon St Woodbridge St Patti Veronica Ave Woodbridge St Salisbury St Parkside St Salisbury St 225 Ridgemont St Parkside St **Coogle** Map data @2017 Google

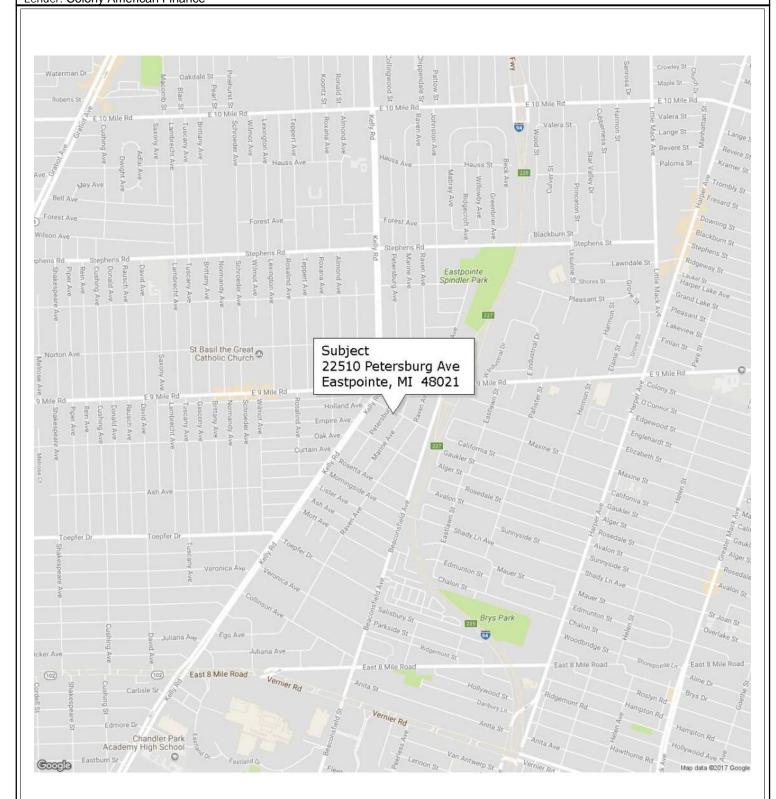
AERIAL MAP

File No.: **F-155045-17** Case No.:



FLOOD MAP





FLOOD INFORMATION

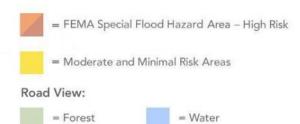
Community: VILLAGE OF EASTPOINTE
Property is NOT in a FEMA Special Flood Hazard Area

Map Number:

Panel: Zone: X Map Date: FIPS: 26099

Source: FEMA DFIRM

LEGEND



Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location.

No liability is accepted to any third party for any use or misuse of this flood map or its data.

: Rudalev MI II Address: 22510 Petersburg Ave	Licence Page	(File No.: F-155045-17 Case No.:
tpointe Colony American Finance		State: MI	Zip: 48021
TECOTOTO TO SENSO TO	MICHAEL ANTHONY MILLER		RICK SNYDER GOVERNOR DEPARTMENT O
9TOZ/TE/2D 31YQ NOILVMIGKE			STATE OF MICH OF LICENSING AND BUREAU OF PROFESSIONA CERTIFIED GENERAL A
9T9E60E			E OF MICHIGAN ISING AND REGULATORY PROFESSIONAL LICENSING D GENERAL APPRAISER LICENSE
THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS JE THE STATE OF MICHICAN			M446838 AFFAIRS