# Uniform Residential Appraisal Report ANS-221336 File # ANS-221336

The purpose of this summary appraisal repo	ort is to provide the	lander/client with an ac	curate and adequate	alv cunnorted oni	inion of the n	narkat valua	of the cubiect	nronarty
	·	iciluci/cilcili willi ali ac						
Property Address 23480 Buckingham S	<u>st</u>	0 (D.L., D.	City Clinton To				Zip Code 480	J36
Borrower Rudalev MI I		Owner of Public Record		<u>C</u>	C0	unty maco	mb	
Legal Description 50-11-12-156-005 D		<u> PARK SUBDIVISIO</u>						
Assessor's Parcel # 16-11-12-156-005	<i>i</i>		Tax Year 2016			E. Taxes \$ 1		
Neighborhood Name ASCOT PARK			Map Reference 4			nsus Tract 2	2330.00	
Occupant 🗌 Owner 🔀 Tenant 🗌 Vac		Special Assessments \$	0	PU	D HOA\$ C	)	per year	per month
Property Rights Appraised X Fee Simple	Leasehold	Other (describe)						
Assignment Type   Purchase Transaction	Refinance Tr	ansaction X Other (d	describe) Asset Va	aluation				
Lender/Client Colony American Finar	nce	Address 4 Park	Plaza, Suite 195	0, Irvine, CA, 9	92614			
Is the subject property currently offered for sal		ed for sale in the twelve m	nonths prior to the effe	ective date of this a	appraisal?	Π,	Yes 🔀 No	
Report data source(s) used, offering price(s),		L.S.(REALCOMP & F						
I did did not analyze the contract fo	r sale for the subject	nurchase transaction Exr	plain the results of the	analysis of the co	ntract for sale	or why the a	nalysis was not	
performed.	T date for the dubject	paronaso transaction. Exp	Jan the results of the	unarysis of the oo	THE GOL TOT SUIT	or willy the a	naiyolo wao no	•
periornica.								
Contract Price \$ Date of Cor		Is the property seller t	the owner of public re-	cord? Yes	□ No. Doto	Source(s)		
							□ V <sub>0</sub>	. No
Is there any financial assistance (loan charges	-		tarice, etc.) to be paid	by any party on b	enair of the bo	orrower?	Ye	s No
If Yes, report the total dollar amount and descr	ibe the items to be pa	ald.						
Note: Race and the racial composition of the	e neighborhood ar	e not appraisal factors.						
Neighborhood Characteristics		One-Unit	Housing Trends		One-Unit	Housing	Present La	nd Use %
Location Urban Suburban	Rural Proper	ty Values Increasing	<b>X</b> Stable	Declining	PRICE	AGE	One-Unit	90 %
Built-Up X Over 75% 25-75%		nd/Supply Shortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	%
Growth Rapid Stable		ting Time X Under 3 m	<del></del>	Over 6 mths	24 Lo	,	Multi-Family	%
		F NORTH RIVER ,			140 Hig		Commercial	10 %
WEST OF I-94, EAST OF GRATIOT		F NORTH RIVER,	30011101301	DLVD,			Other	1 <u>0 %</u>
		DIOED OF MOOTIN	/ OINIOLE EARAII	\				/0
		RISED OF MOSTLY						
CONSTRUCTION. THE AREA HAS								IOR
EMPLOYERS AS WELL AS SCHOOL								
Market Conditions (including support for the al		THE AREA SELL						
HAVING STABLE GROWTH IN LAS			ALUES HAVE BE	EEN STABLE,	AND SUPF	PLY AND D	DEMAND AF	RE IN IN
BALANCE WITH MARKETING TIME	BEING LESS	<u> THAN 3 MONTHS.</u>						
Dimensions 50 X 112		Area 5,600 sf		pe RECTANG		View N;	Res;Res	
Specific Zoning Classification R-5		Zoning Description 3	SINGLE FAMILY		_			
Zoning Compliance 🔀 Legal 🗌 Legal Nor	iconforming (Grandfa	athered Use) 🔲 No Zoni	ng 🗌 Illegal (descri	ibe)				
Is the highest and best use of subject property	as improved (or as r	proposed per plans and sp	pecifications) the prese	ent use?	Yes N	o If No, des	scribe	
Utilities Public Other (describe)		Public Other (d	escribe)	Off-site Impr	ovements - Ty	/pe	Public	Private
Electricity 🔀 🗌	Water	lacksquare		Street CON	NCRETE		X	
Gas 🔀 🗌	Sanitary	Sewer 🗶 🗌		Alley NON	NE			
FEMA Special Flood Hazard Area Yes	No FEMA Flo	od Zone X	FEMA Map # 260			FEMA Map	Date 09/29/	2006
Are the utilities and off-site improvements typic			No If No, describe					
Are there any adverse site conditions or extern				nd uses, etc.)?	Yes	No		`
■ , ,, o ,, ,, o , o , o , o , o , o , o	al factors (easements	s. encroacnments. enviror	imental conditions, lar			_	If Yes, describe	5
The more any adverse site conditions of extern	al factors (easement	s, encroacnments, enviror	imental conditions, lar	,			If Yes, describe	5
The alone any autorise site containers of GALGIII	al factors (easement:	s, encroacnments, enviror	nmental conditions, lar				If Yes, describe	<i>-</i>
THE GIVE WITH GRAND SHE CONTUINED OF GALGITE	al factors (easement	s, encroacnments, enviror	imental conditions, lar				If Yes, describe	<del></del>
·				nn materials	s/condition	Interior		
General Description	Fou	undation	Exterior Description			Interior	materials	s/condition
General Description Units One One with Accessory Unit	Fou	undation  Crawl Space	Exterior Description Foundation Walls	Conc Block	/AVE	Floors	materials	s/condition
General Description Units ✓ One ☐ One with Accessory Unit # of Stories 2	Fou Concrete Slab	undation Crawl Space Partial Basement	Exterior Description Foundation Walls Exterior Walls	Conc Block VINYL/AVE	/AVE	Floors Walls	materials Hwd/CER/	s/condition CAR/AVE _/AVE
General Description  Units  ☐ One ☐ One with Accessory Unit  # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit	Found Concrete Slab  Full Basement Basement Area	undation Crawl Space Partial Basement 552 sq.ft.	Exterior Description Foundation Walls Exterior Walls Roof Surface	Conc Block VINYL/AVE SHINGLES	/AVE I	Floors Walls Trim/Finish	materials Hwd/CER/ DRYWALI WOOD/A\	s/condition /CAR/AVE _/AVE /E
General Description  Units  ☐ One ☐ One with Accessory Unit # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit ☐ Existing ☐ Proposed ☐ Under Const.	Found Concrete Slab  Concrete Slab  Full Basement Basement Area Basement Finish	undation Crawl Space Partial Basement 552 sq.ft. 0 %	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspou	Conc Block, VINYL/AVE SHINGLES, Its ALUM/AVE	/AVE I	Floors Walls Trim/Finish Bath Floor	materials Hwd/CER/ DRYWALI WOOD/A\ CERAMIC	s/condition CAR/AVE _/AVE /E /AVE
General Description  Units  ☐ One ☐ One with Accessory Unit # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit ☐ Existing ☐ Proposed ☐ Under Const.  Design (Style) Colonial	Found Concrete Slab Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Ex	undation Crawl Space Partial Basement 552 sq.ft. 0 % kit Sump Pump	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspour Window Type	Conc Block, VINYL/AVE SHINGLES, ats ALUM/AVE VIN/INSUL/	/AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco	materials Hwd/CER/ DRYWALI WOOD/A\ CERAMIC ot CERAMIC	s/condition CAR/AVE _/AVE /E /AVE
General Description  Units  ☐ One ☐ One with Accessory Unit # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit ☐ Existing ☐ Proposed ☐ Under Const. Design (Style) Colonial Year Built 1949	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir	undation Crawl Space Partial Basement 552 sq.ft. 0 % kit Sump Pump	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated	Conc Block, VINYL/AVE SHINGLES, Its ALUM/AVE VIN/INSUL/	/AVE   I	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage	materials Hwd/CER/ DRYWALI WOOD/A\ CERAMIC t CERAMIC  None	s/condition CAR/AVE _/AVE /E /AVE
General Description  Units  ☐ One ☐ One with Accessory Unit # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit ☐ Existing ☐ Proposed ☐ Under Const. Design (Style) Colonial Year Built 1949  Effective Age (Yrs) 20	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness	undation Crawl Space Partial Basement 552 sq.ft. 0 % kit Sump Pump nfestation Settlement	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens	Conc Block VINYL/AVE SHINGLES, its ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE	/AVE   I	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage  X Driveway	materials Hwd/CER/ DRYWALI WOOD/AN CERAMIC TO CERAMIC None # of Cars	s/condition /CAR/AVE _/AVE /E /AVE /AVE
General Description  Units  ☐ One with Accessory Unit  # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit ☐ Existing ☐ Proposed ☐ Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic ☐ None	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir	Undation  Crawl Space Partial Basement 552 sq.ft. 0 % kit Sump Pump Infestation Settlement HWBB Radiant	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities	Conc Block VINYL/AVE SHINGLES, Its ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto	/AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage	materials Hwd/CER/ DRYWALI WOOD/A\ CERAMIC T CERAMIC None # of Cars face Bri	s/condition /CAR/AVE _/AVE /E /AVE /AVE
General Description  Units  ☐ One ☐ One with Accessory Unit # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit ☐ Existing ☐ Proposed ☐ Under Const. Design (Style) Colonial Year Built 1949  Effective Age (Yrs) 20	Fou Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other	Undation  Crawl Space Partial Basement 552 sq.ft. 0 % kit Sump Pump Infestation Settlement HWBB Radiant Fuel GAS	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities	Conc Block VINYL/AVE SHINGLES, its ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE	/AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage  X Driveway	materials Hwd/CER/ DRYWALI WOOD/AN CERAMIC TO CERAMIC None # of Cars	s/condition /CAR/AVE _/AVE /E /AVE /AVE
General Description  Units  ☐ One with Accessory Unit  # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit ☐ Existing ☐ Proposed ☐ Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic ☐ None	Found	Undation  Crawl Space Partial Basement 552 sq.ft. 0 % kit Sump Pump Infestation Settlement HWBB Radiant Fuel GAS	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities	Conc Block VINYL/AVE SHINGLES, uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 X Fence c	/AVE     /AV	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage  Driveway Driveway Sur	materials Hwd/CER/ DRYWALI WOOD/A\ CERAMIC T CERAMIC None # of Cars face Bri	ck/condition CAR/AVE L/AVE //E /AVE /AVE 1 ck/ave
General Description  Units  ☐ One ☐ One with Accessory Unit # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit ☐ Existing ☐ Proposed ☐ Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic ☐ None ☐ Drop Stair ☐ Stairs	Fou Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other	Undation  Crawl Space Partial Basement 552 sq.ft. 0 % kit Sump Pump Infestation Settlement HWBB Radiant Fuel GAS	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) #	Conc Block VINYL/AVE SHINGLES, uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 X Fence c	/AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Garage	materials  Hwd/CER,  DRYWALI  WOOD/A\ CERAMIC  TO CERAMIC  None  # of Cars  face  # of Cars	condition CAR/AVE L/AVE //E /AVE /AVE 1 ck/ave 1
General Description  Units One One with Accessory Unit # of Stories 2  Type Det. Att. S-Det./End Unit Existing Proposed Under Const.  Design (Style) Colonial Year Built 1949  Effective Age (Yrs) 20  Attic None Drop Stair Stairs Floor Scuttle Finished Heated	Found Concrete Slab  Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centre	undation  Crawl Space Partial Basement 552 sq.ft. 0 %  cit Sump Pump  Infestation Settlement HWBB Radiant Fuel GAS al Air Conditioning Other	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck PA	Conc Block VINYL/AVE SHINGLES  uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 X Fence c TIO Porch F	/AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Sur Garage Carport	materials  Hwd/CER, DRYWALI WOOD/A\ CERAMIC  I CERAMIC None # of Cars face Bri # of Cars # of Cars	condition CAR/AVE L/AVE //E /AVE /AVE 1 ck/ave 1
General Description  Units  One One with Accessory Unit  # of Stories 2  Type  Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centr	undation  Crawl Space Partial Basement 552 sq.ft. 0 %  kit Sump Pump Infestation Settlement HWBB Radiant Fuel GAS al Air Conditioning Other Disposal Micro	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck PAT Pool NONE Wave Washer/D	Conc Block VINYL/AVE SHINGLES, Its ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other (	/AVE /AVE I /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Garage Carport Att.	materials Hwd/CER/ DRYWALI WOOD/AN CERAMIC To Represent the Company of Cars face Bring f	s/condition /CAR/AVE _/AVE //AVE //AVE  1 ck/ave 1 0 Built-in
General Description  Units  One One with Accessory Unit  # of Stories 2  Type  Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centre Individual Dishwasher 6 Rooms	undation  Crawl Space Partial Basement 552 sq.ft. 0 %  cit Sump Pump Infestation Settlement HWBB Radiant Fuel GAS al Air Conditioning Other Disposal Micro 3 Bedrooms	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck PAT Pool NONE wave Washer/D 1.0 Bath(s)	Conc Block VINYL/AVE SHINGLES, uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other (	/AVE /AVE I /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Surixeway Carport Att.	materials Hwd/CER/ DRYWALI WOOD/AN CERAMIC IN CERAMIC None # of Cars face Bri # of Cars # of Cars Det.	s/condition /CAR/AVE _/AVE //AVE /AVE  1 ck/ave 1 0 Built-in
General Description  Units  One One with Accessory Unit  # of Stories 2  Type Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient iter	Fou Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centre Individual Dishwasher Rooms ms, etc.). SUBJI	undation  Crawl Space Partial Basement 552 sq.ft. 0 %  cit Sump Pump Infestation Settlement HWBB Radiant Fuel GAS al Air Conditioning Other Disposal Micro 3 Bedrooms	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck PAT Pool NONE wave Washer/D 1.0 Bath(s)	Conc Block VINYL/AVE SHINGLES, uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other (	/AVE /AVE I /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Surixeway Carport Att.	materials Hwd/CER/ DRYWALI WOOD/AN CERAMIC IN CERAMIC None # of Cars face Bri # of Cars # of Cars Det.	s/condition /CAR/AVE _/AVE //AVE /AVE  1 ck/ave 1 0 Built-in
General Description  Units One One with Accessory Unit # of Stories 2  Type Det. Att. S-Det./End Unit Existing Proposed Under Const.  Design (Style) Colonial Year Built 1949  Effective Age (Yrs) 20  Attic None Drop Stair Stairs Floor Scuttle Finished Heated  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient itel WATER HEATER AND COPPER PL	Fou Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centro Individual Dishwasher 6 Rooms ms, etc.). SUBJI LUMBING	Undation  ☐ Crawl Space ☐ Partial Basement ☐ 552 sq.ft. ☐ 0 %  dit ☐ Sump Pump Infestation ☐ Settlement ☐ HWBB ☐ Radiant ☐ Fuel GAS al Air Conditioning ☐ Other ☑ Disposal ☑ Micro ☐ Bedrooms ECT HAS 120 AMP	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulater Screens Amenities Fireplace(s) # Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC	Conc Block VINYL/AVE SHINGLES, Its ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Orger Other ( ) 1,104 CUIT BREAKER	/AVE   /A	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Sur Garage Carport Att.  et of Gross Li E, 40 GALL	materials  Hwd/CER, DRYWALI WOOD/A\ CERAMIC IN CERAMIC IN None # of Cars face Bri # of Cars # of Cars # of Cars  # of Cars  Unit CERAMIC IN NONE # of CARS  # of CARS  # of CARS  Hof CARS  HOF CARS  WINDER	ck/ave 1 0 Built-in
General Description  Units  One One with Accessory Unit  # of Stories 2  Type  Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient iter  WATER HEATER AND COPPER PL  Describe the condition of the property (including the state of the property)  Best Proposed Plances Planc	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centre Individual Dishwasher 6 Rooms ms, etc.). SUBJI UMBING ng needed repairs, de	Undation  ☐ Crawl Space ☐ Partial Basement ☐ 552 sq.ft. ☐ 0 %  cit ☐ Sump Pump Infestation ☐ Settlement ☐ HWBB ☐ Radiant ☐ Fuel GAS al Air Conditioning ☐ Other ☐ Disposal ☑ Micro ☐ 3 Bedrooms ☐ CT HAS 120 AMP	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck PA Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.).	Conc Block VINYL/AVE SHINGLES  uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKER	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Sur Garage Carport Att.  et of Gross Li E, 40 GALL	materials  Hwd/CER, DRYWALI WOOD/AN CERAMIC IN None # of Cars face Bri # of Cars # of Cars Word Cars A of Cars A of Cars Word Cars A of	S/condition CCAR/AVE L/AVE L/AVE 1 Cck/ave 1 0 Built-in CGRTY
General Description  Units  One One with Accessory Unit  # of Stories 2  Type  Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient iter  WATER HEATER AND COPPER PL  Describe the condition of the property (includir  HAS BEEN ADEQUATELY MAINTA	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centre Individual Dishwasher 6 Rooms ms, etc.). SUBJI UMBING ng needed repairs, de	Undation  ☐ Crawl Space ☐ Partial Basement ☐ 552 sq.ft. ☐ 0 %  cit ☐ Sump Pump Infestation ☐ Settlement ☐ HWBB ☐ Radiant ☐ Fuel GAS al Air Conditioning ☐ Other ☐ Disposal ☑ Micro ☐ 3 Bedrooms ☐ CT HAS 120 AMP	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck PA Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.).	Conc Block VINYL/AVE SHINGLES  uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKER	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Sur Garage Carport Att.  et of Gross Li E, 40 GALL	materials  Hwd/CER, DRYWALI WOOD/AN CERAMIC IN None # of Cars face Bri # of Cars # of Cars Word Cars A of Cars A of Cars Word Cars A of	S/condition CCAR/AVE L/AVE L/AVE 1 Cck/ave 1 0 Built-in CGRADE
General Description  Units  One One with Accessory Unit  # of Stories 2  Type  Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient iter  WATER HEATER AND COPPER PL  Describe the condition of the property (including the state of the property)  Best Proposed Plances Planc	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centre Individual Dishwasher 6 Rooms ms, etc.). SUBJI UMBING ng needed repairs, de	Undation  ☐ Crawl Space ☐ Partial Basement ☐ 552 sq.ft. ☐ 0 %  cit ☐ Sump Pump Infestation ☐ Settlement ☐ HWBB ☐ Radiant ☐ Fuel GAS al Air Conditioning ☐ Other ☐ Disposal ☑ Micro ☐ 3 Bedrooms ☐ CT HAS 120 AMP	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck PA Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.).	Conc Block VINYL/AVE SHINGLES  uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKER	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Sur Garage Carport Att.  et of Gross Li E, 40 GALL	materials  Hwd/CER, DRYWALI WOOD/AN CERAMIC IN None # of Cars face Bri # of Cars # of Cars Word Cars A of Cars A of Cars Word Cars A of	S/condition CCAR/AVE L/AVE L/AVE 1 Cck/ave 1 0 Built-in CGRADE
General Description  Units  One One with Accessory Unit  # of Stories 2  Type  Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient iter  WATER HEATER AND COPPER PL  Describe the condition of the property (includir  HAS BEEN ADEQUATELY MAINTA	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centre Individual Dishwasher 6 Rooms ms, etc.). SUBJI UMBING ng needed repairs, de	Undation  ☐ Crawl Space ☐ Partial Basement ☐ 552 sq.ft. ☐ 0 %  cit ☐ Sump Pump Infestation ☐ Settlement ☐ HWBB ☐ Radiant ☐ Fuel GAS al Air Conditioning ☐ Other ☐ Disposal ☑ Micro ☐ 3 Bedrooms ☐ CT HAS 120 AMP	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck PA Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.).	Conc Block VINYL/AVE SHINGLES  uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKER	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Sur Garage Carport Att.  et of Gross Li E, 40 GALL	materials  Hwd/CER, DRYWALI WOOD/AN CERAMIC IN None # of Cars face Bri # of Cars # of Cars Word Cars A of Cars A of Cars Word Cars A of	S/condition CCAR/AVE L/AVE L/AVE 1 Cck/ave 1 0 Built-in CGRADE
General Description  Units  One One with Accessory Unit  # of Stories 2  Type  Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances  Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient itel  WATER HEATER AND COPPER PL  Describe the condition of the property (includir  HAS BEEN ADEQUATELY MAINTA  AVERAGE WEAR AND TEAR.	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centro Individual Dishwasher 6 Rooms ms, etc.). SUBJI UMBING ng needed repairs, de	Indation  Crawl Space Partial Basement 552 sq.ft. 0 %  Composite Sump Pump Infestation Settlement HWBB Radiant Fuel GAS In Air Conditioning Other Disposal Micro Bedrooms ECT HAS 120 AMP  Settlional OR ECONG	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.). OMIC OBSOLES	Conc Block VINYL/AVE SHINGLES, Its ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKER C4;No upo	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Carage Carage Att.  et of Gross Li E, 40 GALL prior 15 ye OF APPF	materials Hwd/CER, DRYWALI WOOD/A\ CERAMIC TO RONG TO CERAMIC TO None # of Cars # of Cars # of Cars # of Cars Wing Area Abov ON GAS H  Ears;PROPE RAISAL JUS	S/condition  I/CAR/AVE  L/AVE  I/E  I/AVE  1  ck/ave  1  0  Built-in  The Grade  OT  ERTY  ST
General Description  Units  One One with Accessory Unit  # of Stories 2  Type  Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient iter  WATER HEATER AND COPPER PL  Describe the condition of the property (includir  HAS BEEN ADEQUATELY MAINTA	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centro Individual Dishwasher 6 Rooms ms, etc.). SUBJI UMBING ng needed repairs, de	Indation  Crawl Space Partial Basement 552 sq.ft. 0 %  Composite Sump Pump Infestation Settlement HWBB Radiant Fuel GAS In Air Conditioning Other Disposal Micro Bedrooms ECT HAS 120 AMP  Settlional OR ECONG	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.). OMIC OBSOLES	Conc Block VINYL/AVE SHINGLES, Its ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKER C4;No upo	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Carage Carage Att.  et of Gross Li E, 40 GALL prior 15 ye OF APPF	materials  Hwd/CER, DRYWALI WOOD/AN CERAMIC IN None # of Cars face Bri # of Cars # of Cars Word Cars A of Cars A of Cars Word Cars A of	S/condition  I/CAR/AVE  L/AVE  I/E  I/AVE  1  ck/ave  1  0  Built-in  The Grade  OT  ERTY  ST
General Description  Units  One ☐ One with Accessory Unit # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit ☐ Existing ☐ Proposed ☐ Under Const.  Design (Style) Colonial Year Built 1949  Effective Age (Yrs) 20  Attic ☐ None ☐ Drop Stair ☐ Stairs ☐ Floor ☐ Scuttle ☐ Finished ☐ Heated  Appliances ☐ Refrigerator ☐ Range/Oven Finished area above grade contains:  Additional features (special energy efficient itel WATER HEATER AND COPPER PL Describe the condition of the property (includir HAS BEEN ADEQUATELY MAINTA AVERAGE WEAR AND TEAR.	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centro Individual Dishwasher 6 Rooms ms, etc.). SUBJI UMBING ng needed repairs, de	Indation  Crawl Space Partial Basement 552 sq.ft. 0 %  Composite Sump Pump Infestation Settlement HWBB Radiant Fuel GAS In Air Conditioning Other Disposal Micro Bedrooms ECT HAS 120 AMP  Settlional OR ECONG	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.). OMIC OBSOLES	Conc Block VINYL/AVE SHINGLES, Its ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKER C4;No upo	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Carage Carage Att.  et of Gross Li E, 40 GALL prior 15 ye OF APPF	materials Hwd/CER, DRYWALI WOOD/A\ CERAMIC TO RONG TO CERAMIC TO None # of Cars # of Cars # of Cars # of Cars Wing Area Abov ON GAS H  Ears;PROPE RAISAL JUS	S/condition  I/CAR/AVE  L/AVE  I/E  I/AVE  1  ck/ave  1  0  Built-in  The Grade  OT  ERTY  ST
General Description  Units  One ☐ One with Accessory Unit # of Stories 2  Type ☐ Det. ☐ Att. ☐ S-Det./End Unit ☐ Existing ☐ Proposed ☐ Under Const.  Design (Style) Colonial Year Built 1949  Effective Age (Yrs) 20  Attic ☐ None ☐ Drop Stair ☐ Stairs ☐ Floor ☐ Scuttle ☐ Finished ☐ Heated  Appliances ☐ Refrigerator ☐ Range/Oven Finished area above grade contains:  Additional features (special energy efficient itel WATER HEATER AND COPPER PL Describe the condition of the property (includir HAS BEEN ADEQUATELY MAINTA AVERAGE WEAR AND TEAR.	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centro Individual Dishwasher 6 Rooms ms, etc.). SUBJI UMBING ng needed repairs, de	Indation  Crawl Space Partial Basement 552 sq.ft. 0 %  Composite Sump Pump Infestation Settlement HWBB Radiant Fuel GAS In Air Conditioning Other Disposal Micro Bedrooms ECT HAS 120 AMP  Settlional OR ECONG	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.). OMIC OBSOLES	Conc Block VINYL/AVE SHINGLES, Its ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKER C4;No upo	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Carage Carage Att.  et of Gross Li E, 40 GALL prior 15 ye OF APPF	materials Hwd/CER, DRYWALI WOOD/A\ CERAMIC TO RONG TO CERAMIC TO None # of Cars # of Cars # of Cars # of Cars Wing Area Abov ON GAS H  Ears;PROPE RAISAL JUS	S/condition  I/CAR/AVE  L/AVE  I/E  I/AVE  1  ck/ave  1  0  Built-in  The Grade  OT  ERTY  ST
General Description  Units One One with Accessory Unit  # of Stories 2  Type Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient itel  WATER HEATER AND COPPER PL  Describe the condition of the property (includir  HAS BEEN ADEQUATELY MAINTA  AVERAGE WEAR AND TEAR.	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centr Individual Dishwasher Rooms ms, etc.). SUBJI UMBING ng needed repairs, de INED. NO FUNC	Undation  ☐ Crawl Space ☐ Partial Basement ☐ 552 sq.ft. ☐ 0 %  wit ☐ Sump Pump Infestation ☐ Settlement ☐ HWBB ☐ Radiant ☐ Fuel GAS al Air Conditioning ☐ Other ☑ Disposal ☑ Micro ☐ 3 Bedrooms ECT HAS 120 AMP Interioration, renovations, recording the livability, soundness, recording the livability is the livability, soundness, recording the livability is the livability, soundness, recording the livability is the livab	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Fireplace(s) # Patio/Deck PA Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.). OMIC OBSOLES	Conc Block VINYL/AVE SHINGLES  uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKEF  C4;No upo CENCE FOUN	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Sur Garage Carport Att.  et of Gross Li E, 40 GALL prior 15 ye COF APPF	materials Hwd/CER/ DRYWALI WOOD/AN CERAMIC TO RONG # of Cars # of Cars # of Cars # of Cars Det.  Wing Area Abov LON GAS H ears;PROP! RAISAL JUS	S/condition  I/CAR/AVE  L/AVE  I/E  I/AVE  1  ck/ave  1  0  Built-in  The Grade  OT  ERTY  ST
General Description  Units  One  One with Accessory Unit  # of Stories 2  Type  Det.  Att.  S-Det./End Unit  Existing  Proposed  Under Const.  Design (Style)  Colonial  Year Built  1949  Effective Age (Yrs) 20  Attic  None  Drop Stair  Stairs  Floor  Scuttle  Finished  Heated  Appliances  Refrigerator  Range/Oven  Finished area above grade contains:  Additional features (special energy efficient itel  WATER HEATER AND COPPER PL  Describe the condition of the property (includir  HAS BEEN ADEQUATELY MAINTA  AVERAGE WEAR AND TEAR.	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centr Individual Dishwasher Rooms ms, etc.). SUBJI UMBING ng needed repairs, de INED. NO FUNC	Undation  ☐ Crawl Space ☐ Partial Basement ☐ 552 sq.ft. ☐ 0 %  wit ☐ Sump Pump Infestation ☐ Settlement ☐ HWBB ☐ Radiant ☐ Fuel GAS al Air Conditioning ☐ Other ☑ Disposal ☑ Micro ☐ 3 Bedrooms ECT HAS 120 AMP Interioration, renovations, recording the livability, soundness, recording the livability is the livability, soundness, recording the livability is the livability, soundness, recording the livability is the livab	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Fireplace(s) # Patio/Deck PA Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.). OMIC OBSOLES	Conc Block VINYL/AVE SHINGLES  uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKEF  C4;No upo CENCE FOUN	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Driveway Carage Carage Att.  et of Gross Li E, 40 GALL prior 15 ye OF APPF	materials Hwd/CER/ DRYWALI WOOD/AN CERAMIC TO RONG # of Cars # of Cars # of Cars # of Cars Det.  Wing Area Abov LON GAS H ears;PROP! RAISAL JUS	S/condition  I/CAR/AVE  L/AVE  I/E  I/AVE  1  ck/ave  1  0  Built-in  The Grade  OT  ERTY  ST
General Description  Units One One with Accessory Unit  # of Stories 2  Type Det. Att. S-Det./End Unit  Existing Proposed Under Const.  Design (Style) Colonial  Year Built 1949  Effective Age (Yrs) 20  Attic None  Drop Stair Stairs  Floor Scuttle  Finished Heated  Appliances Refrigerator Range/Oven  Finished area above grade contains:  Additional features (special energy efficient itel  WATER HEATER AND COPPER PL  Describe the condition of the property (includir  HAS BEEN ADEQUATELY MAINTA  AVERAGE WEAR AND TEAR.	Concrete Slab  Full Basement Basement Area Basement Finish Outside Entry/Ex Evidence of Ir Dampness Heating FWA Other Cooling Centr Individual Dishwasher Rooms ms, etc.). SUBJI UMBING ng needed repairs, de INED. NO FUNC	Undation  ☐ Crawl Space ☐ Partial Basement ☐ 552 sq.ft. ☐ 0 %  wit ☐ Sump Pump Infestation ☐ Settlement ☐ HWBB ☐ Radiant ☐ Fuel GAS al Air Conditioning ☐ Other ☑ Disposal ☑ Micro ☐ 3 Bedrooms ECT HAS 120 AMP Interioration, renovations, recording the livability, soundness, recording the livability is the livability, soundness, recording the livability is the livability, soundness, recording the livability is the livab	Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated Screens Fireplace(s) # Patio/Deck PA Pool NONE wave Washer/D 1.0 Bath(s) ELECTRIC CIRC emodeling, etc.). OMIC OBSOLES	Conc Block VINYL/AVE SHINGLES  uts ALUM/AVE VIN/INSUL/ d INSULATED MESH/AVE Woodsto 0 Fence c TIO Porch F Other N Oryer Other ( ) 1,104 CUIT BREAKEF  C4;No upo CENCE FOUN	/AVE /AVE   /AVE	Floors Walls Trim/Finish Bath Floor Bath Wainsco Car Storage Driveway Sur Garage Carport Att.  et of Gross Li E, 40 GALL prior 15 ye COF APPF	materials Hwd/CER/ DRYWALI WOOD/AN CERAMIC TO RONG # of Cars # of Cars # of Cars # of Cars Det.  Wing Area Abov LON GAS H ears;PROP! RAISAL JUS	S/condition  I/CAR/AVE  L/AVE  I/E  I/AVE  1  ck/ave  1  0  Built-in  Grade  OT  ERTY

Uniform Residential Appraisal Report

ANS-221336
File # ANS-221336

There are 45 comparab	le nror	nerties c	urrently	offered	l for	cale in	the subject	neighborh	ood ran	aina in	nrice	from \$	70.000	1 110 7/	to	\$ 1			
													\$ 65,000	1	10			10,000	•
FEATURE		SUBJEC <sup>*</sup>		lilligilb			SLE SALE #		liis rang			E SALE #			CON			SALE # 3	<u> </u>
			l				OLE SALE #	ı				LE SALE #	<del>7</del>					5 SALE # 3	
Address 23480 Buckingha				134 J					128 C						Gallu	-			
Clinton Township	o, MI	48036		Moun	t Cle	emens	<u>, MI 4804</u>	3				MI 4804	43					MI 48043	
Proximity to Subject				0.42 r	miles	s SW			0.44 r	niles	W			0.64	miles	s SW	٧		
Sale Price	\$						\$	48,900				\$	55,000				9	\$ :	55,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	31 9	96 sq.ft				42 11	sq.ft.			\$	44.5	57 sa	ı.ft.		
Data Source(s)	Ť		34				01;DOM	52				!851;DC	NA 21	-				358;DOM	21
								32					JIVI Z I						<u> </u>
Verification Source(s)		OODIDTI	1011			ASSES			Par/R						Real/				
VALUE ADJUSTMENTS	DE	SCRIPTI	ION	DES	CRIP	TION	+(-) \$ A	djustment		CRIPTI	ION	+(-)\$	Adjustment	_	SCRIP	HON		+(-) \$ Adju	stment
Sales or Financing				NonA	ırm				ArmL	th				ArmL	_th				
Concessions				Cash:	:0				Cash;	:0				FHA;	:540				-540
Date of Sale/Time				s05/1	7·c0	3/17			s10/1		/16				16;c0	8/16	3		
Location	N·R4	es;Res		N;Res					N;Res						s;Re				
Leasehold/Fee Simple																			
		Simple	<del>)</del>	Fee S		ie			Fee S		•				Simp	ie			
Site	5,60			4,998				0	4,800				0	6,950					0
View	N;Re	es;Res		N;Res	s;Re	s			N;Res	s;Res				N;Re	s;Re	S			
Design (Style)	DT2	;Coloni	ial	DT2;0	Color	nial			DT1.5	;Cap	e Coc		0	DT2;	Color	nial			
Quality of Construction	Q3			Q3					Q3					Q3					
Actual Age	68			60				0	85				0	114					0
Condition	_							U					U				+		U
	C4	Ta .	<b>.</b>	C4	- ·	1_ :	1		C4					C4	I	Τ_	+		
Above Grade		Bdrms.		Total					Total						Bdrms				
Room Count	6	3	1.0	7	3	2.0		-1,000		3	1.0			7	4	1.			0
Gross Living Area		1,104	sq.ft.		1,53	30 sq.ft		-4,000		1,306	sq.ft.		-4,000		1,23	4 sq	.ft.		-1,000
Basement & Finished	5529	sf0sfin		874sf					653sf					756s					0
Rooms Below Grade	3323				J J 111	-		0					J	. 553		-			0
	0.55		N 4	2 55-	752	014			2 55-	ND 0 0	N 4			4.55	DD2	<u> </u>			
Functional Utility		DROC	JΝ	3 BEI			1		3 BEI						DRO		_		0
Heating/Cooling		/CAC		GFA/I				+500	GFA/I				+500	GFA					
Energy Efficient Items	INSU	JL/VIN	YL	INSU	L/VII	NYL			INSU	L/VIN	YL			INSU	JL/VII	NYL			
Garage/Carport	1gd1	1dw		2gd1d	dw			-2,000	2ad1d	w			-2,000	2ad1	dw				-2,000
Porch/Patio/Deck		RCH/P/	ATIO	PORG				+1,000					+1,000						-1,000
FIREPLACE, Wd Stove	NON		1110					11,000					11,000						-1,000
				NONE					NONE					NON					
BRICK/FRAME	FRA	ME		FRAN	/IE				FRAN	<u>/IL</u>				FRAI	ME				
Net Adjustment (Total)					+	<b>X</b> -	\$	-5,500		+	<b>X</b> -	\$	-4,500		] +	X -	-	\$	-4,540
Adjusted Sale Price				Net Adi	i.	11.2 %	,		Net Adi		8.2 %			Net Ac	di.	8.3	3 %		
												¢	50,500	1	•				-0.400
of Comparables				1 1510SS <i>1</i>	ibA	17 <u>4</u> %	18	<b>43 400</b>	l Gross A	401	1.3 h % l		יוור וור		Adı	83	8 %   9	5	50 A60
of Comparables	the ca	la or tran	octor his			17.4 %		43,400				Ψ	50,500	uioss	Adj.	8.3	3 % 3	\$	50,460
of Comparables  I 💢 did 🔲 did not research	the sa	le or tran	nsfer his									Ψ	50,500	d1033	Adj.	8.3	3 %   5	5 :	00,460
	the sa	le or tran	nsfer his									Ψ	50,500	uioss	Adj.	8.3	3 %   5	\$	50,460
I 🔀 did 🗌 did not research				story of	the su	ubject pi	operty and	comparable	sales. I	f not, e	xplain		·			8.3	3 %   5	<b>5</b>	0,460
				story of	the su	ubject pi	operty and	comparable	sales. I	f not, e	xplain		·			8.3	3 %   5		50,460
I 🔀 did 🗌 did not research	not rev	eal any p	orior sa	story of t	the su	ubject pr	operty and subject pro	comparable	sales. I	f not, e	xplain		·			8.3	3 %   5	5	50,460
I ☑ did ☐ did not research  My research ☐ did ☑ did  Data Source(s) PUBLIC R	not rev	eal any p	orior sa	les or tra	the su	ubject properties of the LCOM	subject pro	comparable perty for th AGON)	sales. I	f not, e /ears pi	explain	he effectiv	ve date of thi	s appra	aisal.	8.3	3 %   5	5	50,460
My research did M did  Data Source(s)  My research did M did  Data My research did M did	not rev ECOI not rev	real any p RDS A real any p	orior sa ND M orior sa	les or tra	the su ansfer REA ansfer	rs of the	subject pro	perty for th AGON) sales for t	sales. I	f not, e /ears pi	explain	he effectiv	ve date of thi	s appra	aisal.	8.3	3 %   \$	\$	50,460
My research did did did Data Source(s) PUBLIC R My research did did did did Data Source(s) PUBLIC R	not rev ECOI not rev ECOI	real any p RDS A real any p RDS A	orior sa ND M orior sa ND M	les or tra	ansfer REA ansfer REA	rs of the LCOM	subject pro	perty for th AGON) sales for t AGON)	e three y	f not, e /ears pi prior to	rior to to	he effectiv	ve date of thi	s appra	aisal. sale.				50,460
My research did did did Data Source(s) PUBLIC R My research did did did Data Source(s) PUBLIC R Report the results of the research	not rev ECOI not rev ECOI	real any p RDS A real any p RDS A	orior sa ND M orior sa ND M of the p	les or tra LL.S. (I les or tra LL.S. (I	ansfer REA ansfer REA	rs of the LCOM	subject pro IP & PAR comparable IP & PAR story of the	perty for th AGON) sales for t AGON) subject pro	e three y	f not, e /ears pi prior to	rior to to the date	he effective te of sale sales (rep	ve date of thi of the comp	s appra arable s	aisal. sale. sales (	on pa	ge 3)	).	
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did Data Source(s) PUBLIC R Report the results of the research	not rev ECOI not rev ECOI	real any p RDS A real any p RDS A	orior sa ND M orior sa ND M of the p	les or tra	ansfer REA ansfer REA	rs of the LCOM	subject pro IP & PAR comparable IP & PAR story of the	perty for th AGON) sales for t AGON)	e three y	f not, e /ears pi prior to	rior to to the date	he effective te of sale sales (rep	ve date of thi	s appra arable s	aisal. sale. sales (	on pa	ge 3)		
My research did did did Data Source(s) PUBLIC R My research did did did Data Source(s) PUBLIC R Report the results of the research	not rev ECOI not rev ECOI	real any p RDS A real any p RDS A	orior sa ND M orior sa ND M of the p	les or tra LL.S. (I les or tra LL.S. (I	ansfer REA ansfer REA	rs of the LCOM	subject pro IP & PAR comparable IP & PAR story of the	perty for th AGON) sales for t AGON) subject pro	e three y	f not, e /ears pi prior to	rior to to the date	he effective te of sale sales (rep	ve date of thi of the comp	s appra arable s	aisal. sale. sales (	on pa	ge 3)	).	
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did Data Source(s) PUBLIC R Report the results of the research	not rev ECOI not rev ECOI	real any p RDS A real any p RDS A	orior sa ND M orior sa ND M of the p	les or tra LL.S. (I les or tra LL.S. (I	ansfer REA ansfer REA	rs of the LCOM	subject pro IP & PAR comparable IP & PAR story of the	perty for th AGON) sales for t AGON) subject pro	e three y	f not, e /ears pi prior to	rior to to the date	he effective te of sale sales (rep	ve date of thi of the comp	s appra arable s	aisal. sale. sales (	on pa	ge 3)	).	
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer	not rev ECOI not rev ECOI h and a	eal any p RDS A eal any p RDS A inalysis c	orior sa ND M orior sa ND M of the p	les or tra .L.S. (I les or tra .L.S. (I rior sale	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer hi	subject pro IP & PAR comparable IP & PAR story of the	perty for th AGON) sales for t AGON) subject pro	e three y he year operty ar ALE #1	f not, e	rior to the date parable Co	he effectiv te of sale sales (rej OMPARAE	ve date of thi of the comp port addition BLE SALE #	arable s	aisal. sale.	on pa	ge 3)	). ABLE SALE :	<b>#</b> 3
My research did did not research  My research did did did  Data Source(s) PUBLIC R  My research did did  Data Source(s) PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)	not rev ECOI not rev ECOI h and a	eal any p RDS A eal any p RDS A inalysis o	orior sa ND M orior sa ND M of the p SL	les or tra .L.S. (I les or tra .L.S. (I rior sale	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer hi	subject pro IP & PAR comparable IP & PAR story of the COMF	perty for th AGON) sales for th AGON) subject pro PARABLE S	e three y he year operty ar ALE #1	f not, e	rior to the date of the date o	he effectivite of sale sales (rej OMPARAE	ve date of thi of the comp	arable s	sale.	on pa COM	ge 3 PAR	).	<b>#</b> 3
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	not rev ECOI not rev ECOI h and a	real any p RDS A real any p RDS A analysis o	orior sa ND M orior sa ND M of the p SL carago	les or tra .L.S. (I les or tra .L.S. (I rior sale JBJECT	ansfer REA ansfer REA or tra	rs of the LCOM ansfer hi	subject pro IP & PAR comparable IP & PAR story of the COMF	perty for th AGON) sales for t AGON) subject pro PARABLE S	e three y he year pperty ar ALE #1	f not, e	rior to the date parable Conception Concepti	he effective te of sale sales (reported to the sales (reported to th	re date of thi of the comp port addition BLE SALE #	s appra arable s al prior 2	sale. sales	on par COMI	ge 3 PARA	). ABLE SALE : on/Assess	#3 or
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer	not rev ECOI not rev ECOI h and a	real any properties of the seal and properties of the seal of the	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p	les or tra L.S. (I les or tra L.S. (I les or tra L.S. (I prior sale JBJECT	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer h	subject pro IP & PAR comparable IP & PAR story of the COMF Real/Par 06/09/20 ble sales	perty for th AGON) sales for th AGON) subject pro PARABLE S agon/Ass 17	e three y he year pperty ar ALE #1 seessor	f not, e	rior to the date parable Conception Concepti	he effective te of sale sales (reported to the sales (reported to th	re date of thi of the comp oort addition. BLE SALE # n/Assesso	arable s al prior 2	sales (Rea 06/0)	on pa COMI II/Par 199/20	ge 3 PAR, rago	). ABLE SALE : on/Assess	#3 or
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer THIRTY SIX MONTHS OF	not rev ECOI not rev ECOI h and a	real any properties of the seal and properties of the seal of the	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p	les or tra L.S. (I les or tra L.S. (I les or tra L.S. (I prior sale JBJECT	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer h	subject pro IP & PAR comparable IP & PAR story of the COMF Real/Par 06/09/20 ble sales	perty for th AGON) sales for th AGON) subject pro PARABLE S agon/Ass 17	e three y he year pperty ar ALE #1 seessor	f not, e	rior to the date parable Conception Concepti	he effective te of sale sales (reported to the sales (reported to th	re date of thi of the comp oort addition. BLE SALE # n/Assesso	arable s al prior 2	sales (Rea 06/0)	on pa COMI II/Par 199/20	ge 3 PAR, rago	). ABLE SALE : on/Assess	#3 or
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer	not rev ECOI not rev ECOI h and a	real any properties of the seal and properties of the seal of the	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p	les or tra L.S. (I les or tra L.S. (I les or tra L.S. (I prior sale JBJECT	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer h	subject pro IP & PAR comparable IP & PAR story of the COMF Real/Par 06/09/20 ble sales	perty for th AGON) sales for th AGON) subject pro PARABLE S agon/Ass 17	e three y he year pperty ar ALE #1 seessor	f not, e	rior to the date parable Conception Concepti	he effective te of sale sales (reported to the sales (reported to th	re date of thi of the comp oort addition. BLE SALE # n/Assesso	arable s al prior 2	sales (Rea 06/0)	on pa COMI II/Par 199/20	ge 3 PAR, rago	). ABLE SALE : on/Assess	#3 or
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer THIRTY SIX MONTHS OF	not rev ECOI not rev ECOI h and a	real any properties of the seal and properties of the seal of the	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p	les or tra L.S. (I les or tra L.S. (I les or tra L.S. (I prior sale JBJECT	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer h	subject pro IP & PAR comparable IP & PAR story of the COMF Real/Par 06/09/20 ble sales	perty for th AGON) sales for th AGON) subject pro PARABLE S agon/Ass 17	e three y he year pperty ar ALE #1 seessor	f not, e	rior to the date parable Conception Concepti	he effective te of sale sales (reported to the sales (reported to th	re date of thi of the comp oort addition. BLE SALE # n/Assesso	arable s al prior 2	sales (Rea 06/0)	on pa COMI II/Par 199/20	ge 3 PAR, rago	). ABLE SALE : on/Assess	#3 or
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer THIRTY SIX MONTHS OF	not rev ECOI not rev ECOI h and a	real any properties of the seal and properties of the seal of the	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p	les or tra L.S. (I les or tra L.S. (I les or tra L.S. (I prior sale JBJECT	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer h	subject pro IP & PAR comparable IP & PAR story of the COMF Real/Par 06/09/20 ble sales	perty for th AGON) sales for th AGON) subject pro PARABLE S agon/Ass 17	e three y he year pperty ar ALE #1 seessor	f not, e	rior to the date parable Conception Concepti	he effective te of sale sales (reported to the sales (reported to th	re date of thi of the comp oort addition. BLE SALE # n/Assesso	arable s al prior 2	sales (Rea 06/0)	on pa COMI II/Par 199/20	ge 3 PAR, rago	). ABLE SALE : on/Assess	#3 or
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer THIRTY SIX MONTHS OF	not rev ECOI not rev ECOI h and a	real any properties of the seal and properties of the seal of the	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p	les or tra L.S. (I les or tra L.S. (I les or tra L.S. (I prior sale JBJECT	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer h	subject pro IP & PAR comparable IP & PAR story of the COMF Real/Par 06/09/20 ble sales	perty for th AGON) sales for th AGON) subject pro PARABLE S agon/Ass 17	e three y he year pperty ar ALE #1 seessor	f not, e	rior to the date parable Conception Concepti	he effective te of sale sales (reported to the sales (reported to th	re date of thi of the comp oort addition. BLE SALE # n/Assesso	arable s al prior 2	sales (Rea 06/0)	on pa COMI II/Par 199/20	ge 3 PAR, rago	). ABLE SALE : on/Assess	#3 or
My research did did not research  My research did did did  Data Source(s) PUBLIC R  My research did did  Data Source(s) PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OF THIS APPRAISAL	not rev ECOI not rev ECOI h and a history	Real any properties of the second and propert	orior sa ND M orior sa ND M of the p SU arago 2017 ubject p	les or tra .L.S. (I les or tra .L.S. (I rior sale JBJECT on/Asse	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer h	subject pro IP & PAR comparable IP & PAR comparable Real/Par 06/09/20 ble sales E BEEN I	perty for th AGON) e sales for th AGON) subject pro PARABLE S agon/Ass 17 THE	e three y he year operty ar ALE #1 sessor ERE H	f not, e	rior to the date of the date o	he effective te of sale sales (reported to sales (r	re date of thi of the comp oort addition BLE SALE # n/Assesso THER SAL JECT WIT	arable s al prior 2 or LES O	sales ( Sales ( Rea 06/0 DF TH	on pa COMI II/Pai 99/20 IE SI TY S	ge 3 PAR, ragge 017 UBJ	). ABLE SALE : Dn/Assess JECT WIT MONTHS	#3 or HIN OF
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer THIRTY SIX MONTHS OF THIS APPRAISAL  Summary of Sales Comparison A	not rev ECOI not rev ECOI h and a	Real any properties of the second of the sec	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p RAIS	les or tra L.S. (I les or tra L.S. (I les or tra L.S. (I rior sale JBJECT  on/Asse	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer hi	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I	perty for th AGON) sales for th AGON) subject pro PARABLE S agon/Ass 17 THE NO OTHI	e three y he year pperty ar ALE #1 seessor ERE H ER SA	f not, e	rior to the date of the date o	he effective te of sale sales (reposersales	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WIT	arable sal prior 2	sales ( Sales	on pa COMI II/Pai 199/20 IE SI TY S	ge 3 PARA PARA D17 UBJ UBJ COM	). ABLE SALE : DN/Assess JECT WIT MONTHS	#3 or HIN OF
My research did did not research  My research did did did  Data Source(s) PUBLIC R  My research did did did  Data Source(s) PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OF THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES I	not rev ECOI not rev ECOI h and a history F THI	Real any properties of the second and propert	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p RAIS	les or tra L.S. (I les or tra L.S. (I rior sale JBJECT  DON/ASSO	ansfer REA ansfer REA or tra	rs of the LCOM rs of the LCOM ansfer hi	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I	perty for the AGON) as sales for the AGON) subject property for the AGON.  PARABLE SO THE AGON ASSESSIVE TO STREET T	e three y he year pperty ar ALE #1 seessor ERE H ER SA	f not, e	rior to the date of the date o	he effective te of sales (reported to sales (report	of the comport addition BLE SALE #  A/Assesso THER SAL JECT WITH	arable sal prior 2  ES OF	Rea 06/0 0F THI	on pa COMI II/Pan 199/20 IE SY IIS C	ge 3 PARA PARA D17 UBJ UBJ COM	). ABLE SALE : DN/Assess JECT WIT MONTHS JPATIBLE TO THOS	#3 or HIN OF
My research did did not research  My research did did did  Data Source(s) PUBLIC R  My research did did did  Data Source(s) PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OI  THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES I  FOR FEDERALLY RELATE	not rev ECOI not rev ECOI h and a history F THI Approa	Real any peal and pea	orior sa ND M orior sa ND M of the p St arago 2017 ubject p RAIS	les or tra .L.S. (I les or tra .L.S. (I rior sale JBJECT property AL, TH	ansfer REA ansfer REA or tra esso and c HERE	rs of the LCOM rs of the LCOM ansfer his comparate HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I	perty for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI SUBJEC TO STR HE NATU	e three y he year pperty ar ALE #1 seessor ERE H ER SA	f not, e	rior to the date of the date o	he effective te of sale sales (reported to sales (r	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WITH	arable s al prior 2  ES O FHIN SUB. GUID WAYS	Rea 06/0 OF THE	on pa COMI II/Pai IIS C ES A SSIB	rage 3) PARA PARA PARA COM	DON/ASSESS DON/ASSES DON/	#3 or HIN OF
My research did did not research  My research did did did  Data Source(s) PUBLIC R  My research did did did  Data Source(s) PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OF THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES I	not rev ECOI not rev ECOI h and a history F THI Approa	Real any peal and pea	orior sa ND M orior sa ND M of the p St arago 2017 ubject p RAIS	les or tra .L.S. (I les or tra .L.S. (I rior sale JBJECT property AL, TH	ansfer REA ansfer REA or tra esso and c HERE	rs of the LCOM rs of the LCOM ansfer his comparate HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I	perty for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI SUBJEC TO STR HE NATU	e three y he year pperty ar ALE #1 seessor ERE H ER SA	f not, e	rior to the date of the date o	he effective te of sale sales (reported to sales (r	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WITH	arable s al prior 2  ES O FHIN SUB. GUID WAYS	Rea 06/0 OF THE	on pa COMI II/Pai IIS C ES A SSIB	rage 3) PARA PARA PARA COM	DON/ASSESS DON/ASSES DON/	#3 or HIN OF
My research did did not research  My research did did did  Data Source(s) PUBLIC R  My research did did did  Data Source(s) PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OI  THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES I  FOR FEDERALLY RELATE	not rev ECOI not rev ECOI h and a history F THI Approa	real any properties of the second of the sec	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p RAIS	les or tra  L.S. (I les or tra  L.S. (I rior sale JBJECT  DON/ASSO  DON/ASSO	ansfer REA ansfer REA ansfer REA or tra  esso and c HERE	rs of the LCOM rs of the LCOM ansfer hi	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I	perty for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI SUBJECT TO STR HE NATU	e three y he year perty ar ALE #1 seessor ERE H ER SA	f not, e	rior to the date of the date o	he effective te of sale sales (reported to sales (r	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WITHER  STMENTS LENDERS S NOT AL OF THES	arable s al prior 2  ES O FHIN GUID WAYS SE GU	Rea 06/00 F TH THIR THIR THIR THIR THIR THIR THIR T	on pa COMI II/Pai 19/20 IE SI IS C ES A SSIBI INES	rage 3) PARA  PARA  COM  NAND  LE 1 S. S.	DON/ASSESS DECT WITMONTHS DECT HOSE TO THOSE TO FIND QUARE	#3 or HIN OF
My research did did not research  My research did did did  Data Source(s) PUBLIC R  My research did did did  Data Source(s) PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OF  THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES IFOR FEDERALLY RELATE  COMPARABLE SALES WIFOOTAGE ADJUSTMENT:	not rev ECOI not rev ECOI h and a history F THI Approa	Real any properties of the second of the sec	prior sa ND M prior sa ND M of the p SL carago 2017 ubject p RAIS ALL SA 'ERY I CTION A POOL	les or tra .L.S. (I les or tra .L.S. (I rior sale JBJECT  pn/Asse property AL, TH	ansfer REA ansfer REA ansfer REA ansfer REA and c and c HERE	rs of the LCOM ansfer his comparate HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I	perty for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI SUBJEC TO STR HE NATU EIGHBOF CE IN LIV	e three y he year perty ar ALE #1 seessor ERE H ER SA ICTLY IRE OF	f not, e	rior to the date of the date o	he effective te of sale sales (rej OMPARAE OMP	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WIT  STMENTS LENDERS S NOT AL OF THES M ADJUS	arable s al prior 2  DES OF  LES OF  FHIN FROM  GUID  WAYS SE GU  TMEN	sales of the sales	on pa COMI II/Pai 19/20 IE SI ITY S SSIBI INES	ge 3 PARA 17 UBJ UBJ SIX I	DDN/ASSESS DECT WITMONTHS DECT HOSE TO THOSE TO FIND QUARE ,000 , .5	#3 or HIN OF WITH
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer THIRTY SIX MONTHS OF THIS APPRAISAL  Summary of Sales Comparison A SURROUNDING HOMES I FOR FEDERALLY RELATE COMPARABLE SALES WI FOOTAGE ADJUSTMENTS BATHROOMS FOR \$500.	not rev ECOI not rev ECOI h and a history F THI Approa	Real any properties of the second and the second an	prior sa ND M orior sa ND M of the p St arago 2017 ubject p RAIS ERY I CTION A POC FOR	les or tra .L.S. (I les or tra .L.S. (I les or tra .L.S. (I rior sale JBJECT  on/Asse property AL, TH  ALES A EFFOR NS. HC OL FOR EVERY	ansfer REA ansfer REA or tra  esso and c HERE ARE I DWEV R A F Y 50.0	rs of the LCOM ansfer him be comparate HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I	perty for th AGON) sales for th AGON) subject pro ARABLE S  agon/Ass 17 THE NO OTHI SUBJEC TO STR HE NATUEIGHBOR CE IN LIVER BAY. F	e three y he year perty ar ALE #1 seessor ERE H ER SA ICTLY IRE OF RHOOD VING S UNCT	rior to dears prior t	rior to the date of the date o	he effective te of sale sales (rej OMPARAE Paragor /2017 NO OTHE SUBJECT SALE THROOLITY AD.	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WIT  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN	arable s al prior 2  ES O FHIN GUID WAYS SE GU TMEN TS W	Rea 06/00 F THIR THIR S POS JIDEL ITS WERE S	on pa COMI II/Pai 199/20 IE SI TY S IIS C ES A SSIBI IINES /ERE \$500	ge 3, PAR, rago 017 UBJ WAND LE 1 S. S = \$1	DDN/ASSESS DECT WITMONTHS DECT HOSE TO THOSE TO FIND QUARE ,000 , .5	#3 or HIN OF WITH
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer THIRTY SIX MONTHS OF THIS APPRAISAL  Summary of Sales Comparison A SURROUNDING HOMES I FOR FEDERALLY RELATE COMPARABLE SALES WI FOOTAGE ADJUSTMENTS BATHROOMS FOR \$500.6 CAC UNIT ADJUSTMENTS	not rev ECOI not rev ECOI h and a history F THI Approa	Real any properties of the second and the second an	prior sa ND M orior sa ND M of the p St arago 2017 ubject p RAIS ERY I CTION A POC FOR D DJUST	les or tra LL.S. (I les or tra LL.S. (I rior sale JBJECT  On/Asse  property AL, TH  ALES A  EFFOR NS. HC  OL FOR EVERY TMENT R UNIT	ansfer REA ansfer REA or tra  esso and c HERE ARE I DWEV R A F Y 50.0	rs of the LCOM ansfer him be comparate HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I	perty for th AGON) sales for th AGON) subject pro ARABLE S  agon/Ass 17 THE NO OTHI SUBJEC TO STR HE NATUEIGHBOR CE IN LIVER BAY. F	e three y he year perty ar ALE #1 seessor ERE H ER SA ICTLY IRE OF RHOOD VING S UNCT	rior to dears prior t	rior to the date of the date o	he effective te of sale sales (rej OMPARAE Paragor /2017 NO OTHE SUBJECT SALE THROOLITY AD.	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WIT  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN	arable s al prior 2  ES O FHIN GUID WAYS SE GU TMEN TS W	Rea 06/00 F THIR THIR S POS JIDEL ITS WERE S	on pa COMI II/Pai 199/20 IE SI TY S IIS C ES A SSIBI IINES /ERE \$500	ge 3, PAR, rago 017 UBJ WAND LE 1 S. S = \$1	DDN/ASSESS DECT WITMONTHS DECT HOSE TO THOSE TO FIND QUARE ,000 , .5	#3 or HIN OF WITH
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer THIRTY SIX MONTHS OF THIS APPRAISAL  Summary of Sales Comparison A SURROUNDING HOMES I FOR FEDERALLY RELATE COMPARABLE SALES WI FOOTAGE ADJUSTMENTS BATHROOMS FOR \$500. CAC UNIT ADJUSTMENTS ADJUSTMENTS ARE AS N	not rev ECOI not rev ECOI h and a history F THI Approa IN AR ED TF THIN S ARI GARA S WEI	Real any properties of the second and the second an	prior sa ND M orior sa ND M of the p St arago 2017 ubject p RAIS CERY I CTION A POC FOR I DJUST	les or tra LL.S. (I les or tra LL.S. (I rior sale JBJECT  On/Asso  Property AL, TH  ALES A  EFFOR NS. HC  OL FOR EVERY TRUNIT AISAL.	ansfer REA ansfer REA or tra  esso and c HERE ARE I DWEV R A F Y 50.0	rs of the LCOM ansfer him be comparate HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I	perty for th AGON) sales for th AGON) subject pro ARABLE S  agon/Ass 17 THE NO OTHI SUBJEC TO STR HE NATUEIGHBOR CE IN LIVER BAY. F	e three y he year perty ar ALE #1 seessor ERE H ER SA ICTLY IRE OF RHOOD VING S UNCT	rior to dears prior t	rior to the date of the date o	he effective te of sale sales (rej OMPARAE Paragor /2017 NO OTHE SUBJECT SALE THROOLITY AD.	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WIT  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN	arable s al prior 2  ES O FHIN GUID WAYS SE GU TMEN TS W	Rea 06/00 F THIR THIR S POS JIDEL ITS WERE S	on pa COMI II/Pai 199/20 IE SI TY S IIS C ES A SSIBI IINES /ERE \$500	ge 3, PAR, rage 017 UBJ WAND LE 1 S. S = \$1	DDN/ASSESS DECT WITMONTHS DECT HOSE TO THOSE TO FIND QUARE ,000 , .5	#3 or HIN OF WITH E
My research did did not research  My research did did did  Data Source(s) PUBLIC R  My research did did did  Data Source(s) PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OF  THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES I  FOR FEDERALLY RELATE  COMPARABLE SALES WI  FOOTAGE ADJUSTMENTS  BATHROOMS FOR \$500. C  CAC UNIT ADJUSTMENTS  ADJUSTMENTS ARE AS N  Indicated Value by Sales Compari	not rev ECOI not rev ECOI h and a history F THI Approa	Real any proposed and proposed	orior sa ND M orior sa ND M of the p St arago 2017 ubject p RAIS ALL SA (ERY I CTION A POO FOR DJUST 100 PEF APPRA \$ 50	les or tra .L.S. (I les or tra .L.S. (I les or tra .L.S. (I rior sale JBJECT  property AL, TH  ALES A EFFOR NS. HC OL FOR EVERY TMENT R UNIT AISAL. 0,000	ansfer REA ansfer REA ansfer REA and c esso and c HERE ARE I DWEV R A F Y 50 S WI	rs of the LCOM rs of the LCOM ansfer hi COMPARA S BE VER, EPARTIOO' IN E	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I	perty for the AGON) as sales for the AGON) as sales for the AGON) as subject property for the AGON and the AGON as agon/Assales for the AGON and the AGON as agon/Assales for the AGON and	e three y he year pperty ar ALE #1  GESSOR  TS VA ICTLY IRE OF RHOOD VING STME	rears properties of the proper	rior to the date of the date o	he effective sales (reposed points)  Paragor /2017 NO OTHE LICET IT IS ETS ALL THROO ITY AD. \$1,000	of the component addition BLE SALE #  n/Assesso THER SAL JECT WIT  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME	arable s al prior 2  ES O FHIN SUB GUID WAYS SE GU TMEN TS WI NITY.	Rea 06/0 OF THE THIR SPOSUIDELINGS POSUIDELINGS ALL	on pa COMI II/Pai 199/20 IE SY ES A SSIBI INES /ERE \$5000 OTH	ge 3 PARA D17 UBJ BIX I S. S E \$1 D PE	DON/ASSESS DON/ASSES DON/ASS	#3 or HIN OF WITH
My research  did  did not research  My research  did  did  did  Data Source(s)  PUBLIC R  My research  did  did  did  Data Source(s)  PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OI  THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES I  FOR FEDERALLY RELATE  COMPARABLE SALES WI  FOOTAGE ADJUSTMENTS  ADJUSTMENTS ARE AS N  Indicated Value by Sales Compai	not rev ECOI not rev ECOI h and a history F THI Approa IN AR ED TF THIN S ARI GARA S WEI NOTE rison A	real any properties of the second of the sec	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p RAIS ALL SA (ERY I CTION A POOL FOR I DJUST 100 PEF APPRA \$ 50 Dach \$	les or tra .L.S. (I les or tra .L.S. (I les or tra .L.S. (I rior sale JBJECT  DON/ASSO  DON/ASSO	ansfer REA ansfer REA ansfer REA or tra  esso and c HERE ARE I VY 50 TS WI	rs of the LCOM rs of the LCOM ansfer hi COMPARA BE VER, EPARTICO IN ERES	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO TI CULAR NI DIFFEREN 2,000 PEI DRCH/DE	perty for th AGON) sales for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI  SUBJECT TO STR HE NATU EIGHBOF CE IN LIN R BAY. F CK ADJU  ach (if dev	e three y he year perty ar ALE #1 seessor ERE H ER SA TS VA ICTLY IRE OF RHOOD /ING S UNCT	f not, e  years prior to  nd com  AVE I  LUE A  ADHE  THE  THE  THE  OTHA  SPACE  IONAL  NTS V	rior to the date of the date o	he effective te of sale sales (reported to sales (r	of the component addition BLE SALE #  IN/ASSESSO THER SAL JECT WITH  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME	arable s al prior 2  ES O FHIN SUB. GUID WAYS SE GU TMEN TS WI NITY.	sales of the sales	on pa COMI II/Pai 99/20 IE SI IE SI ES A SSIBI IINES /ERE \$500 OTH	rage 3) PARA  PARA  RAGE  PARA  COMM  AND  LE 1 S. S	DON/ASSESS  DON/ASSESS  DECT WITH  MONTHS  DON/ASSESS	#3 or HIN OF WITH E
My research did did not research  My research did did did  Data Source(s) PUBLIC R  My research did did did  Data Source(s) PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OF  THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES I  FOR FEDERALLY RELATE  COMPARABLE SALES WI  FOOTAGE ADJUSTMENTS  BATHROOMS FOR \$500. C  CAC UNIT ADJUSTMENTS  ADJUSTMENTS ARE AS N  Indicated Value by Sales Compari	not rev ECOI not rev ECOI h and a history F THI Approa IN AR ED TF THIN S ARI GARA S WEI NOTE rison A	real any properties of the second of the sec	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p RAIS ALL SA (ERY I CTION A POOL FOR I DJUST 100 PEF APPRA \$ 50 Dach \$	les or tra .L.S. (I les or tra .L.S. (I les or tra .L.S. (I rior sale JBJECT  DON/ASSO  DON/ASSO	ansfer REA ansfer REA ansfer REA or tra  esso and c HERE ARE I VY 50 TS WI	rs of the LCOM rs of the LCOM ansfer hi COMPARA BE VER, EPARTICO IN ERES	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO TI CULAR NI DIFFEREN 2,000 PEI DRCH/DE	perty for th AGON) sales for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI  SUBJECT TO STR HE NATU EIGHBOF CE IN LIN R BAY. F CK ADJU  ach (if dev	e three y he year perty ar ALE #1 seessor ERE H ER SA TS VA ICTLY IRE OF RHOOD /ING S UNCT	f not, e  years prior to  nd com  AVE I  LUE A  ADHE  THE  THE  THE  OTHA  SPACE  IONAL  NTS V	rior to the date of the date o	he effective te of sale sales (reported to sales (r	of the component addition BLE SALE #  IN/ASSESSO THER SAL JECT WITH  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME	arable s al prior 2  ES O FHIN SUB. GUID WAYS SE GU TMEN TS WI NITY.	sales of the sales	on pa COMI II/Pai 99/20 IE SI IE SI ES A SSIBI IINES /ERE \$500 OTH	rage 3) PARA  PARA  RAGE  PARA  COMM  AND  LE 1 S. S	DON/ASSESS  DON/ASSESS  DECT WITH  MONTHS  DON/ASSESS	#3 or HIN OF WITH E
My research  did  did not research  My research  did  did  did  Data Source(s)  PUBLIC R  My research  did  did  did  Data Source(s)  PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OF  THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES IFOR FEDERALLY RELATE  COMPARABLE SALES WIFOOTAGE ADJUSTMENTS  BATHROOMS FOR \$500.0  CAC UNIT ADJUSTMENTS  ADJUSTMENTS ARE AS N  Indicated Value by Sales Compar  Indicated Value by: Sales Com  THE SALES COMPARISO	not rev ECOI not rev ECOI h and a history F THI Approa IN AR ED TF THIN S ARI GARA S WEI NOTE rison A ipariso ON A	Real any properties of the second Approach on Approach on Approach on Approach on Approach on Approach approach on	prior sa ND M pr	les or tra .L.S. (I les or tra .L.S. (I les or tra .L.S. (I rior sale JBJECT  DON/ASSO  DON/ASSO	ansfer REA ansfer REA ansfer REA ansfer REA and c d HERE	rs of the LCOM rs of the LCOM ansfer hi COMPARA SEE VER, DEPARTIO O' IN DEPARTION O' I	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO TI CULAR NI DIFFEREN 2,000 PEI DRCH/DE  Cost Appro OST WE	perty for th AGON) sales for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI SUBJECT TO STR HE NATUE EIGHBOF CE IN LIN R BAY. F CK ADJU  ach (if dev	he year perty ar ALE #1 seessor ERE H ER SA ICTLY IRE OF RHOOL VING STME	f not, e  years prior to  nd com  AVE I  LUE A  ADHE  THE  D THA  BPACE  IONAL  NTS V  1 SE  E IT E	rior to the date of the date o	he effective te of sale sales (rej OMPARAE OMP	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WIT  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME	arable s al prior 2  ES O FHIN SUB. GUID WAYS SE GU TMEN TS WI NITY.	sales of sal	on pa COMI II/Pai 99/20 IE SI TY S SSIBI IINES /ERE \$500 OTH	rage 3) PAR  rage D17 UBJ SIX I S. S \$1 PE IER  Ded) \$ BU	DON/ASSESS DECT WITMONTHS DECT WITMO	#3 or HIN OF WITH E
My research  did  did not research  My research  did  did  did  Data Source(s)  PUBLIC R  My research  did  did  did  Data Source(s)  PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OF  THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES I  FOR FEDERALLY RELATE  COMPARABLE SALES WI  FOOTAGE ADJUSTMENTS  ADJUSTMENTS ARE AS N  Indicated Value by Sales Compar  Indicated Value by: Sales Compar  SELLERS COST APPRO	not rev ECOI not rev ECOI h and a history F THI Approa	Real any properties of the second ADAT.  E \$500  AGE ADAT.  E \$500  AGE ADAT.  E \$500  AGE ADAT.  E \$500  AGE ADAT.  E \$500  CONS	prior sa ND M prior sa ND M of the p SU Parago 2017 ubject p RAIS PERY I CTION A POO FOR DJUST 00 PEF APPRA \$ 50 pach \$ ACH I	les or tra .L.S. (les or tra .	ansfer REA ansfer REA or tra  esso and c HERE ARE I RT HA DWE R A F Y 50 PA  0000 EN T JT No	rs of the LCOM rs of the LCOM ansfer hi COMPARA SEE VER, DEPARTIO O' IN DEPARTION O' I	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO TI CULAR NI DIFFEREN 2,000 PEI DRCH/DE  Cost Appro OST WE	perty for th AGON) sales for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI SUBJECT TO STR HE NATUE EIGHBOF CE IN LIN R BAY. F CK ADJU  ach (if dev	he year perty ar ALE #1 seessor ERE H ER SA ICTLY IRE OF RHOOL VING STME	f not, e  years prior to  nd com  AVE I  LUE A  ADHE  THE  D THA  BPACE  IONAL  NTS V  1 SE  E IT E	rior to the date of the date o	he effective te of sale sales (rej OMPARAE OMP	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WIT  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME	arable s al prior 2  ES O FHIN SUB. GUID WAYS SE GU TMEN TS WI NITY.	sales of sal	on pa COMI II/Pai 99/20 IE SI TY S SSIBI IINES /ERE \$500 OTH	rage 3) PAR  rage D17 UBJ SIX I S. S \$1 PE IER  Ded) \$ BU	DON/ASSESS DECT WITMONTHS DECT WITMO	#3 or HIN OF WITH E
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer THIRTY SIX MONTHS OF THIS APPRAISAL  Summary of Sales Comparison A SURROUNDING HOMES I FOR FEDERALLY RELATE COMPARABLE SALES WI FOOTAGE ADJUSTMENTS BATHROOMS FOR \$500.0 CAC UNIT ADJUSTMENTS ADJUSTMENTS ARE AS N Indicated Value by Sales Compar Indicated Value by: Sales Compar SELLERS COST APPRO BUT NOT AS RELIABLE	not rev ECOI not rev ECOI h and a history F THI Approa IN AR ED TF THIN S ARI GARA S WEI NOTE rison A pariso ON A PACH AS S	Real any properties of the second Approach on Approach ALES ALES ALES ALES ALES ALES ALES ALES	prior sa ND M prior sa ND M of the p SL arago 2017 ubject p RAIS, ALL SA ERY I CTION A POO FOR DJUST 00 PEF APPRA \$ 50 pach \$ ACH I IDER APPRA	les or tra .L.S. (I rior sale JBJECT  Dn/Asse property AL, TH  ALES A EFFOR NS. HC OL FOR EVERY TMENT R UNIT AISAL. 0,000 50,6 S GIVI ED BL	ansfer REA ansfer REA or tra esso and c HERE ARE I RT HA DWEV R A F Y 50 S WI PA DOOO EN T JT No	rs of the LCOM rs of the LCOM ansfer hi compara E HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO TI CULAR NI DIFFEREN 2,000 PEI DRCH/DE  Cost Appro OST WE	perty for th AGON) sales for t AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI SUBJECT TO STR HE NATUE EIGHBOF CE IN LIVE R BAY. F CK ADJU  ach (if dev	e three y he year perty ar ALE #1 seessor ERE H ER SA ICTLY IRE OF RHOOD VING S UNCT STME	f not, e  years prior to  nd com  AVE I  LUE A  ADHE  THE  O THA  SPACE  IONAL  NTS V  )\$ 55  E IT E  APPR	rior to the date of the date o	he effective te of sale sales (rej OMPARAE Paragor /2017 NO OTHE SUBJECT SALL THROOITY AD. \$1,000	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WIT  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME  Income App TES THE INCOME	arable s al prior 2 al prior 2 br SUB. GUID WAYS SE GU TMEN TS WI NITY.	Rea 06/00 F TH THIR THIR THIR THIR THIR THIR THIR T	ON PAI COMI II/PAI 19/20 IE SI IE SI INESSIB INESSIB INESSIB INESSIB INESSIB INESSIB INESSIB INESSIB INESSIB INESSIB INESSIB INESSIB INESSIB INESSI	ge 3 PARA PARA D17 UBJ SIX I S. S = \$1 O PE IER BU CON	DON/ASSESS DECT WIT MONTHS DEC	#3 or HIN OF WITH E
My research did did not research  My research did did did Data Source(s) PUBLIC R My research did did did Data Source(s) PUBLIC R Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer THIRTY SIX MONTHS OF THIS APPRAISAL  Summary of Sales Comparison A SURROUNDING HOMES I FOR FEDERALLY RELATE COMPARABLE SALES WI FOOTAGE ADJUSTMENTS BATHROOMS FOR \$500.6 CAC UNIT ADJUSTMENTS ADJUSTMENTS ARE AS N Indicated Value by Sales Compar Indicated Value by: Sales Compar SELLERS COST APPRO BUT NOT AS RELIABLE This appraisal is made did idea.	not rev ECOI not rev ECOI h and a history F THI Approa IN AR ED TF THIN S ARI GARA S WEI NOTE rison A pariso ON A PACH AS S is",	Real any properties of the second Approach on Approach sub-	prior sa ND M prior sa ND M of the p SL arago 2017 ubject p RAIS EAPPR \$ 50 pach \$ ACH I IDER APPR ject to	les or tra .L.S. (I rior sale JBJECT  Dn/Asse property AL, TH  ALES A EFFOR NS. HC OL FOR EVERY TMENT R UNIT AISAL. 0,000 50,0 S GIVI ED BL COMple	ansfer REA ansfer REA or tra esso and c HERE ARE I RT HA DWEV R A F Y 50.0 S WI T PA T No	rs of the LCOM rs of the LCOM ansfer him or comparate HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO TI CULAR NI DIFFEREN 2,000 PEI DRCH/DE  Cost Appro OST WE B RELIAB S and spec	perty for th AGON) sales for t AGON) subject pro ARABLE S  agon/Ass 17 THE NO OTHI SUBJEC TO STR HE NATU EIGHBOF CE IN LIV R BAY. F CK ADJU  ach (if dev	he year perty ar ALE #1 seessor ERE H ER SA TS VA ICTLY IRE OF RHOOD VING S UNCT STME	rears proprior to a d company of the second	rior to the data parable Control of the data parable Contr	he effective te of sale sales (rej OMPARAE DATA Paragor /2017 NO OT HE SUB. CET IT IS ETS ALL THROO ITY AD. \$1,000 ITY AD. \$1,000 Othetical of	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WITH  STMENTS LENDERS S NOT AL OF THES M ADJUS' JUSTMEN PER AME  Income App TES THE INCOME	arable s al prior 2 al prior 3 al prior 4 al prior 4 al prior 5 al prior 6 al prior 6 al prior 6 al prior 7 al prior 6 al prior 7 al	Rea 06/00 F THIRTOPLING POST NALL (if device of the control of the	on pa COMI II/Pai 199/20 IE SI TY S IS C ES A SSIBI INES /ERE \$500 OTH	ge 3 PARA PARA D17 UBJ SIX I UBJ SI S S \$ \$1 0 PE IER BU' CON	DON/ASSESS DON/ASSESS DECT WITMONTHS DON/ASSESS DECT WITMONTHS DON/ASSESS DON/ASSES DO	#3 or HIN OF WITH E
My research  did  did not research  My research  did  did  did  Data Source(s)  PUBLIC R  My research  did  did  did  Data Source(s)  PUBLIC R  Report the results of the research  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer  THIRTY SIX MONTHS OF  THIS APPRAISAL  Summary of Sales Comparison A  SURROUNDING HOMES I  FOR FEDERALLY RELATE  COMPARABLE SALES WIFOOTAGE ADJUSTMENTS  BATHROOMS FOR \$500.6  CAC UNIT ADJUSTMENTS  ADJUSTMENTS ARE AS N  Indicated Value by Sales Compar  Indicated Value by: Sales Compar  THE SALES COMPARISO  SELLERS COST APPRO  BUT NOT AS RELIABLE  This appraisal is made  as completed,  subject to the	not rev ECOI not rev ECOI h and a history F THI Approa IN AR ED TF THIN S ARI GARA S WEI NOTE rison A pariso ON A PACH AS S is", followi	Real any properties of the second and propert	prior sa ND M prior sa ND M of the p St arago 2017 ubject p RAIS ALL SA (ERY I CTION A POO FOR I DJUST 100 PEF APPRA \$ 50 Dach \$ ACH I IIDER APPR ject to irs or a	les or tra .L.S. (I rior sale JBJECT  Dn/Asse property AL, TH  ALES A EFFOR NS. HC OL FOR EVERY TMENT R UNIT AISAL. 0,000 50,0 S GIVI ED BL ROACH comple	ansfer REA ansfer REA or tra  esso and c HERE ARE I FY 50.0 S WI C PA T No	rs of the LCOM rs of the LCOM ansfer him or comparate HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO T CULAR NI DIFFEREN 2,000 PEI DRCH/DE  Cost Appro OST WE B RELIAB S and spec	perty for th AGON) sales for t AGON) sales for t AGON) subject pro ARABLE S  agon/Ass 17 THE NO OTHI SUBJEC TO STR HE NATU EIGHBOF CE IN LIV R BAY. F CK ADJU  ach (if dev	he year perty ar ALE #1 seessor ERE H ER SA TS VA ICTLY IRE OF RHOOD VING S UNCT STME	rears proprior to a d company of the	rior to the data parable Control of the data parable Contr	he effective te of sale sales (rej OMPARAE Paragor/2017 NO OTHE SUB. CARROLL STREETS ALL THROO LITY AD. \$1,000 INDICA H AND INDICA ON THE SUB. CONTROLL STREETS ALL STREETS AL	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WITH  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME  Income App TES THE INCOME condition that	arable s al prior 2 al prior 4 al prior 4 al prior 5 al prior 6 al prior 6 al prior 7 al proach 6 al prior 7 al proach 6 al prior 7 al proach 6 al prior 8	Rea 06/00 F THIRTOPLING POST THIRTOPLING POST THIRTOPLING POST ALL OF THE POST THIRTOPLING	on pa COMI II/Pai 199/20 IE SI TY S IS C ES A SSIB INES /ERE \$500 OTH	ge 3 PARA PARA PARA D17 UBJ SIX I UBJ SI S S S S S S S S S S S S S S S S S S	DON/ASSESS DON/ASSESS DECT WITMONTHS DON/ASSESS DECT WITMONTHS DON/ASSESS DON/ASSES DO	#3 or HIN OF WITH E
My research  did  did not research  My research  did  did  did  Data Source(s)  PUBLIC R My research  did  did  did  Data Source(s)  PUBLIC R Report the results of the research	not rev ECOI not rev ECOI h and a history F THI Approa IN AR ED TF THIN S ARI GARA S WEI NOTE rison A pariso ON A pariso ON A ACH AS S is", followinsed or	Real any properties of the second and the extreme to the extreme t	prior sa ND M prior sa ND M of the p St arago 2017 ubject p RAIS ALL SA (ERY I CTION A POO FOR I DJUST 100 PEF APPRA \$ 50 Dach \$ ACH I IIDER APPR ject to irs or a	les or tra .L.S. (I rior sale JBJECT  Dn/Asse property AL, TH  ALES A EFFOR NS. HC OL FOR EVERY TMENT R UNIT AISAL. 0,000 50,0 S GIVI ED BL ROACH comple	ansfer REA ansfer REA or tra  esso and c HERE ARE I FY 50.0 S WI C PA T No	rs of the LCOM rs of the LCOM ansfer him or comparate HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO T CULAR NI DIFFEREN 2,000 PEI DRCH/DE  Cost Appro OST WE B RELIAB S and spec	perty for th AGON) sales for t AGON) sales for t AGON) subject pro ARABLE S  agon/Ass 17 THE NO OTHI SUBJEC TO STR HE NATU EIGHBOF CE IN LIV R BAY. F CK ADJU  ach (if dev	he year perty ar ALE #1 seessor ERE H ER SA TS VA ICTLY IRE OF RHOOD VING S UNCT STME	rears proprior to a d company of the	rior to the data parable Control of the data parable Contr	he effective te of sale sales (rej OMPARAE Paragor/2017 NO OTHE SUB. CARROLL STREETS ALL THROO LITY AD. \$1,000 INDICA H AND INDICA ON THE SUB. CONTROLL STREETS ALL STREETS AL	of the comport addition BLE SALE #  n/Assesso THER SAL JECT WITH  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME  Income App TES THE INCOME condition that	arable s al prior 2 al prior 4 al prior 4 al prior 5 al prior 6 al prior 6 al prior 7 al proach 6 al prior 7 al proach 6 al prior 7 al proach 6 al prior 8	Rea 06/00 F THIRTOPLING POST THIRTOPLING POST THIRTOPLING POST ALL OF THE POST THIRTOPLING	on pa COMI II/Pai 199/20 IE SI TY S IS C ES A SSIB INES /ERE \$500 OTH	ge 3 PARA PARA PARA D17 UBJ SIX I UBJ SI S S S S S S S S S S S S S S S S S S	DON/ASSESS DON/ASSESS DECT WITMONTHS DON/ASSESS DECT WITMONTHS DON/ASSESS DON/ASSES DO	#3 or HIN OF WITH E
My research  did  did not research  My research  did  did  did  did  did  did  did  d	not rev ECOI not rev ECOI h and a history F THI Approa IN AR ED TF THIN S ARI GARA S WEI NOTE rison A pariso ON B	Real any process of the second	prior sa ND M orior sa ND M of the p SU Parago 2017 ubject p RAIS ALL SA (ERY I CTION A POO FOR I DJUST 10 PEF APPRA \$ 50 Dach \$ ACH I IIDER APPR ject to irs or a raordina	les or tra  L.S. (I les or tra  L.S. (I les or tra  L.S. (I rior sale  JBJECT  DON/ASSA  DON/ASS	ansfer REA ansfer REA ansfer REA ansfer REA or tra  esso and c HERE ARE I FY 50 PA  0000 EN T JT No I tition p ss on umptio	rs of the LCOM rs of	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO TI CULAR NI DIFFEREN 2,000 PEI DRCH/DE  Cost Appro OST WE B RELIAB IS and specific of a hypher condition	perty for th AGON) sales for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI  SUBJECT TO STR HE NATU EIGHBOF CE IN LIVE R BAY. F CK ADJU  pach (if dev GHT BE LE AS SA iffications of othetical control of deficient	e three y he year pperty ar ALE #1  SEESOR  TS VA ICTLY IRE OF RHOOD VING S UNCT STME  CAUS ALES A  In the bis ondition incy doe	f not, e  years property to the second to th	rior to the date of the date o	he effective te of sale sales (reported to sales (r	of the component addition BLE SALE #  n/Assesso THER SAL JECT WITH  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME  Income App TES THE INCOME condition that rations have or repair:	arable s al prior 2  or  ES O FHIN  SUB GUID WAYS SE GU TMEN TS W NITY  APPR at the iner been THE A	Rea 06/0 OF THE THIR' OF THE SECTOR OF THE S	on pa COMI II/Pai 199/20 IE SY ES A SSIBI INES /ERE \$500 OTH	rage 3) PAR  rage D17 UBJ ISIX I  S. S  \$ \$1  O PE IER  Ded) \$  BU OCON	DON/ASSESS  DON/ASSESS  DECT WITH  MONTHS  DON/ASSESS	#3 or HIN OF  WITH E  OM.
My research  did  did not research  My research  did  did  did  did  did  did  did  d	not rev ECOI not rev ECOI h and a history F THI Approa IN AR ED TF THIN S ARI GARA S WEI NOTE rison A pariso ON B	Real any process of the second	prior sa ND M orior sa ND M of the p SU Parago 2017 ubject p RAIS ALL SA (ERY I CTION A POO FOR I DJUST 10 PEF APPRA \$ 50 Dach \$ ACH I IIDER APPR ject to irs or a raordina	les or tra  L.S. (I les or tra  L.S. (I les or tra  L.S. (I rior sale  JBJECT  DON/ASSA  DON/ASS	ansfer REA ansfer REA ansfer REA ansfer REA or tra  esso and c HERE ARE I FY 50 PA  0000 EN T JT No I tition p ss on umptio	rs of the LCOM rs of	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO TI CULAR NI DIFFEREN 2,000 PEI DRCH/DE  Cost Appro OST WE B RELIAB IS and specific of a hypher condition	perty for th AGON) sales for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI  SUBJECT TO STR HE NATU EIGHBOF CE IN LIVE R BAY. F CK ADJU  pach (if dev GHT BE LE AS SA iffications of othetical control of deficient	e three y he year pperty ar ALE #1  SEESOR  TS VA ICTLY IRE OF RHOOD VING S UNCT STME  CAUS ALES A  In the bis ondition incy doe	f not, e  years property to the second to th	rior to the date of the date o	he effective te of sale sales (reported to sales (r	of the component addition BLE SALE #  n/Assesso THER SAL JECT WITH  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME  Income App TES THE INCOME condition that rations have or repair:	arable s al prior 2  or  ES O FHIN  SUB GUID WAYS SE GU TMEN TS W NITY  APPR at the iner been THE A	Rea 06/0 OF THE THIR' OF THE SECTOR OF THE S	on pa COMI II/Pai 199/20 IE SY ES A SSIBI INES /ERE \$500 OTH	rage 3) PAR  rage D17 UBJ ISIX I  S. S  \$ \$1  O PE IER  Ded) \$  BU OCON	DON/ASSESS  DON/ASSESS  DON/ASSESS  DECT WITH  MONTHS  DON/ASSESS	#3 or HIN OF  WITH E  OM.
My research  did  did not research  My research  did  did  did  Data Source(s)  PUBLIC R My research  did  did  did  Data Source(s)  PUBLIC R Report the results of the research	not rev ECOI not rev ECOI h and a history F THI  Approa IN AR ED TF THIN S ARI S WEI NOTE rison A pariso ON B certific	Real any process of the second	orior sa ND M orior sa ND M of the p SL carago 2017 ubject p RAIS ALL SA (ERY I CTION A POO FOR I DJUST 100 PEF APPRA \$ 50 oach \$ ACH I IIDER APPR iject to irs or a raordina	les or tra  L.S. (I les or tra  L.S. (I les or tra  L.S. (I rior sale  JBJECT  DON/ASSA  DON/ASS	ansfer REA ansfer and c description and c	rs of the LCOM rs of the LCOM ansfer his comparate HAV	subject pro IP & PAR comparable IP & PAR story of the COMF  Real/Par 06/09/20 ble sales E BEEN I  ATIVE OF EN MADE DUE TO T CULAR NI DIFFEREN 2,000 PEI DRCH/DE  Cost Appro OST WE S RELIAB s and spec sis of a hyp the conditio	perty for th AGON) sales for th AGON) sales for th AGON) sales for th AGON) subject pro PARABLE S  agon/Ass 17 THE NO OTHI  SUBJEC TO STR HE NATU EIGHBOF CE IN LIV R BAY. F CK ADJU  ach (if dev IGHT BE LE AS S, ifications of othetical control of the subject in or deficient	e three y he year pperty ar ALE #1  GENERALE #1  TS VA HER OF RHOOD VING S UNCT STME  Veloped CAUS ALES A  In the bi condition incy doe  ct prope ined, o	f not, e  f the i  f the i	rior to the date of the date o	he effective te of sale sales (reported to sales (r	of the component addition BLE SALE #  n/Assesso THER SAL JECT WITH  STMENTS LENDERS S NOT AL OF THES M ADJUS JUSTMEN PER AME  Income App TES THE INCOME condition that rations have or repair:	arable s al prior 2  ES O FHIN SUB GUID WAYS SE GU TMEN TS WI NITY. APPR at the in the been THE A subject	Rea 06/0 OF THE THIR' OF THE SECTOR OF THE S	on pa COMI II/Pai 199/20 IE SY ES A SSIBI INES /ERE \$500 OTH	rage 3) PAR  rage D17 UBJ ISIX I  S. S  \$ \$1  O PE IER  Ded) \$  BU OCON	DON/ASSESS  DON/ASSESS  DON/ASSESS  DECT WITH  MONTHS  DON/ASSESS	#3 or HIN OF  WITH E  OM.

ANS-221336 File # ANS-221336

Unless otherwise noted, I have performed no services, as an appraiser or in a	
within the three-year period immediately preceding acceptance of this assignment	
A reasonable exposure time for the subject property is 50 days."	
APPRAISER USED PAIRED SALES ANALYSIS AND SELLERS AND BUYER ADJUSTMENTS FOR THIS APPRAISAL.	RS REACTIONS TO CERTAIN AMENITIES TO HELP DETERMINE
	al age alone is not a true indicator of market reactions; the market pays greater nd substantially older or newer than the subject, or if the market appears to be
"THE APPRAISER HAS ATTEMPTED TO DISPLAY COMPARABLE SALES BRACKETING GLA BY 800 TO 1,600 SQ. FT. AND ROOM COUNT 3 TO 5 E	
THE HIGHEST AND BEST USE FOR THIS APPRAISAL IS RESIDENTIAL U	SE DUE TO ZONING AND LOCATION OF PROPERTY.
MOST OF THE WEIGHT IN THIS APPRAISAL GOES TO COMPARABLE 3 SUBJECT PROPERTY.	DUE TO SIMILAR GLA AND BEING THE MOST RECENT SALE TO THE
THE HIGHEST AND BEST USE FOR THIS APPRAISAL IS RESIDENTIAL U  MOST OF THE WEIGHT IN THIS APPRAISAL GOES TO COMPARABLE 3 SUBJECT PROPERTY.  NO SITE ADJUSTMENTS WERE GIVEN DUE TO THE FACT THAT ALL COSTANDARD FOR THE MARKET AREA.	MPARABLE PROPERTY SITE SIZES ARE LESS THAN 1 ACRE AND
COMPARABLE 2 AND 3 TIME OF SALE EXCEEDED FANNIE MAE GUIDEL BUILT, AND LOCATION.	INES YET USED IN APPRAISAL DUE TO SQUARE FOOTAGE, YEAR
APPRAISER TRIED USING HOMES OF THE SAME GLA, GARAGE DOOR POSSIBLE. THIS IS WHY EXACT BRACKETING WAS NOT POSSIBLE. TH APPRAISAL THAT APPRAISER COULD FIND IN THE MARKET AREA.	
ACROSS THE BOARD ADJUSTMENTS WERE USED IN THIS APPRAISAL	
FACT NOT ALL AMENITIES ARE GOING TO BE SIMILAR TO THE SUBJECT	CT AND COMARABLE PROPERTIES.
ALTHOUGH THE SUBJECT PROPERTY WAS LOCATED IN CLINTON TWE THE SCHOOL SYSTEM THIS PROPERTY BELONGS INS LOCATED IN IS SIMILAR MARKET AREAS WITH SCHOOL SYSTEMS AS THE SUBJECT P	
Provide adequate information for the lender/client to replicate the below cost figures and calc	E (not required by Fannie Mae) ulations.
Support for the opinion of site value (summary of comparable land sales or other methods fo	r estimating site value) SITE AND ASSESSORS DATA
	r estimating site value)         SITE AND ASSESSORS DATA           OPINION OF SITE VALUE         =\$ 8,500           DWELLING         1,104 Sq.Ft. @ \$ 35.00 =\$ 38,640
	OPINION OF SITE VALUE       =\$ 8,500         DWELLING       1,104 Sq.Ft. @ \$ 35.00       =\$ 38,640         552 Sq.Ft. @ \$ 25.00       =\$ 13,800
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data BUILDING COST MANUALS	OPINION OF SITE VALUE       =\$ 8,500         DWELLING       1,104 Sq.Ft. @\$ 35.00       =\$ 38,640         552 Sq.Ft. @\$ 25.00       =\$ 13,800         =\$       =\$ 36,000         Garage/Carport       342 Sq.Ft. @\$ 25.00       =\$ 8,550         Total Estimate of Cost-New       =\$ 60,990         Less       Physical       Functional         Depreciation       20,328       =\$( 20,328)
	OPINION OF SITE VALUE       =\$ 8,500         DWELLING       1,104 Sq.Ft. @ \$ 35.00       =\$ 38,640         552 Sq.Ft. @ \$ 25.00       =\$ 13,800         =\$ Garage/Carport       342 Sq.Ft. @ \$ 25.00       =\$ 8,550         Total Estimate of Cost-New       =\$ 60,990         Less       Physical       Functional       External
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data BUILDING COST MANUALS Quality rating from cost service AVE Effective date of cost data 4/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.) BUILDING COST MANUALS	OPINION OF SITE VALUE       =\$ 8,500         DWELLING       1,104 Sq.Ft. @ \$ 35.00       =\$ 38,640         552 Sq.Ft. @ \$ 25.00       =\$ 13,800         =\$ Garage/Carport       342 Sq.Ft. @ \$ 25.00       =\$ 8,550         Total Estimate of Cost-New       =\$ 60,990         Less       Physical Functional External         Depreciation       20,328       =\$( 20,328         Depreciated Cost of Improvements       =\$ 40,662         "As-is" Value of Site Improvements       =\$ 5,000
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data BUILDING COST MANUALS Quality rating from cost service AVE Effective date of cost data 4/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.) BUILDING COST MANUALS  Estimated Remaining Economic Life (HUD and VA only)  40 Years	OPINION OF SITE VALUE       =\$ 8,500         DWELLING       1,104 Sq.Ft. @ \$ 35.00       =\$ 38,640         552 Sq.Ft. @ \$ 25.00       =\$ 13,800         =\$       =\$         Garage/Carport       342 Sq.Ft. @ \$ 25.00       =\$ 8,550         Total Estimate of Cost-New       =\$ 60,990         Less       Physical       Functional       External         Depreciation       20,328       =\$(20,328)         Depreciated Cost of Improvements       =\$ 40,662
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data BUILDING COST MANUALS  Quality rating from cost service AVE Effective date of cost data 4/2017  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  BUILDING COST MANUALS  Estimated Remaining Economic Life (HUD and VA only)  40 Years	OPINION OF SITE VALUE       =\$ 8,500         DWELLING       1,104 Sq.Ft. @ \$ 35.00       =\$ 38,640         552 Sq.Ft. @ \$ 25.00       =\$ 13,800         =\$ Garage/Carport       342 Sq.Ft. @ \$ 25.00       =\$ 8,550         Total Estimate of Cost-New       =\$ 60,990         Less       Physical Functional External         Depreciation       20,328       =\$( 20,328         Depreciated Cost of Improvements       =\$ 40,662         "As-is" Value of Site Improvements       =\$ 5,000         INDICATED VALUE BY COST APPROACH       =\$ 54,162
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data BUILDING COST MANUALS  Quality rating from cost service AVE Effective date of cost data 4/2017  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  BUILDING COST MANUALS  Estimated Remaining Economic Life (HUD and VA only)  40 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)	OPINION OF SITE VALUE
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data BUILDING COST MANUALS  Quality rating from cost service AVE Effective date of cost data 4/2017  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  BUILDING COST MANUALS  Estimated Remaining Economic Life (HUD and VA only)  40 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Homeowners'	OPINION OF SITE VALUE
ESTIMATED  REPRODUCTION OR REPRODUCTION OR Source of cost data BUILDING COST MANUALS  Quality rating from cost service AVE Effective date of cost data 4/2017  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  BUILDING COST MANUALS  Estimated Remaining Economic Life (HUD and VA only)  40 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Hugal Name of Project	OPINION OF SITE VALUE
ESTIMATED  REPRODUCTION OR REPRODUCTION OR Source of cost data BUILDING COST MANUALS  Quality rating from cost service AVE Effective date of cost data 4/2017  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  BUILDING COST MANUALS  Estimated Remaining Economic Life (HUD and VA only)  40 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Hugal Name of Project	OPINION OF SITE VALUE
ESTIMATED  REPRODUCTION OR REPRODUCTION OR Source of cost data BUILDING COST MANUALS  Quality rating from cost service AVE Effective date of cost data 4/2017  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  BUILDING COST MANUALS  Estimated Remaining Economic Life (HUD and VA only)  40 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Hugal Name of Project	OPINION OF SITE VALUE
ESTIMATED  REPRODUCTION OR  REPLACEMENT COST NEW  Source of cost data  BUILDING COST MANUALS  Quality rating from cost service  AVE  Effective date of cost data  4/2017  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  BUILDING COST MANUALS  Estimated Remaining Economic Life (HUD and VA only)  40 Years  INCOME APPROACH TO VALUATION  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Health Name of Project  Total number of phases  Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes  Does the project contain any multi-dwelling units? Yes No Data Source	OPINION OF SITE VALUE
ESTIMATED  REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  BUILDING COST MANUALS  Quality rating from cost service  AVE  Effective date of cost data  4/2017  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  BUILDING COST MANUALS  Estimated Remaining Economic Life (HUD and VA only)  40 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Hugel Name of Project	OPINION OF SITE VALUE

ANS-221336 File # ANS-221336

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

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

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

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

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

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

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

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

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

ANS-221336 File # ANS-221336

### 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.

ANS-221336 File # ANS-221336

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

- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER FRANK LOVASCO	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Stewn Polyus Co	Signature
Name FRANK LOVASCO	Name
Company Name LoVasco Appraisal Services	Company Name
Company Address 5541 Meadow lane	Company Address
Shelby Twp Mi. 48316	
Telephone Number 586-822-9985	Telephone Number
Email Address FRANKTHEAPPRAISER@YAHOO.COM	Email Address
Date of Signature and Report 06/27/2017	Date of Signature
Effective Date of Appraisal 06/09/2017	State Certification #
State Certification # 1201068850	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 <u>07/31/2018</u>	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect subject property
23480 Buckingham St	☐ Did inspect exterior of subject property from street
Clinton Township, MI 48036	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 50,000	☐ Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name Appraisal Nation	OOMPADADI E CALEO
Company Name Colony American Finance	COMPARABLE SALES
Company Address 4 Park Plaza, Suite 1950, Irvine, CA, 92614	Did not inspect exterior of comparable sales from street
	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

Freddie Mac Form 70 March 2005

ANS-221336 File No. ANS-221336

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### **Condition Ratings and Definitions**

C1

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

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

<u>ر</u>م

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 are either 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.

С3

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.

C4

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 residence 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.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Quality Ratings and Definitions (continued)

0.3

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.

#### $\Omega$

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.

#### ე6

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**

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

#### Example:

3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
Α	Adverse	Location & View
ac AdjPrk	Acres	Area, Site Location
AdjPwr	Adjacent to Park Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
C Cash	Contracted Date Cash	Date of Sale/Time Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw e	Driveway Expiration Date	Garage/Carport  Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind Listing	Industrial	Location & View Sale or Financing Concessions
Listing	Listing Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl PwrLn	Pastoral View	View View
PubTrn	Power Lines Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
Sqm Unk	Square Meters Unknown	Area, Site Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
L	LIAD Varaian 0/2011 (Undated	1

Borrower	Rudalev MI I	File No. ANS-221336
Property Address City	23480 Buckingham St  Clinton Township County n	nacomb State MI Zip Code 48036
Lender/Client	Colony American Finance	120011D 0:000 1911 2:5 0000 40000
APPRAIS	SAL AND REPORT IDENTIFICATION	
This Repo	rt is <u>one</u> of the following types:	
Apprais	sal Report (A written report prepared under Standards Rule	2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restrici Apprais	ted (A written report prepared under Standards Rule sal Report restricted to the stated intended use by the specified	2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, client or intended user.)
Comme	nts on Standards Rule 2-3	
- The statemen - The reported analyses, opinion - Unless otherwork - Unless otherwork - Unless otherwork - I have no bias - My engageme - My compensate client, the amount - My analyses, were in effect a	ons, and conclusions.  vise indicated, I have no present or prospective interest in the property the vise indicated, I have performed no services, as an appraiser or in any of the preceding acceptance of this assignment.  Is with respect to the property that is the subject of this report or the particent in this assignment was not contingent upon developing or reporting pation for completing this assignment is not contingent upon the development of the value opinion, the attainment of a stipulated result, or the occurrence.	redetermined results.  lent or reporting of a predetermined value or direction in value that favors the cause of the rence of a subsequent event directly related to the intended use of this appraisal.  pared, in conformity with the Uniform Standards of Professional Appraisal Practice that
	vise indicated, no one provided significant real property appraisal assista ding significant real property appraisal assistance is stated elsewhere in tl	nce to the person(s) signing this certification (if there are exceptions, the name of each nis report).
	nts on Appraisal and Report Identification ISPAP related issues requiring disclosure and any St	
APPRAISE	R•	SUPERVISORY or CO-APPRAISER (if applicable):
IMIVE		and the second of the second o
Signature:	From Educeo	Signature:
_	NK LOVASCO	Signature: Name:
State Certification	on #: 1201068850	
or State License		State Certification #: or State License #:
State: MI	Expiration Date of Certification or License: 07/31/2018	State: Expiration Date of Certification or License:
	ore and Report: 06/27/2017  of Appraisal: 06/09/2017	Date of Signature:
Inspection of Si	ubject: None Interior and Exterior Exterior-Only ion (if applicable): 06/09/2017	Inspection of Subject: None Interior and Exterior Exterior-Only  Date of Inspection (if applicable):

#### **Supplemental Addendum**

File No. ANS-221336

					., ., .,	. 1000
Borrower	Rudalev MI I					
Property Address	23480 Buckingham St					
City	Clinton Township	County macomb	State	MI	Zip Code	48036
Lender/Client	Colony American Finance					

THE SCOPE OF WORK FOR THIS APPRAISAL IS THE AS-IS VALUE AND MARKET VALUE OF THE SUBJECT PROPERTIES IMMEDIATE MARKET AREA.

THE INTENDED USERS OF THIS REPORT ARE THE MORTGAGE COMPANY LISTED IN THIS APPRAISAL, ITS ASIGNEES AND ANY FEDERALLY RELATED ENTITIES RELATED TO THIS TRANSACTION. THIS APPRAISAL REPORT IS AN APPRAISAL INTENDED FOR GETTING A CONVENTIONAL MORTGAGE.

THE EFFECTIVE DATE IN THIS REPORT IS THE SAME DAY THE APPRAISER INSPECTED THE PROPERTY.

TAXES WERE COMPUTED BY USING ASSESSORS DATA.

APPRAISER USED INFORMATION FROM CITY ASSESSORS OFFICE FOR COMPARABLES AND SUBJECT ALONG WITH PERSONAL INSPECTION AND M.L.S. DATA.

THE DEPARTMENT OF ENERGY, LABOR, AND ECONOMIC GROWTH IS THE PLACE THAT REGULATES APPRAISER'S WORK PERFORMANCE AND ETHICS. FOR ANY PROBLEMS WRITE TO THEM.

THEIR ADDRESS IS:

P.O. BOX 30018 LANSING, MI 48909-7518

ATTN: REAL ESTATE APPRAISERS

PHONE: 517-241-9201

THIS APPRAISAL REPORT HAS BEEN ENCRYPTED WITH A PASSWORD-PROTECTED DIGITAL SIGNATURE. THIS DIGITAL SIGNATURE CAN ONLY BE AFFIXED TO, OR REMOVED FROM THE APPRAISAL REPORT BY THE SIGNATORY HIMSELF BY MEANS OF A CONFIDENTIAL PASSWORD. NO OTHER INDIVIDUAL HAS ANY KNOWLEDGE OF THE PASSWORD OR IS AUTHORIZED TO AFFIX OR DELETE SUCH DIGITAL SIGNATURE FROM THE APPRAISAL REPORT OR ANY ATTACHMENTS THERETO. ANY DIGITIZED IMAGES, SUCH AS PHOTOGRAPHS, MAPS, ETC. ARE UNALTERED FROM THEIR ORIGINAL LIKENESS.

Appraisers are required to be licensed in the State of Michigan and are regulated by the Department of Licensing and Regulatory Affairs. PO Box 30018, Lansing Michigan, 48909

The city or county the subject property is located in does not provide tax document numbers (book and page, liber, or folio number) for the sold comparables or subject property.

THE SUBJECT PROPERTY CAME BELOW THE PREDOMINANT VALUE OF THE SUBJECT PROPERTIES MARKET AREA BY 38% DUE TO THE FACT THE SUBJECT PROPERTY WAS NOT AS UPDATED AS THE COMPARABLE SALES THAT WERE MORE UPDATED AND SOLD FOR MORE MONEY THAN SUBJECT PROPERTY. COMPARABLE SALES USED FOR THIS APPRAISAL WERE THE MOST COMPARABLE TO THE SUBJECT PROPERTY AT TIME OF INSPECTION.

COMPARABLE 1 EXCEEDED FANNIE MAE GLA ADJUSTMENT GUIDE LINES BY 20% YET USED IN APPRAISAL DUE TO LOCATION AND YEAR BUILT.

RECONSIDERATION OF VALUE

23692 E SCOTT BLVD, CLINTON TWP 48036 SOLD ON LAND CONTTRACT AND IS NOT A TRUE ARMS LENGTH TRANSACTION OR AN REO, ESTATE OR ANY TRANSCATION. THIS NOT A GOOD COMPARABLE SALE.

#### 42428 Orchard Street, Clinton Twp 48036

IS A NEW CONSTRUCTION PROPERTY BUILT IN 2014 THIS NOT A COMPARABLE PROPERTY SIMILAR TO THE SUBJECT PROPERTY IN AGE AND CONDITION THIS IS A SUPERIOR PROPERTY.

**23511 Buckingham, Clinton Twp 48036** THIS PROPERTY IS A RANCH STYLE HOME SUPERIOR TO THE SUBJECT PROPERTY IN UPGRADES AND DOES NOT BRACKET THE GLA OF THE SUBJECT PROPERTY AND IS ON A SLAB NOT A GOOD COMPARABLE.

ALL THE COMPARABLES WERE NOT COMPARABLE TO THE SUBJECT PROPERTY IN GLA AND DESIGN AND TRANSACTION TYPE AND STANDS BY APPRAISED VALUE BY \$50,000

GOING FORWARD ANY MORE COMPARABLE SALES THAT LENDER WANTS APPRAISER TO REVIEW OR RECONSIDER FOR VALUE APPRAISER WILL GET \$50 PER COMPARABLE TO REVIEW FOR THIS APPRAISAL.

## **Subject Photo Page**

Borrower	Rudalev MI I				
Property Address	23480 Buckingham St				
City	Clinton Township	County macomb	State MI	Zip Code 48036	
Lander/Client	Colony American Finance				



## Subject FRONT

23480 Buckingham St

Sales Price

Gross Living Area 1,104
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0

Location N;Res;Res
View N;Res;Res
Site 5,600 sf
Quality Q3
Age 68





**Subject Street** 



Form PIC3x5.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

## **Subject Photo Page**

Borrower	Rudalev MI I				
Property Address	23480 Buckingham St				
City	Clinton Township	County macomb	State MI	Zip Code 48036	
Lander/Client	Colony American Finance				



## Subject Side View

23480 Buckingham St

Sales Price

Gross Living Area 1,104
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0

Location N;Res;Res
View N;Res;Res
Site 5,600 sf
Quality Q3
Age 68









# **Subject Photo Page**

Borrower	Rudalev MI I				
Property Addres	S 23480 Buckingham St				
City	Clinton Township	County macomb	State MI	Zip Code 48036	
Lender/Client	Colony American Finance				



## **GARAGE**

23480 Buckingham St

Sales Price

Gross Living Area 1,104
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0

Location N;Res;Res
View N;Res;Res
Site 5,600 sf
Quality Q3
Age 68

# **Photograph Addendum**

Borrower	Rudalev MI I				
Property Addres	S 23480 Buckingham St				
City	Clinton Township	County macomb	State MI	Zip Code 48036	
Lender/Client	Colony American Finance				





living room kitchen





**DINING ROOM** 

**KITCHEN OTHER VIEW** 





**FURNACE & HOTWATER TANK** 

electrical box

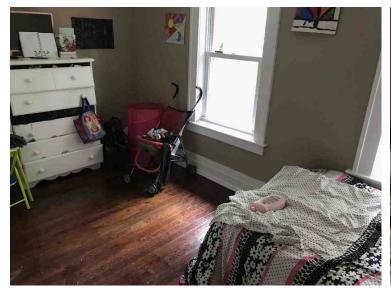
# Photograph Addendum

Borrower	Rudalev MI I				
Property Addres	s 23480 Buckingham St				
City	Clinton Township	County macomb	State MI	Zip Code 48036	
Lender/Client	Colony American Finance				





bedroom BATHROOM





bedroom bedroom

## **Comparable Photo Page**

Borrower	Rudalev MI I				
Property Addres	S 23480 Buckingham St				
City	Clinton Township	County macomb	State MI	Zip Code 48036	
Lender/Client	Colony American Finance				



#### Comparable 1

134 Jones St

Age

Prox. to Subject 0.42 miles SW Sales Price 48,900 Gross Living Area 1,530 Total Rooms Total Bedrooms 3 **Total Bathrooms** 2.0 Location N;Res;Res View N;Res;Res Site 4,998 sf Quality Q3

60



## Comparable 2

N;Res;Res

128 Clair St

View

 Prox. to Subject
 0.44 miles W

 Sales Price
 55,000

 Gross Living Area
 1,306

 Total Rooms
 6

 Total Bedrooms
 3

 Total Bathrooms
 1.0

 Location
 N;Res;Res

 Site
 4,800 sf

 Quality
 Q3

 Age
 85



## **Comparable 3**

131 Gallup St

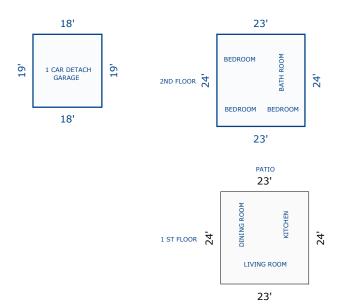
Age

Prox. to Subject 0.64 miles SW 55,000 Sales Price Gross Living Area 1,234 Total Rooms Total Bedrooms 4 **Total Bathrooms** 1.0 Location N;Res;Res N;Res;Res View 6,950 sf Site Quality Q3

114

# **Building Sketch**

Borrower	Rudalev MI I			
Property Addres	23480 Buckingham St			
City	Clinton Township	County macomb	State MI	Zip Code 48036
Lender/Client	Colony American Finance			



Sketch by Apex Sketch v5 Standard™

Comments

Code	AREA Description	CALCULATIONS	SUMMARY Net Size	Net Totals
GLA1 GLA2 GAR	Description First Flo Second F: Garage		552.00 552.00 342.00	552.00 552.00 342.00
Net	LIVABLE /	Area (	(rounded)	1104

		ARE	A BREAKD	OWN Subtotals
First I	loor			
Second				552.00
	23.0	x	24.0	552.00
2 Items	;		(rounded)	1104

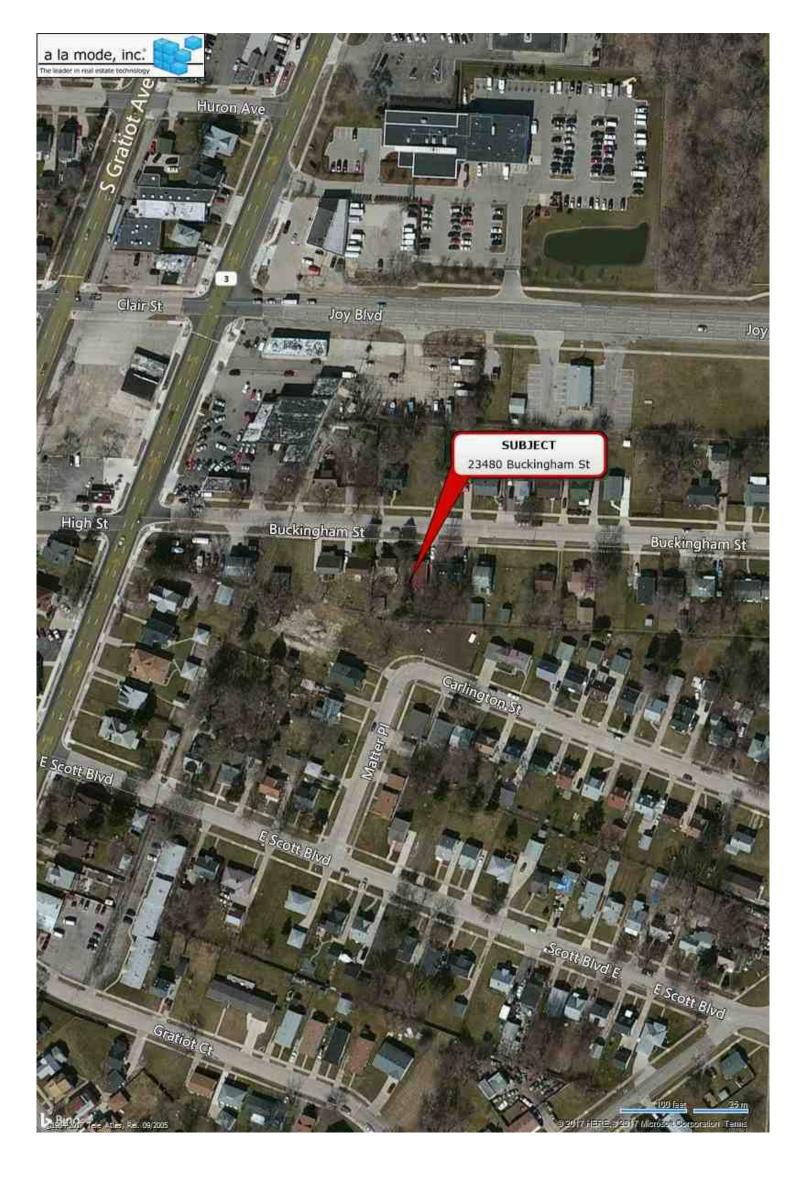
## **Location Map**

Borrower	Rudalev MI I				
Property Address	23480 Buckingham St				
City	Clinton Township	County macomb	State MI	Zip Code 48036	
Lender/Client	Colony American Finance		·		



## **Location Map**

Borrower	Rudalev MI I				
Property Address	23480 Buckingham St				
City	Clinton Township	County macomb	State MI	Zip Code 48036	
Lender/Client	Colony American Finance				



Main File No. ANS-221336
ANS-221336

**Market Conditions Addendum to the Appraisal Report** 

ANS-22133 File No. ANS-22133

Widi NCt O									
The purpose of this addendum is to provide the lende	r/client with a clear and ac	ccurate understanding c	f the market trends and cond	litions	prevalent in	the :	subject		
neighborhood. This is a required addendum for all app	oraisal reports with an effe	ective date on or after A	pril 1, 2009.						
Property Address 23480 Buckingham St	'	City Clinton		Sta	ite MI	7IF	Code 480	36	
		Oily Cliffton	TOWNSHIP	Old	ILIG IVII	<u> </u>	0000 460	30	
Borrower Rudalev MI I									
<b>Instructions:</b> The appraiser must use the information	required on this form as th	he basis for his/her con	clusions, and must provide s	suppor	rt for those c	oncli	usions, rega	rding	
housing trends and overall market conditions as repor	ted in the Neighborhood s	section of the appraisal	report form. The appraiser m	ust fil	l in all the inf	orma	ation to the e	xten	t l
•	-	• • • • • • • • • • • • • • • • • • • •						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	`
it is available and reliable and must provide analysis a		•					•		
explanation. It is recognized that not all data sources v	vill be able to provide data	a for the shaded areas t	elow; if it is available, howev	/er, th	e appraiser r	nust	include the	data	
in the analysis. If data sources provide the required in	formation as an average ir	nstead of the median, th	ne appraiser should report the	e avail	able figure a	nd id	dentify it as a	n	
average. Sales and listings must be properties that co	-				-		-		
					iseu by a pic	ohe	clive buyer o	1 1110	
subject property. The appraiser must explain any anor			v construction, foreclosures,	etc.					
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			0v	erall Trend		
Total # of Comparable Sales (Settled)	52	18	21	┪	Increasing	Y	Stable	П	Declining
. , ,				+				H	
Absorption Rate (Total Sales/Months)	0	0	7.00		Increasing	1	Stable	_	Declining
Total # of Comparable Active Listings	0	0	45		Declining		Stable	$\mathbf{X}$	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	0	6.4		Declining		Stable	X	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		200		erall Trend		or out only
· · · · ·									
Median Comparable Sale Price	80,000	70,000	85,000		Increasing	X	Stable		Declining
Median Comparable Sales Days on Market	56	52	54		Declining	X	Stable		Increasing
Median Comparable List Price	90,000	89,000	93,000		Increasing		Stable	_	Declining
'	·			믐				=	
Median Comparable Listings Days on Market	67	66	61		Declining	_	Stable	_	Increasing
Median Sale Price as % of List Price	88%	79%	91		Increasing	$\mathbf{X}$	Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance	e prevalent? X Yes	No			Declining	X	Stable	П	Increasing
, , , , , , , , , , , , , , , , , , , ,			ad from 20/ to E0/ increasin						
Explain in detail the seller concessions trends for the [	oast 12 months (e.g., selle	er contributions increas	ed from 3% to 5%, increasing	g use	ot buydowns	s, cic	osing costs,	cond	10
fees, options, etc.). CONCESSIONS HAVE	E BEEN CONSISTE	NT AT 1-6%AS ST	ATED IN THE MARKE	ETIN	G CONDI	TIO	NS OF TH	ΗE	
APPRAISAL.									
ALLINAIOAL.									
	57.			-					
Are foreclosure sales (REO sales) a factor in the mark	et? 🗶 Yes 🗌 No	o If yes, explain (inc	luding the trends in listings a	nd sa	les of foreclo	sed	properties).		
APPRAISER ANALYZED FORECLOSUR	F AND REO PROPE	RTIES FOR THE	SUBJECT MARKET P	LAC	FITISN	ОТ	THE MAJ	OR	ITY OF
THE HOMES IN THE MARKET FOR THE									
LENGTH TRANSACTIONS. FORECLOSU	<u>JRES ARE DITRSSE</u>	<u>ED SALES AND S</u>	<u>HOULD NOT BE INCL</u>	UDE	D IN APP	RA	<u>ISALS. DI</u>	JE .	TO THE
CURRENT MARKET SITUATION APPRA	ISERS MUST USE F	FORECLOSURES	TO SHOW THE MARI	KFT	SITUATIO	NC	AND REA	СТІ	ONS
				· <u>·</u>	011071110	<i>,,,,</i>	(110 110 )		
									0
BETWEEN BUYERS AND SELLERS IN A			OSURE MARKET.						
	<u>N NON REO MARK</u> .(REAL COMP & PA		OSURE MARKET.						
			OSURE MARKET.						
			OSURE MARKET.						
Cite data sources for above information. M.L.S	(REAL COMP & PA	RAGON)			1199				
	(REAL COMP & PA	RAGON)		used a	any additiona	l info	ormation, suc		
Cite data sources for above information. M.L.S  Summarize the above information as support for your	(REAL COMP & PA	RAGON)  porhood section of the a	appraisal report form. If you o						
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd	CREAL COMP & PA	porhood section of the a	appraisal report form. If you u	suppo	ort for your c	oncl	usions.	ch as	3
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median	COMP & PA  conclusions in the Neighbrawn listings, to formulate Sale & List Price, Do	porhood section of the action conclusions, prood of the conclusions and other observed.	appraisal report form. If you u vide both an explanation and servations in this adder	suppo ndun	ort for your c n are base	oncl ed o	usions. on the data	ch as	urce
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd	COMP & PA  conclusions in the Neighbrawn listings, to formulate Sale & List Price, Do	porhood section of the action conclusions, prood of the conclusions and other observed.	appraisal report form. If you u vide both an explanation and servations in this adder	suppo ndun	ort for your c n are base	oncl ed o	usions. on the data	ch as	urce
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser general!"	conclusions in the Neighb rawn listings, to formulate Sale & List Price, Do y believes to be an a	RAGON)  corhood section of the action conclusions, proof of and other observed acceptable source	appraisal report form. If you u vide both an explanation and servations in this adder of market data. Howey	suppo ndum /er, t	ort for your c n are base he apprais	oncl ed o ser	usions. on the data cannot ve	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca	conclusions in the Neighb rawn listings, to formulate Sale & List Price, Do y believes to be an a nnot guarantee the a	RAGON)  porhood section of the about conclusions, prooper and other observed acceptable source accuracy of such conclusions.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. Howey	suppo ndum /er, t	ort for your c n are base he apprais	oncl ed o ser	usions. on the data cannot ve	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser general!"	conclusions in the Neighb rawn listings, to formulate Sale & List Price, Do y believes to be an a nnot guarantee the a	RAGON)  porhood section of the about conclusions, prooper and other observed acceptable source accuracy of such conclusions.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. Howey	suppo ndum /er, t	ort for your c n are base he apprais	oncl ed o ser	usions. on the data cannot ve	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca	conclusions in the Neighb rawn listings, to formulate Sale & List Price, Do y believes to be an a nnot guarantee the a	RAGON)  porhood section of the about conclusions, prooper and other observed acceptable source accuracy of such conclusions.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. Howey	suppo ndum /er, t	ort for your c n are base he apprais	oncl ed o ser	usions. on the data cannot ve	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca	conclusions in the Neighb rawn listings, to formulate Sale & List Price, Do y believes to be an a nnot guarantee the a	RAGON)  porhood section of the about conclusions, prooper and other observed acceptable source accuracy of such conclusions.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. Howey	suppo ndum /er, t	ort for your c n are base he apprais	oncl ed o ser	usions. on the data cannot ve	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca	conclusions in the Neighb rawn listings, to formulate Sale & List Price, Do y believes to be an a nnot guarantee the a	RAGON)  porhood section of the about conclusions, prooper and other observed acceptable source accuracy of such conclusions.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. Howey	suppo ndum /er, t	ort for your c n are base he apprais	oncl ed o ser	usions. on the data cannot ve	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca	conclusions in the Neighb rawn listings, to formulate Sale & List Price, Do y believes to be an a nnot guarantee the a	RAGON)  porhood section of the about conclusions, prooper and other observed acceptable source accuracy of such conclusions.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. Howey	suppo ndum /er, t	ort for your c n are base he apprais	oncl ed o ser	usions. on the data cannot ve	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca	conclusions in the Neighb rawn listings, to formulate Sale & List Price, Do y believes to be an a nnot guarantee the a	RAGON)  porhood section of the about conclusions, prooper and other observed acceptable source accuracy of such conclusions.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. Howey	suppo ndum /er, t	ort for your c n are base he apprais	oncl ed o ser	usions. on the data cannot ve	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca	conclusions in the Neighb rawn listings, to formulate Sale & List Price, Do y believes to be an a nnot guarantee the a	RAGON)  porhood section of the about conclusions, prooper and other observed acceptable source accuracy of such conclusions.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. Howey	suppo ndum /er, t	ort for your c n are base he apprais	oncl ed o ser	usions. on the data cannot ve	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a nnot guarantee the ang the subject prope	porhood section of the abeyour conclusions, pro OM" and other obserceptable source accuracy of such certy.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. However lata or conclusions bas	suppo ndum /er, t sed t	ort for your on are base he apprais hereon. T	oncl ed o ser	usions. on the data cannot ve	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do y believes to be an anot guarantee the ang the subject proper	RAGON)  corhood section of the action of the actions, proceedings acceptable source accuracy of such certy.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. However lata or conclusions base	suppo ndum /er, t sed t	ort for your on are base he apprais hereon. T	onclined o	usions. In the data cannot ve appraiser	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser general! the information in that data source and ca guarantee future market conditions affecti	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a nnot guarantee the ang the subject prope	porhood section of the abeyour conclusions, pro OM" and other obserceptable source accuracy of such certy.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. However lata or conclusions bas	suppo ndum /er, t sed t	ort for your on are base he appraishereon. The	onclined o	usions. In the data cannot ve appraiser	ch as a so rify	urce all of o cannot
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do y believes to be an anot guarantee the ang the subject proper	RAGON)  corhood section of the action of the actions, proceedings acceptable source accuracy of such certy.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. However lata or conclusions base	suppo ndum /er, t sed t	ort for your on are base he apprais hereon. T	onclined o	usions. In the data cannot ve appraiser	ch as a so rify	urce all of
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affection of the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do y believes to be an anot guarantee the ang the subject proper	RAGON)  corhood section of the action of the actions, proceedings acceptable source accuracy of such certy.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. However lata or conclusions base	suppo ndum /er, t sed t	ort for your on are base he appraishereon. The large l	Ov	usions. on the data cannot ve appraiser  erall Trend Stable	a so rify also	urce all of o cannot
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do y believes to be an anot guarantee the ang the subject proper	RAGON)  corhood section of the action of the actions, proceedings acceptable source accuracy of such certy.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. However lata or conclusions base	suppo ndum /er, t sed t	ort for your on are base he appraishereon. The large l	Ow	usions. on the data cannot ve appraiser  erall Trend Stable Stable	so rify	urce all of cannot  Declining Declining
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do y believes to be an anot guarantee the ang the subject proper	RAGON)  corhood section of the action of the actions, proceedings acceptable source accuracy of such certy.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. However lata or conclusions base	suppo ndum /er, t sed t	ort for your on are base he appraishereon. The large l	Ove Over Over Over Over Over Over Over O	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable	so rify	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do y believes to be an anot guarantee the ang the subject proper	RAGON)  corhood section of the action of the actions, proceedings acceptable source accuracy of such certy.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. However lata or conclusions base	suppo ndum /er, t sed t	ort for your on are base he appraishereon. The large l	Ove Over Over Over Over Over Over Over O	usions. on the data cannot ve appraiser  erall Trend Stable Stable	so rify	urce all of cannot  Declining Declining
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti 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)	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a most guarantee the ang the subject proper prior 7–12 Months	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your on are base he appraishereon. The large l	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a most guarantee the ang the subject proper prior 7–12 Months	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.	appraisal report form. If you u vide both an explanation and servations in this adder of market data. However lata or conclusions base	suppondum ndum ver, t sed t	ort for your on are base he appraishereon. The large l	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti 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)	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a most guarantee the ang the subject proper prior 7–12 Months	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a most guarantee the ang the subject proper prior 7–12 Months	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a most guarantee the ang the subject proper prior 7–12 Months	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a most guarantee the ang the subject proper prior 7–12 Months	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a most guarantee the ang the subject proper prior 7–12 Months	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a most guarantee the ang the subject proper prior 7–12 Months	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a most guarantee the ang the subject proper prior 7–12 Months	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do be an a most guarantee the ang the subject proper prior 7–12 Months	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generally the information in that data source and carguarantee future market conditions affection 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 foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generally the information in that data source and carguarantee future market conditions affection 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 foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generally the information in that data source and carguarantee future market conditions affection 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 foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generally the information in that data source and carguarantee future market conditions affection 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 foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generally the information in that data source and carguarantee future market conditions affection 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 foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abeyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generally the information in that data source and carguarantee future market conditions affection 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 foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abeyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generally the information in that data source and carguarantee future market conditions affection 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 foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abeyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generally the information in that data source and carguarantee future market conditions affection 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 foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abeyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generally the information in that data source and carguarantee future market conditions affection 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 foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abeyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Cite data sources for above information. M.L.S  Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generally the information in that data source and carguarantee future market conditions affection 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 foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abeyour conclusions, pro OM" and other observed acceptable source accuracy of such conty.  Ollowing:  Prior 4–6 Months  Oliving:	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall' the information in that data source and ca guarantee future market conditions affecti 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 projet foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the abyour conclusions, pro OM" and other obstacceptable source accuracy of such conty.  Prior 4–6 Months  of yes, indicate the	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti 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 projetoreclosed properties.  Summarize the above trends and address the impact of the sales in the sale	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the action of the action of the actions, proof of and other obstacceptable source accuracy of such control of the action of	Project I  Current – 3 Months  number of REO listings and	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall' the information in that data source and ca guarantee future market conditions affecti 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 projet foreclosed properties.	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  ct? Yes No	porhood section of the action of the action of the actions, proof of and other obstacceptable source accuracy of such control of the action of	appraisal report form. If you unide both an explanation and servations in this adders of market data. However the servations based at a or conclusions based at a conclusion of the	suppondum ndum ver, t sed t	ort for your con are base he appraishereon. The large	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti 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 projetoreclosed properties.  Summarize the above trends and address the impact of the same appraiser Name FRANK LOVASCO	conclusions in the Neighbrawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  on the subject unit and process of the subject unit and process on the subject unit and process of the subject unit and process	porhood section of the action of the action of the actions, proof of and other obstacceptable source accuracy of such control.  Prior 4–6 Months  Ollowing:  Prior 4–6 Months  Oliowing:  Signature Supervisor	ppraisal report form. If you used both an explanation and servations in this adders of market data. However at a or conclusions based on the conclusions based on the conclusions based on the conclusions based on the conclusions and the conclusions are conclusions.	suppondum ndum ver, t sed t	ort for your on are base he appraishereon. The large sing large sing Declining Declining	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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 foreclosed properties.  Summarize the above trends and address the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)	conclusions in the Neighbrawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  on the subject unit and properate subject unit and p	porhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such control of the action o	ppraisal report form. If you used both an explanation and servations in this adders of market data. However at a or conclusions based at a or conclusions at a conclusion based at	suppondum ndum ver, t sed t	ort for your on are base he appraishereon. The large sing large sing Declining Declining	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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 foreclosed properties.  Summarize the above trends and address the impact of the sales of	conclusions in the Neighbrawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  on the subject unit and process SHELBY TWP MI. 44	orhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.  Ollowing: Prior 4–6 Months  Oliowing: Prior 4–6 Months  Oliowing:	ppraisal report form. If you unide both an explanation and servations in this adder of market data. However at a or conclusions based at a or conclusions based at a or conclusions and number of REO listings and page 14. Appraiser Name Name Address	suppondum ndum ver, t sed t	ort for your on are base he appraishereon. The large sing large sing Declining Declining	Ovi	erall Trend Stable Stable Stable Stable Stings and sa	rify also	urce all of cannot  Declining Declining Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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 foreclosed properties.  Summarize the above trends and address the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)  Summarize the above trends and saddress the impact of the same sales (Red Sales)	conclusions in the Neighbrawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate Prior 7–12 Months  on the subject unit and properate subject unit and p	orhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.  Ollowing: Prior 4–6 Months  Oliowing: Prior 4–6 Months  Oliowing:	ppraisal report form. If you used both an explanation and servations in this adders of market data. However at a or conclusions based at a or conclusions at a conclusion based at	suppondum ndum ver, t sed t	ort for your on are base he appraishereon. The large sing large sing Declining Declining	Ovi	usions. on the data cannot ve appraiser  erall Trend Stable Stable Stable Stable	rify also	urce all of cannot  Declining Declining Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd Appraiser's "Inventory Analysis," "Median identified above, which appraiser generall the information in that data source and ca guarantee future market conditions affecti  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 foreclosed properties.  Summarize the above trends and address the impact of the sales of	conclusions in the Neight rawn listings, to formulate Sale & List Price, Do believes to be an annot guarantee the ang the subject properate.  The project, complete the formulate of the subject properate on the subject unit and provided the subject unit and subje	orhood section of the action of the action of the action of the action of the actions, proof of and other observed accuracy of such coerty.  Ollowing: Prior 4–6 Months  Oliowing: Prior 4–6 Months  Oliowing:	Project I Current – 3 Months  number of REO listings and  y Appraiser Name Name Name Name Name Name Name Name	suppondum ndum ver, t sed t	ort for your on are base he appraishereon. The large sing large sing Declining Declining	Ovi	erall Trend Stable Stable Stable Stable Stings and sa	rify also	urce all of cannot  Declining Declining Increasing

#### **LICENSE**

Borrower	Rudalev MI I				
Property Address	23480 Buckingham St				
City	Clinton Township	County macomb	State MI	Zip Code 48036	
Lender/Client	Colony American Finance				

STATE OF MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS P.O. BOX 30670 LANSING, MI 48909

Please tell us about your licensing experience by completing our anonymous customer survey at: www.michigan.gov/larasurvey

002CAV01 JEAHOIM MARRY BARA WODESM IPER JEEBP IM GIHZAWOT YELDHZ

Inquiries Regarding this License
Please provide your license number on all correspondence,
and when contacting the Department.

www.michigan.gov/bpl

Bureau of Professional Licensing Department of Licensing and Regulatory Affairs P.O. Box 30670 Lansing, MI 48909

(517) 373-8068

FICK SNYDER GOVERNOR M120620 001 E -0543

THATE OF REMIGNA-SERAFHENT OF LICENSING AND REQUIRATIONY APPXING
BUREAU OF PROFESSIONAL LICENSING
CERTIFIED RESIDENTIAL APPRAISER
LICENSE

FRANK MICHAEL LOVASCO

LICENSE NO. EXPIRATION DATE AUDIT NO
1201068850 07/31/2018 3069479

Complaint Information

The issuance of this license or permit should not be construed as a waiver or dismissal of any complaints or violations pending against the licensee, its agents, employees or qualifying officer.

STATE OF MICHIGAN M383601

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

BUREAU OF PROFESSIONAL LICENSING

CERTIFIED RESIDENTIAL APPRAISER

FRANK MICHAEL LOVASCO

1201068850

D7/31/2018

3069479

THE DOCUMENT IS DULY MAKED INDER THE STATE OF THE STATE

#### **E & O INSURANCE**

Borrower	Rudalev MI I				
Property Address	23480 Buckingham St				
City	Clinton Township	County macomb	State MI	Zip Code 48036	
Lender/Client	Colony American Finance				





## LIA Administrators & Insurance Services

APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

#### ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company") 175 Capitol Blvd. Suite 100 Rocky Hill, CT 06067

Previous Policy Number Date Issued Policy Number 09/27/2016 AAI007049-01

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

#### Item

1. Customer ID: 168874 Named Insured: LOVASCO APPRAISALS, INC Frank Lovasco 5541 Meadow Lane Shelby Township, MI 48316

2. Policy Period: From: 10/15/2016 To: 10/15/2017 12:01 A.M. Standard Time at the address stated in 1 above.

3. Deductible: \$1,000 Each Claim

4. Retroactive Date: 10/15/2016

5. Inception Date: 10/15/2016

A. \$500,000 Each Claim 6. Limits of Liability: B. \$1,000,000

7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652

\$672.00 8. Annual Premium:

9. Forms attached at issue: LIA002 (12/14) LIA MI (11/14) LIA MI NOT (11/14) LIA012 (12/14) LIA122 (10/14)

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the company.

09/27/2016 Date

LIA-001 (12/14)

Wi Authorized Signature

Aspen American Insurance Company