# **First American Staff Appraisals**

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



Client:	Colony American Finance 4 Park Plaza, Suite 1950 Irvine, CA 92614
Borrower:	Rudalev MI II
Address:	15112 Charles R Ave Eastpointe, MI 48021
Value:	\$63,000
Date:	June 7, 2017
Appraiser:	Michael A Miller
License:	1201003985



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

File Number: F-155127-17

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

15112 Charles R Ave Eastpointe, MI 48021

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

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

is:

#### \$63,000 Sixty-Three Thousand Dollars

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

Michael a Mith Michael A Miller

## Uniform Residential Appraisal Report File No. F-155127-17

Tł	ne purpose of this summ	ary appraisal re	port is to pro	ovide the lender.	/client with an accu	rate, and adequ	uately supported	opinion of the	market val	lue of the subject	property.
	Property Address 15112					y Eastpointe				Zip Code <b>48021</b>	proportji
	Borrower Rudalev M		100	0.00	er of Public Record R				ounty Mac		
			adivision N		el ol Public Recold R			C		ano	
	Legal Description Lot 32		Daivision r	NO.1							
	Assessor's Parcel # 14-					x Year 2016			E. Taxes \$		
Ь	Neighborhood Name Ea				Ma	p Reference 47	644	Ce	ensus Tract	2583.00	
JECT	Occupant 🗌 Owner	🗙 Tenant 🗌	Vacant	Spec	ial Assessments \$ 0		E F	PUD HOA \$ 0		per year	per month
JBJ	Property Rights Appraised	X Fee Simp	le 🗌 Lea	asehold Oth	ner (describe)						
SU		urchase Transactio			n X Other (describ	Market Va	ابره				
	Lender/Client Colony							2614			
					ess 4 Park Plaza						
	Is the subject property cur	, ,					ive date of this app	raisal?	Yes 🗙 N	0	
	Report data source(s) use	d, offering price(s)	, and date(s).	MLS and Ea	astpointe Asses	sor					
	I 🗌 did 🗌 did not an	alyze the contract	for sale for the	e subject purchase	transaction. Explain t	ne results of the a	nalysis of the contr	act for sale or why	the analysi	is was not performed	ł.
Ŀ											
CONTRACT	Contract Price \$	Data	of Contract		Is the property sell	r the owner of p	ublic record?	Yes No	Data Sourc		
TR											
S	Is there any financial assis	-		-	npayment assistance,	etc.) to be paid by	y any party on beha	alf of the borrower's	?	Yes 🗌 No	
õ	If Yes, report the total dolla	ar amount and des	cribe the item	s to be paid.							
Ē	Note: Race and the racia	l composition of	the neighbor	hood are not app	oraisal factors						
		od Characteristic			One-Unit Hous	ing Trends		One-Unit Hou	using	Present Land	Use %
				Dronortext		X Stable			-		
		X Suburban		Property Value				PRICE		One-Unit	80 %
Q	Built-Up X Over 75%		Under 25%			X In Balance		\$(000)	<i>v</i> ′	2-4 Unit	5 %
00D		X Stable	Slow	- v	e X Under 3 mths	3-6 mths	Over 6 mths	30 Low	24	Multi-Family	5 %
	Neighborhood Boundaries	10 Mile Rd	to the No	rth, 9 Mile Ro	d to the South, I	Beechwood I	Rd (city	133 High	119	Commercial	5 %
BORH	boundaries) to the							75 Pred.	72	Other Vac Prk	5 %
	Neighborhood Description										
NEIGH											
NE	houses. There is a		najor tran	sponation nu	ibs, and there d	oes not app	ear to be any	conditions tr	hat would	a negatively in	npact
	the marketability o				•						
	Market Conditions (includi										
	sale prices. A revie	ew of 43 sing	le family s	ales over a c	one year period	of all sales i	n the neighbo	orhood revea	led an a	verage of 16 [	DOM,
	which results in a	marketing tin	ne of appr	oximately 20	days.						
	Dimensions 50X140			Area 70		Shape	Rectangular		View N;	Res:	
	Specific Zoning Classificat	ion R-1			escription Single F						
			nal Manaanfari								
	v			ming (Grandfather			al (describe)	<u> </u>			
	Is the highest and best use	e of the subject pro	operty as impro	oved (or as propos	sed per plans and spec	ifications) the pre	esent use?	Yes No	If No, desc	ribe.	
	Utilities Public	Other (describe	2)		Public	Other (describe	3	Off-site Improv	ements_1	Type Public	Dubunta
						Other (describe	·)	OII-SILC IIIIpi OV	cilicitity i	. jpo i abilo	Private
Ш	Electricity (X)			Water	X		)	Street Concr		X	
SITE					X			Street Concr			
SITE	Gas X			Sanitary Se	ewer X			Street Concr Alley None	ete	X	
SITE	Gas X FEMA Special Flood Haza			Sanitary Se FEMA Flood Zon	ewer X	FEMA Map #		Street Concr Alley None	ete		
SITE	Gas X FEMA Special Flood Haza Are the utilities and off-site	e improvements typ	pical for the ma	Sanitary Se FEMA Flood Zon arket area?	X       ewer     X       e     X       X     X       X     X	FEMA Map #	None	Street Concr Alley None FEN	<b>ete</b> MA Map Dat	E 06/14/2017	
SITE	Gas X FEMA Special Flood Haza	e improvements typ	pical for the ma	Sanitary Se FEMA Flood Zon arket area?	X       ewer     X       e     X       X     X       X     X	FEMA Map #	None	Street Concr Alley None	ete	E 06/14/2017	
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SITE	Gas X FEMA Special Flood Haza Are the utilities and off-site	e improvements typ	pical for the ma	Sanitary Se FEMA Flood Zon arket area?	X       ewer     X       e     X       X     X       X     X	FEMA Map #	None	Street Concr Alley None FEN	<b>ete</b> MA Map Dat	E 06/14/2017	
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## Uniform Residential Appraisal Report File No. F-155127-17

	There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$72,900 to \$99,000 .						
		neighborhood within the pas			45,200 10 \$	to \$ 105,900	
FEATURE	SUBJECT	COMPARABLE		COMPARABLE		COMPARABLE S	
15112 Charles R A					15043 Charles R		
Address Eastpointe,	MI 48021	Eastpointe, MI 48	3021	Eastpointe, MI 4	8021	Eastpointe, MI 48	021
Proximity to Subject		0.49 miles NE		0.22 miles NE		0.07 miles NW	
Sale Price	\$	\$	69,900	\$	50,000	\$	45,600
Sale Price/Gross Liv. Area	\$ 0.00 sq.1	-	00,000	\$ <b>48.78</b> sq. ft.	, 00,000	\$ 34.00 sq. ft.	+0,000
	\$ 0.00 Sq.				0.0014.00		DOLLAR
Data Source(s)		MRSMLS #2128037		MRSMLS #2123731		MRSMLS #21241641	
Verification Source(s)		Eastpointe Asses	sor	Eastpointe Asse	ssor	Eastpointe Asses	sor
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth	0	ArmLth	0
Concessions		FHA;0	0	Cash;0	0		0
			-	,	-		
Date of Sale/Time		s05/17;c04/17	0	s02/17;c12/16	0	s01/17;c12/16	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7000 sf	6011 sf	0	5750 sf	0	7013 sf	0
View	N;Res;	N;Res;		N;Res;	ŭ	N;Res;	
Design (Style)	DT1.5;Bungalow			DT1.5;Bungalow	/	DT1.5;Bungalow	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	76	75	0	70	0	78	0
Condition	C4	C4		C4		C5	+9,000
					1		+3,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 1.0	5 3 1.0	0	5 3 1.0	0		0
Gross Living Area 25	1,299 sq. 1	t. <b>1,029</b> sq. ft	6,800	<b>1,025</b> sq. f	ft. <b>6,900</b>	<b>1,341</b> sq. ft.	0
Basement & Finished	896sf806sfin	686sf0sfin	0	672sf0sfin	0	· · · · · · · · · · · · · · · · · · ·	0
Rooms Below Grade	1rr0br0.1ba1o		+2,000		+2,000		+1,000
		A	+2,000	A	+2,000		+1,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA CA	FWA CA		FWA None	+2,000	FWA CA	
Energy Efficient Items	Insulated	Insulated		Insulated		Insulated	
Garage/Carport	1gd2dw	2gd2dw	-3.000	2gd2dw	-3 000	2gd2dw	-3,000
			-3,000		-3,000		-3,000
Porch/Patio/Deck	None	None		None		None	
Extras	None	None		None		None	
Extras	Fence	Fence		Fence		Fence	
Net Adjustment (Total)		X + - \$	5,800	X + - \$	7,900	X + - \$	7,000
, , ,			5,800		7,900		7,000
Adjusted Sale Price		Net Adj. 8.3%		Net Adj. 15.8%		Net Adj. 15.4%	
of Comparables		Gross Adj. 16.9% \$	75,700	Gross Adj. 27.8% \$	57,900	Gross Adj. 28.5% \$	52,600
IX did did not res	search the sale or transfe	r history of the subject prope	rty and comparable s	ales. If not, explain			
	<u> </u>						
		caloc or transfors of the subi	act property for the th	ree years prior to the effe	ective date of this appr	aisal	
			cet property for the th		beave date of this appr	41541.	
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Data source(s) Eastpo	inte Assessor						
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Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for ess listings data of vacant residential lots within the city limits.           ESTIMATED         REPRODUCTION OR         X REPLACEMENT COST NEW           Source of cost data BlueBook AppraiserBASE         Ouality rating from cost service         Effective date of cost data         06/07/2017           Comments on Cost Approach (gross living area calculations, depreciation, etc.)         Data taken from Realtor sources, Cost manuals, and assessors           records, along with market data         INCOME APPROACH TO VAL           Estimated Remaining Economic Life (HUD and VA only)         35 Years           Summary of Income Approach (including support for market rent and GRM)	ions.         timating site value)       Lot value based on recent sale, pending, and         OPINION OF SITE VALUE       = \$ 2,000         Dwelling       1,299 Sq. Ft. @ \$ 100       = \$ 129,900         Bsmt: 896 Sq. Ft. @ \$ 0       = \$ 0         Extras       5,000         Garage/Carport       308 Sq. Ft. @ \$ 35       = \$ 10,780         Total Estimate of Cost-New       = \$ 145,680         Less       50       Physical         Depreciation       \$80,124       \$0       = \$ (\$ 80,124         Depreciated Cost of Improvements       = \$ (55,556         "As-is" Value of Site Improvements       = \$ \$ 5,000         Extras       0         INDICATED VALUE BY COST APPROACH       = \$ 73,000         UE (not required by Fannie Mae)       \$ Indicated Value by Income Approach         No       Unit type(s)       Detached         No       Unit type(s)       Detached dwelling unit.         Total number of units sold         Data source(s)         No       If Yes, date of conversion.         If No, describe the status of completion.
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est listings data of vacant residential lots within the city limits. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE Quality rating from cost service Builder Effective date of cost data 06/07/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data taken from Realtor sources, Cost manuals, and assessors records, along with market data Estimated Remaining Economic Life (HUD and VA only) 35 Years Summary of Income Approach (including support for market rent and GRM) Estimated Monthly Market Rent \$ X Gross Rent Multiplier =: Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO 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 HOA Legal name of project Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete? Yes No	ions. timating site value) Lot value based on recent sale, pending, and OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for ess listings data of vacant residential lots within the city limits. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE Quality rating from cost service Builder Effective date of cost data 06/07/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data taken from Realtor sources, Cost manuals, and assessors records, along with market data Estimated Remaining Economic Life (HUD and VA only) 35 Years Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO 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 HOA Legal name of project Total number of phases Total number of units Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data source(s) Are the common elements leased to or by the Homeowners' Association? Yes No	ions.         timating site value)       Lot value based on recent sale, pending, and         OPINION OF SITE VALUE       = \$ 2,000         Dwelling       1,299 Sq. Ft. @ \$ 100       = \$ 129,900         Bsmt: 896 Sq. Ft. @ \$ 0       = \$ 0         Extras       5,000         Garage/Carport       308 Sq. Ft. @ \$ 35       = \$ 10,780         Total Estimate of Cost-New       = \$ 145,680         Less       50       Physical         Depreciation       \$80,124       \$0       = \$ (\$ 80,124         Depreciated Cost of Improvements       = \$ (55,556         "As-is" Value of Site Improvements       = \$ \$ 5,000         Extras       0         INDICATED VALUE BY COST APPROACH       = \$ 73,000         UE (not required by Fannie Mae)       \$ Indicated Value by Income Approach         No       Unit type(s)       Detached         No       Unit type(s)       Detached dwelling unit.         Total number of units sold         Data source(s)         No       If Yes, date of conversion.         If No, describe the status of completion.
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for ess listings data of vacant residential lots within the city limits.           ESTIMATED         REPRODUCTION OR         X REPLACEMENT COST NEW           Source of cost data BlueBook AppraiserBASE         Ouality rating from cost service         Effective date of cost data         06/07/2017           Comments on Cost Approach (gross living area calculations, depreciation, etc.)         Data taken from Realtor sources, Cost manuals, and assessors           records, along with market data         INCOME APPROACH TO VAL           Estimated Remaining Economic Life (HUD and VA only)         35 Years           Summary of Income Approach (including support for market rent and GRM)	ions.         timating site value)       Lot value based on recent sale, pending, and         OPINION OF SITE VALUE       = \$ 2,000         Dwelling       1,299 Sq. Ft. @ \$ 100       = \$ 129,900         Bsmt: 896 Sq. Ft. @ \$ 0       = \$ 0         Extras       5,000         Garage/Carport       308 Sq. Ft. @ \$ 35       = \$ 10,780         Total Estimate of Cost-New       = \$ 145,680         Less       50       Physical         Depreciation       \$80,124       \$0       = \$ (\$ 80,124         Depreciated Cost of Improvements       = \$ (55,556         "As-is" Value of Site Improvements       = \$ \$ 5,000         Extras       0         INDICATED VALUE BY COST APPROACH       = \$ 73,000         UE (not required by Fannie Mae)       \$ Indicated Value by Income Approach         No       Unit type(s)       Detached         No       Unit type(s)       Detached dwelling unit.         Total number of units sold         Data source(s)         No       If Yes, date of conversion.         If No, describe the status of completion.
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for ess listings data of vacant residential lots within the city limits. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE Quality rating from cost service Builder Effective date of cost data 06/07/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data taken from Realtor sources, Cost manuals, and assessors records, along with market data Estimated Remaining Economic Life (HUD and VA only) 35 Years Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO 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 HOA Legal name of project Total number of phases Total number of units Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data source(s) Are the common elements leased to or by the Homeowners' Association? Yes No	imating site value)       Lot value based on recent sale, pending, and         OPINION OF SITE VALUE       = \$ 2,000         Dwelling       1,299 Sq. Ft. @ \$ 100

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 concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sig Nar

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nature	11		
ne Michael A Miller	Ψt	1000	

Company Name First American Staff Appraisals
Company Address 100 Bloomfield Hills Pkwy #195
Bloomfield Hills, MI 48304
Telephone Number 855-305-0042
Email Address orddet@firstam.com
Date of Signature and Report 06/15/2017
Effective Date of Appraisal 06/07/2017
State Certification # 1201003985
or State License #
or Other (describe) State #
State MI
Expiration Date of Certification or License 07/31/2018
ADDRESS OF PROPERTY APPRAISED
ADDRESS OF PROPERTY APPRAISED 15112 Charles R Ave
15112 Charles R Ave
15112 Charles P Ave
15112 Charles R Ave
15112 Charles R Ave Eastpointe, MI 48021
15112 Charles R Ave Eastpointe, MI 48021
15112 Charles R Ave         Eastpointe, MI 48021         APPRAISED VALUE OF SUBJECT PROPERTY \$ 63,000         LENDER/CLIENT
15112 Charles R Ave         Eastpointe, MI 48021         APPRAISED VALUE OF SUBJECT PROPERTY \$ 63,000         LENDER/CLIENT         Name Appraisal Nation
15112 Charles R Ave         Eastpointe, MI 48021         APPRAISED VALUE OF SUBJECT PROPERTY \$ 63,000         LENDER/CLIENT
15112 Charles R Ave         Eastpointe, MI 48021         APPRAISED VALUE OF SUBJECT PROPERTY \$ 63,000         LENDER/CLIENT         Name Appraisal Nation         Company Name Colony American Finance

#### SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
State Certification #
or State License #
State
State Expiration Date of Certification or License
SUBJECT PROPERTY Did not inspect subject property Did inspect exterior of subject property from street Date of Inspection Did inspect interior and exterior of subject property Date of Inspection
COMPARABLE SALES
Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street Date of Inspection

## Uniform Residential Appraisal Report

File No. F-155127-17

					<u>ippiuis</u>		P 0. 1	File		
FEATURE		SUBJECT	COMPARAB	LE SALE NO. 4	COM	PARABLE S	ALE NO. 5		COMPARABLE S	ALE NO. 6
15112 Charles R A			15344 Semrau							
Address Eastpointe,		)21	Eastpointe, MI	48021						
Proximity to Subject		21	0.23 miles NE	10021						
	<u>.</u>		0.23 miles NE	* 70.000						
Sale Price	\$			\$ 72,900		\$			\$	
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 62.95 sq. ft.		\$	sq. ft.		\$	sq. ft.	
Data Source(s)			MRSMLS #31318							
Verification Source(s)			Eastpointe Ass	essor						
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIF	PTION	+(-) \$ Adjustment	DES	CRIPTION	+(-) \$ Adjustment
Sale or Financing			Listing	0						
			;0	0						
Concessions										
Date of Sale/Time			c05/17	0						
Location	N;Res		N;Res;							
Leasehold/Fee Simple		Simple	Fee Simple							
Site	7000	sf	5750 sf	0						
View	N;Res	s:	N;Res;							
Design (Style)		5;Bungalow	DT1.5;Bungalo	NA/						
Quality of Construction	Q3	,	Q3							
Actual Age	76		70	0						
Condition	C4		C4		<u> </u>			ļ,		
Above Grade	Total Bd		Total Bdrms. Baths		Total Bdrms.	Baths		Total Bdrn	ns. Baths	
Room Count		3 1.0	5 3 1.0	0						
Gross Living Area 25		<b>1,299</b> sq. ft.	1,158 so			sq. ft.			sq. ft.	
Basement & Finished	806cf	806sfin	672sf0sfin	0		54. 11.			59.16	
		r0.1ba1o	5123103111	-						
Rooms Below Grade			A	+2,000	+		<u> </u>			
Functional Utility	Avera		Average							
Heating/Cooling	FWA		FWA CA							
Energy Efficient Items	Insula	ated	Insulated			]				7
Garage/Carport	1gd2d		2gd2dw	-3,000						
Porch/Patio/Deck	None		None	3,000	1					
					1					
Extras	None		None		+		1			
Extras	Fence	9	Fence							
Net Adjustment (Total)			X + -	\$ 2,500	_ + _	\$		X +	\$	
Adjusted Sale Price			Net Adj. 3.4%		Net Adj.	%		Net Adj.	0.0%	
of Comparables			Gross Adj. 11.7%	\$ 75,400		% \$		Gross Adj		
ITEM		511	BJECT	COMPARABLE SA			ARABLE SALE NO	· · · · · ·	· · · · · · · · · · · · · · · · · · ·	_E SALE NO. 6
			DJLCT	CONFARADLE SP	ALL NO. 4	CONIF	ARADLE SALL NO	. J	COMP ARADI	L JALL NO. 0
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)		Eastpointe A		Eastpointe Asse	ssor					
Effective Date of Data Source	ce(s)	06/07/2017		06/07/2017						
Summary of Sales Compari	son Appr	roach								
S		UAD Version 9/20		Luced using ACI software, 800.234.	8727 www.aciweb.com				Fannie M	ae Form 1004 March 2005

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

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

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

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

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

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

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

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.

**O2** Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

**Q3** Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5** Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6** Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

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

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

#### Updated

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

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

#### Remodeled

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

#### Explanation of Bathroom Count

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

## Uniform Appraisal Dataset Definitions

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

## **Other Appraiser-Defined Abbreviations**

Abbrev.	FullName	Appropriate Fields	Abbrev.	FullName	Appropriate Fields
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L					

ADDENDUM
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Borrower: Rudalev MI II		File No.: F-155127-17
Property Address: 15112 Charles R Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

#### **EXTRA COMMENTS**

#### Licensing

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

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

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

#### Market Value definition

Market value is the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

#### 1. buyer and seller are typically motivated;

2. both parties are well informed or well advised, and each acting in what he or she considers his/her own best interest;
 3. a reasonable time is allowed for exposure in the open market;

4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

#### REPORT TYPE

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

#### SCOPE OF WORK

## Subject Property Identification:

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

#### Sources of Information:

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

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

#### Additional Appraiser Certification

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

#### INTENDED USERS and INTENDED USE

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

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

## SUBJECT SECTION

Special Assessments

There are no special assessments in the subject properties neighborhood.

#### Occupancy/Utilities

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

#### Formal names and client provided names

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

#### NEIGHBORHOOD MARKET CONDITIONS

#### **Predominant Price**

The subject's estimated market value is noted to vary by a difference of 20% or more from that of the neighborhood predominant price. This is not considered to be an under-improvement of the subject.

ADDENDOM				
Borrower: Rudalev MI II	File No.	: F-155127-17		
Property Address: 15112 Charles R Ave	Case N	0.:		
City: Eastpointe	State: MI	Zip: 48021		
Lender: Colony American Finance				

#### EXPOSURE TIME

A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be the same as the marketing time reported in the neighborhood section on page one of this report. 20 days

ZONING COMPLIANCE Legal

#### HIGHEST AND BEST USE

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

#### SITE COMMENTS

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

Site / Accessibility

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

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

### ADDITIONAL FEATURES/IMPROVEMENTS

#### Actual Age vs. Effective Age

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

#### Gross Living Area (GLA)

#### The subject's GLA per local County Assessor is 1,122 square feet.

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

#### COMMENTS ON SALES COMPARISON

#### Comparable Search Parameters

In my research for comparables, I used the following parameters; houses located with the boundaries indicated on page one of the report, 1.5 - 2 story structures between 900 to 1,400 square feet, and built between 1935-1950. This search result netted three sales; 15043 Charles R Ave, 15842 Semrau, and 15324 Semrau.

#### FARM report Comparable Selection / Required Commentary

While the appraiser has utilized the comparables which are felt to be the best available as of the effective date of this appraisal, the following comparables were also considered, but not included in the Sales Comparison Approach:15744 Camden Ave.

#### FNMA Guidelines

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

FNMA recently removed the net/gross guidelines from its suggested conditions, Although these two guidelines were met

#### Comparable Selection / Distance

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

#### Bracket Actual Sales Prices The appraiser was able to bracket the final opinion of value with the actual sales prices of the comparable sales.

#### Condition Adjustments

Condition adjustments were applied to the comparables based on descriptions and MLS photos provided.

#### Quality Adjustments

Quality adjustments were not applied to the comparables.

#### **Bedroom Adjustments**

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

#### Basement Adjustments

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

Adjustments for GLA were made at \$20 per square foot and were rounded to the nearest \$1,000. Adjustments

ADDENDUM			
Borrower: Rudalev MI II	File N	o.: F-155127-17	
Property Address: 15112 Charles R Ave	Case	No.:	
City: Eastpointe	State: MI	Zip: 48021	
Lender: Colony American Finance			

were not made for differences of less than 100 square feet.

Comparable Selection / Date of Sale / 3 Closed Sales Within 6 Months The appraiser was able to include 1 closed sale within 6 months. This does not reduce the marketability of the subject.

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

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

#### Comparable Selection / REOs / Commentary

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

#### Sales Price to list Price Adjustments / Actives & Pendings

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

Adjusted Price of Comparable Sales/Range do not exceed 25% of lowest sale While the adjusted price range of the comparable sales is greater than 25% of the adjusted sale price of the lowest comparable sales, sale prices are not a determinant in the selection of comparable sales.

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

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

#### Comparables requiring more than 6 adjustments

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

#### Across-the-Board Adjustments

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

#### Crossing boundaries/Major streets;

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

#### Days on Market Subject and Comparables

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

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

## Declining Market Analysis Not applicable.

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

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

#### Other land use

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

#### Listings/Pendings

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

#### FINAL RECONCILIATION

While all comparables share many meaningful attributes with the subject property and support the appraised value, Comparable #1 was given the most weight in the value conclusion due to time of sale, location, square footage, and age.

#### ADDENDUM

Borrower: Rudalev MI II	File No.: F-155127-17	
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City: Eastpointe	State: MI Zip: 48021	
Lender: Colony American Finance		

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

#### APPROACH(ES) TO VALUE

Cost Approach Completed Per Client Request / Income Approach Not Completed

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

#### Subject Aerial Photo

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

#### Lot Adjustment

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

Time adjustment

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

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

#### **FINAL RECONCILIATION**

Sale #1 had an adjusted value of \$75,700, and is given 40% weight due to sale data, location, and minimal net/gross adjustments.

Sale #2 had an adjusted value of \$57,900, and is given 30% weight due to size, condition, and net/gross adjustments. Sale #3 had an adjusted value of \$52,600, and is given 30% weight due to condition, extra's, amenities, and net/gross adjustments

Sale #1	\$75,700	X.40 =	\$30,280
Sale #2	\$57,900	X.30 =	\$17,370
Sale #3	\$52,600	X.30 =	\$15,780

\$63,430 Say \$63,000

# Market Conditions Addendum to the Appraisal Report File No. F-155127-17 The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required

addendum for all appraisal reports with an effective date on or after April 1, 2009.								
Property Address 15112 Charles R Ave		City East	pointe		State	MI Zip Coo	de <b>48</b>	021
Borrower Rudalev MI II	al an al 1 d an a' a' a'		untran in the state of	La accasión de la de		lusta i i		unders to a state of the
Instructions: The appraiser must use the information require						-	-	-
overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to								
provide data for the shaded areas below; if it is available, however				-				
median, the appraiser should report the available figure and ident								-
that would be used by a prospective buyer of the subject proper				seasonal markets			oreclos	sures, etc.
Inventory Analysis Total # of Comparable Sales (Settled)	Prior 7-12 Months 2	Prior 4-6 Months 2	Current - 3 Months 3	Increasing		Overall Trend Stable		Declining
Absorption Rate (Total Sales/Months)	0.33	0.67	1.00			Stable	┢	Declining
Total # of Comparable Active Listings	N/A	N/A	2	Declining		Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	2.00	Declining		Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	_		Overall Trend		
Median Comparable Sale Price	76,500	48,525	69,900			Stable		
Median Comparable Sales Days on Market Median Comparable List Price	28	24 47,450	7	Declining Increasing		Stable Stable	┢	Declining
Median Comparable List File	84,900 N/A	47,450 N/A	69,900 ( 13 (	Declining		Stable	┢	Increasing
Median Sale Price as % of List Price	90.10%	1.02%	100.00%	Increasing		Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance prevalen				Declining	X	Stable		Increasing
Explain in detail the seller concessions trends for the past 12 m	onths (e.g., seller con	ntributions increased f	from 3% to 5%, increas	ng use of buydow	ns, clo	sing costs, con	do fee	es, options, etc.).
Seller concessions were not present in any se	ubstantial numb	per in the limited	d number of com	parable Listir	igs,	Pendings, a	and	closed
Sales in the subjects neighborhood area.								
Are foreclosure sales (REO sales) a factor in the market?			the trends in listings an				nrod	ominantly
In this neighborhood, there is not a predomin non-arms length transactions, the sales price:						ज्वा <del>ट</del> े वार्ट	pred	ominantly
Cite data sources for above information. Realty sources	including MLS.							
Summarize the above information as support for your conclus	cions in the Neighborl	hand contian at the a						
	-				ditiona	ii information, s	SUCIT	as an analysis of
pending sales and/or expired and withdrawn listings, to formulate	e your conclusions, pro	ovide both an explana	tion and support for you	conclusions.				-
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions	e your conclusions, pro	ovide both an explana S service and fil	tion and support for you ters cited above.	conclusions. The number	of p	roperties is	s ina	dequate
pending sales and/or expired and withdrawn listings, to formulate	e your conclusions, pro s using the MLS rate understand	ovide both an explana S service and fil ling of market ti	tion and support for you ters cited above. rends and condition	conclusions. The number ons prevalen	of p t in t	roperties is he subject	s ina neig	dequate hborhood.
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accur	e your conclusions, pro s using the MLS rate understand market trends d	ovide both an explana S service and fil ling of market to ue to the limits	tion and support for you ters cited above. rends and condit of the format, co	conclusions. The number ons prevalen mpounded by	of p t in t / ina	roperties is he subject ccuracies i	s ina neig n th	dequate hborhood. e data
pending sales and/or expired and withdrawn listings, to formulate Data was filtered as limited by the instructions for the purpose of providing a clear and accur This 1004MC form oftens contradicts actual r which is entered by individual Brokers and no often excludes true comparables and includes	e your conclusions, pro- s using the MLS rate understand market trends d t verified by ML s non-comparate	ovide both an explana S service and fil ling of market to ue to the limits S. Newer addre bles and should	tion and support for you ters cited above. rends and conditi of the format, co esses are often e I not be relied up	conclusions. The number ons prevalen mpounded by xcluded by th on. The sales	of p t in t / ina ne m s and	roperties is he subject ccuracies i apping soft d listings in	s ina neig n th twar the	dequate hborhood. e data e. The data grid above
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## SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II	File No	File No.: F-155127-17		
Property Address: 15112 Charles R Ave	Case No.:			
City: Eastpointe	State: MI Zip: 48021			
Lender: Colony American Finance		· · · · · · · · · · · · · · · · · · ·		



## FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 7, 2017 Appraised Value: \$ 63,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

## INTERIOR PHOTOS

Borrower: Rudalev MI II Property Address: 15112 Charles R Ave City: Eastpointe Lender: Colony American Finance

## Kitchen

Case No.:

State: MI

File No.: F-155127-17

Zip: 48021

Comment:



## Living Area

Description: Family

Comment:



### Bathroom

Description: Full bath 1st floor

Comment:

## **BATHROOM PHOTOS**

State: MI

Borrower: Rudalev MI II
Property Address: 15112 Charles R Ave
City: Eastpointe
Lender: Colony American Finance

Zip: 48021

Half bath basement

Comment:

_
Comment:

Comment:

Produced using ACI software, 800.234.8727 www.aciweb.com

	Additional Photos	
Borrower: Rudalev MI II		File No.: F-155127-17
Property Address: 15112 Charles R Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		



Dining

Bedroom #1 1st floor



Bedroom #2 1st floor



Bedroom #3 2nd floor

Additional Photos			
Borrower: Rudalev MI II	F	ile No.: F-155127-17	
Property Address: 15112 Charles R Ave	(	Case No.:	
City: Eastpointe	State: MI	Zip: 48021	
Lender: Colony American Finance			





Finished basement area

2nd floor area



Laundry area basement

Mechanicals

## Additional Photos

Borrower: Rudalev MI II Property Address: 15112 Charles R Ave City: Eastpointe Lender: Colony American Finance

Exterior side view

2017

H

. 14

Exterior side view

Detached garage

Additional street scene







File No.: F-155127-17 Case No.:

Zip: 48021

State: MI

 Additional Photos

 Borrower: Rudalev MI II
 File No.:
 F-155127-17

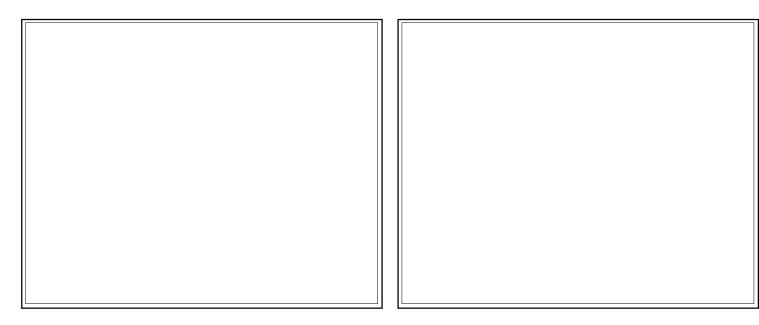
 Property Address: 15112 Charles R Ave
 Case No.:

 City: Eastpointe
 State: MI
 Zip: 48021

 Lender: Colony American Finance
 Vertice Colony American Finance



Garage interior



## COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II	File No.: F-155127-17		
Property Address: 15112 Charles R Ave	Case No.:		
City: Eastpointe	State: MI Zip: 48021		
Lender: Colony American Finance			



## COMPARABLE SALE #1

15842 Semrau Ave Eastpointe, MI 48021 Sale Date: s05/17;c04/17 Sale Price: \$ 69,900



## COMPARABLE SALE #2

15324 Semrau Ave Eastpointe, MI 48021 Sale Date: s02/17;c12/16 Sale Price: \$ 50,000



## COMPARABLE SALE #3

15043 Charles R Ave Eastpointe, MI 48021 Sale Date: s01/17;c12/16 Sale Price: \$ 45,600

## COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: Rudalev MI II
 File No.:
 F-155127-17

 Property Address: 15112 Charles R Ave
 Case No.:

 City: Eastpointe
 State: MI
 Zip: 48021

 Lender: Colony American Finance
 Vertice
 Vertice



## COMPARABLE SALE #4

15344 Semrau Ave Eastpointe, MI 48021 Sale Date: c05/17 Sale Price: \$ 72,900

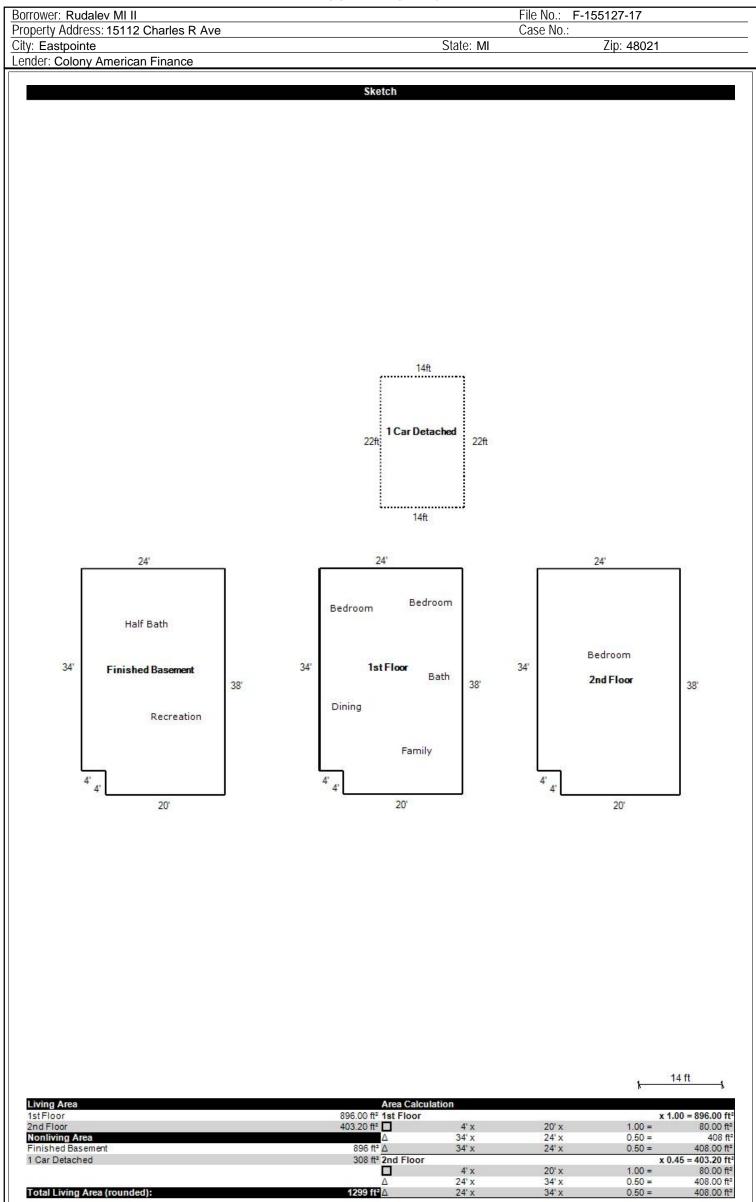
### COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

**FLOORPLAN SKETCH** 



Δ

24' x

0.50 =

408.00 ft<sup>2</sup>

1299 ft<sup>2</sup>

Total Living Area (rounded):

## DIMENSION LIST ADDENDUM

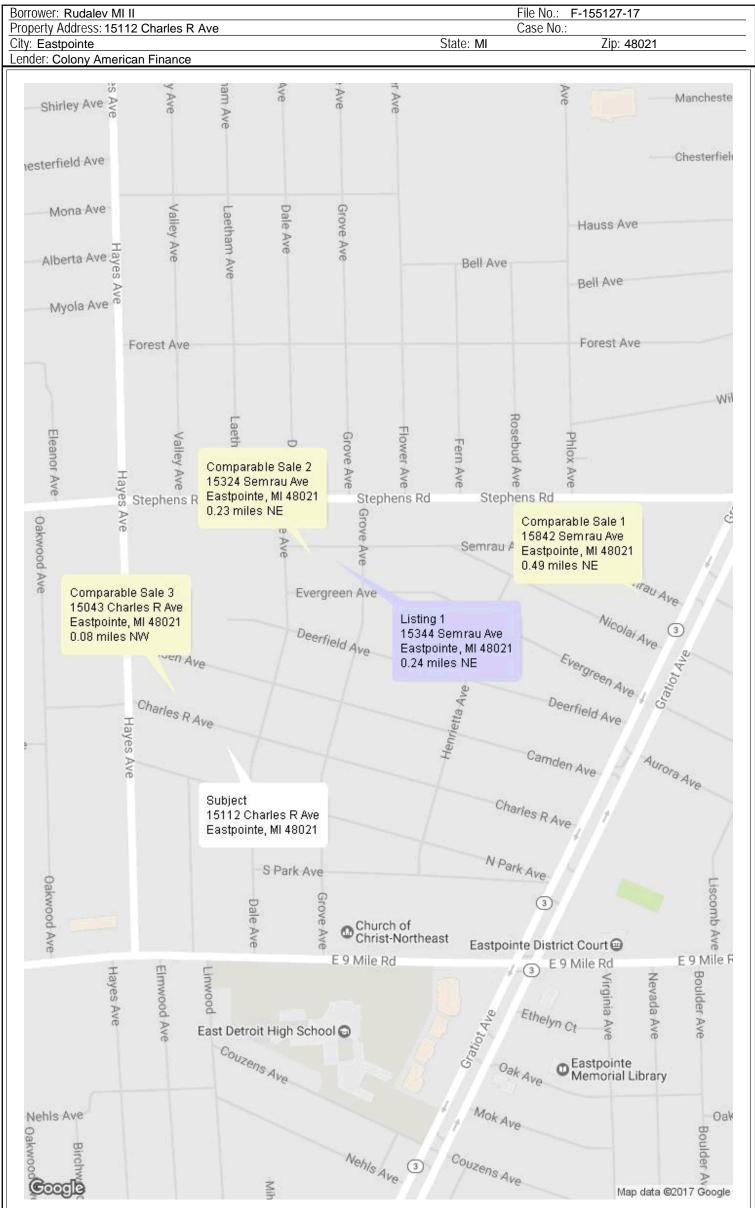
State: MI

Borrower: Rudalev MI II Property Address: 15112 Charles R Ave City: Eastpointe Lender: Colony American Finance

File No.: F-155127-17 Case No.: Zip: 48021

GROSS BUILI GROSS LIVIN	1,299 1,299		
Area(s)	Area	% of GLA	% of GBA
Living Level 1 Level 2 Level 3 Other	1,299 896 403 0 0	<u>68.98</u> <u>31.02</u> <u>0.00</u> <u>0.00</u>	100.00 68.98 31.02 0.00 0.00
GBA Basement Garage Other	896 308 136		

LOCATION MAP



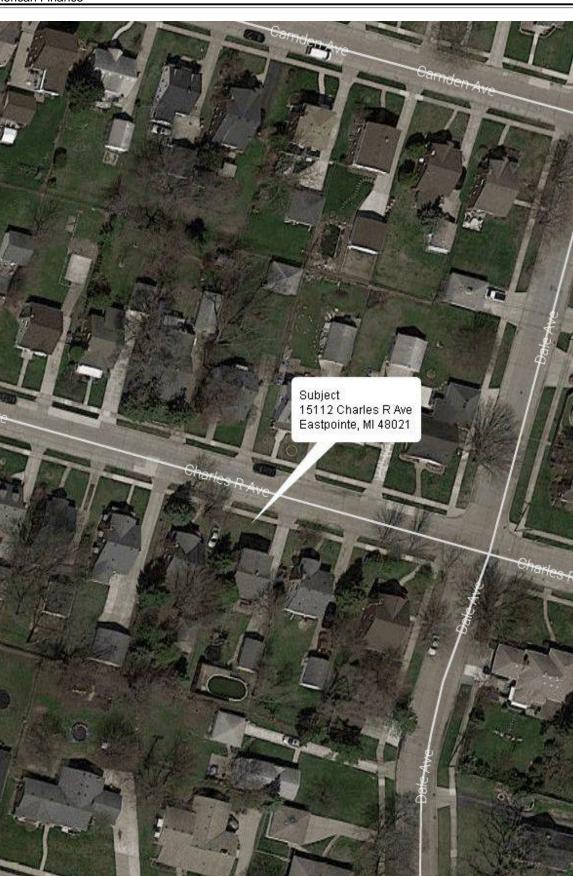
**AERIAL MAP** 

State: MI

Borrower: Rudalev MI II Property Address: 15112 Charles R Ave City: Eastpointe Lender: Colony American Finance

Google

File No.: F-155127-17 Case No.: Zip: 48021



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