First American Mortgage Solutions

File No. F-154958-17

APPRAISAL OF

LOCATED AT:

11408 Appleton
Redford, MI 48239

FOR:

Colony American Finance

Irvine, CA 92614

BORROWER:

Rudalev MI II

AS OF:

June 16, 2017

BY:

Tony McIntosh

Uniform Residential Appraisal Report

File No. F-154958-17

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 11408 Appleton | City Redford | State MI | Zip Code 48239

Borrower Rudalev MI II | Owner of Public Record Rudalev 2 LLC | County Wayne

Legal Description 33J93B 94A N 12 FT of Lot 93 And The S 28 FT of Lot 94 Frischkorns Parkway Sub T1S R10E L71 P49 WCR

Assessor's Parcel # 79049050093002 | Tax Year 2016 | R.E. Taxes $ 2,031

Neighborhood Name Frieschkorn Parkway Sub | Map Reference 19804 | Census Tract 5554.00

Occupant [ ] Owner [X] Tenant [ ] Vacant | Special Assessments $ 0 | [ ] PUD | HOA $ 0 [ ] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Ascertain Market Value

Lender/Client Colony American Finance | Address 4 Park Plaza, Suite 1950, Irvine, CA 92614

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No

Report data source(s) used, offering price(s), and date(s). MLS/PRD

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location [ ] Urban [X] Suburban [ ] Rural	Property Values [X] Increasing [ ] Stable [ ] Declining	PRICE AGE	One-Unit 90 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25%	Demand/Supply [X] Shortage [ ] In Balance [ ] Over Supply	$(000) (yrs)	2-4 Unit %
Growth [ ] Rapid [X] Stable [ ] Slow	Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths	1 Low 1	Multi-Family 5 %
Neighborhood Boundaries The subject is bounded to the north by I-96 fwy., south by Joy Rd., east by Outer Drive, west by Telegraph Rd., located in Redford Twp.		125 High 100	Commercial 5 %
		66 Pred. 67	Other %

Neighborhood Description The subject is located in an suburban setting where most homes are located along paved roads and business and retail is found in scattered strip centers along main roads. Employment centers and ammenities are located within 1-2 miles of the subject. A typical commute is 10 - 20 minutes.

Market Conditions (including support for the above conclusions) It continues to be a buyers market but list prices are now much lower, which has created much shorter marketing times. Both conventionals and non-conventional financing is common with sales concessions typical.

SITE

Dimensions 40'x135' | Area 5400 sf | Shape Rectangular | View N;Res;

Specific Zoning Classification R1 | Zoning Description Residential

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 26163C0232E | FEMA Map Date 02/02/2012

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[ ] Concrete Slab [ ] Crawl Space	Foundation Walls Conc/Blk/avg.	Floors Carp/Hdwd/Avg
# of Stories 1.5	[X] Full Basement [ ] Partial Basement	Exterior Walls Brick/Vyl/GD.	Walls Plaster/Avg.
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 800 sq. ft.	Roof Surface Asphalt/Avg.	Trim/Finish Wood/Avg.
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 50 %	Gutters & Downspouts Alum/Avg.	Bath Floor Ceramic/Avg.
Design (Style) Bungalow	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type Dbl/Hg./Avg.	Bath Wainscot Ceramic/Avg.
Year Built 1950	Evidence of [ ] Infestation	Storm Sash/Insulated Aluminum/Avg.	Car Storage [ ] None
Effective Age (Yrs) 30	[ ] Dampness [ ] Settlement	Screens Aluminum/Avg.	[X] Driveway # of Cars 1
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) #0	Driveway Surface Concrete
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Gas	[ ] Fireplace(s) # 0 [X] Fence Chainlink	[X] Garage # of Cars 2
[ ] Floor [X] Scuttle	Cooling [ ] Central Air Conditioning	[ ] Patio/Deck None [X] Porch concrete	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [X] Other None	[ ] Pool None [ ] Other None	[ ] Att. [X] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [X] Washer/Dryer [ ] Other (describe)

Finished area **above** grade contains: 6 Rooms | 3 Bedrooms | 1.0 Bath(s) | 1,160 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). The energy efficiency of the subject property appears to be adequate.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The subject property appears to be in average condition.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [X] Yes [ ] No If Yes, describe. See Attached Addendum

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

Uniform Residential Appraisal Report

File No. F-154958-17

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 875 to $ 124,900 .

There are 47 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 950 to $ 125,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
11408 Appleton		10002 Virgil St		11754 Appleton		10053 Virgil	
Address Redford, MI 48239		Redford Twp, MI 48239		Redford Twp, MI 48239		Redford Twp, MI 48239	
Proximity to Subject		0.18 miles SE		0.22 miles NW		0.12 miles SE	
Sale Price	$		$ 54,000		$ 48,500		$ 44,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 46.15 sq. ft.		$ 39.50 sq. ft.		$ 35.83 sq. ft.	
Data Source(s)		Realcomp#217001766;DOM 11		Realcomp#216028867;DOM 116		Realcomp#217010155;DOM 0	
Verification Source(s)		Tax Records/PRD		Tax Records/PRD		Tax Records/PRD	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0	0	ArmLth Cash;2000	-2,000	ArmLth Cash;0	0
Date of Sale/Time		s03/17;c01/17	300	s09/16;c07/16	500	s02/17;c02/17	200
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5400 sf	5814 sf	0	5805 sf	0	5647 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1.5;Bungalow	DT1.5;Bungalow		DT1.5;Bungalow		DT1.5;Bungalow	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	67	67		66	0	67	
Condition	C4	C4		C4		C4	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 1.0	6 / 3 / 1.0		6 / 3 / 1.0		6 / 3 / 1.0	
Gross Living Area	1,160 sq. ft.	1,170 sq. ft.	0	1,228 sq. ft.	0	1,228 sq. ft.	0
Basement & Finished Rooms Below Grade	800sf400sfin 1rr0br0.0ba0o	775sf300sfin 1rr0br0.0ba0o	0	825sf0sfin	500 0	828sf0sfin	500 0
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Gas/FA/None	Gas/FA/None		Gas/FA/None		Gravity/Wall	0
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gd1dw	None	1,000	1gd1dw	500	2ga2dw	0
Porch/Patio/Deck	Porch/NA/NA	Porch/NA/NA		Porch/NA/NA		Porch/Patio/NA	-500
Fireplace	None	None		None		None	
Net Adjustment (Total)		[X] + [ ] -	$ 1,300	[ ] + [X] -	$ 500	[X] + [ ] -	$ 200
Adjusted Sale Price of Comparables		Net Adj. 2.4% Gross Adj. 2.4%	$ 55,300	Net Adj. -1.0% Gross Adj. 7.2%	$ 48,000	Net Adj. 0.5% Gross Adj. 2.7%	$ 44,200

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain MLS/PRD

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) MLS/PRD

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) MLS/PRD

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	09/29/2015			
Price of Prior Sale/Transfer	$0			
Data Source(s)	PRD/MLS	PRD/MLS	PRD/MLS	PRD/MLS
Effective Date of Data Source(s)	06/16/2017	06/16/2017	06/16/2017	06/16/2017

Analysis of prior sale or transfer history of the subject property and comparable sales: The subject property's sale was a warr/deed.

Summary of Sales Comparison Approach. See Addendum

Indicated Value by Sales Comparison Approach $ 50,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 50,000 **Cost Approach (if developed) $** 102,900 **Income Approach (if developed) $** 0

See attached addendum for reconciliation commentary.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 50,000 **as of** 06/16/2017 **, which is the date of inspection and the effective date of this appraisal.**

Uniform Residential Appraisal Report

File No. F-154958-17

ADDITIONAL COMMENTS

Clarification of Intended Use and Intended User:

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.

STATE LAW REQUIREMENT

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 following licenses are issued by the department: State Certified General; State Certified Residential; State Licensed; Limited License. Limited License appraisers may only materially assist in an appraisal assignment under the direct supervision of a State Certified Appraiser.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Land sales were analyzed and the value derived from this analysis is the indicated value for site. The allocation method is utilzed when vacant land sales are limited and do not reflect a supportable or reconcilable site value indication. Site value was allocated at 10 percent.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE			= $	5,000
Source of cost data N/A	Dwelling	1,160 Sq. Ft. @ $	99.00	= $	114,840
Quality rating from cost service N/A Effective date of cost data N/A	Bsmt: 800	Sq. Ft. @ $	30.00	= $	24,000
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch				3,000
The cost approach was developed with the use of online cost	Garage/Carport	420 Sq. Ft. @ $	38.00	= $	15,960
modules including Bluebook. Cost Approach figures reflect as	Total Estimate of Cost-New			= $	157,800
new and generally are much higher than market data approach for	Less 50 Physical	Functional	External		
areas that have been in declining markets.	Depreciation $64,870			= $ (	64,870)
	Depreciated Cost of Improvements			= $	92,930
	"As-is" Value of Site Improvements			= $	5,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years	INDICATED VALUE BY COST APPROACH			= $	102,900

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Properties in the subject area are typically sold for ownership and not for income, therefore the income approach was not utilized.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases | Total number of units | Total number of units sold

Total number of units rented | Total number of units for sale | Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

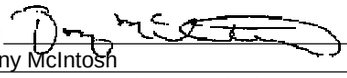
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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

Signature 
Name Tony McIntosh
Company Name Forsythe Appraisals, LLC
Company Address 100 W. Big Beaver Road, Suite 200
Troy, MI 48084
Telephone Number 855-305-0042
Email Address detroit@detroit.forsytheappraisals.com
Date of Signature and Report 06/21/2017
Effective Date of Appraisal 06/16/2017
State Certification #
or State License # 1201006442
or Other (describe) State #
State MI
Expiration Date of Certification or License 07/31/2018

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED
11408 Appleton
Redford, MI 48239

APPRAISED VALUE OF SUBJECT PROPERTY $ 50,000

LENDER/CLIENT
Name Appraisal Nation
Company Name Colony American Finance
Company Address 4 Park Plaza, Suite 1950
Irvine, CA 92614
Email Address

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 Appraisal Dataset Definitions

File No. F-154958-17

Condition Ratings and Definitions

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

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

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

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

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

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

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 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

File No. F-154958-17

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: Rudalev MI II		File No.: F-154958-17
Property Address: 11408 Appleton		Case No.:
City: Redford	State: MI	Zip: 48239
Lender: Colony American Finance		

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 (list if necessary) and comparable property data was generally obtained from third-party sources (list 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

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.

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.

SUBJECT SECTION

Legal Description
-The legal description as shown on pg. 1 of the report is the complete description as found in Realcomp/MLS.

Occupancy/Utilities
-At the time of inspection the subject property was occupied and all utilities were on and functioning.

Subject Address
-Please note that the subject address utilized in this report conforms to the formatting of the USPS website.

SITE SECTION

Site / Accessibility
-The Subject property is accessible year round in all types of weather conditions.

IMPROVEMENTS SECTION

Actual Age vs. Effective Age
-It is noted that the subject’s actual and effective ages differ by more than 10 years. This can be attributed to the subject's age and condition.

-The subject is noted as having the following deficiencies which affect safety and livability, the basement foundation walls seemed to indicate some past water infiltration, but there was no moisture evident or present at the time of my inspection, and the possible issue did not appear to be any different than many homes in this area. If more information is desired I recommend obtaining a professional opinion from a qualified foundation person, and if that inspection reveals repair(s) and/or remediation are needed, the value in this report could change, see photos.

Borrower: Rudalev MI II		File No.: F-154958-17
Property Address: 11408 Appleton		Case No.:
City: Redford	State: MI	Zip: 48239
Lender: Colony American Finance		

-The subject's highest and best use is residential.

SALES COMPARISON APPROACH SECTION

Comparable Search Parameters
-In my research for comparables, I used the following parameters within 1 year old, within 1 mile radius, within 100sqft+/-. *(time frame, distance, age, GLA, style, etc.)*

FNMA Guidelines
-FNMA 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 subject's gross living area, age, location and condition.

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 comparable(s) 1 and 3 have DOM 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.

RECONCILIATION

While all comparables share many meaningful attributes with the subject property and support the appraised value. Most weight was given to comparables #1 and 3 for overall similarity and proximity. Comparable#2 provides good support.

The sales comparison approach is the most relevant analysis in this assignment. The cost approach has been developed as a supporting analysis. The income approach was not developed due to properties in the subject area are typically sold for ownership and not for income, therefore the income approach was not utilized..

MISC.

I appraise in this market area on a regular basis (approximately 20 in the last 12 months). The subject property is within 30 miles of the epicenter of the coverage area in which I appraise on a weekly basis.

Realcomp MLS and Wayne County Assessor records were used in this assignment.

Subject Aerial Photo
An aerial photo of the subject has been provided in this report. It can be found on extra map page #2.

Physical Deficiencies or Adverse Conditions

The basement foundation walls seemed to indicate some past water infiltration, but there was no moisture evident or present at the time of my inspection, and the possible issue did not appear to be any different than many homes in this area. If more information is desired I recommend obtaining a professional opinion from a qualified foundation person, and if that inspection reveals repair(s) and/or remediation are needed, the value in this report could change, see photos.

Market Conditions Addendum to the Appraisal Report

File No. F-154958-17

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 11408 Appleton City Redford State MI Zip Code 48239

Borrower Rudalev MI II

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and 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, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	22	13	12	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	3.67	4.33	4.00	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	5	2	5	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.36	0.46	1.25	☐ 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	$68,000	$49,500	$82,750	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	18	19	10	☒ Declining	☐ Stable	☐ Increasing
Median Comparable List Price	$80,000	$40,550	$99,999	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market	36	27	6	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	100.00%	100.00%	100.06%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

The Realcomp MLS indicates there were 47 closed sales during the past 12 months and 15 of those sales contained seller concessions which is 32% of the total transactions in this market area. Prior Months 7-12: 22 Sales; 10 with concessions; 45% of sales for this period. 4-6: 13 Sales; 1 with concessions; 8% of sales for this period. 0-3: 12 Sales; 4 with concessions; 33% of sales for this period. The concessions ranged between 3 and 4,000. The median concession amount is $2,475.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

The Realcomp MLS indicates there were 47 closed sales during the past 12 months and 7 of those sales were either foreclosures or short sales which is 15% of the total transactions in this market area. Prior Months 7-12: 22 Sales; 1 foreclosures or short sales; 5% of sales for this period. 4-6: 13 Sales; 5 foreclosures or short sales; 38% of sales for this period. 0-3: 12 Sales; 1 foreclosures or short sales; 8% of sales for this period.

Cite data sources for above information. The Realcomp MLS was the data source used to complete the Market Conditions Addendum.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Effective Date: June 16, 2017.

The subject property's market area appears to be increasing.

CONDO / CO-OP PROJECTS

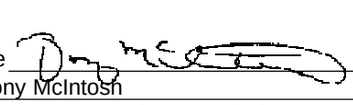
If the subject is a unit in a condominium or cooperative project , complete the following: **Project Name:**

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

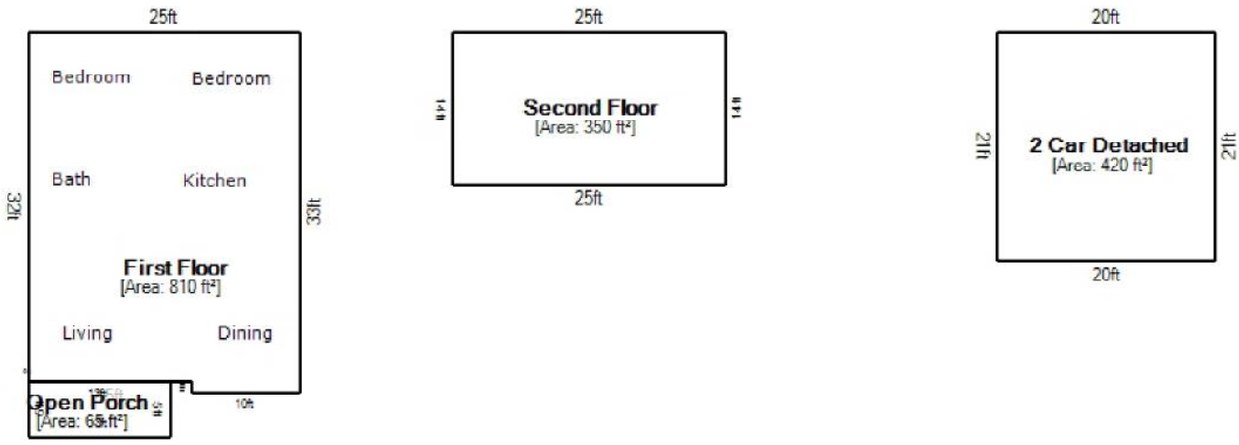
APPRAISER

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature 	Signature
Name Tony McIntosh	Name
Company Name Forsythe Appraisals, LLC	Company Name
Company Address 100 W. Big Beaver Road, Suite 200 Troy, MI 48084	Company Address
State License/Certification # 1201006442 State MI	State License/Certification # State
Email Address detroit@detroit.forsytheappraisals.com	Email Address

FLOORPLAN SKETCH

Borrower: Rudalev MI II		File No.:	F-154958-17
Property Address: 11408 Appleton		Case No.:	
City: Redford	State: MI	Zip:	48239
Lender: Colony American Finance			

Sketch



14 ft

Living Area		Area Calculation				
First Floor	810 ft²	First Floor				x 1.00 = 810 ft²
Second Floor	350 ft²	☐	1ft x	10ft x	1.00 =	10 ft²
Nonliving Area		☐	32ft x	25ft x	1.00 =	800 ft²
2 Car Detached	420 ft²	Second Floor				x 1.00 = 350 ft²
Open Porch	65 ft²	☐	14ft x	25ft x	1.00 =	350 ft²
Total Living Area (rounded):	**1160 ft²**					

DIMENSION LIST ADDENDUM

Borrower: Rudalev MI II | File No.: F-154958-17
Property Address: 11408 Appleton | Case No.:
City: Redford | State: MI | Zip: 48239
Lender: Colony American Finance

GROSS BUILDING AREA (GBA)		1,160		
GROSS LIVING AREA (GLA)		1,160		
Area(s)		Area	% of GLA	% of GBA
Living		1,160		100.00
Level 1		810	69.83	69.83
Level 2		350	30.17	30.17
Level 3		0	0.00	0.00
Other		0	0.00	0.00
	GBA			
Basement	☐			
Garage	☐	420		
Other	☐	65		

Area Measurements							Area Type					
Measurements				Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
1.00	x	10.00	x	1.00	=	10.00	X					
32.00	x	25.00	x	1.00	=	800.00	X					
21.00	x	20.00	x	1.00	=	420.00						X
14.00	x	25.00	x	1.00	=	350.00		X				

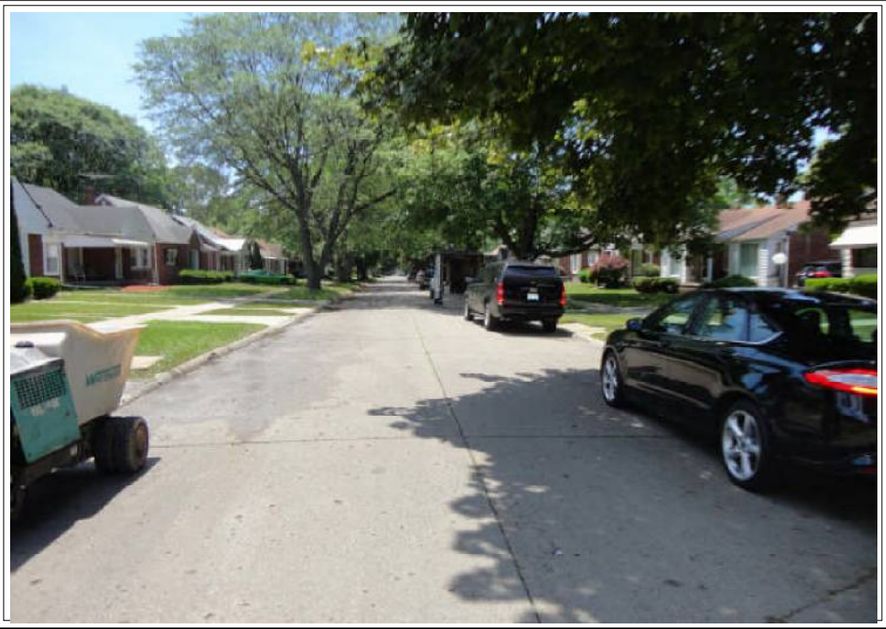
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II		File No.: F-154958-17
Property Address: 11408 Appleton		Case No.:
City: Redford	State: MI	Zip: 48239
Lender: Colony American Finance		

FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 16, 2017
Appraised Value: $ 50,000

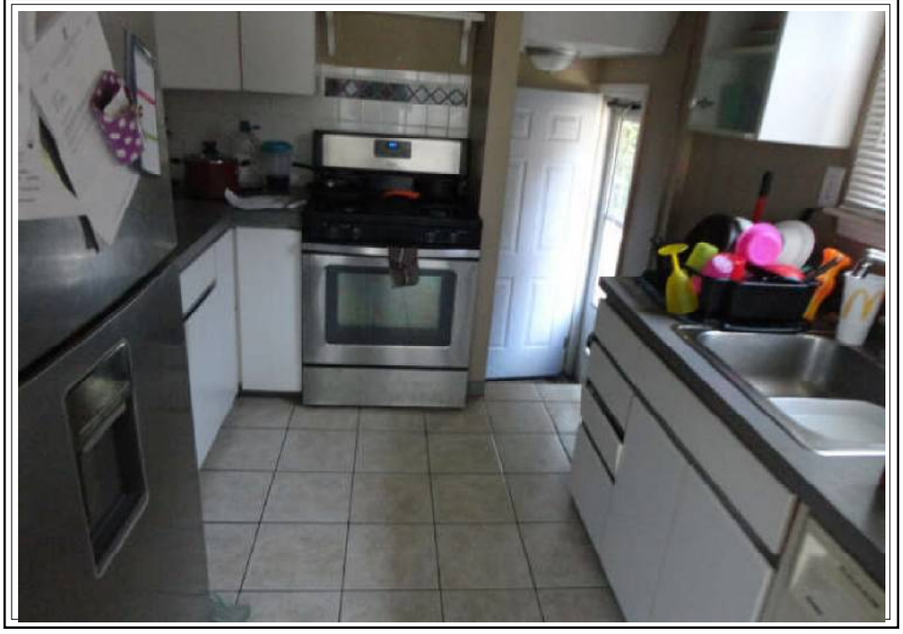
REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

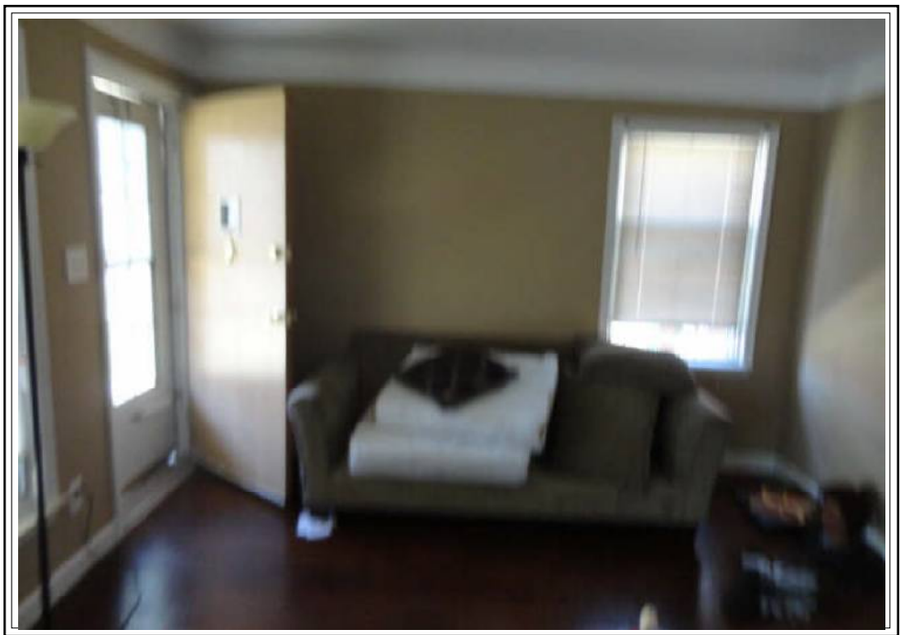
INTERIOR PHOTOS

Borrower: Rudalev MI II		File No.: F-154958-17
Property Address: 11408 Appleton		Case No.:
City: Redford	State: MI	Zip: 48239
Lender: Colony American Finance		



Kitchen

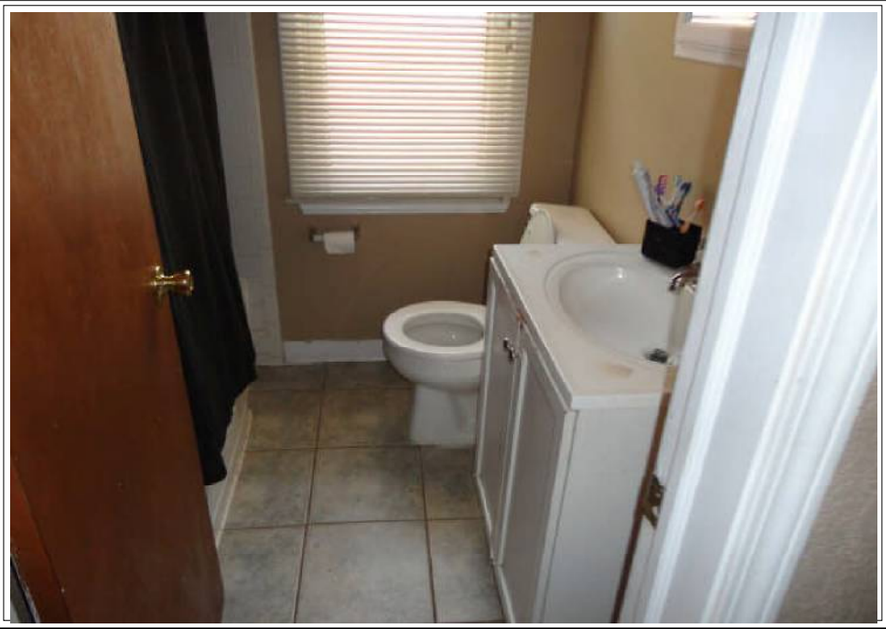
Comment:



Living Area

Description:

Comment:



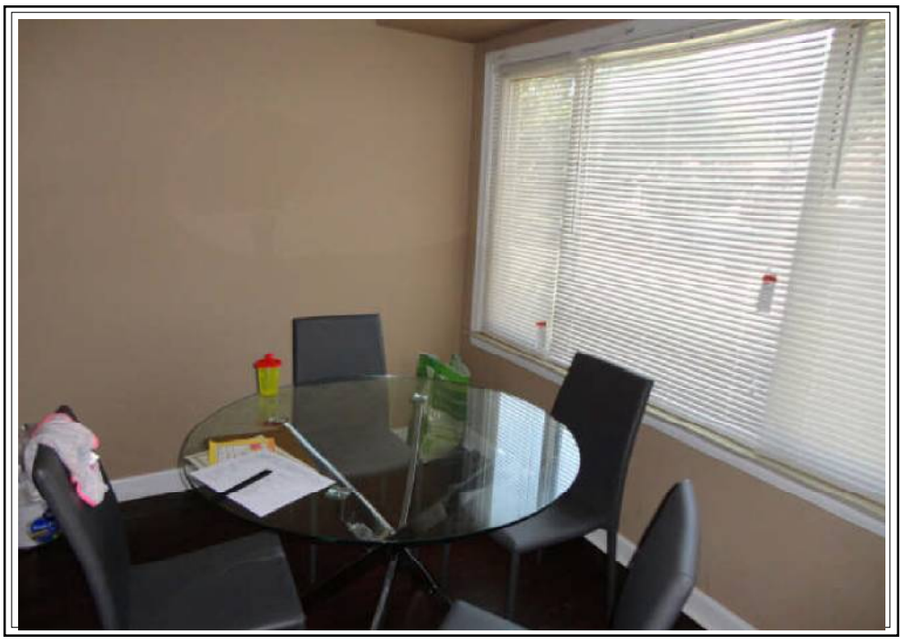
Bathroom

Description:

Comment:

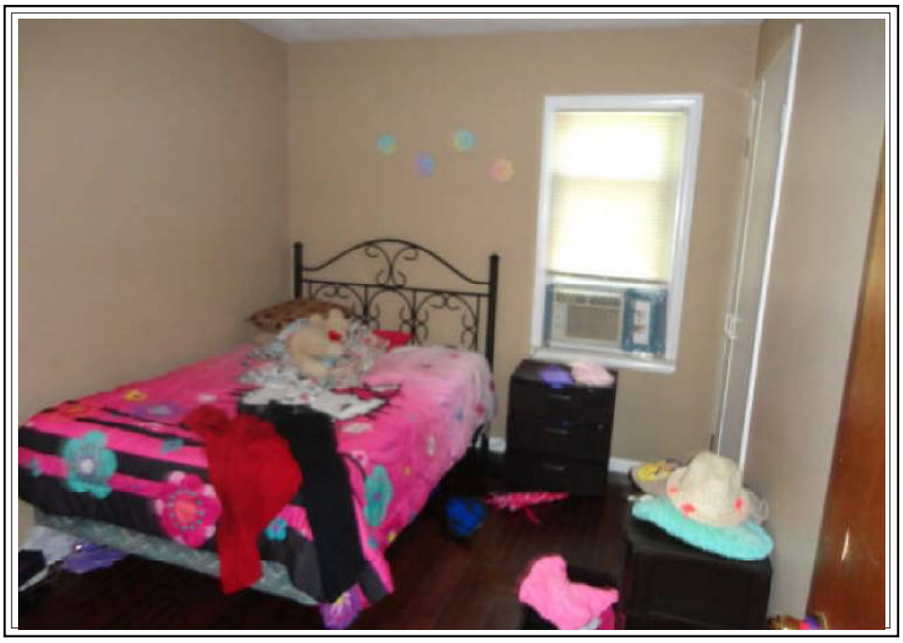
INTERIOR PHOTOS

Borrower: Rudalev MI II		File No.: F-154958-17
Property Address: 11408 Appleton		Case No.:
City: Redford	State: MI	Zip: 48239
Lender: Colony American Finance		



Dining Room

Comment:



Bedroom

Comment:

Bedroom

Comment:

Borrower: Rudalev MI II		File No.:	F-154958-17
Property Address: 11408 Appleton		Case No.:	
City: Redford	State: MI	Zip: 48239	
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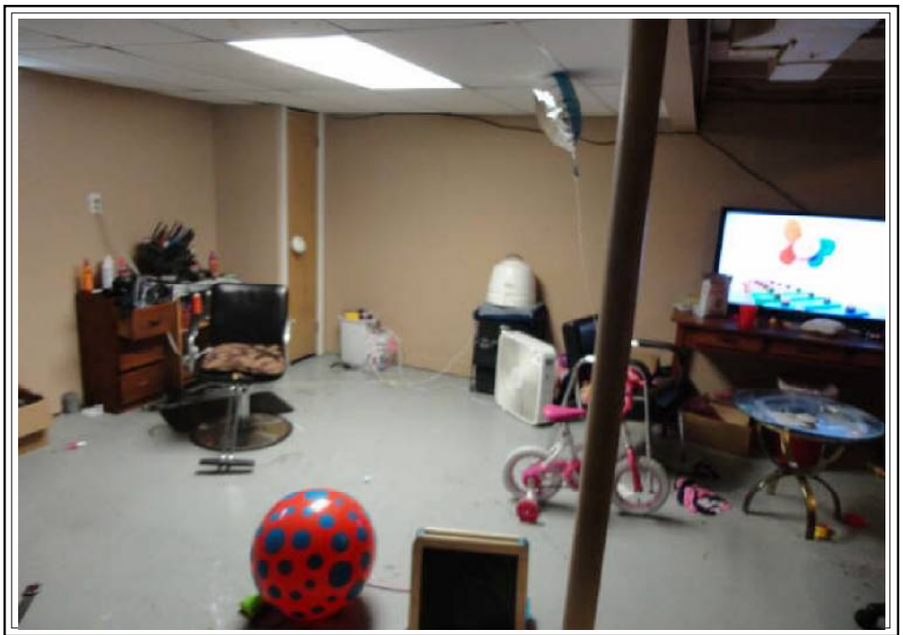
Bedroom



Part finish basement

Furnace

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Hot water heater

Electrical panel

Past water infiltration

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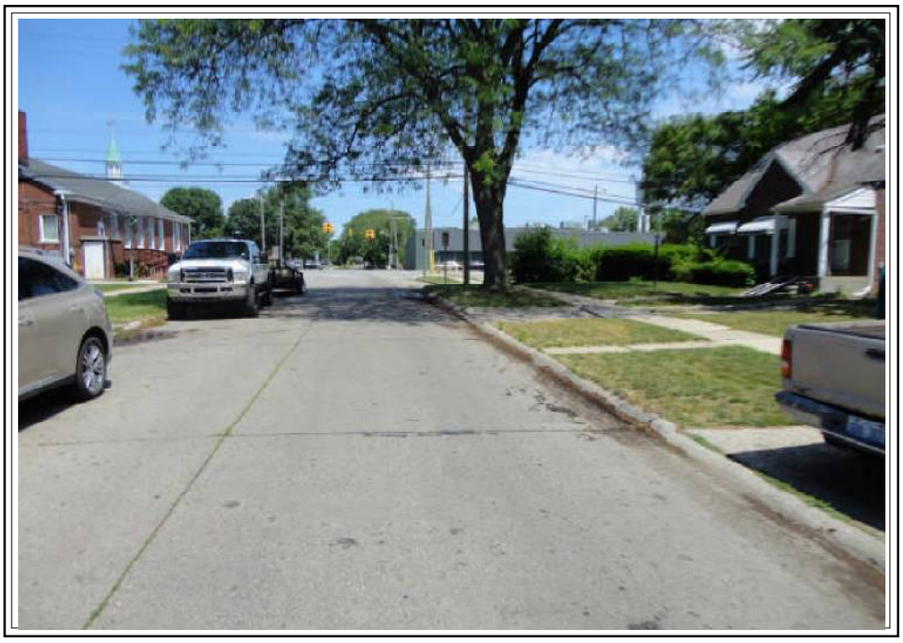
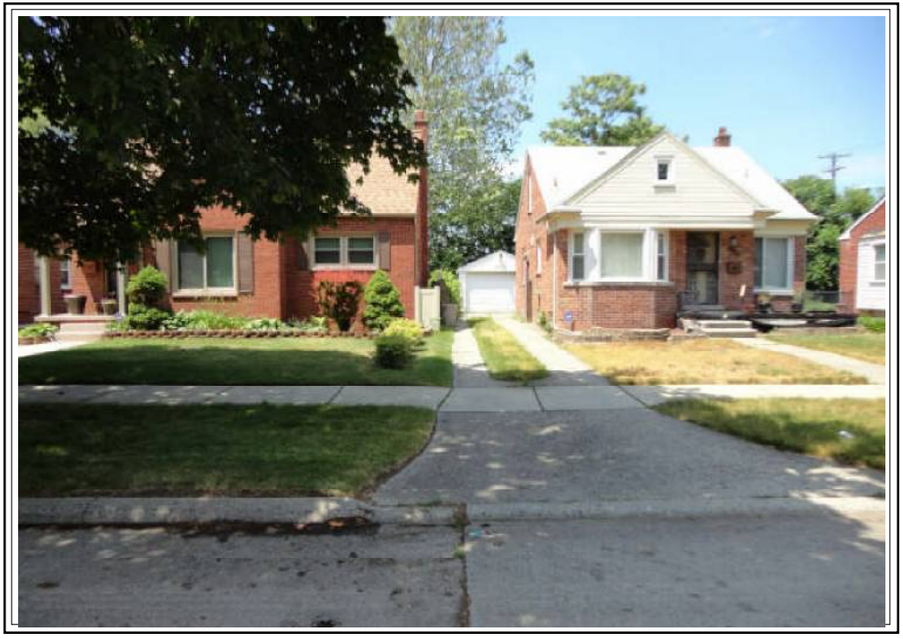
Past water infiltration



Additional Street Scene



Across the street

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Right side of house

Left side of house

Address

Rear view

Garage

COMPARABLE PROPERTY PHOTO ADDENDUM

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Property Address: 11408 Appleton		Case No.:
City: Redford	State: MI	Zip: 48239
Lender: Colony American Finance		

COMPARABLE SALE #1

10002 Virgil St
Redford Twp, MI 48239
Sale Date: s03/17;c01/17
Sale Price: $ 54,000

COMPARABLE SALE #2

11754 Appleton
Redford Twp, MI 48239
Sale Date: s09/16;c07/16
Sale Price: $ 48,500

COMPARABLE SALE #3

10053 Virgil
Redford Twp, MI 48239
Sale Date: s02/17;c02/17
Sale Price: $ 44,000

FLOOD MAP

Borrower: Rudalev MI II		File No.: F-154958-17	
Property Address: 11408 Appleton		Case No.:	
City: Redford	State: MI		Zip: 48239
Lender: Colony American Finance			

FLOOD INFORMATION

Community: TOWNSHIP OF REDFORD

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 26163C0232E

Panel: 0232E

Zone: X

Map Date: 02-02-2012

FIPS: 26163

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

Sky Flood™

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

LOCATION MAP

Borrower: Rudalev MI II		File No.: F-154958-17
Property Address: 11408 Appleton		Case No.:
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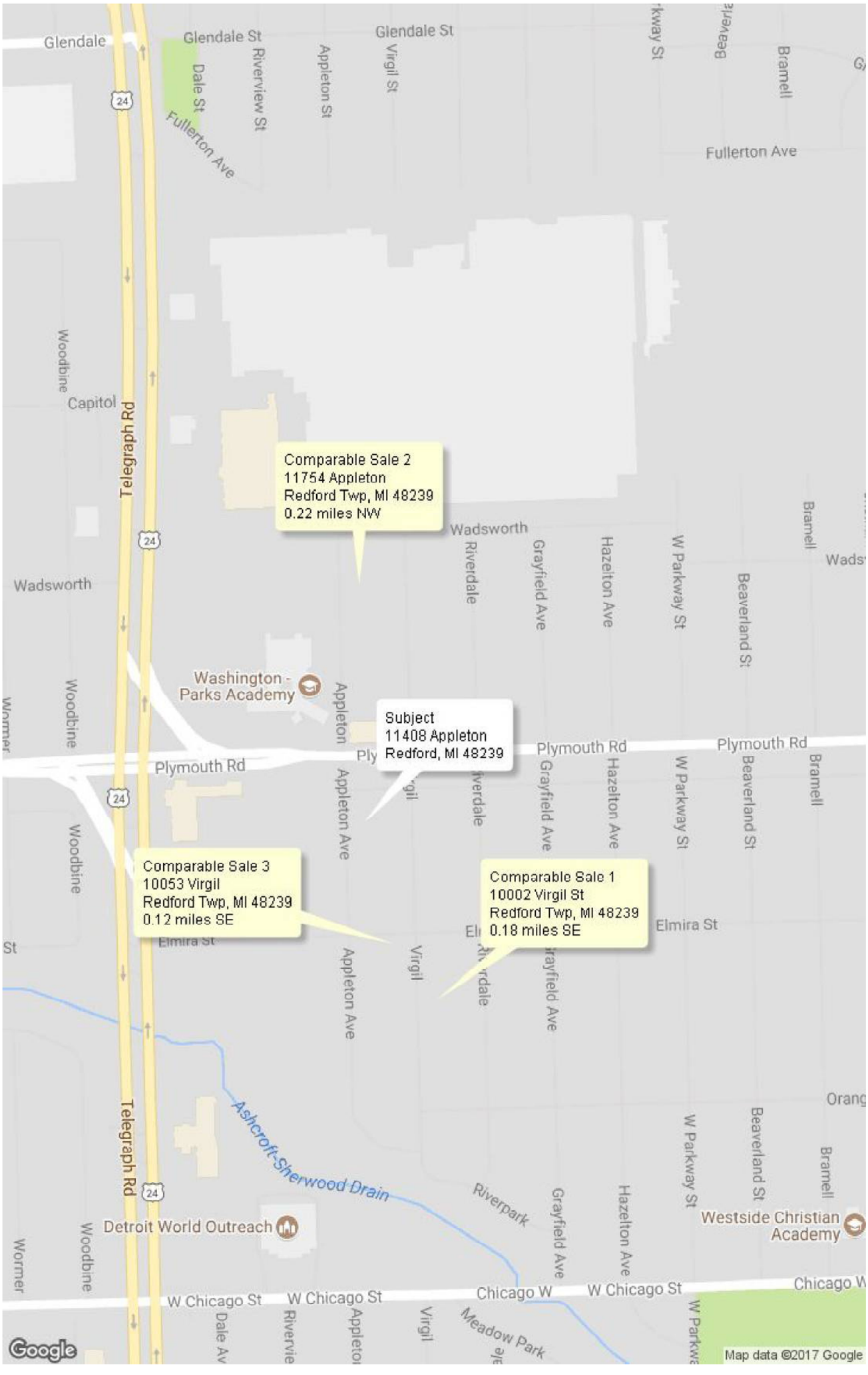

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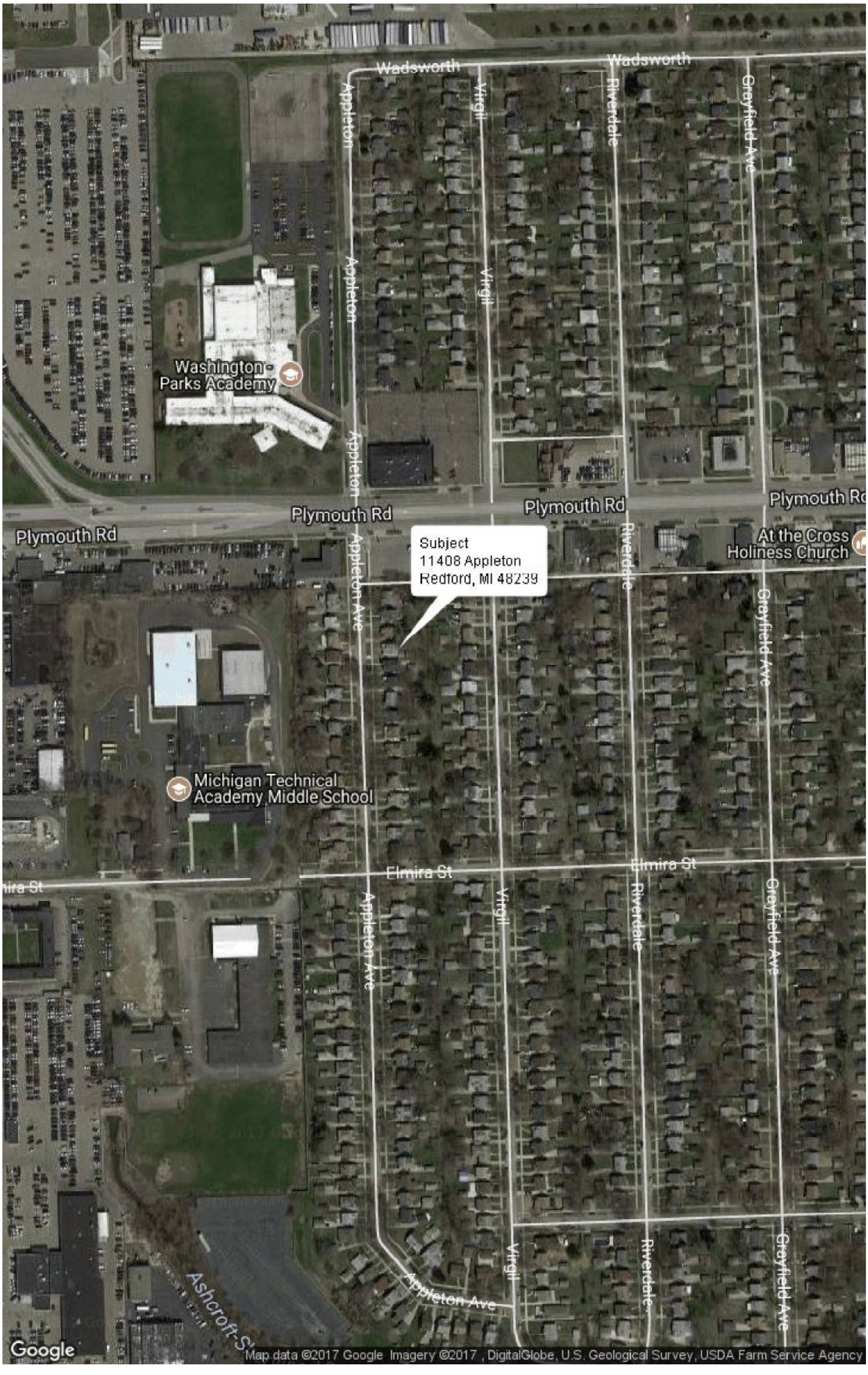

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RICK SNYDER
GOVERNOR

M438746

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING

CERTIFIED RESIDENTIAL APPRAISER
LICENSE

TONY MCINTOSH

LICENSE NO.	EXPIRATION DATE	AUDIT NO	
1201006442	07/31/2018	3089669	THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN