

Borrower	Catamount Properties 2018 LLC	File No.	32929257
Property Address	22244 Willow Lakes Dr		
City	Lutz	County	Pasco
		State	FL
		Zip Code	33549
Lender/Client	Wedgewood Inc		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 60 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

APPRAISER:

Signature: 
Name: Ryan M. Lichtenfels
State Certification #: Cert Res RD3361
or State License #: _____
State: FL Expiration Date of Certification or License: 11/30/2022
Date of Signature and Report: 06/15/2022
Effective Date of Appraisal: 06/14/2022
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): 06/14/2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date of Signature: _____
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): _____

Exterior-Only Inspection Residential Appraisal Report

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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 **22244 Willow Lakes Dr** City **Lutz** State **FL** Zip Code **33549**
 Borrower **Catamount Properties 2018 LLC** Owner of Public Record **Catamount Properties 2018 LLC** County **Pasco**
 Legal Description **Willow Bend Unit B-2 PB 33 PGS 110-115 Lot 15 Or 3992 PG 1216**
 Assessor's Parcel # **31 26 19 0060 00000 0150** Tax Year **2021** R.E. Taxes \$ **2,955**
 Neighborhood Name **Willow Bend** Map Reference **S31-T26-R19** Census Tract **0320.13**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **662** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Servicing**
 Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**
 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 No
 Report data source(s) used, offering price(s), and date(s). **DOM 11; Stellar MLS, The subject was listed under StellarMLS#U8155157 on 03/24/2022 at \$450,000, and sold on 06/09/2022 for \$455,000.**

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	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	200	Low	5	Multi-Family	10 %
Neighborhood Boundaries	See attached addendum...						650	High	50	Commercial	20 %	
							525	Pred.	20	Other	%	
Neighborhood Description	See attached addendum...											
Market Conditions (including support for the above conclusions)	See attached addendum...											

SITE

Dimensions **87.355 x 179.28** Area **15,661 sf** Shape **Irregular** View **N;Res;**
 Specific Zoning Classification **MPUD** Zoning Description **Master Planned Unit Development**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **See attached addendum...**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/> None	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **12101C0412F** FEMA Map Date **09/26/2014**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
No adverse easements or encroachments noted. Site and flood data taken from public records and subject to current survey. The subject backs to Willow Bend Pkwy Blvd, a busy through road, however, is adequately distanced and buffered by a wall, as to not suffer adverse external influences.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) _____ Data Source for Gross Living Area **Public Records, MLS**

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 3
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Cov	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls CBS/Avg+	Fuel Electric	<input checked="" type="checkbox"/> Porch Cv Entry	<input checked="" type="checkbox"/> Garage # of Cars 3
Design (Style) Contemp	Roof Surface CmpShl/Gd	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool Screen	<input type="checkbox"/> Carport # of Cars 0
Year Built 1998	Gutters & Downspouts Alum/AvgGd	<input type="checkbox"/> Individual	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 20	Window Type Alm S/H/AGd	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)	
Finished area above grade contains: 8 Rooms	5 Bedrooms	3.0 Bath(s)	2,374 Square Feet of Gross Living Area Above Grade	
Additional features (special energy efficient items, etc.) 3-Car garage, covered entry, covered patio, screen pool.				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.).				C4; See attached addendum..
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.				
While no physical deficiencies or adverse conditions that affect livability, soundness, or structural integrity were noted, such items are often beyond the expertise of the appraiser. The reader is reminded of Limiting Condition 5 on page 4, and comments regarding "complete visual inspection" on page 3 of this report.				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.				

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There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 450,000 to \$ 599,000		There are 22 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 405,000 to \$ 650,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	22244 Willow Lakes Dr Lutz, FL 33549	22200 Magnolia Trace Blvd Lutz, FL 33549	22510 Laureldale Dr Lutz, FL 33549	1246 Baycove Ln Lutz, FL 33549	
Proximity to Subject		0.12 miles SW	0.24 miles E	0.30 miles SE	
Sale Price	\$	\$ 500,000	\$ 520,000	\$ 590,000	
Sale Price/Gross Liv. Area	\$ 200.46 sq.ft.	\$ 236.52 sq.ft.	\$ 248.68 sq.ft.	\$ 239.64 sq.ft.	
Data Source(s)		OBP:10384-3463;DOM 0	OBP:10621-1644;DOM 5	OBP:10596-2737;DOM 6	
Verification Source(s)		StellarMLS#J930940	StellarMLS#T3365957	StellarMLS#T3360275	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s06/21;c06/21	+50,000	s05/22;c04/22	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	15,661 sf	11,835 sf	0	8,401 sf	+7,300
View	N;Res;	N;Res;		B;Woods;	-15,000
Design (Style)	DT1;Contemp	DT1;Contemp		DT1;Contemp	
Quality of Construction	Q3	Q3		Q3	
Actual Age	24	22	0	22	0
Condition	C4	C3	-50,000	C4	
Above Grade					
Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
	8 5 3.0	8 5 3.0		7 3 2.0	+7,000
Gross Living Area	2,374 sq.ft.	2,114 sq.ft.	+15,600	2,091 sq.ft.	+17,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Adequate	Adequate		Adequate	
Heating/Cooling	Central H&A	Central H&A		Central H&A	
Energy Efficient Items	None	None		None	
Garage/Carport	3ga3dw	3ga3dw		2ga2dw	+5,000
Porch/Patio/Deck	Covered Entry	Covered Entry		Covered Entry	
Patio, Fpl, Ext...	Covered Patio	Covered Patio		Screen Patio	-500
Pool, Spa, Ext...	Screen Pool	Screen Pool		Screen Pool	-3,000
Cost of Clean Up	Yes	None	-2,000	None	+20,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 13,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 19,300
Adjusted Sale Price of Comparables		Net Adj. 2.7 % Gross Adj. 23.5 %	\$ 513,600	Net Adj. 3.7 % Gross Adj. 10.3 %	\$ 539,300
				Net Adj. 6.7 % Gross Adj. 13.9 %	\$ 550,200

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research 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) Public Records, MLS

My research did 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) Public Records, MLS

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 #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	06/09/2022			
Price of Prior Sale/Transfer	\$455,000			
Data Source(s)	Public Records	Public Records	Public Records	Public Records
Effective Date of Data Source(s)	06/14/2022	06/14/2022	06/14/2022	06/14/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property previously sold on 06/09/2022 for \$455,000, and transferred as a foreclosure in April of 2022 for \$0. These prior transactions do not appear to have been arm length and are not indicative of the subject's current estimate of market value. No prior sales or transfers were found on the sales comparables within 12 months prior to the sale used in the sales comparison approach.

Summary of Sales Comparison Approach See attached addendum...

Indicated Value by Sales Comparison Approach \$ 535,000

Indicated Value by: Sales Comparison Approach \$ 535,000 Cost Approach (if developed) \$ 406,606 Income Approach (if developed) \$ 0

All weight is placed on the Market Approach which reflects the actions of buyers and sellers in the marketplace and is considered the best indicator of value. The Cost Approach is not considered indicative of market value due to the age of the subject. The Income Approach was not used as most homes in the area are owner occupied.

This appraisal is made "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 visual inspection of the exterior areas of the subject property from at least the street, 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 \$ 535,000 , as of 06/14/2022 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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ADDITIONAL COMMENTS

Clarification of 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, 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. If other parties choose to rely on the report, the appraiser is not obligated to such parties and it does not result in such parties becoming intended users.

*Per the Conduct Section of 2014-2015 USPAP I am to disclose any prior service on the subject that I become aware of either prior to the assignment engagement or during the assignment process. I hereby certify that I have not performed any services regarding the subject property within the three year period immediately preceding acceptance of this assignment, as an appraiser or any other capacity. Other capacity may include but are not limited to; property management, leasing, brokerage, auction, or investment advisory services.

*Per The Conduct Section of 2014-2015 USPAP I have no current or prospective interest in the subject property or the parties involved.

Exposure Time

My opinion of reasonable exposure time for the subject property at the market value stated in this report is 60 days.

EXPOSURE TIME: estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

**This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

***This appraisal was made without undue influence from any party to the transaction.

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) The cost approach was completed however it is considered unreliable and inaccurate due to the age of the home, and was not used in determining the value of the subject.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	100,000
Source of cost data Marshal & Swift	DWELLING 2,374 Sq.Ft. @ \$ 136.00	= \$	322,864
Quality rating from cost service Avg/Gd Effective date of cost data 06/2022	0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	CvEnt,CvPat,ScrnPI	= \$	94,600
Cost estimate derived from the Marshall & Swift Cost Handbook, appraiser files, and local builder data. See attached floor plan for living area calculations. Total physical depreciation estimated via the age/life method (eff. age/economic life: 20/65) at 30.77%.	Garage/Carport 495 Sq.Ft. @ \$ 28.00	= \$	13,860
Remaining economic life of the subject estimated at 40 to 45 years.	Total Estimate of Cost-New	= \$	431,324
	Less Physical Functional External		
	Depreciation 132,718	= \$(132,718)
	Depreciated Cost of Improvements	= \$	298,606
	"As-is" Value of Site Improvements	= \$	8,000
Estimated Remaining Economic Life (HUD and VA only) 45 Years	INDICATED VALUE BY COST APPROACH	= \$	406,606

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) The income approach does not lend support in estimating value as most homes are owner occupied.

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 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. _____

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

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

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (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.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 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.
3. 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.
4. 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.
5. 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.

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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 visual inspection of the exterior areas of the subject property from at least the street. 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.

Exterior-Only Inspection Residential Appraisal Report

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File # 32929257

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 Ryan M. Lichtenfels

Company Name Real Estate Appraisal Solutions, Inc.

Company Address 7704 Cedarhurst Ln
Tampa, FL 33625

Telephone Number (813) 727-5124

Email Address reasinc1@verizon.net

Date of Signature and Report 06/15/2022

Effective Date of Appraisal 06/14/2022

State Certification # Cert Res RD3361

or State License # _____

or Other (describe) _____ State # _____

State FL

Expiration Date of Certification or License 11/30/2022

ADDRESS OF PROPERTY APPRAISED

22244 Willow Lakes Dr

Lutz, FL 33549

APPRAISED VALUE OF SUBJECT PROPERTY \$ 535,000

LENDER/CLIENT

Name Clear Capital

Company Name Wedgewood Inc

Company Address 2015 Manhattan Beach Blvd Suite 100,
Redondo Beach, CA 90278

Email Address _____

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 _____

SUBJECT PROPERTY

Did not inspect exterior of subject property

Did inspect exterior of subject property from street

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 _____

Exterior-Only Inspection Residential Appraisal Report

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	FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6	
	Address	22244 Willow Lakes Dr Lutz, FL 33549	22610 Magnolia Trace Blvd Lutz, FL 33549	1633 Audubon Trl Lutz, FL 33549		
	Proximity to Subject		0.42 miles SE	0.19 miles NE		
	Sale Price	\$	\$ 555,000	\$ 520,000	\$	
	Sale Price/Gross Liv. Area	\$ 200.46 sq.ft.	\$ 242.89 sq.ft.	\$ 249.76 sq.ft.	\$ sq.ft.	
	Data Source(s)		Tax Records;DOM 31	Tax Records;DOM 18		
	Verification Source(s)		StellarMLS#T3373361	StellarMLS#T3374429		
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
	Sales or Financing Concessions		Listing		Listing	
	Date of Sale/Time		Active	0 c06/22	0	
	Location	N;Res;	N;Res;	N;Res;		
	Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple		
	Site	15,661 sf	12,997 sf	0 8,049 sf	+7,600	
	View	N;Res;	N;Res;	B;Woods;	-15,000	
	Design (Style)	DT1;Contemp	DT1;Contemp	DT1;Contemp		
	Quality of Construction	Q3	Q3	Q3		
	Actual Age	24	24	23	0	
	Condition	C4	C3	C4	-50,000	
	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	
	Room Count	8 5 3.0	8 4 2.0	8 4 2.0	+6,000	
	Gross Living Area	2,374 sq.ft.	2,285 sq.ft.	2,082 sq.ft.	+17,500	
	Basement & Finished Rooms Below Grade	0sf	0sf	0sf		
	Functional Utility	Adequate	Adequate	Adequate		
	Heating/Cooling	Central H&A	Central H&A	Central H&A		
	Energy Efficient Items	None	None	None		
	Garage/Carport	3ga3dw	2ga2dw	2ga2dw	+5,000	
	Porch/Patio/Deck	Covered Entry	Covered Entry	Covered Entry		
	Patio, Fpl, Ext...	Covered Patio	Covered Patio	Covered Patio		
	Pool, Spa, Ext...	Screen Pool	Scrn Pool/Spa	Screen Pool	-5,000	
	Cost of Clean Up	Yes	None	None	-2,000	
	Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -40,700	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 19,100	<input type="checkbox"/> + <input type="checkbox"/> - \$	
	Adjusted Sale Price of Comparables		Net Adj. 7.3% Gross Adj. 13.2% \$ 514,300	Net Adj. 3.7% Gross Adj. 10.2% \$ 539,100	Net Adj. % Gross Adj. % \$	
	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 # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6	
	Date of Prior Sale/Transfer	06/09/2022				
	Price of Prior Sale/Transfer	\$455,000				
	Data Source(s)	Public Records	Public Records	Public Records		
	Effective Date of Data Source(s)	06/14/2022	06/14/2022	06/14/2022		
	Analysis of prior sale or transfer history of the subject property and comparable sales No prior sales or transfers were found on Listings 1 and 2 within the past 12 months.					
	Analysis/Comments Listings 1 and 2 did not require adjustment for listing to sales price ratios in the market area. Listing 2 was negatively adjusted \$15,000 for superior view. Listing 1 was negatively adjusted \$50,000 for superior condition. Differences in bedroom count were adjusted for at \$1,000/bedroom. Differences in bath count were adjusted for at \$5,000/bath. Listing 1 and 2 were positively adjusted for inferior GLA. Differences in GLA were adjusted for at \$60/sqft. Listing 1 and 2 were positively adjusted \$5,000 for inferior car storage. Listing 1 was negatively adjusted \$5,000 for a spa. No weight was given to Listings 1 and 2 as they are not closed transactions.					

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Supplemental Addendum

File No. 32929257

Borrower	Catamount Properties 2018 LLC		
Property Address	22244 Willow Lakes Dr		
City	Lutz	County Pasco	State FL Zip Code 33549
Lender/Client	Wedgewood Inc		

• **Exterior-Only : Neighborhood - Boundaries**

The subject is bound to the north by State Road 54, to the east by Livingston Rd, to the south by the Pasco-Hillsborough County Line, and the west by US Highway 41. The area is residential in nature.

• **Exterior-Only : Neighborhood - Description**

The subject is located in an established community in south Pasco County, known as Willow Bend. This area has been experiencing a steady upward growth trend. The surrounding properties are similar to the subject in age, style, size, and amenities. Employment stability is average and market appeal for this area is considered average to good. Fire & police protection is considered adequate. The subject is within close proximity to shopping centers, hospitals, school, and other supporting facilities via public roads.

*The subject's community includes an annual HOA fee of \$662.

• **Exterior-Only : Neighborhood - Market Conditions**

Market activity in the area is steady and market values appear to be increasing. This is supported by the attached 1004MC form. Typical marketing times range from 20 to 220 days. Special loan discounts, unusual interest buydowns, and other special concessions are not known to be prevalent in this market. Supply and demand appear to be out of balance due to a shortage of available inventory. Current supply of funds for home financing in the Tampa Bay area is average. The market offers interest rates ranging 4% to 11% per annum up to 30 years. the appraisal.

• **Exterior-Only : Subject - Overall Condition of the Property**

Physical depreciation noted for normal wear and tear due to age. No functional or external obsolescence noted at time of inspection. The subject backs to Willow Bend Pkwy Blvd, a busy through road, however, is adequately distanced and buffered by a wall, as to not suffer adverse external influences. No repairs were noted from the subject's street. According to photos in the subject's recent MLS listing (MLS#U8155157), and the subject's prior homeowner, who happened to be onsite when the appraiser conducted the drive-by inspection, the subject's pool is in need a major clean-up. The prior homeowner stated she never used the pool, but the pool pump is operable. Cost to clean up the pool is estimated to be \$1,000. The subject is assumed to be in C4 condition overall. This assumption could have affected the results of this appraisal assignment. The subject is of Q3 quality construction. Due to the nature of this assignment, the appraiser was not able to verify if the subject's electrical and water services were on at time of inspection. No additional "needed repairs" of significance were noted although it is possible that some may exist, especially if they were not readily visible to the appraiser. The preparer assumes the condition of the interior of the improvements being valued is the same as the exterior condition of the property unless otherwise noted in the report.

• **Exterior-Only : Sales Comparison Analysis - Summary of Sales Comparison Approach**

The sales presented share similar amenities and are located within the same market area. All sales appear to be arms length transactions. All sales are located in the subject's community. Sale 1 was positively adjusted for contract date to account for an estimated 10% annual increase in market conditions in the area. Differences in site size were adjusted for at \$1/sqft. Sale 1 was negatively adjusted \$15,000 for superior view. Sales 1 and 3 were negatively adjusted \$50,000 for superior condition. Differences in bedroom count were adjusted for at \$1,000/bedroom. Differences in bath count were adjusted for at \$5,000/bath. Sales 1 and 2 were positively adjusted for inferior GLA. Sale 3 was negatively adjusted for superior GLA. Differences in GLA were adjusted for at \$60/sqft. Sale 3 was positively adjusted \$20,000 for lack of a screen pool. All sales were negatively adjusted \$2,000 to account for market reaction to the subject's needed clean up. No recent sales were available which were similar to the subject and similar in needed clean up. Homes in the area are not typically sold with needed repairs. The approximate weight % are as follows: Sale 1 - 26.1%, Sale 2 - 38.1%, and Sale 3 - 35.8%. All sales are considered to be the best indicators of value in the subject's market area. The methodology used to adjust for differences in site size, view, condition, room count, pool, and living area is obtained through paired sales analysis, appraiser experience, and association with local Realtors in the subject's market area.

URAR : Site - Highest and Best Use

The subject is a legally permissible use based on its current zoning. The subject's lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Predominant Value

The subject's estimate of market value does not fall more than 10% above or below the predominant price for the market area.

*According to the prior homeowner, the new owners had not yet moved into the home at time of drive-by inspection, thus the subject's occupancy is marked vacant.

Market Conditions Addendum to the Appraisal Report

49134
File No. 32929257

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 **22244 Willow Lakes Dr** City **Lutz** State **FL** ZIP Code **33549**

Borrower **Catamount Properties 2018 LLC**

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.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	11	5	6	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.83	1.67	2.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	12	12	10	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6.6	7.2	5.0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> 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	475,000	454,000	535,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	4	7	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable Listings Days on Market	385,000	417,500	525,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	8	6	7	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	101	105	103	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> 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.). **Seller contributions appear to be stable for the past 12 months with typical concessions ranging from 3%-5%.**

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).

Cite data sources for above information. **Multiple Listing Service**

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.

The above information supports neighborhood data noted in the Neighborhood section of this appraisal report. Expired and/or withdrawn listings were not utilized as part of neighborhood data analysis.

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)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> 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.

Signature 
 Appraiser Name **Ryan M. Lichtenfels**
 Company Name **Real Estate Appraisal Solutions, Inc.**
 Company Address **7704 Cedarhurst Ln, Tampa, FL 33625**
 State License/Certification # **Cert Res RD3361** State **FL**
 Email Address **reasinc1@verizon.net**

Signature _____
 Supervisory Appraiser Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

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 are either almost new or have been recently completely renovated and are similar in condition to new construction.

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

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 residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

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

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

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

Subject Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	22244 Willow Lakes Dr				
City	Lutz	County	Pasco	State	FL Zip Code 33549
Lender/Client	Wedgewood Inc				



Subject Front

22244 Willow Lakes Dr
Sales Price
Gross Living Area 2,374
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 15,661 sf
Quality Q3
Age 24



Subject Street

Subject Photograph Addendum

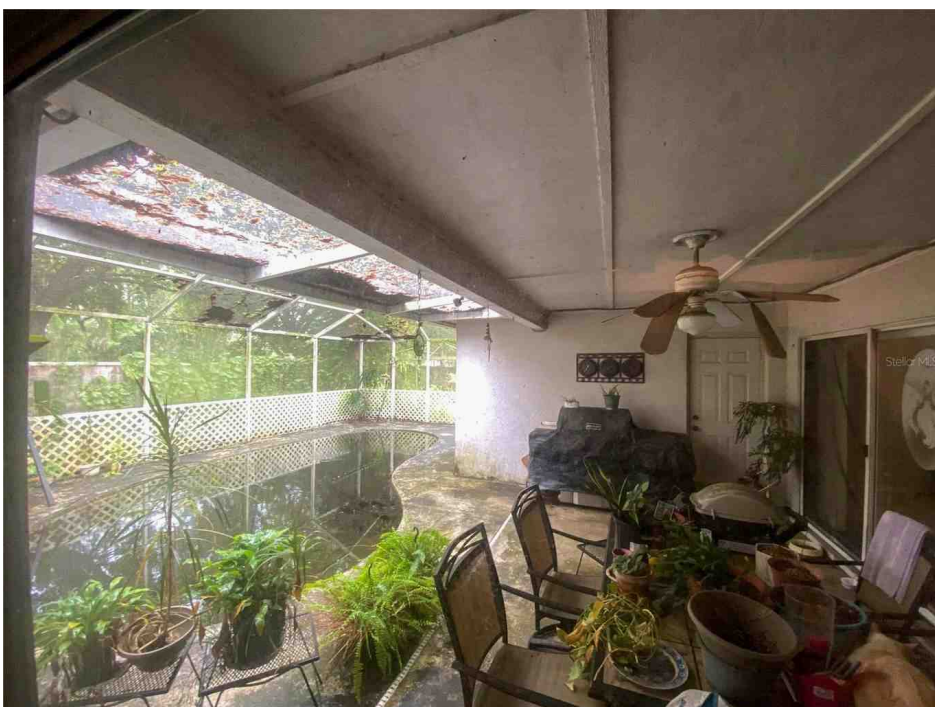
Borrower	Catamount Properties 2018 LLC				
Property Address	22244 Willow Lakes Dr				
City	Lutz	County	Pasco	State	FL Zip Code 33549
Lender/Client	Wedgewood Inc				



Left Side of Subject



Right Side of Subject



MLS Photo of Subject's Pool

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC			
Property Address	22244 Willow Lakes Dr			
City	Lutz	County	Pasco	State FL Zip Code 33549
Lender/Client	Wedgewood Inc			



Comparable 1

22200 Magnolia Trace Blvd
 Prox. to Subject 0.12 miles SW
 Sales Price 500,000
 Gross Living Area 2,114
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 11,835 sf
 Quality Q3
 Age 22



Comparable 2

22510 Laureldale Dr
 Prox. to Subject 0.24 miles E
 Sales Price 520,000
 Gross Living Area 2,091
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View B;Woods;
 Site 8,401 sf
 Quality Q3
 Age 22



Comparable 3

1246 Baycove Ln
 Prox. to Subject 0.30 miles SE
 Sales Price 590,000
 Gross Living Area 2,462
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 11,050 sf
 Quality Q3
 Age 23

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC			
Property Address	22244 Willow Lakes Dr			
City	Lutz	County	Pasco	State FL Zip Code 33549
Lender/Client	Wedgewood Inc			



Comparable 4

22610 Magnolia Trace Blvd
 Prox. to Subject 0.42 miles SE
 Sale Price 555,000
 Gross Living Area 2,285
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 12,997 sf
 Quality Q3
 Age 24



Comparable 5

1633 Audubon Trl
 Prox. to Subject 0.19 miles NE
 Sale Price 520,000
 Gross Living Area 2,082
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View B;Woods;
 Site 8,049 sf
 Quality Q3
 Age 23

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Plat Map



Legend

- Street (Labels)
- Parcel (Lines)
- Subdivision (Boundaries and Labels)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)
- Lot (Labels)
- Lot (Lines)



Mike Wells
Property Appraiser
 Proudly Serving Pasco County, Florida

Pasco County Property Appraiser

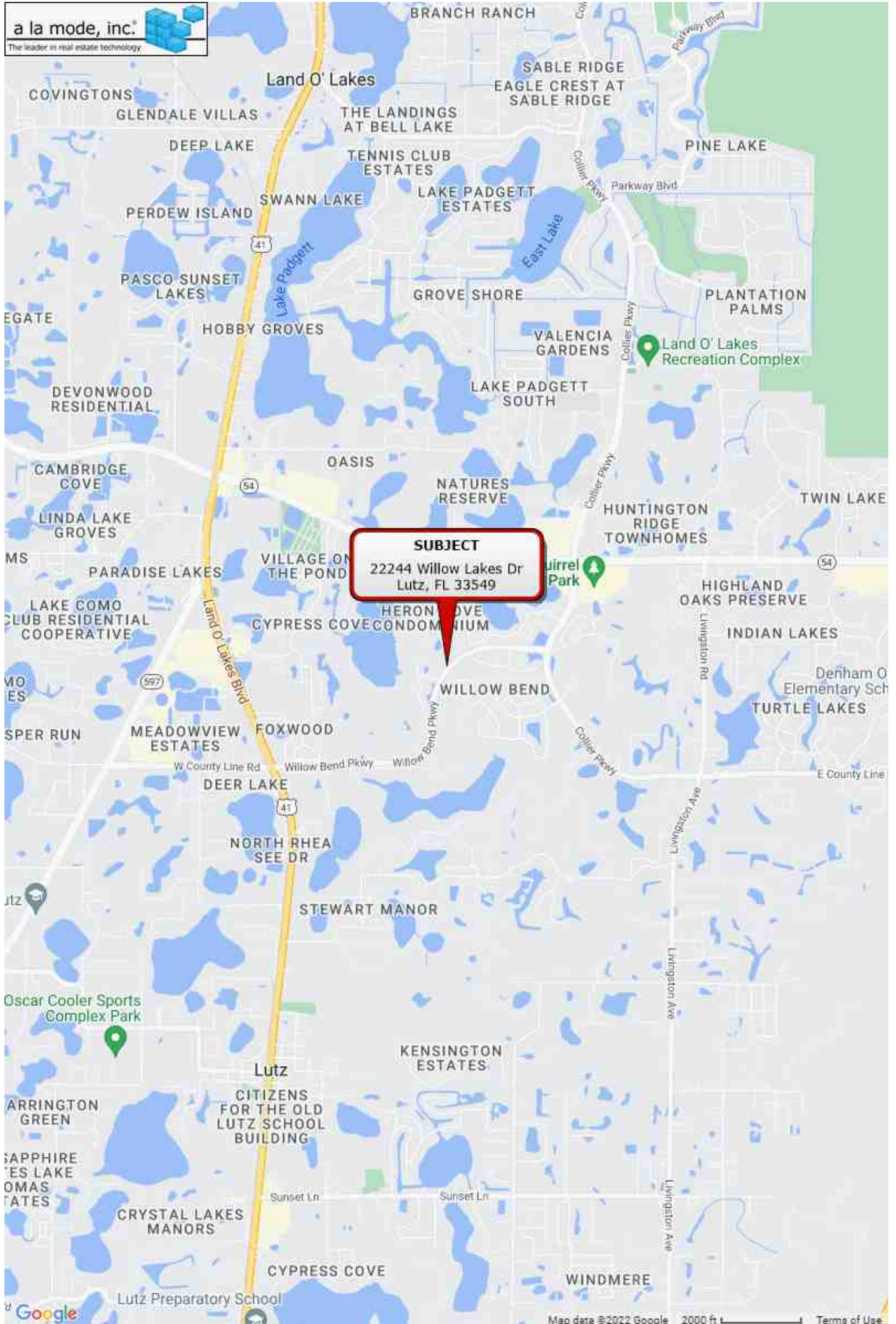
0 0.005 0.01 0.02 mi



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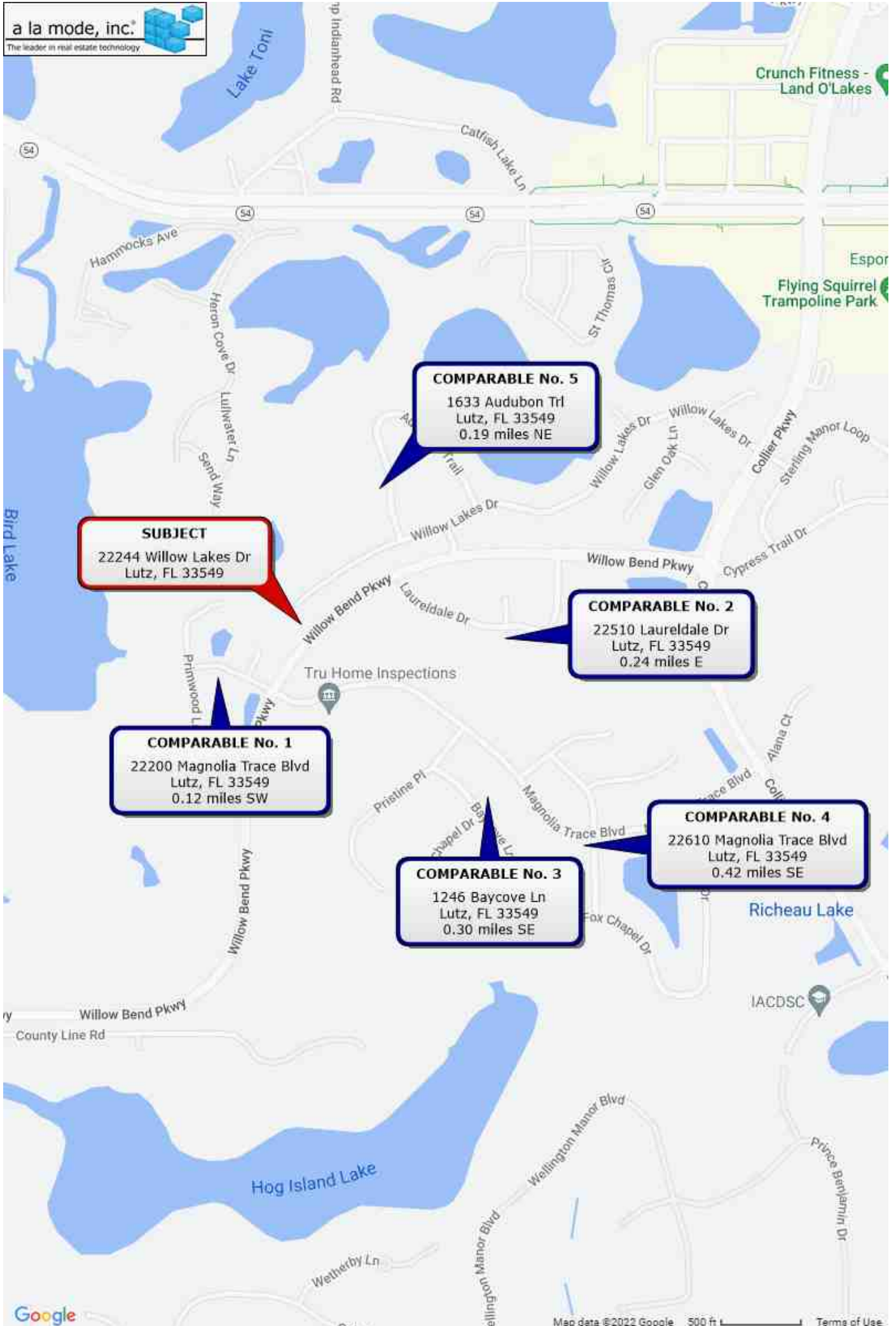
Location Map

Borrower	Catamount Properties 2018 LLC			
Property Address	22244 Willow Lakes Dr			
City	Lutz	County Pasco	State FL	Zip Code 33549
Lender/Client	Wedgewood Inc			



Location Map

Borrower	Catamount Properties 2018 LLC			
Property Address	22244 Willow Lakes Dr			
City	Lutz	County	Pasco	State FL Zip Code 33549
Lender/Client	Wedgewood Inc			

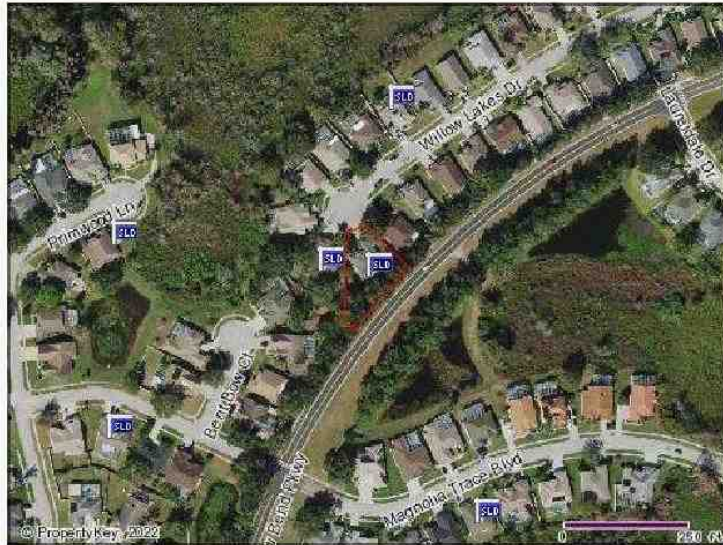


Subject Tax Sheets - Page 1



StellarMLS - IMAPP Pasco County Tax Report - 22244 WILLOW LAKES DR, LUTZ, FL 33549-9500

Property Information
PID # 31 26 19 0060 00000 0150
Property Type: Residential
Property Address:
 22244 WILLOW LAKES DR
 LUTZ, FL 33549-9500
Current Owner:
 ONE MORTGAGE LOAN OPTION TRUST
Tax Mailing Address:
 22244 WILLOW LAKES DR
 LUTZ, FL 33549-9500
Property Use:
 01 / SINGLE FAMILY
Land Use:
 1. SINGLE FAMILY RESIDENCE (0100)
Area: 0.1722 acres / 7,500 sf
Zoning: MPUD/MASTER PLANNED UNIT DEVELOPMENT
 2. SINGLE FAMILY RESIDENCE (0100)
Area: 0.1874 acres / 8,161 sf
Zoning: MPUD/MASTER PLANNED UNIT DEVELOPMENT
Total Lot Size: 0.3596 acres / 15,661 sf
Waterfront: No
Subdivision:
 WILLOW BEND UNIT B-2
Subdivision #: 0060
Census Tract/Block: 032013 / 3010
Twn: 26 / **Rng:** 19 / **Sec:** 31
Block: 00000 / **Lot:** 0150
Latitude: 28.178726
Longitude: -82.447854
Legal Description:
 WILLOW BEND UNIT B-2 PB 33 PGS 110-115 LOT 15 OR 3992 PG 1216
Plat Book # 33 / Page # 110
 View Available Plat Images



■ Active
 ■ Sold
 ■ Pending
 ■ Withdrawn
 ■ Expired

Foreclosures

Value Information			
Building Value:	\$252,684	Just Market Value:	\$317,827
Extra Features:	\$11,838	Assessed Value:	\$212,320
Ag Value:		Homestead:	Yes
Land Value:	\$53,305	Total Exemptions:	\$25,500
		Assessment Year:	2021
		Taxable Value:	\$161,820
		Total Tax Amount:	\$2,954,68
Taxing District(s): 3600			

Sales Information			
Deed Type:	FORECLOSURE	Price:	\$0
Sale Date:	Recorded Date: 04/28/2022	Document #	2022094937
Grantor:	RUTH RAMSEY	Grantee:	OPTION ONE MORTGAGE LOAN TRUST
Deed Type:	WARRANTY DEED	Price:	\$177,500
Sale Date:	08/1998 Recorded Date:	Document #	Bk 3992/Pg 1216
Grantor:	Not Available	Grantee:	Not Available
Deed Type:	WARRANTY DEED	Price:	\$0
Sale Date:	02/1998 Recorded Date:	Document #	Bk 3883/Pg 1530
Grantor:	Not Available	Grantee:	Not Available
Deed Type:	WARRANTY DEED	Price:	\$0
Sale Date:	04/1991 Recorded Date:	Document #	Bk 2034/Pg 1363
Grantor:	Not Available	Grantee:	Not Available
Deed Type:	WARRANTY DEED	Price:	\$0
Sale Date:	Recorded Date:	Document #	n/a
Grantor:	Not Available	Grantee:	Not Available
Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved			
¹ UNQUALIFIED - NOT ARMS LENGTH TRANSACTION , ² MULTIPARCEL SALE			

Subject Tax Sheets - Page 2

Building Information ? x					
1. SINGLE FAMILY RESIDENTIAL Heated Area: 2,374 sf Built: 1998 act / 1998 eff A/C Type: Central					
Beds: 0	Baths: 3.0	Total Area: 3,282 sf	Stories: 1.0	Heat Type: Forced Air - Ducted-Electric	
Roof Type:	Gable or Hip	Roof Cover:	Asphalt or Composition Shingle		
Int Wall:	Drywall	Ext Wall:	Concrete Block Stucco		
	None		None		
Building Subareas:					
FGR-01 - FINISHED GARAGE (662 sf)			BAS-01 - LIVING AREA (2,374 sf)		
			FOP-01 - FINISHED OPEN PORCH (246 sf)		
OTHER IMPROVEMENT INFORMATION					
Code	Description	Size	Year Built		
RDWSWC	DRVWAY/SIDEWALK CONC	930.0	0		
RDCFENCE	DECORATIVE FENCE	432.0	0		
RPOOL-6	POOL 6 FOOT DEPTH	320.0	0		
RCOOLDK	COOL DECK	480.0	0		
RJACUZZI	JACUZZI	1.0	0		
RSCRN-AF	SCREENED ENCL A FRM	1820.0	0		
Covered Parking: Yes		Details: FINISHED GARAGE - 662 sf		Pool: Yes Pool Size: 320 sf	
Assigned Schools ? x					
School Name	Grades	Enrollment	School Rating	Distance	
Lake Myrtle Elementary School	PK-05	552	A (2019/2020)	4.6 miles	
✔ Small Class Sizes ✔ Above Average Standardized Testing Scores					
Charles S. Rushe Middle School	06-08	1,335	A (2019/2020)	13 miles	
✔ Above Average Teachers ✘ Large Class Sizes ✔ Above Average Standardized Testing Scores					
Sunlake High School	09-12	1,893	A (2019/2020)	13 miles	
✘ Large Class Sizes					
Source: National Center for Education Statistics, 2020-2022 ; Florida Dept of Education, 2019-2020					
Flood Zone Details ? x					
Zone	Description	CID	Panel #	Published	
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120230	12101C0412F	09/26/2014	
Source: FEMA National Flood Hazard Layer (NFHL), updated 04/25/2022					

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Subject MLS - Page 1

U8155157 22244 WILLOW LAKES DR, LUTZ, FL 33549



County: Pasco
Subdiv: WILLOW BEND
Beds: 5
Baths: 3/0
Pool: Private
Property Style: Single Family Residence
Lot Features:
Total Acreage: 0 to less than 1/4
Minimum Lease Period: 1-2 Years
Garage: Yes **Attch:** Yes **Spcs:** 3
Garage/Parking Features: Driveway
New Construction: No
Property Condition:
Builder Name:
Builder License #:
Builder Model:
LP/SqFt: \$189.55
Sold Date: 06/09/2022
Sold Price: \$455,000
SP/SqFt: \$191.66
Total Annual Fees:662.00
Average Monthly Fees:55.17
Home Warranty Y/N:

Status: Sold
Backups Requested: Yes
List Price: \$450,000
Year Built: 1998
Special Sale: None
ADOM: 1
CDOM: 1

Pets: Yes
Max Times per Yr:
Carport: No **Spcs:**

Proj Comp Date:
Permit Number:

Heated Area: 2,374 SqFt / 221 SqM
Total Area:

One-story pool home on a Cul De Sac. New Roof (2019) with 5 Bedrooms, 3 Bathrooms and 3 Car Garage. Split floor Plan design with a fenced yard and enclosed pool area. This desirable and highly sought out community of Willow Bend is close to convenience. Around the corner is Publix, two fitness centers as well as numerous other shops & restaurants. Also nearby is the Land O Lakes Library (currently being remodeled) & Land O Lakes Recreation Complex with pools, basketball courts, tennis, gymnasium, baseball/softball, football/soccer fields, playgrounds, picnic shelters & dog park. Convenient to the New Tampa Outlet Mall, Wiregrass Mall, I-75/275, Veterans Expressway, Tampa International Airport & downtown Tampa, hospitals and golf courses. Willow Bend is a LOW HOA neighborhood with NO CDD fees. It is also Zoned for Pasco County A-Rated schools. CALL TODAY FOR A PRIVATE TOUR OF THIS HOME!
 Recent: **06/10/2022 : SLD : PND->SLD**

Land, Site, and Tax Information

Legal Desc: WILLOW BEND UNIT B-2 PB 33 PGS 110-115 LOT 15 OR 3992 PG 1216
SE/TP/RG: 31-26-19
Subdivision #:
Tax ID: [19-26-31-006.0-000.00-015.0](#)
Taxes: \$2,955
Auction Type:
Auction Firm/Website:
Homestead: Yes
AG Exemption YN:
Alt Key/Folio #:
Add Parcel: No
Ownership: Fee Simple
SW Subd Condo#:
Flood Zone: X
Floors in Unit/Home: One
Bldg Name/#:
Book/Page: 33-110-115
MH Make:
Land Lease Fee:
Planned Unit Dev:
Lot Dimensions:
Existing Lease/Tenant: No
Days Notice To Tenant If Not Renewing:
Water Frontage:No

CDD: No
of Parcels:

Zoning: MPUD
Future Land Use:
Zoning Comp:
Tax Year: 2021
Property Access:
Annual CDD Fee:
Additional Tax IDs:
Complex/Comm Name:
Development:
SW Subd Name:
Flood Zone Date: 09/26/2014
Floor #:
Total # of Floors:
Census Block:
MH Model:
Total Units:

Block/Parcel: 2
Front Exposure: North
Lot #: 15
Buyers Premium:
Other Exemptions:

Flood Zone Panel: 12101C0412F
Census Tract: 320.13
MH Width:

Lot Size Acres: 0.17
Monthly Rental Amount:
Month To Month Or Weekly Y/N:
Waterfront Ft: 0
Water Name:
Water Extras: No

Water Access: No
Water View: No
Addtl Water Info:

Interior Information

A/C: Central Air
Heat/Fuel: Central
Heated Area Source: Public Records
Laundry Features:
Fireplace: No
Accessibility Features:
Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected
Water: Public
Additional Rooms:
Interior Feat: Eating Space In Kitchen, Master Bedroom Main Floor, Open Floorplan, Solid Surface Counters, Walk-In Closet(s)
Appliances Incl: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Features
Kitchen	First	10x12	Tile	
Living Room	First	12x13	Tile	
Family Room	First	15x22	Tile	
Master Bedroom	First	14x16	Tile	
Bedroom 2	First	10x12	Carpet	
Bedroom 3	First	10x12	Carpet	
Bedroom 4	First	10x11	Carpet	
Bedroom 5	First	11x12	Laminate	

Flooring Covering: Carpet, Tile
Security Feat:
Total Area Source:
Window Features:
Furnishings:
Sewer: Public Sewer

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Property Description:
Architectural Style:
Ext Features: Fenced, Irrigation System, Lighting, Sidewalk, Sliding Doors
Other Equipment:
Other Structures:
Patio And Porch Features:
Pool: Private
Pool Features: In Ground, Screen Enclosure
Vegetation:
View:
Road Responsibility:

Foundation: Slab
Farm Type:
Barn Features:
Horse Amenities:
of Stalls:
Paddocks/Pastures:
Spa Y/N: No
Spa Features:
Fencing: Wood
Road Surface Type: Asphalt

Property Attached Y/N:
Garage Dim:

Green Features

Disaster Mitigation:
Indoor Air Quality:
Green Energy Features:
Green Energy Generation:

Green Water Features:
Green Landscaping:
Green Sustainability:

Subject MLS - Page 2

Community Information

HOA/Comm Assn YN: Yes
HOA Fee Requirement: Required
HOA Fee: 331
HOA Payment Schedule: Semi-Annually
Monthly HOA Amount: 55.17
Other Fees :
Assn/Manager Name: Terra Management Services
Assn/Manager Phone: 813-374-2363
Master Assn/Name:
Community Features:
Fee Includes:
Housing for Older Per: No
FCHR Website Y/N:
Affidavit:
Expire/Renewal Date:
Pet Restrictions: Please contact HOA for specific pet restrictions.
of Pets:
Max Pet Wt:
Pet Size:
Management:
Can Property be Leased: Yes
Association Approval Required: No
Approval Process: Buyer/Buyer's agent should contact the property management company during the due diligence period to independently verify any and all restrictions, if applicable.
Lease Restrictions: No

Condo Fee:
Condo Fee Schedule:
Condo Land Included Y/N:
Monthly Condo Fee Amount:
Monthly Maint Fee (in Addn to HOA):
Other Fee Schedule:
Assn/Manager Email: willowbend@myterracomunity.com
Assn/Manager URL:
Master Assn Fee: **Master Assn Ph:**
Association Amenities:
Amenities w/Addnl Fees:

Elementary School: [Lake Myrtle Elementary-PO](#)
Middle School: [Charles S. Rushe Middle-PO](#)
High School: [Sunlake High School-PO](#)
Building Elevator Y/N:

Additional Lease Restrictions: Buyer to confirm lease restrictions with the HOA Management Company and Pasco County during the due diligence period to independently verify any and all restrictions, if applicable.

Minimum Lease Period: 1-2 Years **Maximum Times Per Year:**
Years of Ownership Prior to Leasing Required: No
Number of Ownership Years Prior to Lease:

Realtor Information

List Agent: [Joseph Pacella](#)
List Agent E-mail: jpacella@bhhsflpg.com
Listing Team: (TM07515383) [Florida Living Group](#)

List Agent ID: 285514938 **List Agent Direct:** 813-545-8801
List Agent Fax: 813-907-8084 **List Agent Cell:** 813-545-8801

List Office: [BHHS FLORIDA PROPERTIES GROUP](#)
Original Price: \$450,000

List Office Fax: 813-907-8084 **List Office Phone:** 813-907-8200
List Office 2 ID:

List Office 2:
On Market Date: 03/24/2022
Listing Service Type: Full Service

Listing Type: Exclusive Right To Sell

LP/SqFt: \$189.55
Representation: Seller Represented

Possession:

Owner:
Financing Avail: Cash, Conventional

Owner Phone:
Occupant Type: Owner

Contract Status:

Contract: 03/25/2022

Days to Cont: 11

Exp Clsg Date: 06/17/2022

Selling Agent: [Andrea Stoll](#)

Sell Office: [CHARLES RUTENBERG REALTY INC](#)

Sold Date: 06/09/2022

SP/SqFt: \$191.66

Sold Price: \$455,000

Days to Closed: 87

Sold Terms: Cash

Seller Credit: \$0.00

SP/LP Ratio: 101.11

Sold Remarks:

Bonus:

Bonus Exp Date:

Dual Variable Compensation: No

Non-Rep: 2.5%

Trans Broker: 2.5%

Single Agent: 2.5%

Inter Office Info:

Realtor Info: As-Is

Confidential Info:

Disclosures: HOA/PUD/Condo Disclosure, Seller Property Disclosure

Showing Instructions: Appointment Only, Lock Box Electronic, Pet On Premises, Use ShowingTime Button

Driving Directions: From State Road 54 head South onto Collier Pkwy to right onto Willow Bend, Right onto Copper Leaf, Left onto Willow Lakes to end of Cul-de-sac.

Realtor Remarks: Home being sold "As-Is" with right to inspect. Seller needs minimum 14 days post closing occupancy. Lis pendens has been filed. Property must close prior to foreclosure date which is unknown at this time. Proceeds to seller must net at or exceed \$6k at closing after any and all liens and mortgages are satisfied. Appointments must be made through showing time. Rooms sizes are approximate and to be verified by the buyer. See offer instructions in attachments. *Cats on premises, please do not let them out of pool area.*

Seller's Preferred Closing Agent

Closing Agent Name: Stephanie Boulden
Email: sboulden@capstonetitlellc.com
Address: 26771 SR 56 Wesley Chapel, Florida 33544
Closing Company Name: Capstone Title LLC

Phone: 813-712-8435
Fax:

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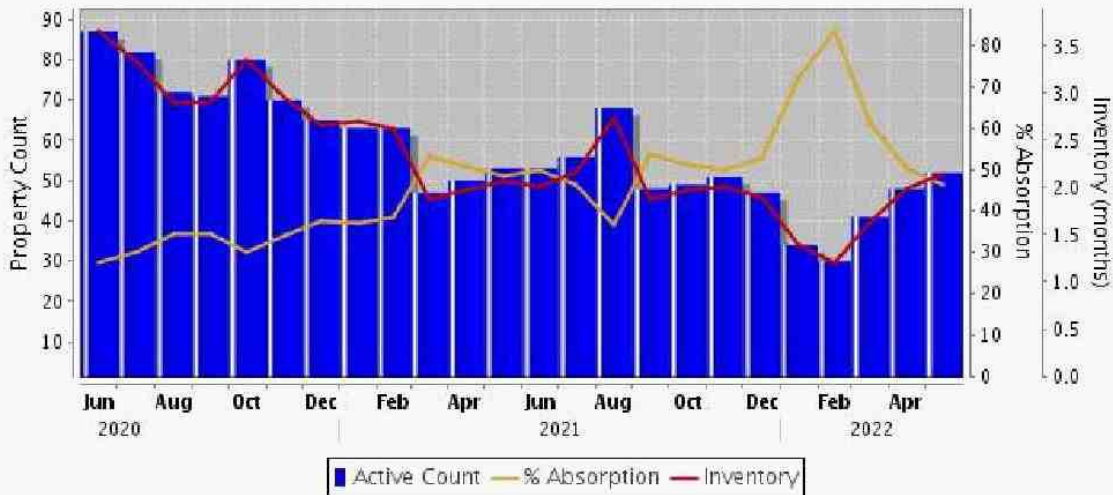
MLS Data



StellarMLS - IMAPP MLS Statistics - Inventory in Zip Code 33549 Over The Last 24 Months
For Single Family Properties Including All Price Ranges

Inventory in Zip Code 33549 Over The Last 24 Months

For Single Family Properties Including All Price Ranges



Month	Count	Median Price	Active Listings		Months Supply
			DOM	Absorption	
6/2020	87	\$413,600	94	24 (27.59 %)	3.6
7/2020	82	\$374,400	53	25 (30.49 %)	3.3
8/2020	72	\$425,000	48	25 (34.72 %)	2.9
9/2020	71	\$429,900	54	24 (33.8 %)	3
10/2020	80	\$384,450	50	24 (30 %)	3.3
11/2020	70	\$413,500	58	24 (34.29 %)	2.9
12/2020	65	\$425,000	66	24 (36.92 %)	2.7
1/2021	63	\$425,000	68	23 (36.51 %)	2.7
2/2021	63	\$425,900	55	24 (38.1 %)	2.6
3/2021	47	\$429,900	63	25 (53.19 %)	1.9
4/2021	50	\$415,450	23	25 (50 %)	2
5/2021	53	\$448,000	32	26 (49.06 %)	2
6/2021	53	\$425,900	27	26 (49.06 %)	2
7/2021	56	\$455,000	31	26 (46.43 %)	2.2
8/2021	68	\$411,878	36	25 (36.76 %)	2.7
9/2021	48	\$409,450	54	26 (54.17 %)	1.8
10/2021	49	\$460,000	38	25 (51.02 %)	2
11/2021	51	\$385,000	27	25 (49.02 %)	2
12/2021	47	\$415,000	43	25 (53.19 %)	1.9
1/2022	34	\$425,000	40	24 (70.59 %)	1.4
2/2022	30	\$450,000	24	25 (83.33 %)	1.2
3/2022	41	\$475,000	21	25 (60.98 %)	1.6
4/2022	48	\$480,450	23	24 (50 %)	2
5/2022	52	\$497,450	27	24 (46.15 %)	2.2

Notes:

DOM: Median Days On Market

Months Supply: The number of months it would take to clear the market if no more houses were listed based on a 12-month rolling average of sales rates

Absorption: Average number of properties sold per month based on 12-month rolling average, both as count and percent of active supply.

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Appraiser License



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

LICHTENFELS, RYAN M

7704 CEDARHURST LN
TAMPA FL 33625

LICENSE NUMBER: RD3361

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



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E&O Insurance

AIG SPECIALTY INSURANCE COMPANY

Administrative Offices - 1271 Ave of the Americas FL 37, New York, NY 10020-1304

Certificate Number: 026245095-02
This Certificate forms a part of Master Policy Number: 035908521-02
Renewal of Master Policy Number : 035908521-01

NOTICE: THIS INSURANCE IS WRITTEN ON A CLAIMS MADE AND REPORTED BASIS AND ONLY APPLIES TO CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER DURING THE CERTIFICATE PERIOD. NO COVERAGE EXISTS FOR CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER AFTER THE END OF THE CERTIFICATE PERIOD UNLESS, AND TO THE EXTENT, A BASIC OR EXTENDED REPORTING PERIOD APPLIES.

NOTICE: DEFENSE EXPENSES ARE INCLUDED WITHIN AND REDUCE THE APPLICABLE LIMIT OF LIABILITY STATED IN THE CERTIFICATE. PLEASE READ THE ENTIRE POLICY CAREFULLY.

NORMAN-SPENCER REAL ESTATE RISK PURCHASING GROUP INC dba
THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS
(A Delaware Corporation)

CERTIFICATE DECLARATIONS

1. Name and Address of Certificate Holder: Real Estate Appraisal Solutions, Inc.

7704 Cedarhurst Lane
Tampa FL 33625

2. Certificate Period: Effective Date: 4/8/2022 to Expiration Date: 4/8/2023
12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above

2a. Retroactive Date: 4/8/2011
12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above

3. Limit of Liability: \$ 1,000,000 each claim
\$ 1,000,000 aggregate limit

4. Deductible: \$ - each claim

5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES

6. Advance Certificate Holder Premium: \$719.00 Surplus Lines Tax 37.49
Stamping Fee 0.46

7. Minimum Earned Premium: 25% or \$180.00 Risk Purchasing Group Fee 40.00

Forms and Endorsements:

See Attached Forms list

Total: \$ 77.95

Agency Name and Address:

Norman-Spencer Agency, LLC
8075 Washington Village Drive
Dayton, OH 45458

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.



County: Hillsborough

Authorized Representative OR
Countersignature (in states where applicable)

Date: March 29, 2022

This insurance is issued pursuant to the Florida Surplus Lines Law. Persons insured by surplus lines carriers do not have the protection of the Florida Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent unlicensed insurer.

PRG 4110 (5/20)