

Exterior-Only Inspection Residential Appraisal Report

32554190
File # 4585 W Fairway Dr

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 4585 W Fairway Dr City Coeur D Alene State ID Zip Code 83815
Borrower Catamount Properties 2018, LLC Owner of Public Record Coulombe Leo J Jr Etux County Kootenai
Legal Description FAIRWAY FOREST, LT 19 BLK 2 0350N04W
Assessor's Parcel # C27900020190 Tax Year 2021 R.E. Taxes \$ 2,302
Neighborhood Name Fairway Forest Map Reference 17660 Census Tract 0008.00
Occupant [X] Owner [ ] 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) Servicing- Current Fair Market Value
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? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 69;Per the MLS, the subject was listed for \$699,000 beginning 2/25/2022, reduced to \$599,000 and is currently pending. CDAMLS#22-1226

CONTRACT

I [ ] did [X] 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. See attached addendum
Contract Price \$ Date of Contract Is the property seller the owner of public record? [ ] Yes [ ] No Data Source(s) Unknown
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 75 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [X] Shortage [ ] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit 5 %
Growth [ ] Rapid [X] Stable [ ] Slow Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 200 Low 0 Multi-Family 5 %
Neighborhood Boundaries North to Prairie Avenue, South to I-90, East to I-95, West to Huetter Road. 2,500 High 100 Commercial 5 %
500 Pred. 50 Other 10 %
Neighborhood Description See Addendum. \*Present land use % "other" represents vacant land\*.
Market Conditions (including support for the above conclusions) See 1004MC

SITE

Dimensions Irregular Area 14810 sf Shape Irregular/Typ View N;Res;FrntsApts
Specific Zoning Classification CDA R-3 Zoning Description Residential District
Zoning Compliance [X] 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? [X] Yes [ ] No If No, describe The relevant
legal, physical, economic factors were analyzed. In conclusion, the highest and best use is the current use.
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 # 16055C0405E FEMA Map Date 05/03/2010
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
Idaho homes reportedly have radon. No obvious or easily recognized existence of potentially hazardous materials were noted or observed.
Appraiser has not received copy of the Preliminary Title Report or performed a survey and makes no warranty to any discoveries.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [ ] Appraisal Files [X] MLS [X] Assessment and Tax Records [ ] Prior Inspection [ ] Property Owner
[X] Other (describe) Realtor Data Source for Gross Living Area Assessor
General Description General Description Heating/Cooling Amenities Car Storage
Units [X] One [ ] One with Accessory Unit [ ] Concrete Slab [X] Crawl Space [X] FWA [ ] HWBB [X] Fireplace(s) # 1 [ ] None
# of Stories 1.5 [ ] Full Basement [ ] Finished [ ] Radiant [ ] Woodstove(s) # 0 [X] Driveway # of Cars 2
Type [X] Det. [ ] Att. [ ] S-Det./End Unit [X] Partial Basement [X] Finished [ ] Other [ ] Patio/Deck None Driveway Surface Concrete
[X] Existing [ ] Proposed [ ] Under Const. Exterior Walls Wood Fuel Gas [X] Porch CvPorch [X] Garage # of Cars 2
Design (Style) Multi-Level Roof Surface CompShingle [X] Central Air Conditioning [ ] Pool None [ ] Carport # of Cars 0
Year Built 1976 Gutters & Downspouts Aluminum [ ] Individual [X] Fence Partial [X] Attached [ ] Detached
Effective Age (Yrs) 20 Window Type VinylSlider [ ] Other [ ] Other None [ ] Built-in
Appliances [ ] Refrigerator [ ] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,310 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) See Addendum
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;See Addendum
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No
If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

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There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 620,000 to \$ 779,000		There are 44 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 410,000 to \$ 895,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	4585 W Fairway Dr Coeur D Alene, ID 83815	2462 W Canyon Dr Coeur D Alene, ID 83815	3416 N Angie Cir Coeur D Alene, ID 83815	4212 N Holmes Rd Coeur D Alene, ID 83815	
Proximity to Subject		0.42 miles NW	0.11 miles N	1.41 miles NW	
Sale Price	\$	\$ 575,000	\$ 582,500	\$ 525,000	
Sale Price/Gross Liv. Area	\$ 431.30 sq.ft.	\$ 507.95 sq.ft.	\$ 433.41 sq.ft.	\$ 421.35 sq.ft.	
Data Source(s)		CDAMLS #21-12009;DOM 67	CDAMLS #21-7846;DOM 108	CDAMLS #21-10668;DOM 42	
Verification Source(s)		Assessor/DriveBy/Lst\$539,900	Assessor/DriveBy/Lst\$582,500	Assessor/DriveBy/Lst\$575,000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0	
Date of Sale/Time		s03/22;c01/22		s11/21;c10/21	
Location	N;Res;GlfCse	N;Res;	0 N;Res;	+20,000 N;Res;	0
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Site	14810 sf	14375 sf	0 10890 sf	0 14375 sf	0
View	N;Res;FrntsApts	N;Res;	0 N;Res;PrxApts	0 N;Res;	0
Design (Style)	DT1.5;Multi-Level	DT1;SplitEntry	0 DT1;Ranch	0 DT1;SplitEntry	0
Quality of Construction	Q4	Q4	Q4	Q4	
Actual Age	46	48	0 45	0 43	0
Condition	C4	C4	C4	C4	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	
Room Count	5 3 2.0	5 2 1.0	+10,000 5 3 2.0	4 2 1.0	+10,000
Gross Living Area	1,310 sq.ft.	1,132 sq.ft.	+8,900 1,344 sq.ft.	-1,700 1,246 sq.ft.	+3,200
Basement & Finished Rooms Below Grade	650sf650sfwo 1rr1br0.1ba0o	1056sf1056sfin 1rr2br1.0ba0o	-20,300 1344sf1344sfwo 1rr0br1.0ba4o	-34,700 1144sf1144sfin 1rr2br1.0ba0o	-24,700 -5,000
Functional Utility	Conforms Y	Conforms Y	Conforms Y	Conforms Y	
Heating/Cooling	FWA/CAC	FWA/CAC	FWA/None	+5,000 FWA/CAC	
Energy Efficient Items	Included	Included	Included	Included	
Garage/Carport	2ga2dw	2ga2dw	2ga2dw	2ga2dw	
Porch/Patio/Deck	CovPorch	CvEntry/Patio	0 CvEntry/Patio	0 CvEntry/Deck	0
Fireplace/Fence	FP/Fence	FP/Fence	2FP/Fence	-5,000 WdStv/Fence	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -6,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -21,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -16,500	
Adjusted Sale Price of Comparables		Net Adj. 1.1 % Gross Adj. 7.7 % \$ 568,600	Net Adj. 3.7 % Gross Adj. 12.3 % \$ 561,100	Net Adj. 3.1 % Gross Adj. 8.2 % \$ 508,500	

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain Sales history was reviewed and analyzed.  
All comparable sales appear to be at arms length unless otherwise stated in the market grid section.

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) CDAMLS/Assessor  
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) CDAMLS/Assessor

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				
Price of Prior Sale/Transfer				
Data Source(s)	CDAMLS/Assessor	CDAMLS/Assessor	CDAMLS/Assessor	CDAMLS/Assessor
Effective Date of Data Source(s)	04/29/2022	04/29/2022	04/29/2022	04/29/2022

Analysis of prior sale or transfer history of the subject property and comparable sales All comparable sales appear to be at arms length unless otherwise stated in the market grid section.

Summary of Sales Comparison Approach See Attached Addendum.

AMC 4434  
Indicated Value by Sales Comparison Approach \$ 565,000

Indicated Value by: Sales Comparison Approach \$ 565,000 Cost Approach (if developed) \$ Income Approach (if developed) \$  
Most consideration has been given to the sales comparison analysis as it best reflects both buyers and sellers actions. Cost approach not considered reliable due to estimated depreciation and lack of land sales. The income approach not utilized due to the lack of reliable recent rental data.

RECONCILIATION

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. No conditions.

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 \$ 565,000 , as of 04/29/2022 , which is the date of inspection and the effective date of this appraisal.



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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.

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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 Corrina Misener  
Company Name North Idaho Appraisal  
Company Address 11271 N Rocking R Road  
Hayden, ID 83835  
Telephone Number 805-448-8944  
Email Address misenercm@gmail.com  
Date of Signature and Report 05/09/2022  
Effective Date of Appraisal 04/29/2022  
State Certification # CRA-1576  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State ID  
Expiration Date of Certification or License 04/06/2023

## ADDRESS OF PROPERTY APPRAISED

4585 W Fairway Dr  
Coeur D Alene, ID 83815  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 565,000

## 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 \_\_\_\_\_

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FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	4585 W Fairway Dr Coeur D Alene, ID 83815	3805 N Tamarack Rd Coeur D Alene, ID 83815			3615 W Hillcrest Cir Coeur D Alene, ID 83815			4561 W Fairway Dr Coeur D Alene, ID 83815		
Proximity to Subject		1.08 miles NW			0.69 miles W			0.02 miles NE		
Sale Price	\$	\$ 650,000			\$ 677,000			\$ 779,000		
Sale Price/Gross Liv. Area	\$ 431.30 sq.ft.	\$ 493.92 sq.ft.			\$ 607.72 sq.ft.			\$ 536.50 sq.ft.		
Data Source(s)		CDAMLS #21-11909;DOM 35			CDAMLS #22-3256;DOM 9			CDAMLS #22-2295;DOM 37		
Verification Source(s)		Assessor/DriveBy/Lst\$578,000			Assessor/DriveBy/Lst\$649,900			Assessor/DriveBy/Lst\$779,000		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0		Listing		Listing				
Date of Sale/Time		s01/22;c12/21		c04/22		0 Active			-77,900	
Location	N;Res;GlfCse	N;Res;	0	N;Res;	0	N;Res;GlfCse				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	14810 sf	1.12 ac	-75,000	16553 sf	0	10454 sf	0			
View	N;Res;FrntsApts	N;Res;	0	N;Res;	0	N;Res;FrntsApts				
Design (Style)	DT1.5;Multi-Level	DT1.5;Multi-Level		DT1;SplitEntry	0	DT1;Ranch			0	
Quality of Construction	Q4	Q4		Q4		Q4				
Actual Age	46	44	0	46		44			0	
Condition	C4	C4		C3	-75,000	C3			-75,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	5 3 2.0	5 2 1.0	+10,000	5 2 1.0	+10,000	5 3 2.0				
Gross Living Area	1,310 sq.ft.	1,316 sq.ft.	-300	1,114 sq.ft.	+9,800	1,452 sq.ft.			-7,100	
Basement & Finished Rooms Below Grade	650sf650sfwo 1rr1br0.1ba0o	624sf624sfin 1rr1br1.0ba0o	+1,300	1080sf1080sfin 1rr2br1.0ba0o	-21,500	1452sf1452sfwo 1rr1br1.0ba0o			-40,100	
Functional Utility	Conforms Y	Conforms Y		Conforms Y		Conforms Y				
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC				
Energy Efficient Items	Included	Included		Included		Included				
Garage/Carport	2ga2dw	3ga3dw	-10,000	3ga3dw	-10,000	2ga2dw				
Porch/Patio/Deck	CovPorch	CvEntry/Deck	0	CvEntry/Deck	0	CvEntry/Pat			0	
Fireplace/Fence	FP/Fence	FP/Fence		FP/Fence		2FP/Fence			-5,000	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -79,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -91,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -210,100			
Adjusted Sale Price of Comparables		Net Adj. 12.2% Gross Adj. 15.6%	\$ 571,000	Net Adj. 13.5% Gross Adj. 19.4%	\$ 585,300	Net Adj. 27.0% Gross Adj. 27.0%	\$ 568,900			
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										
Price of Prior Sale/Transfer										
Data Source(s)	CDAMLS/Assessor	CDAMLS/Assessor	CDAMLS/Assessor	CDAMLS/Assessor						
Effective Date of Data Source(s)	04/29/2022	04/29/2022	04/29/2022	04/29/2022						
Analysis of prior sale or transfer history of the subject property and comparable sales All comparable sales appear to be at arms length unless otherwise stated in the market grid section.										
Analysis/Comments See Attached Addendum.										

## 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.





# Market Conditions Addendum to the Appraisal Report

32554190  
File No. 4585 W Fairway Dr

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 **4585 W Fairway Dr** City **Coeur D Alene** State ID \_\_\_\_\_ ZIP Code **83815**

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)	29	10	5	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.83	3.33	1.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	5	0	3	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.0	0	1.8	<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	540,000	568,750	580,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	41	53	48	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	575,000	0	620,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	63	0	7	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	94	0	94	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" 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.). **Concessions in the subject's marketplace are not prevalent and generally consist of credit back to the buyer for closing costs. Seller concessions have minimal impact on our market, and trends have not increased within the marketplace within the past 12 months.**

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).  
**Some short sales and REO sales are noted in the subject's marketplace, however comprise only a small percentage of transactions and are not considered a significant factor. These homes are also noted to be aggressively priced and are getting absorbed at reasonable rates.**

Cite data sources for above information. **Coeur d' Alene MLS.**

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.

**Sales prices in subject's neighborhood appear to be statistically increasing. Based on my experience, the overall market has been increasing over the past years. Inventory has been at an all time low. I do focus on obtaining the most recent sales and pending sales to accurately gauge the market. Marketing times for properly priced properties appears to be 0-90 days, per MLS data.**

The figures regarding total number of listings and sales noted on page 2 (above the sales comparison grid) may not match up with the larger data set here. The figures on page 2 are meant to indicate the smaller number of truly comparable listings and sales for the specific subject property.

**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	Signature
Appraiser Name <b>Corrina Misener</b>	Supervisory Appraiser Name
Company Name <b>North Idaho Appraisal</b>	Company Name
Company Address <b>11271 N Rocking R Road, Hayden, ID 83835</b>	Company Address
State License/Certification # <b>CRA-1576</b> State ID	State License/Certification # State
Email Address <b>misenercm@gmail.com</b>	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

# Addendum

File No. 4585 W Fairway Dr

Borrower	Catamount Properties 2018, LLC				
Property Address	4585 W Fairway Dr				
City	Coeur D Alene	County	Kootenai	State	ID Zip Code 83815
Lender/Client	Wedgewood Inc				

## Exterior-Only: Contract - Results of Analysis/Why not performed

Sales contract was not made available for review. Appraisal assignment type is for Servicing- current FMV. Closing statement was provided by lender. Pending sales price is \$565,000 and date of contract is 4/13/2022. Listing agent was contacted and provided verbal pending contract price, however, did not provide sales contract as requested.

## Neighborhood Description:

Subject is located in Coeur d' Alene, a suburban residential environment comprised of typical average to good quality subdivisions, single family, multi family, small commercial sites and some acreage home sites, lending itself to a country atmosphere. Commercial shopping districts, fine dining, and public schools are located within the neighborhood. Recreational facilities are considered to be excellent with Lake Coeur d' Alene, the Coeur d' Alene Golf Course and Resort within the neighborhood. There are no adverse conditions affecting marketability of the subject neighborhood known to this appraiser.

## Neighborhood Market Conditions:

Marketing times for properties which are competitively priced and aggressively marketed have remained reasonable. Over the last year, the market appears to have been increasing. In recent months, sale prices have more clearly been appreciating in several market niches/neighborhoods, as evidenced by the low inventory, short DOM's and multiple bids, some of which push the final price above asking. In some neighborhoods or market niches, increasing values are noted. No time adjustments warranted.

Interest rates have been low and are offered at affordable levels for qualified buyers. The banking industry has substantially tightened its lending policies. The trend is toward more substantial down payments and a more thorough application process. Interest buydowns and other sales concessions are not common in this market locale.

*\*\*Please note: As of the effective date of this appraisal the world and local economy support a worldwide pandemic. Since this is new to the competitive market, it is unknown how this will affect future values. I have studied current data, including pending sales, active listings, and recent sales and surveys with local participants that support the local market is stable to increasing. Closed adjusted sales are historical to these events. The opinion of market value has taken into consideration current events as of the effective date based on the available data.*

*On March 13, 2020, the United States Government declared a national emergency concerning the Novel Corona Virus disease (COVID-19) outbreak. Additionally, on March 13, 2020, the state government declared Idaho a state of emergency which was in effect on the effective date of this appraisal report. This Appraisal report is performed pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP) and was based on information and comparable sales available on that date. The effect of COVID-19 on the future value of the subject property is unknown and not possible to predict.\*\**

## Reasonable Marketing Time

This is the estimate of the amount of time it might take to sell a property at the estimated market value during the period immediately after the effective date of the appraisal. The sources for this information included those used in estimating reasonable exposure time but may also include anticipated changes in market conditions. Based on the recent sales in the subject's neighborhood, the marketing time of properties exhibiting subject's characteristics is approximately 0-90 days.

## Site section:

No readily observable adverse site conditions or external factors noted, however the appraiser is not an expert in this field. See #5 limiting condition addendum. Check prelim for any adverse easements on record. Subject's size & utility appear typical for the neighborhood. If there is a conflict between the flood information herein and the lender's flood certification, the lender's flood certification will be deemed on the issue of the flood zone applicable to the property.

## Improvements Section:

Drive-by inspection. Subject photos and information regarding the subject's interior condition were derived from the subject's current MLS listing as well as the listing agent. Per realtor, the photos are current. Subject is of average quality construction and is in average overall condition.

## Physical Deficiencies:

There are no readily observable physical deficiencies or adverse conditions front the exterior drive-by. There are many issues regarding the condition and integrity of the property that may not be apparent. The appraiser is not a home inspector. We refer the reader of this report to limiting conditions and to the clarification of scope of work contained in an addendum to this report. Properties constructed prior to 1978, may contain lead base paint. Properties constructed prior to 1981, may contain asbestos. Any property may contain mold. The appraiser has no expertise in detecting the presence of, or has any knowledge of, the existence of any of these substances on or within the subject property. It is an assumption of this appraisal report that the subject property does not contain lead base paint, asbestos or mold. If information comes to light that the subject property contains any of these substances, it could have an effect on the market appeal and/or marketability of the subject property. If it is determined that one or more of these substances exist on or within the subject's improvements and does affect the market appeal and/or marketability of the subject property, the appraiser reserves the right to change this values estimate accordingly.

## Property Conformity:

Subject appears to generally conform to the neighborhood. Floor plan is functional and affords average overall livability. Subject's effective age and physical depreciation levels are reflective of the subject's overall condition.

## Addendum

File No. 4585 W Fairway Dr

Borrower	Catamount Properties 2018, LLC					
Property Address	4585 W Fairway Dr					
City	Coeur D Alene	County	Kootenai	State	ID	Zip Code 83815
Lender/Client	Wedgewood Inc					

### Summary of Sales Comparison:

The appraiser comparable search perimeters included an MLS search of single family sales within the subject's immediate and competing neighborhoods, focusing on properties with similar characteristics as those of the subject. The comparables used in the analysis are the most recent and best available market data for estimating the current market value of the subject property. Several sales were eliminated from this analysis if they were considered too different from the subject to have relevance.

In the case that comps were taken from outside the desired one mile radius or the six month time frame, the appraiser considered this unavoidable.

Comp 5 is a pending sale. No forecasting adjustment warranted. Comp 6 is an active listing located next door to the subject. A forecasting adjustment has been applied based on the original list price and overall marketing time. Idaho is a non-disclosure state.

The subject both backs a golf course and fronts an apartment complex. Comp 6 shares the subject's locational/view appeal as it is located next door to the subject. Comp 2 is in close proximity to the same apartment complex, and does not back the golf course, warranting a minimal adjustment. All other comparables share a typical residential location and residential view, therefore, no location/view adjustments were warranted.

Site adjustments are based on each site's estimated net usable site area with secondary consideration given to the gross site size, as this contributes to a property's overall privacy and market appeal. The appraiser has conducted a cursory drive-by inspection of all sales comparable sites and estimated the net usable area for each site (additional resources may have included conversations with brokers and/or the use of aerial imagery from public websites). All site adjustments are based on historical market reaction within the subject's area. Comp 4 warranted site adjustment for its superior gross site size.

Age differences were taken into consideration in the subject's overall condition rating, therefore no age adjustments were warranted. The subject's actual age is typical and poses no detriment to marketability.

Condition adjustments were made based on conversations with listing agents, MLS photos and/or appraiser files. In cases where an adjustment is made between the subject and comps with the same condition rating, reported or noted differences in upgrades warranted some level of adjustment.

Bathrooms warranted adjustment at the rate of \$5,000 per half bath and \$10,000 per full bath. Living area warranted adjustment at the rate of \$50/SF. Basements warranted adjustment at the rate of \$50/sf finished. Garages warranted adjustment at the rate of \$10,000/stall.

\*\*\*Appraisal assignment type is for Servicing- current FMV. Sales contract was not made available for review. Closing statement was provided by lender. Realtor was contacted and provided verbal information regarding the subject's interior condition as well as the contract price, however, did not provide sales contract as requested. The subject's MLS listing has been included in this report.\*\*\*

All comparables were considered when determining estimated market value. All comparables are sales within the subject's immediate/competing neighborhoods. Emphasis in this report is given to comps 1 and 2, the most recent closed sales in the subject's project that reflect the least overall gross/net adjustment. Comps 3 and 4 provide further support. Comp 6 is located next door to the subject, sharing a similar locational appeal, however, is considered to reflect the high end of value as it has been recently remodeled. Comp 5, the pending sale, was given strong consideration as it reflects the most current market conditions, and is a good indicator of the current market.

A survey of available listings and pending sales revealed a very low inventory of similar product types with similar location appeal. The subject's size and floorplan are well matched by the comps in this report. Considering market conditions, the comparables displayed, as well as the agreed upon purchase price, an estimated market value of \$565,000 is considered reasonable and well supported.

Due to the subject's GLA, the subject's estimated market value is above the predominant value for the neighborhood. The subject was not considered unusual, just not the norm.

Due to the subject's amenities and condition, FNMA suggested guidelines have been exceeded in order to display the best and most relevant comparables.

**Additional notes:** Aerial photo is attached and was the best available to the appraiser. No personal property was given value.

In some cases, a clear digital photograph of the comparable sale was not possible due to lighting, distance from road, or the observance of no trespassing signs. Multiple listing photographs may be used instead of the field photograph when the mls photo presents the reader with a more descriptive view of the comparable sale. A field inspection of the exterior of all comparable sales was a part of this appraisal. Due to seasonal weather changes, comparable photos may reflect varying weather conditions.

Idaho is a non-disclosure state.

The state of Idaho does not require CO/smoke detectors to be inspected/photos and does not require comment /photos of strapped water heater. All utilities were on and functioning at the time of inspection.

## Addendum

File No. 4585 W Fairway Dr

Borrower	Catamount Properties 2018, LLC				
Property Address	4585 W Fairway Dr				
City	Coeur D Alene	County	Kootenai	State	ID Zip Code 83815
Lender/Client	Wedgewood Inc				

5/9/2022 Clarification: As stated in addendum above -The subject both backs a golf course and fronts an apartment complex. Comp 6 shares the subject's locational/view appeal as it is located next door to the subject. Comp 2 is in close proximity to the same apartment complex, and does not back the golf course, warranting a minimal adjustment. All other comparables share a typical residential location and residential view, therefore, no location/view adjustments were warranted.

Comp 6 is an active listing which was recently remodeled and appears to be listed at a premium (forecasting adjustment applied). Comp 6 prior sale on 3/31/2021, sold for \$435,000 after 36 DOM in C4 overall condition. Since that sale, it has been remodeled and is currently an active listing.

The subject's location/view adjustment - location on golf course is superior, however, fronting apartments is considered somewhat inferior to a typical residential location, therefore, all of the comparables with typical residential view/locations warranted no adjustment. Comp 2 is in close proximity to the apartments with a typical residential location, warranting a minimal \$20k adjustment.

**suppSupplemental Addendum**

File No. 4585 W Fairway Dr

Borrower	Catamount Properties 2018, LLC						
Property Address	4585 W Fairway Dr						
City	Coeur D Alene	County	Kootenai	State	ID	Zip Code	83815
Lender/Client	Wedgewood Inc						

**Supplemental Addendum**

By this notice, all persons and firms reviewing, utilizing or relying on this report in any manner, bind themselves to accept the assumptions and limiting conditions contained in this report. Do not use this report if you do not accept.

**Idaho is a non-disclosure state, therefore, there may be sales that are not readily available in the normal course of business.**

**Client and Intended User**

Intended users of the appraisal report are Bank's officers, employees, loan brokers, prospective and actual loan purchasers (including their designated agents), third party reviewers (if any) and regulatory authorities having supervisory authority over the Bank. 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 the definition of market value. No additional intended users are identified by the appraiser.

**Purpose and Intended Use**

The purpose of this appraisal is to estimate the market value of the subject property as defined herein. Current uniform standards of professional appraisal practice define the market value conclusion as an opinion of market value and not an estimate of market value. The function, or, intended use of the appraisal, is to assist the client named on page one of the report in evaluating the subject property for lending purposes. This report was prepared at the request of the client named on page one, for their exclusive use. This report is not an engineering, construction, legal or architectural survey and expertise in these areas, among other, is not implied.

**Scope of Work**

The appraiser performed a drive-by inspection of the subject's exterior only. The appraisers visual observation did not include testing appliances, heating or cooling systems, plumbing or electrical systems, sewage lines, interior wall space, foundation, soil or other items that are beyond the scope of work for a visual observation as defined in this appraisal report. If the client or any other reader of this report has concerns about the functionality of these items, the appraiser recommends the reader hire an inspector that is qualified in those systems or that area. The appraiser provides no warranties, implied, expressed, or otherwise for the function of these items.

An appraisal inspection should not be confused with the type of inspection performed by an expert qualified as a home inspector. If the client, the borrower or any other reader of this report would like a more detailed report concerning the condition, the structural or mechanical elements of the property, a professional home inspector should be contacted.

The value estimate contained herein is based on the assumption that the property is not affected by the existence of hazardous substances, such as formaldehyde, radon, asbestos or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraisers visual inspection of the subject property and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the value of the subject property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the subject property that would negatively affect the value. If the borrower would like a more detailed report concerning hazardous substances or detrimental environmental condition, the condition, a qualified hazardous substance and environmental expert should be contacted.

The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of title xi of the financial institution, reform, recovery, and enforcement act (firrea) of 1989, as amended (12 u.s.c. 3331 et seq, and any implementing regulations in effect at time the appraiser signs the appraisal certification. The subject property has not been affected by any natural disaster, and there has been no noted effect on marketability or value as a result of the disaster.

**Appraiser Independence Requirements (AIR)**

North Idaho Appraisal certifies its compliance with the Appraiser Independence Requirements as follows:

The appraiser selected is qualified by the State of Idaho to perform an appraisal for this property. The appraiser is considered geographically competent to perform assignments in this market area and is independent of the loan production staff as well as persons compensated on a commission basis.

The selection of the appraiser was made independently of the lender and the loan production staff, including the loan agent. The assignment of this appraisal was not influenced by the lender, the loan agent and/or the loan production staff, and was based solely on the competency and experience of the appraiser.

Any information provided to the appraiser during the course of this assignment including information obtained from the purchase contract, the purchase price, a loan amount, information from public records, preliminary title reports, as well as information provided by the borrower, realtor, seller, and/or buyer is used solely as additional data/information and used to assist in determining the complexity and scope of work as outlined in USPAP. The appraiser's final value conclusion is considered an independent opinion of value, free from any outside influences outlined above or by those responsible for the loan origination and loan production.

The appraiser's assignment and compensation is not dependant on a predetermined value; an estimate value, an encouraged value and/or desired value. Payment to the appraiser is through a 3rd party and is separated from loan origination and loan production.



# USPAP ADDENDUM

32554190  
File No. 4585 W Fairway Dr

Borrower	Catamount Properties 2018, LLC		
Property Address	4585 W Fairway Dr		
City	Coeur D Alene	County Kootenai	State ID      Zip Code 83815
Lender	Wedgewood Inc		

This report was prepared under the following USPAP reporting option:

Appraisal Report                      This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report              This report was prepared in accordance with USPAP Standards Rule 2-2(b).

**Reasonable Exposure Time**  
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0- 90 Days

My opinion of reasonable exposure time for the subject property at the market value stated in this report is: A reasonable exposure time for the subject property developed independently from the stated marketing time is 0-90 days, based upon a review of sales within the subject's market area over the past three months.

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

I have NOT performed 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 performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.


- 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.
- 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).

**Additional Comments**

Notes: This appraiser has not performed any appraisal valuation services (to include appraising, revising, bpo's, inspection or updating) on the subject property within the past 36 months of the effective date of the assignment.

The software allows for "importing comparables" from prior reports. All photos are originals of the comparables and all comparables were observed from the street by the appraiser. MLS photos were applied when access was not possible (private roads, gated entry, etc.).

**APPRAISER:**

Signature: 

Name: Corrina Misener

Date Signed: 05/09/2022

State Certification #: CRA-1576

or State License #: \_\_\_\_\_

State: ID

Expiration Date of Certification or License: 04/06/2023

Effective Date of Appraisal: 04/29/2022

**SUPERVISORY APPRAISER: (only if required)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

Supervisory Appraiser Inspection of Subject Property:

Did Not     Exterior-only from Street     Interior and Exterior

**MLS Listing**

File No. 4585 W Fairway Dr

Borrower	Catamount Properties 2018, LLC				
Property Address	4585 W Fairway Dr				
City	Coeur D Alene	County	Kootenai	State	ID
Zip Code	83815				
Lender/Client	Wedgewood Inc				



**4585 W Fairway Dr**  
**Coeur d'Alene, Idaho 83814**  
**\$599,000**  
**Site Built < 2 Acre**  
**MLS#:22-1226**  
**Area: 01 - Cd'A Urban/Dalton**  
**Grid #: 110**  
**Total Bedrooms: 4**  
**Total Bathrooms: 2.5**  
**Total SqFt.: 1,960**  
**Lot Acres: 0.34**  
**Year Built: 1976**

**HUGE price reduction! 3-minute walk to Kroc Center Gym with pool. One block to fire dept. .5 mile to grocery store. One mile to I-90. 3 miles to the hospital. Location, Location, Location! Great view of the tree lined golf course. Large family room in lower level with walk out to yard. Backyard is fenced. 2-year-old roof! Driveway resurfaced 4 years ago. Owner has completed home inspection and has had safety items completed.**

Listing Office: **John L. Scott, Inc (Cd'A)**

**Contract Information**

Original List Price: **\$699,000** Status: **Pending**  
 Buyer Agency Compensation: **3%** REO: **No**  
 Non-Agent Compensation: **1%** Short Sale: **No**  
 Property Type: **Residential**  
 Showing Instructions: **Appointment Only; Call Listing Agent**  
 Terms Considered: **Cash; Conventional**

**Legal & Taxes**

Taxes: **\$1,938.01** Taxes Reflect: **Home Owner's Exemption** AIN/Tax Bill #: **126264**  
 for Tax Year: **2020** Subdivision: **Fairway Forest** Tax Parcel #: **C27900020196**  
 School District: **CDA - 271** Misc: **Sec: 3, Twn: 80, Rng: 84WBM** Zoning: **Res**  
 County: **Kootenai**

Legal Description: **Fairway Forest LT 19, BLK 2 0350N04W**

Directions: **N on Ramsey - Then Left on Golf Course Rd. Then right on W. Fairway Dr Approx 1/4 mile.**

**General Property Description**

Building Style: **Multi-Level** Total SqFt.: **1,960** Year Built: **1976**  
 Basement: **No, Part Size** SqFt Source: **Assessor** New Construction: **No**  
 Common Walls: **No Common Walls** Income Producing: **No** Garage/Carport #1: **2 Car, Att Garage**  
 Lot Type 1: **Golf Course** Add'l Living Qtrs:  
 Realtor.COM Type: **Residential - Single Family**

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt					1		1		1			
1st Fl		1	1	1								
2nd Fl						1	2	2				
3rd Fl												

View: **City** Interior Features: **Central Air; Fireplace** Common Walls: **No Common Walls**  
 Lot: **Golf Course Lot; Golf Course Name:** Features: **CDA City; Level** Construction: **Frame**  
 Exterior Features: **Covered Porch; Fencing - Partial; Landscaping; Lawn; Lighting; Sprinkler System - Back; Sprinkler System - Front** Appliances: **Cooktop; Dishwasher; Dryer, Electric; Microwave; Range/Oven - Elec; Refrigerator; Washer** Foundation: **Concrete**  
 Fuel: **GasGas** Exterior: **Lap Siding**  
 Property Subject to: **CC&Rs: Yes** Heating: **Forced Air; Furnace; Stove - Gas** Roof: **Comp Shingle**  
**Homeowners Assoc: None** Flooring: **Carpet; Laminate; Tile; Wood** Road: **Public Maintained Road**  
**LID: No** Sewer: **City Sewer**

Non-Mtg Lien: **None** Engineered Flooring  
 Flood Zone: **No** Basement: **Part Size**  
 Aircraft Flight Zone: **No** Details: **Finished; Daylight; Walk-out**  
 Fire Protection Dist: **Yes**  
 Fire Protection Name: **CDA**

## Subject Photo Page

Borrower	Catamount Properties 2018, LLC				
Property Address	4585 W Fairway Dr				
City	Coeur D Alene	County	Kootenai	State	ID Zip Code 83815
Lender/Client	Wedgewood Inc				

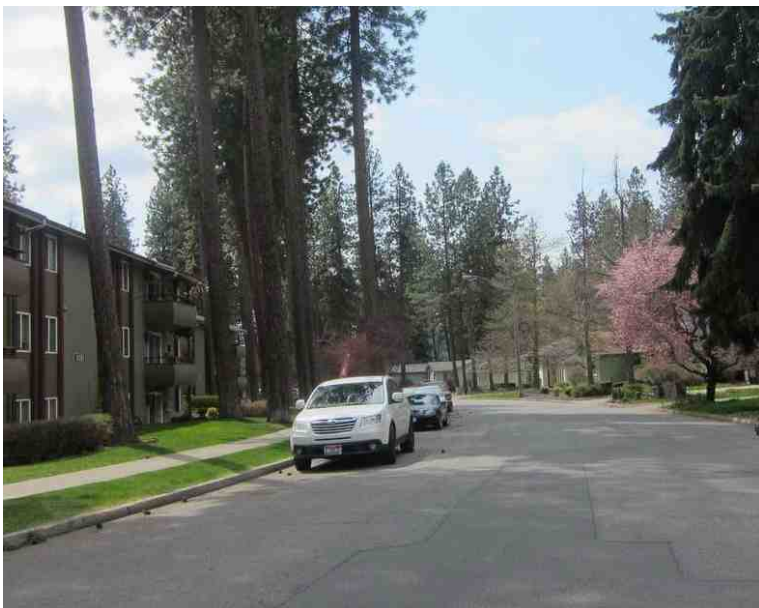


### Subject Front

4585 W Fairway Dr  
Sales Price  
Gross Living Area 1,310  
Total Rooms 5  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;GlfCse  
View N;Res;FrntsApts  
Site 14810 sf  
Quality Q4  
Age 46



### Subject Front



### Subject Street

# MLS Photos

Borrower	Catamount Properties 2018, LLC				
Property Address	4585 W Fairway Dr				
City	Coeur D Alene	County	Kootenai	State	ID Zip Code 83815
Lender/Client	Wedgewood Inc				



**Living Room**



**Kitchen**



**Dining**



**Bedroom**



**Bedroom**



**Bedroom**

## MLS Photos

Borrower	Catamount Properties 2018, LLC				
Property Address	4585 W Fairway Dr				
City	Coeur D Alene	County	Kootenai	State	ID Zip Code 83815
Lender/Client	Wedgewood Inc				



**Basement Family Room**



**Bedroom**

## Comparable Photo Page

Borrower	Catamount Properties 2018, LLC				
Property Address	4585 W Fairway Dr				
City	Coeur D Alene	County	Kootenai	State	ID
Lender/Client	Wedgewood Inc			Zip Code	83815



### Comparable 1

2462 W Canyon Dr  
 Prox. to Subject 0.42 miles NW  
 Sale Price 575,000  
 Gross Living Area 1,132  
 Total Rooms 5  
 Total Bedrooms 2  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 14375 sf  
 Quality Q4  
 Age 48



### Comparable 2

3416 N Angie Cir  
 Prox. to Subject 0.11 miles N  
 Sale Price 582,500  
 Gross Living Area 1,344  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;PrxApts  
 Site 10890 sf  
 Quality Q4  
 Age 45



### Comparable 3

4212 N Holmes Rd  
 Prox. to Subject 1.41 miles NW  
 Sale Price 525,000  
 Gross Living Area 1,246  
 Total Rooms 4  
 Total Bedrooms 2  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 14375 sf  
 Quality Q4  
 Age 43

## Comparable Photo Page

Borrower	Catamount Properties 2018, LLC				
Property Address	4585 W Fairway Dr				
City	Coeur D Alene	County	Kootenai	State	ID
Lender/Client	Wedgewood Inc			Zip Code	83815



### Comparable 4

3805 N Tamarack Rd	
Prox. to Subject	1.08 miles NW
Sale Price	650,000
Gross Living Area	1,316
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	1.12 ac
Quality	Q4
Age	44



### Comparable 5

3615 W Hillcrest Cir	
Prox. to Subject	0.69 miles W
Sale Price	677,000
Gross Living Area	1,114
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	16553 sf
Quality	Q4
Age	46

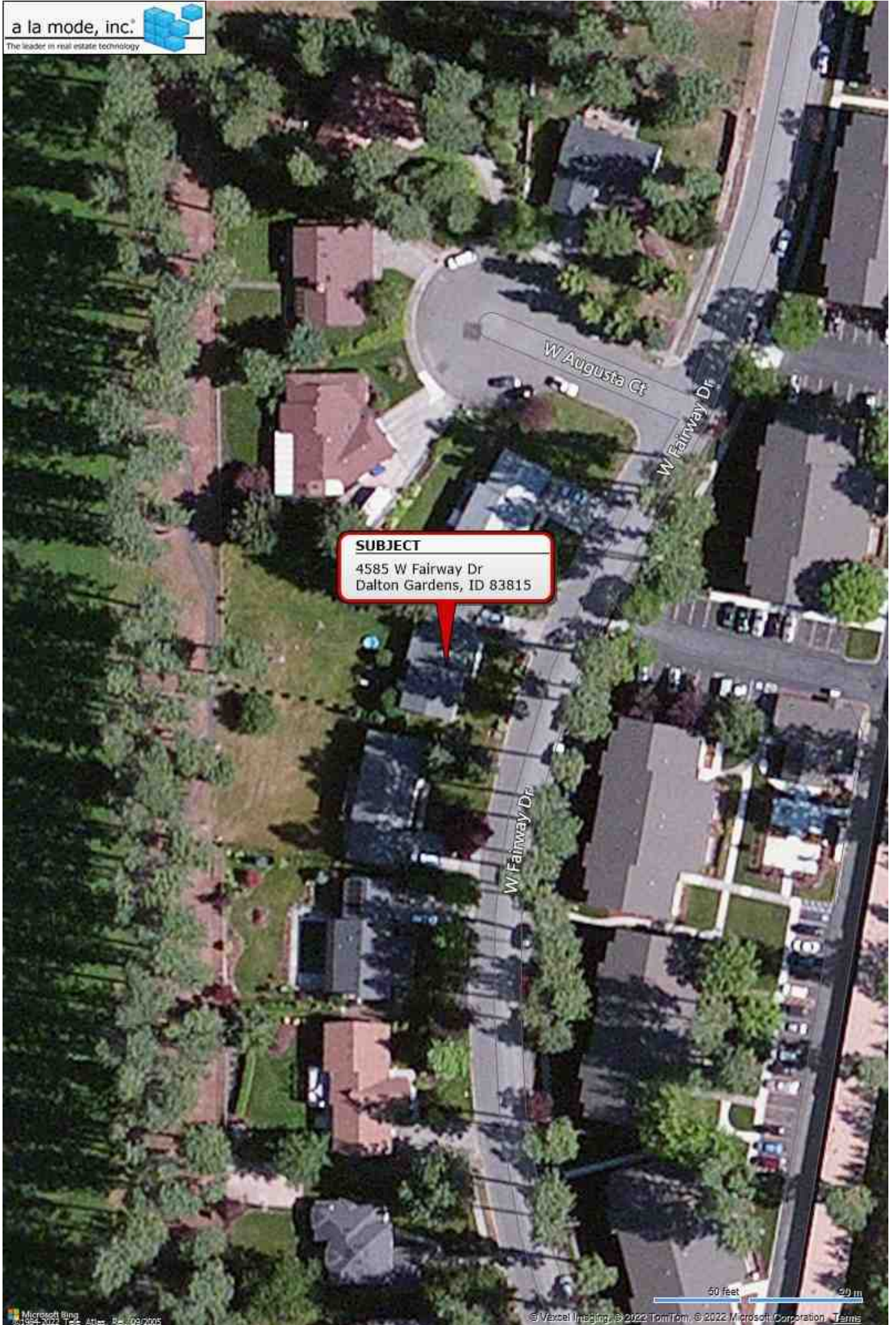


### Comparable 6

4561 W Fairway Dr	
Prox. to Subject	0.02 miles NE
Sale Price	779,000
Gross Living Area	1,452
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;GlfCse
View	N;Res;FrntsApts
Site	10454 sf
Quality	Q4
Age	44

# Aerial Map

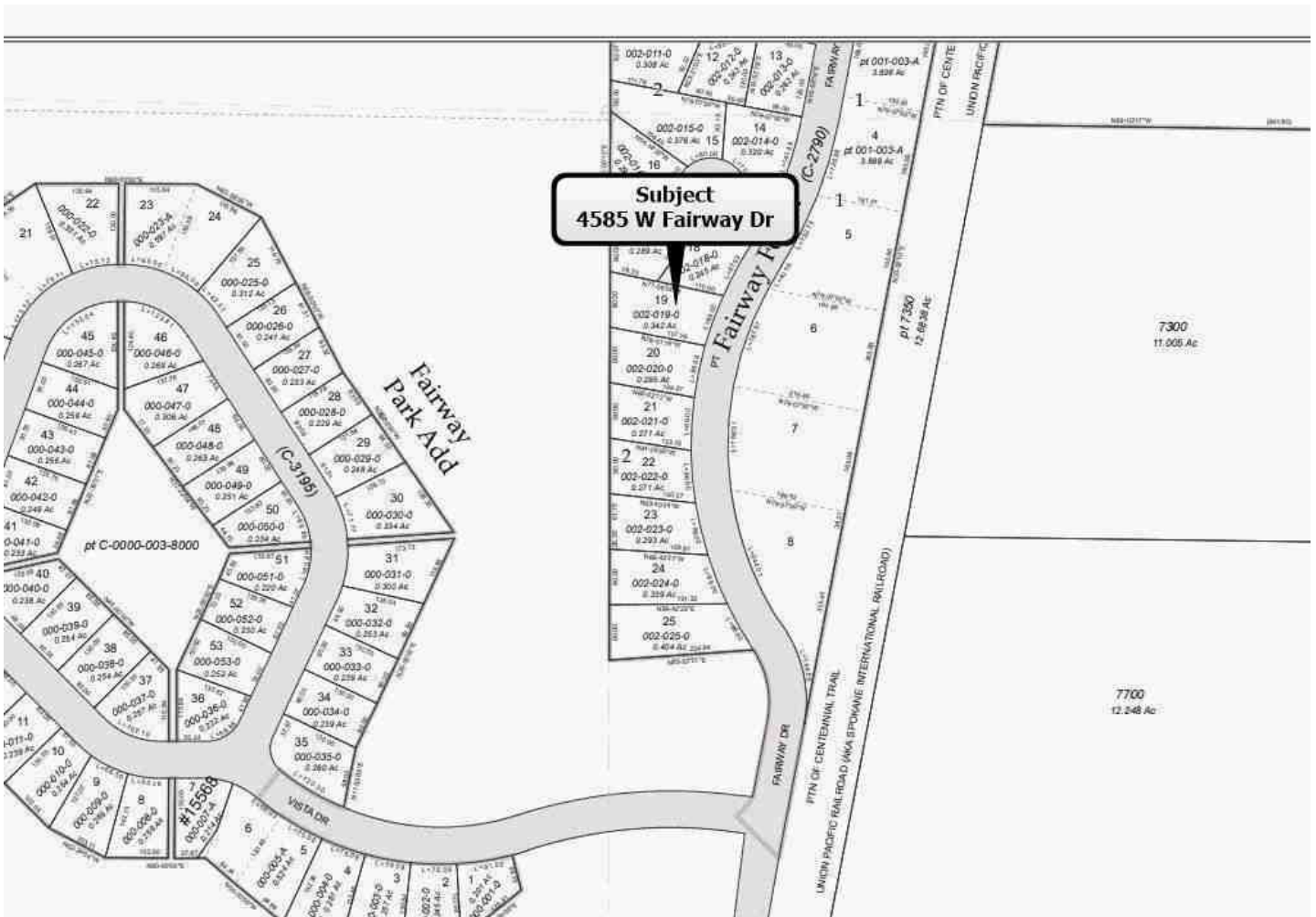
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Property Address	4585 W Fairway Dr				
City	Coeur D Alene	County	Kootenai	State	ID Zip Code 83815
Lender/Client	Wedgewood Inc				





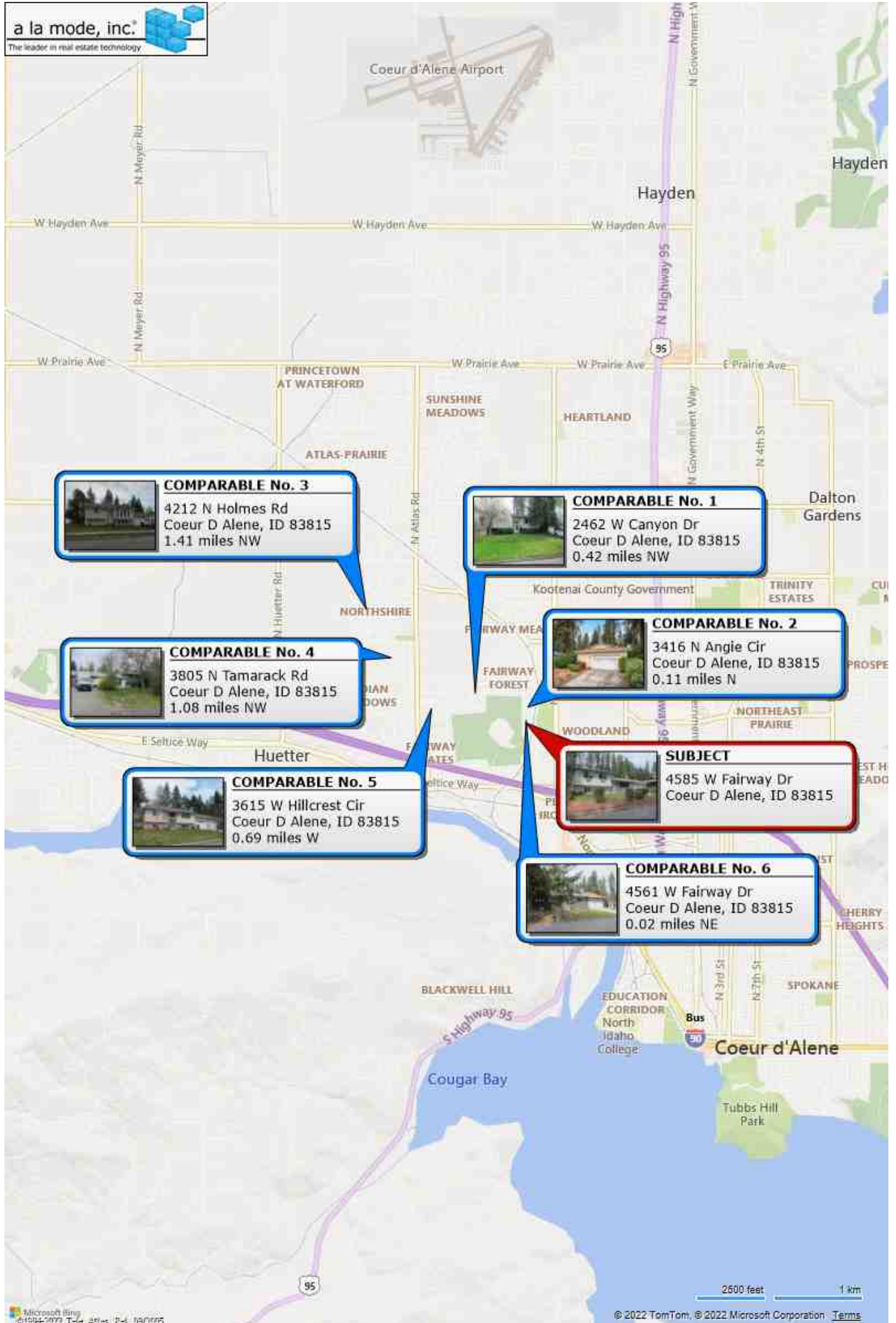
# Plat Map

Borrower	Catamount Properties 2018, LLC		
Property Address	4585 W Fairway Dr		
City	Coeur D Alene	County Kootenai	State ID Zip Code 83815
Lender/Client	Wedgewood Inc		



# Aerial Map

Borrower	Catamount Properties 2018, LLC				
Property Address	4585 W Fairway Dr				
City	Coeur D Alene	County Kootenai	State ID	Zip Code 83815	
Lender/Client	Wedgewood Inc				



**License**

**Division of Occupational and Professional Licenses  
Department of Self Governing Agencies**

The person named has met the requirements for licensure and is entitled  
under the laws and rules of the State of Idaho to operate as a(n)

**CERTIFIED RESIDENTIAL APPRAISER**

**CORRINA MISENER  
11271 N ROCKING R RD  
HAYDEN ID 83835**



*Russell S. Barron*  
**Russell S. Barron**  
Division Admin

**CRA-1576**  
Number

**04/06/2023**  
Expires

# E&O Insurance



**APPRAISAL, VALUATION AND PROPERTY SERVICES  
PROFESSIONAL LIABILITY INSURANCE POLICY**



## DECLARATIONS

### Aspen American Insurance Company

(Referred to below as the "Company")  
590 Madison Avenue, 7th Floor  
New York, NY 10022  
877-245-3510

Date Issued	Policy Number	Previous Policy Number
6/3/2021	AAI010170-02	AAI010170-01

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

<p>1. Customer ID: 170748 Named <b>Insured</b>: NORTH IDAHO APPRAISAL Corrina Misener 11271 Rocking R Rd N Hayden, ID 83835</p>																																																	
<p>2. <b>Policy Period</b>: From: 07/09/2021 To: 07/09/2022 12:01 A.M. Standard Time at the address stated in 1 above.</p>																																																	
<p>3. <b>Deductible</b>: \$1000 Each <b>Claim</b></p>																																																	
<p>4. <b>Retroactive Date</b>: 07/09/2020</p>																																																	
<p>5. <b>Inception Date</b>: 07/09/2020</p>																																																	
<p>6. <b>Limits of Liability</b>:                  A. \$500,000 Each Claim                  B. \$1,000,000 Aggregate   <b>Subpoena Response</b>: \$5,000 Supplemental Payment Coverage  <b>Pre-Claim Assistance</b>: \$5,000 Supplemental Payment Coverage  <b>Disciplinary Proceeding</b>: \$7,500 Supplemental Payment Coverage  <b>Loss of Earnings</b>: \$500 per day Supplemental Payment Coverage</p>																																																	
<p>7. <b>Covered Professional Services (as defined in the Policy and/or by Endorsement):</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Real Estate Appraisal and Valuation:</td> <td style="width: 10%;">Yes</td> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td> <td style="width: 10%;">No</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td style="width: 5%;"></td> </tr> <tr> <td>Residential Property:</td> <td>Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> <td></td> </tr> <tr> <td>Commercial Property:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):</td> <td>Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td>Right of Way Agent and Relocation:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Machinery and Equipment Valuation:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Personal Property Appraisal:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td>Real Estate Sales/Brokerage:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> </table>		Real Estate Appraisal and Valuation:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		Residential Property:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		Commercial Property:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(If "yes", added by endorsement)	Right of Way Agent and Relocation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Machinery and Equipment Valuation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Personal Property Appraisal:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(If "yes", added by endorsement)	Real Estate Sales/Brokerage:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(If "yes", added by endorsement)
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