| Borrower         | Catamount Properties 2018 LLC |                  | File No. 32991556       |
|------------------|-------------------------------|------------------|-------------------------|
| Property Address | 12017 W 58th Pl               |                  |                         |
| City             | Arvada                        | County Jefferson | State CO Zip Code 80004 |
| Lender/Client    | Wedgewood Inc                 |                  |                         |

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## USPAP ADDENDUM

File No. 32991556

| Borrower Catamount Properties 2   | 2018 LLC   |   | . 52991000                      |
|---|--|---|---------------------------------|
| Property Address 12017 W 58th PI  |  |   |                                 |
| City Arvada<br>Lender Wedgewood Inc   | County Jefferson   | n State CO  | Zip Code 80004                  |
|   |  |   |                                 |
| This report was prepared under the fo   | • • • • •  | th UCDAD Standarda Dula 2, 2(a)                     |                                 |
| Appraisal Report  | This report was prepared in accordance wit   |   |                                 |
| Restricted Appraisal Report   | This report was prepared in accordance wit   | in USPAP Standards Rule 2-2(b).                     |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
| Reasonable Exposure Time  | for the subject property at the market value st  | totad in this report is:                            |                                 |
|   | of time that the property interest being   |   |                                 |
| _   | e at market value on the effective date of   |   |                                 |
|   |  |   | ee                              |
| open market   | re time is a retrospective opinion based   | on an analysis of past events assumin               | ng a competitive and            |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
| Additional Certifications   | and half to  |   |                                 |
| I certify that, to the best of my knowledge                                   |  |   |                                 |
| three-year period immediately preced  | appraiser or in any other capacity, regarding t  | the property that is the subject of this report     | within the                      |
|   |  |   |                                 |
|   | praiser or in another capacity, regarding the pro<br>ance of this assignment. Those services are de          |   | 1 the three-year                |
| - The statements of fact contained in this rep                                |  | scribed in the comments below.                      |                                 |
|   | usions are limited only by the reported assumption   | is and limiting conditions and are my personal, i   | impartial, and unbiased         |
| professional analyses, opinions, and conclusi                                 |  |   |                                 |
| <ul> <li>Unless otherwise indicated, I have no prese<br/>involved.</li> </ul> | nt or prospective interest in the property that is the   | subject of this report and no personal interest     | with respect to the parties     |
|   | hat is the subject of this report or the parties invol   | ved with this assignment.                           |                                 |
| - My engagement in this assignment was no                                     | t contingent upon developing or reporting predeter   | mined results.                                      |                                 |
|   | nment is not contingent upon the development or r  |   |                                 |
|   | e attainment of a stipulated result, or the occurrenc<br>re developed, and this report has been prepared, ir |   |                                 |
| were in effect at the time this report was prep                               |  |   |                                 |
|   | personal inspection of the property that is the subj   |   |                                 |
|   | I significant real property appraisal assistance to the  |   | re exceptions, the name of each |
| individual providing significant real property a                              | opraisal assistance is stated elsewhere in this repo   | n).   |                                 |
|   |  |   |                                 |
| Additional Comments   |  |   |                                 |
|   | sing the comparate address of the oppre  | ical company. The environments wat he               | and in the concerts             |
|   | ising the corporate address of the appra<br>The appraiser has experience appraising                          |   | ased in the corporate           |
|   |  | ,   |                                 |
| ClearCapital.com, Inc. CO AMC Re  |  |   |                                 |
| Fee Disclosure: The appraiser is an   | hourly employee of Clario Appraisal Ne   | twork and received no appraisal fee fo              | or the assignment.              |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  |   |                                 |
|   |  | IDEDVICODY ADDRAICED, (only if                      |                                 |
| APPRAISER:  |  | UPERVISORY APPRAISER: (only if                      | ieyuneu)                        |
| Signature: Ogan   | Kalden   | anature:  |                                 |
| Signature:<br>Name: Logan Katzer  |  | gnature:<br>ime:                                    |                                 |
| Date Signed: 06/28/2022   |  | ta Sianad:  |                                 |
| State Certification #:  |  | ate Certification #:                                |                                 |
| or State License #: <u>AL200002944</u>  |  | State License #:ate:                                |                                 |
| State: <u>CO</u><br>Expiration Date of Certification or License: 12           |  | are:<br>piration Date of Certification or License:  |                                 |
| Effective Date of Appraisal: <u>06/27/2022</u>                                |  | pervisory Appraiser Inspection of Subject Property: | ·                               |
|   |  | Did Not Exterior-only from Street                   | Interior and Exterior           |

Form ID14AP - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Clario Appraisal Network

| Exterior–Only Inspection Residential Appraisal Report | File # 329915 |
|---|---------------|
|---|---------------|

| The purpose of this summary appraisal repo   |   | -Only inspection   |  |   |  |  | e# 32991   |  |  |
|--|---|--|--|---|--|--|--|--|--|
|  | rt is to prov   | vide the lender/client wit   |  |   | y supported, opi   |  |  |  |  |
| Property Address 12017 W 58th PI   |   | <b>-</b> · -   |  | Arvada  |  |  |  | Zip Code 800   | 004  |
| Borrower Catamount Properties 2018   |   | Owner of Public  | Record Doug  | glas Cheter   | rbok   | Col  | unty Jeffer  | rson   |  |
| Legal Description See attached addend  |   |  | Tau Va   |   |  | D F  | Taura di c   |  |  |
| Assessor's Parcel # 019027 / 39-084-0<br>Neighborhood Name Allendale 6th Flg   | o-013   |  |  | ear 2020<br>Reference 19  | 0740   |  | . Taxes \$2<br>nsus Tract (  |  |  |
| Neighborhood Name Allendale 6th Flg<br>Occupant 🗙 Owner 🗌 Tenant 🗌 Vaca  | ant   | Special Assess   |  | telefence 19  | 9740   |  |  | per year   | per month  |
| Property Rights Appraised X Fee Simple   | Leaseho   |  |  |   |  |  |  | j pei yeai   |  |
| Assignment Type Purchase Transaction   |   |  | Other (describe)   | Loan Serv   | vicina   |  |  |  |  |
| Lender/Client Wedgewood Inc  |   |  | 2015 Manhatt   |   |  | ). Redondo I   | Beach, CA  | 90278  |  |
| Is the subject property currently offered for sale of  | or has it been o  |  |  |   |  |  |  | Yes 🗙 No   |  |
| Report data source(s) used, offering price(s), and   |   | According to ML  |  |   |  |  | he subjec  | t in the 12 m  | onths  |
| prior to the effective date of the appra   |   |  |  |   |  |  |  |  |  |
| I did did not analyze the contract for   | sale for the su   | bject purchase transactior   | . Explain the result   | ts of the analys  | sis of the contract  | for sale or why  | the analysis   | was not  |  |
| performed.   |   |  |  |   |  |  |  |  |  |
|  |   |  |  | <u> </u>  |  |  | • • • •  |  |  |
| Contract Price \$ Date of Con  |   |  | seller the owner of  |   |  | No Data  | Source(s)  |  | Na   |
| Is there any financial assistance (loan charges, so  |   |  | sistance, etc.) to i   | be paid by any  | party on benalt of   | t the borrower?  |  | Ye   | s 🔄 No   |
| If Yes, report the total dollar amount and describe  |   | be paiu.   |  |   |  |  |  |  |  |
|  |   |  |  |   |  |  |  |  |  |
| Note: Race and the racial composition of the   | neiahborhoo   | d are not appraisal facto  | rs.  |   |  |  |  |  |  |
| Neighborhood Characteristics   |   |  | ne-Unit Housing  | Trends  |  | One-Unit I   | Housina  | Present La   | nd Use %   |
| Location Urban X Suburban  | Rural   |  |  | Stable  | Declining  | PRICE  | AGE  | One-Unit   | 65 %   |
| Built-Up Over 75% X 25-75%   | Under 25%   | Demand/Supply X SI   | · _  | In Balance  | Over Supply  | \$ (000)   | (yrs)  | 2-4 Unit   | <u> </u>   |
| Growth Rapid Stable  | Slow  | Marketing Time X U   |  | 3-6 mths  | Over 6 mths  | 228 Lov  |  | Multi-Family   | 10 %   |
|  |   | s bound the west by  |  |   | _  | 1,300 Hig  |  | Commercial   | 5 %  |
| Ave, to the East by Kipling Pkwy and   |   |  | ·  |   |  | 575 Prec   |  | Other  | 5 %  |
|  |   | s a mixture of reside  | ential homes.  | There are r   | no apparent fa   | actors that s  | hould affe   | ect the subje  | ct's   |
| marketability. The subject has acces   | s to all nec  | essary supporting f  | acilities, incluc  | ding school   | s, shopping, r   | recreation a   | nd employ  | ment center  | rs.  |
|  |   |  |  |   |  |  |  |  |  |
| Market Conditions (including support for the above   | e conclusions   | s) See attach  | ed addendum.   |   |  |  |  |  |  |
|  |   |  |  |   |  |  |  |  |  |
| Dimensions No Survey Provided  |   | Area 8,16  | Sef  | Shane   | Rectangula   | ar   | View N   | Pos  |  |
| Specific Zoning Classification SFR   |   |  | <sup>ption</sup> Resider   |   |  | 11   | VICW IN,   | Res,   |  |
|  | conformina (G   |  |  |   |  |  |  |  |  |
|  | J ( )   |  | No Zonina 🔰 🗍  | llegal (describe  |  |  |  |  |  |
| is the highest and best use of subject property as   | improved (or  |  |  | llegal (describe<br>ne present use?   | e)   | Yes 🗌 No   | o If No, des   | cribe  |  |
| Is the highest and best use of subject property as   | improved (or  |  |  | • (   | e)   | Yes 🗌 No   | ) If No, des   | cribe  |  |
| Utilities Public Other (describe)  | improved (or  | as proposed per plans an<br>Public   |  | • (   | e)<br>? X  | Yes No   | ,  | Public   | Private  |
| Utilities Public Other (describe)<br>Electricity 🗙 🗌   |   | as proposed per plans an Public Water  | d specifications) th   | • (   | e)<br>? X<br>Off-site Impro<br>Street Aspl   | ovements - Typ<br>halt   | ,  |  | Private  |
| Utilities Public Other (describe)<br>Electricity X<br>Gas X  |   | as proposed per plans an Public Water Sanitary Sewer   | d specifications) the Other (describe)   | ne present use?   | e)<br>? X<br>Off-site Impro<br>Street Aspl<br>Alley Non  | ovements - Typ<br>halt   | e  | Public   |  |
| Utilities     Public     Other (describe)       Electricity     Image: Constraint of the second s | No FE   | as proposed per plans an Public Water Sanitary Sewer X MA Flood Zone X   | d specifications) the other (describe)   | ne present use?   | e)<br>? X<br>Off-site Impro<br>Street Aspl   | ovements - Typ<br>halt   | ,  | Public   |  |
| Utilities       Public       Other (describe)         Electricity       Image: Constraint of the constraint                    | No FE for the market  | As proposed per plans an<br>Public<br>Water X<br>Sanitary Sewer X<br>EMA Flood Zone X<br>t area? X Yes   | d specifications) th<br>Other (describe)<br>FEMA N<br>No If No   | ne present use?<br>1ap # 0803<br>0, describe  | e)<br>? X Street Improved Street Aspl<br>Alley Non<br>59C0192F   | ovements - Typ<br>halt<br>e  | e<br>FEMA Map  | Public<br>M<br>Date 02/05/   | 2014   |
| Utilities       Public       Other (describe)         Electricity       Image: Constraint of the state of the stateo                   | No FE<br>for the market<br>factors (easen   | as proposed per plans an<br>Public<br>Water X<br>Sanitary Sewer X<br>EMA Flood Zone X<br>t area? X Yes<br>nents, encroachments, env  | d specifications) tf Other (describe)  FEMA N No If No ironmental conditi  | ne present use?<br>1ap # 0803<br>0, describe  | e)<br>? X Street Improved Street Aspl<br>Alley Non<br>59C0192F   | ovements - Typ<br>halt   | e<br>FEMA Map  | Public   | 2014   |
| Utilities       Public       Other (describe)         Electricity       Image: Constraint of the constraint                    | No FE<br>for the market<br>factors (easen   | as proposed per plans an<br>Public<br>Water X<br>Sanitary Sewer X<br>EMA Flood Zone X<br>t area? X Yes<br>nents, encroachments, env  | d specifications) tf Other (describe)  FEMA N No If No ironmental conditi  | ne present use?<br>1ap # 0803<br>0, describe  | e)<br>? X Street Improved Street Aspl<br>Alley Non<br>59C0192F   | ovements - Typ<br>halt<br>e  | e<br>FEMA Map  | Public<br>M<br>Date 02/05/   | 2014   |
| Utilities       Public       Other (describe)         Electricity       Image: Constraint of the state of the stateo                   | No FE<br>for the market<br>factors (easen   | as proposed per plans an<br>Public<br>Water X<br>Sanitary Sewer X<br>EMA Flood Zone X<br>t area? X Yes<br>nents, encroachments, env  | d specifications) tf Other (describe)  FEMA N No If No ironmental conditi  | ne present use?<br>1ap # 0803<br>0, describe  | e)<br>? X Street Improved Street Aspl<br>Alley Non<br>59C0192F   | ovements - Typ<br>halt<br>e  | e<br>FEMA Map  | Public<br>M<br>Date 02/05/   | 2014   |
| Utilities       Public       Other (describe)         Electricity       Image: Constraint of the state of the stateo                   | No FE<br>for the marke<br>factors (easen<br>ences to m  | as proposed per plans an<br>Public<br>Water X<br>Sanitary Sewer X<br>EMA Flood Zone X<br>t area? X Yes<br>nents, encroachments, env  | d specifications) the other (describe)   | ne present use?<br>1ap # 0803<br>0, describe  | e)<br>?<br>Off-site Impro<br>Street Aspl<br>Alley Non<br>59C0192F<br>, etc.)?  | ovements - Typ<br>halt<br>e  | e<br>FEMA Map<br>X No  | Public<br>M<br>Date 02/05/   | 2014   |
| Utilities       Public       Other (describe)         Electricity       Image: Constraint of the second sec                   | No FE<br>for the market<br>for the market   | Appraisal Files  | d specifications) the other (describe)   | lap # 0808<br>on describe<br>ons, land uses,<br>essment and Ti<br>urce for Gross  | e)<br>? X for the second  | ovements - Typ<br>halt<br>e<br>Yes<br>Prior Inspect<br>Assessor;ML   | e<br>FEMA Map<br>X No  | Public  Public  Public  Property Owner   | 2014   |
| Utilities       Public       Other (describe)         Electricity       Image: Constraint of the second sec                   | No FE<br>for the market<br>for the market   | Appraisal Files  | d specifications) the other (describe)   | lap # 0805<br>b, describe<br>ons, land uses,<br>essment and Tr<br>urce for Gross<br><b>ng/Cooling</b>   | e)<br>? Variable Content of the second  | ovements - Typ<br>halt<br>e<br>Yes<br>Prior Inspect<br>Assessor;ML<br>menities   | e<br>FEMA Map<br>No<br>tion F<br>S;Realist   | Public  Public  Poperty Owner  Car Storage   | 2014   |
| Utilities       Public       Other (describe)         Electricity       Image: Constraint of the second sec                   | No FE<br>for the market<br>for the market   | Public Water Sanitary Sewer Sanitary Sewer MA Flood Zone t area? Appraisal Files Appraisal Files eneral Description e Slab Crawl Space   | d specifications) the specifications of the specifications of the specifications of the specification of the speci | lap # 0805<br>, describe<br>ons, land uses,<br>essment and Ti<br>urce for Gross<br>ng/Cooling<br>HWBB   | e)<br>? Variable Constraints of the second sec   | ovements - Typ<br>halt<br>e<br>Yes<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1   | e FEMA Map K No tion F S;Realist None  | Public   | 2014   |
| Utilities       Public       Other (describe)         Electricity       Image: Constraint of the second sec                   | No FE<br>for the market<br>for the market<br>factors (easen<br>ences to m<br>ences to m<br>ences to m<br>ences to m   | as proposed per plans an  Public Water Sanitary Sewer SAN Flood Zone t area? Appraisal Files  eneral Description e Slab Crawl Space ement Finished   | d specifications) the specifications of the specifications of the specifications of the specification of the speci | lap # 0805<br>, describe<br>ons, land uses,<br>essment and Ti<br>urce for Gross<br>ng/Cooling<br>HWBB   | e)<br>? Variable Street Aspl<br>Alley Non<br>59C0192F<br>, etc.)?<br>ax Records<br>Living Area A<br>Alley Non<br>Support Street<br>Alley Non<br>Street Aspl<br>Alley Non<br>Street Aspl<br>Non<br>Street Aspl<br>Street | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0  | e FEMA Map K No tion F S;Realist None K None K T K K K K K K K K K K K K K K K K K   | Public  Public  Public  Competence  Property Owner  Car Storage  way # of C  | 2014<br>ars 1  |
| Utilities       Public       Other (describe)         Electricity       ✓       □         Gas       ✓       □         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external to         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓         Yone       One with Accessory Unit         # of Stories       1         Type       ✓         Det.       Att.         Source(Function       1  |   | Appraisal Files  Appraisal Files  Appraisal Files  Appraisal Files  Appraisal Files  Appraisal Files  Finished  asement Finished   | d specifications) the specifications of the specifications of the specifications of the specifications of the specification of the spec | lap # 0805<br>b, describe<br>ons, land uses,<br>essment and Ti<br>urce for Gross<br>ng/Cooling<br>HWBB  | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area A A Firepla Wood R Firepla R Patio/I  | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0<br>Deck Rear   | e FEMA Map FEMA Map S;Realist S;Realist Drive Driveway   | Public  Public  Property Owner  Car Storage  way # of C Surface C  | 2014<br>ars 1<br>concrete  |
| Utilities       Public       Other (describe)         Electricity       ✓       ☐         Gas       ✓       ☐         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓ One         One with Accessory Unit         # of Stories       1         Type       ✓ Det.       Att.         Source (s) Used for Proposed       Under Const.  | No FE<br>for the market<br>factors (easen<br>ences to m<br>ences to m<br>ences to m<br>ences to m<br>ences to m<br>ences to m<br>ences to m   | Appraisal Files  Appraisal Files  Blab Crawl Space  ement Finished  S Stucco/Avc   | d specifications) the specifications of the specifications of the specifications of the specifications of the specification of the spec | lap # 0805<br>b, describe<br>ons, land uses,<br>urce for Gross<br>ng/Cooling<br>HWBB  | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area A A Firepla Wood Patio/I Porch Porch  | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0<br>Deck Rear<br>Front  | e<br>FEMA Map<br>No<br>S;Realist<br>None<br>Driveway<br>Carage<br>Garage   | Public  Public  Date 02/05/ If Yes, describe  Property Owner  Car Storage  way # of C Surface C ge # of C  | 2014<br>2014<br>ars 1<br>concrete<br>ars 1                             |
| Utilities       Public       Other (describe)         Electricity       ▲       □         Gas       ▲       □         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ▲ One         One with Accessory Unit         # of Stories       1         Type       ▲ Det.       Att.         Source (style)       Ranch   | No FE<br>for the market<br>factors (easen<br>ences to m<br>ences to ences to ences to<br>ences to<br>ences to ences to<br>ences to              | Appraisal Files  | d specifications) the specifications of the specifications of the specifications of the specifications of the specification of the spec | lap # 0805<br>a describe<br>ons, land uses,<br>essment and Ti<br>urce for Gross<br>ng/Cooling<br>HWBB<br>Gas<br>Air Conditionin   | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area All Records Vood Patio/I Porch g Pool Pool  | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0<br>Deck Rear<br>Front<br>None  | e FEMA Map FEMA Map S;Realist S;Realist Driveway Carput Carput   | Public  Public  Date 02/05/ If Yes, describe  Property Owner  Car Storage  way # of C Surface C ge # of C ont # of C   | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0                    |
| Utilities       Public       Other (describe)         Electricity       □         Gas       □         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       One         One       One with Accessory Unit         # of Stories       1         Type       Det.       Att.         S-Det./End Unit       Mer Const.         Design (Style)       Ranch         Year Built       1964  | No FE<br>for the marke<br>for the marke<br>factors (easen<br>ences to m<br>ences to m   | Appraisal Files  Crawl Space  Basement Finished  S Stucco/Avg Comp/Avg Dwnspouts Aluminum//  | d specifications) the specifications of the specification of the spe | lap # 0808<br>lap # 0808<br>o, describe<br>ons, land uses,<br>essment and T:<br>urce for Gross<br>ng/Cooling<br>HWBB<br>Gas<br>Air Conditionin<br>al  | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area A Vood Patio/I Porch Ig Pool Fence  | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood  | e FEMA Map FEMA Map K No Constant of the second sec | Public           Date         02/05/           If Yes, describe           Property Owner           Car Storage           way         # of C           Surface         C           ge         # of C           chr # of C         D           property         Dent | 2014<br>2014<br>e<br>ars 1<br>concrete<br>ars 1                        |
| Utilities       Public       Other (describe)         Electricity       □         Gas       □         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       One         One       One with Accessory Unit         # of Stories       1         Type       Det.       Att.         Seign (Style)       Ranch         Year Built       1964         Effective Age (Yrs)       30   | No FE<br>for the marke<br>for the marke<br>factors (easen<br>ences to m<br>ences to m   | as proposed per plans an         Public         Water       Image: Sanitary Sewer         Sanitary Sewer       Image: Sanitary Sewer         Image: Appraisal Files       Image: Sanitary Sewer         Image: Apprais   | d specifications) the specifications of the specification of the spe | lap # 0803<br>(lap #                          | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area K Firepla Wood K Patio/I R Porch Ig Pool K Fence Jnit Other   | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None  | e FEMA Map FEMA Map S;Realist S;Realist Driveway Carput Carput   | Public           Date         02/05/           If Yes, describe           Property Owner           Car Storage           way         # of C           Surface         C           ge         # of C           chr # of C         D           property         Dent | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0                    |
| Utilities       Public       Other (describe)         Electricity       ▲       □         Gas       ▲       □         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ▲ One         One       One with Accessory Unit         # of Stories       1         Type       ▲ Det.       Att.         Seign (Style)       Ranch         Year Built       1964         Effective Age (Yrs)       30         Appliances       ℝ Refrigerator       ℝ Ange/Oven   | No FE<br>for the market<br>for the market<br>factors (easen<br>ences to m<br>coperty [<br>G<br>Concrete<br>Full Base<br>Partial B<br>Exterior Wall:<br>Roof Surface<br>Gutters & Do<br>Window Typ<br>Dishwa   | Appraisal Files  | d specifications) the<br>Other (describe)<br>Conter (describe)<br>FEMA M<br>FEMA M<br>No If No<br>ironmental conditing<br>ted.<br>MLS Assumption<br>Assumption<br>Heating<br>Radiant<br>Central<br>Avg Individu<br>vg Other<br>Microwave   | ap # 0805<br>a describe<br>a desc | e)<br>P<br>Contractions of the second sec   | ovements - Typ<br>halt<br>e<br>Yes<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)  | e FEMA Map FEMA Map No S;Realist None Driveway Garag Attac Built-  | Public  Public  Poroperty Owner  Car Storage  way # of C Surface C ge # of C Surface C ge # of C Dort # of C hed De in   | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached          |
| Utilities       Public       Other (describe)         Electricity       ✓       □         Gas       ✓       □         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓         One       One with Accessory Unit         # of Stories       1         Type       ✓       Det.         Att.       S-Det./End Unit         ✓       Existing         Proposed       Under Const.         Design (Style)       Ranch         Year Built       1964         Effective Age (Yrs)       30         Appliances       ✓       Refrigerator         Finished area above grade contains:       The state of the state   |   | Public         Water       Public         Water       Sanitary Sewer         Sanitary Sewer       Sanitary Sewer         MA Flood Zone       X         tarea?       Yes         nents, encroachments, env       arket value were no         arket value were no       Sanitary Sewer         Appraisal Files       Sanitary Sewer         eneral Description       Sanitary Sewer         e Slab       Crawl Space         ement       Finished         asement       Finished         S Stucco/Avg       Sanitary         e Dbl Pane/A       Sasher         asher       Disposal         as Bedro       S Bedro   | d specifications) the specifications of the specification of the sp | ap # 0805<br>a describe<br>a desc | e)<br>P<br>Contractions of the second sec   | ovements - Typ<br>halt<br>e<br>Yes<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)  | e FEMA Map FEMA Map No S;Realist None Driveway Garag Attac Built-  | Public           Date         02/05/           If Yes, describe           Property Owner           Car Storage           way         # of C           Surface         C           ge         # of C           chr # of C         D           property         Dent | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached          |
| Utilities       Public       Other (describe)         Electricity       ▲       □         Gas       ▲       □         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ▲ One         One       One with Accessory Unit         # of Stories       1         Type       ▲ Det.       Att.         Seign (Style)       Ranch         Year Built       1964         Effective Age (Yrs)       30         Appliances       ℝ Refrigerator       ℝ Ange/Oven   |   | Appraisal Files  | d specifications) the specifications of the specification of the sp | ap # 0805<br>a describe<br>a desc | e)<br>P<br>Contractions of the second sec   | ovements - Typ<br>halt<br>e<br>Yes<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)  | e FEMA Map FEMA Map No S;Realist None Driveway Garag Attac Built-  | Public  Public  Poroperty Owner  Car Storage  way # of C Surface C ge # of C Surface C ge # of C Dort # of C hed De in   | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached          |
| Utilities       Public       Other (describe)         Electricity       ✓       ☐         Gas       ✓       ☐         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓         One       One with Accessory Unit         # of Stories       1         Type       ✓         Det.       Att.         Soling (Style)       Ranch         Year Built       1964         Effective Age (Yrs)       30         Appliances       ✓         Refrigerator       ✓         Finished area above grade contains:         Additional features (special energy efficient items  |   | Appraisal Files      Appr      | d specifications) the specifications of the specifications of the second | ap # 0809<br>a describe<br>ons, land uses,<br>a de   | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area A A A A A A A A A A A A A A A A A A A   | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)<br>8 Square Feel  | e FEMA Map FEMA Map S;Realist S;Realist Final  | Public  Public  Poroperty Owner  Car Storage  way # of C Surface C ge # of C Surface C ge # of C Dort # of C hed De in   | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity       ✓       ☐         Gas       ✓       ☐         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external it         No observed or known adverse influe         Source(s)       Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       X         One       One with Accessory Unit         # of Stories       1         Type       Det.       Att.         Seign (Style)       Ranch         Year Built       1964         Effective Age (Yrs)       30         Appliances       Refrigerator       Range/Oven         Finished area above grade contains:       Additional features (special energy efficient items   |   | as proposed per plans an         Public         Water       X         Sanitary Sewer       X         Sind Flood Zone       X         t area?       X         Yes       Nencoachments, env         arket value were no       arket value were no         Appraisal Files       Image: Complana Section         e slab       Crawl Space         ement       Finished         asement       Finished         S       Stucco/Avc         Comp/Avg       Dobl Pane/A         wwwspouts       Aluminum//         e       Dbl Pane/A         asher       Disposal         3       Bedro         None - based on dri       J         Jding apparent needed reparent       F   | d specifications) the specifications of the specifications of the second | Iap #       080!   | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area A A A A A A A A A A A A A A A A A A A   | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)<br>8 Square Feel<br>C4;                                       | e FEMA Map FEMA Map S FEMA Map S Realist S Realist None Driveway Garag Carp Attac Carp Attac Carp Attac Garag S Attac Carp Based on  | Public  Public  Public  Part of C  Property Owner  Car Storage  way # of C  Surface C  ge # of C  Surface C  in  ing Area Above  the exterior  | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity       ✓       ☐         Gas       ✓       ☐         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external to         No observed or known adverse influe         Source(s)       Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓         One       One with Accessory Unit         # of Stories       1         Type       ✓         Det.       Att.         Solarce (Style)       Ranch         Year Built       1964         Effective Age (Yrs)       30         Appliances       ✓         Refrigerator       ✓         Finished area above grade contains:         Additional features (special energy efficient items         Describe the condition of the property and data set  | No FE<br>for the market<br>factors (easen<br>ences to m<br>ences to m<br>ences to m<br>coperty [<br>G<br>Concrete<br>Full Base<br>Partial B<br>Exterior Wall<br>Roof Surface<br>Gutters & Do<br>Window Typ<br>Moof Surface<br>Gutters & Do<br>Window Typ<br>Dishwa<br>6 Rooms<br>etc.)  | as proposed per plans an         Public         Water       Image: Sanitary Sewer         Sanitary Sewer       Image: Sanitary Sewer         Image: Appraisal Files       Image: Sanitary Sewer         Image: Apprais   | d specifications) the specifications of the specifications of the second | lap # 0808<br>h describe<br>ons, land uses,<br>essment and Ti<br>urce for Gross<br>ng/Cooling<br>HWBB<br>Gas<br>Air Conditionin<br>al<br>WindowL<br>✓ Washer/Dry<br>I.0 Bath(s)<br>s only.<br>renovations, re<br>luding; exte   | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area A A A A A A A A A A A A A A A A A A A   | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 1<br>stove(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)<br>8 Square Feet<br>C4;<br>im and paint                       | e FEMA Map FEMA Map S;Realist S;Realist S;Realist Driveway SGarag Carpu Attac Based on t landscap  | Public  Public  Public  Part of C  Property Owner  Car Storage  way # of C  Surface C  ge # of C  ort # of C  hed De  in  ing Area Above  the exterior  ing features   | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity       ▲       □         Gas       ▲       □         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ▲ One         One with Accessory Unit         # of Stories       1         Type       ▲ Det.       Att.         Solicy (Style)       Ranch         Year Built       1964         Effective Age (Yrs)       30         Appliances       ℝ Refrigerator       ℝ Range/Oven         Finished area above grade contains:       Additional features (special energy efficient items         Describe the condition of the property and data sinspection, the subject appeared to b       D  | No FE<br>for the marker<br>factors (easen<br>ences to m<br>ences to m<br>operty [<br>Concrete<br>Full Base<br>Full Base<br>Partial B<br>Exterior Wall:<br>Roof Surface<br>Gutters & Do<br>Window Typ<br>Dishwa<br>6 Rooms<br>, etc.)<br>Durce(s) (inclu<br>e in average   | as proposed per plans an         Public         Water       X         Sanitary Sewer       X         Simar Secondary       Yes         arket value were no       arket value were no         Appraisal Files       Image: Secondary Secondary         eneral Description       e         e Slab       Crawl Space         ement       Finished         sasement       Finished         sasement       Finished         sasement       Stucco/Avg         bwnspouts       Aluminum//         e       Dbl Pane/A         asher       Disposal         S       3         sased on dri       J         uding apparent needed reprige condition with so         he appraiser is make       Stase   | d specifications) the<br>Other (describe)<br>Cher (describe)<br>FEMA M<br>FEMA M<br>No If No<br>ironmental conditive<br>ted.<br>MLS Asson<br>Auge FWA (<br>Radiant<br>Cher<br>Fuel<br>Central<br>Auge Individuve<br>Ver by analysis<br>irs, deterioration,<br>me items (incl<br>ng the extraoouthis)   | Iap # 0805         Iap # 0805         ons, land uses,         essment and Tri         urce for Gross         ng/Cooling         HWBB         Gas         Air Conditionin         Ial         WindowL         Washer/Dry         I.0         Bath(s)         s only.         renovations, re         Iuding; exter         rdinary assi  | e) P P Off-site Impro Street Aspl Alley Non 59C0192F  , etc.)?  ax Records Living Area A Vood Patio/I Pool Pool Pool Pool Firepla Other ( 1,21) modeling, etc.). Prior siding, tri umption that 1  | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>Wood<br>None<br>describe)<br>8 Square Feet<br>c4;<br>im and paint<br>the interior is    | e FEMA Map FEMA Map S;Realist S;Real | Public  Public  Property Owner  Car Storage  Way # of C Surface C ge # of C ort # of C hed De in  ing Area Above the exterior ing features r condition te  | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity       Image: Construct the state of                     | No FE<br>for the marker<br>factors (easen<br>ences to m<br>ences to m<br>operty [<br>Concrete<br>Full Base<br>Full Base<br>Partial B<br>Exterior Wall:<br>Roof Surface<br>Gutters & Do<br>Window Typ<br>Dishwa<br>6 Rooms<br>, etc.)<br>Durce(s) (inclu<br>e in average   | as proposed per plans an         Public         Water       X         Sanitary Sewer       X         Simar Secondary       Yes         arket value were no       arket value were no         Appraisal Files       Image: Secondary Secondary         eneral Description       e         e Slab       Crawl Space         ement       Finished         sasement       Finished         sasement       Finished         sasement       Stucco/Avg         bwnspouts       Aluminum//         e       Dbl Pane/A         asher       Disposal         S       3         sased on dri       J         uding apparent needed reprige condition with so         he appraiser is make       Stase   | d specifications) the<br>Other (describe)<br>Cher (describe)<br>FEMA M<br>FEMA M<br>No If No<br>ironmental conditive<br>ted.<br>MLS Asson<br>Auge FWA (<br>Radiant<br>Cher<br>Fuel<br>Central<br>Auge Individuve<br>Ver by analysis<br>irs, deterioration,<br>me items (incl<br>ng the extraoouthis)   | Iap # 0805         Iap # 0805         ons, land uses,         essment and Tri         urce for Gross         ng/Cooling         HWBB         Gas         Air Conditionin         Ial         WindowL         Washer/Dry         I.0         Bath(s)         s only.         renovations, re         Iuding; exter         rdinary assi  | e) P P Off-site Impro Street Aspl Alley Non 59C0192F  , etc.)?  ax Records Living Area A Vood Patio/I Pool Pool Pool Pool Firepla Other ( 1,21) modeling, etc.). Prior siding, tri umption that 1  | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>Wood<br>None<br>describe)<br>8 Square Feet<br>c4;<br>im and paint<br>the interior is    | e FEMA Map FEMA Map S;Realist S;Real | Public  Public  Property Owner  Car Storage  Way # of C Surface C ge # of C ort # of C hed De in  ing Area Above the exterior ing features r condition te  | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity <ul> <li>Gas</li> <li>FEMA Special Flood Hazard Area</li> <li>Yes</li> </ul> Are the utilities and off-site improvements typical           Are there any adverse site conditions or external in           No observed or known adverse influe           Source(s)         Used for Physical Characteristics of Pr           Other (describe)           General Description           Units         One           One         One with Accessory Unit           # of Stories         1           Type         Det.         Att.           Solition         Source (s) Used for Proposed         Under Const.           Design (Style)         Ranch           Year Built         1964           Effective Age (Yrs)         30           Appliances         Refrigerator         Range/Oven           Finished area above grade contains:         Additional features (special energy efficient items           Describe the condition of the property and data so inspection, the subject appeared to b         nearing the end of their respective life           exterior and meet the UAD definition         Exterior and meet the UAD definition   | No FE<br>for the marke<br>for the marke<br>for the marke<br>for the marke<br>iactors (easen<br>ences to m<br>coperty [<br>G<br>Concrete<br>Full Base<br>Partial B<br>Exterior Wall:<br>Roof Surface<br>Gutters & Do<br>Window Typ<br>Dishwa<br>6 Rooms<br>etc.)<br>Durce(s) (inclu<br>e in average<br>ecylces. Th<br>for C4 over  | Public Water Public Water Wate | d specifications) the specifications of the specifications of the second | Iap #       0805         Iap #       0805         o, describe       0000         ons, land uses,       0000         essment and Transform       0000         in describe       0000         ons, land uses,       0000         in describe       0000         Gas       0000         Air Conditionin       0000         MundowL       WindowL         WindowL       WindowL         WindowL       0000         WindowL       1.0         Bath(s)       5         s only.       1.0         renovations, re       1.0         Iuding; extee       1.0         rdinary assid       1.0  | e) P P Off-site Impro Street Aspl Alley Non- 59C0192F , etc.)?  ax Records Living Area A A A A A A A A A A A A A A A A A A A   | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)<br>8 Square Feet<br>C4;i<br>im and paint<br>the interior is<br>e final opinio | e FEMA Map FEMA Map S;Realist S;Real | Public  Public  Property Owner  Car Storage  Way # of C Surface C ge # of C ort # of C hed De in  ring Area Above the exterior ing features r condition to e.  | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity <ul> <li>Gas</li> <li>FEMA Special Flood Hazard Area</li> <li>Yes</li> <li>Are the utilities and off-site improvements typical</li> <li>Are there any adverse site conditions or external in No observed or known adverse influe</li> </ul> Source(s)         Used for Physical Characteristics of Pr           Other (describe)           General Description           Units         One           Other (describe)           General Description           Units         One           One         One with Accessory Unit           # of Stories         1           Type         Det.           Att.         S-Det./End Unit           Seign (Style)         Ranch           Year Built         1964           Effective Age (Yrs)         30           Appliances         Refrigerator           Additional features (special energy efficient items)           Describe the condition of the property and data so inspection, the subject appeared to b           nearing the end of their respective life           exterior and meet the UAD definition   | No FE<br>for the marke<br>for the marke<br>for the marke<br>for the marke<br>iactors (easen<br>ences to m<br>coperty [<br>G<br>Concrete<br>Full Base<br>Partial B<br>Exterior Wall:<br>Roof Surface<br>Gutters & Do<br>Window Typ<br>Dishwa<br>6 Rooms<br>etc.)<br>Durce(s) (inclu<br>e in average<br>ecylces. Th<br>for C4 over  | Public Water Public Water Wate | d specifications) the specifications of the specifications of the second | Iap #       0805         Iap #       0805         o, describe       0000         ons, land uses,       0000         essment and Transform       0000         in describe       0000         ons, land uses,       0000         in describe       0000         Gas       0000         Air Conditionin       0000         MundowL       WindowL         WindowL       WindowL         WindowL       0000         WindowL       1.0         Bath(s)       5         s only.       1.0         renovations, re       1.0         Iuding; extee       1.0         rdinary assid       1.0  | e) P P Off-site Impro Street Aspl Alley Non- 59C0192F , etc.)?  ax Records Living Area A A A A A A A A A A A A A A A A A A A   | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)<br>8 Square Feet<br>C4;i<br>im and paint<br>the interior is<br>e final opinio | e FEMA Map FEMA Map S;Realist S;Real | Public  Public  Property Owner  Car Storage  Way # of C Surface C ge # of C ort # of C hed De in  ring Area Above the exterior ing features r condition to e.  | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity       ✓       ☐         Gas       ✓       ☐         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external it         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓         One       One with Accessory Unit         # of Stories       1         Type       ✓         Det.       Att.         Suiting       Proposed         Under Const.       Design (Style)         Ranch       Year Built         Year Built       1964         Effective Age (Yrs)       30         Appliances       ✓         Refrigerator       ✓         Additional features (special energy efficient items         Describe the condition of the property and data so inspection, the subject appeared to b         nearing the end of their respective lift         exterior and meet the UAD definition         Are there any apparent physical deficiencies or an if Yes, describe.  |   | Public Water Public Water Public Water Public Water Sanitary Sewer Sanitary Sewer MA Flood Zone X t area? A Flood Zone X t area? A Yes nents, encroachments, env arket value were no Appraisal Files Peneral Description Appraisal Files Peneral Description Appraisal Files Peneral Description Appraisal Files Peneral Description Finished S Stucco/Avg Comp/Avg S S Stucco/Avg S S S Stucco/Avg S S S Stucco/Avg S S S Stucco/Avg S S Stucco/Avg S S Stucco/Avg S S S S S S S S S S S S S S S S S S S   | d specifications) the specifications of the specifications of the second | Iap # 0805         Iap # 0805         o, describe         ons, land uses,         essment and Time         Gas         Air Conditioning         HWBB         Gas         Air Conditioning         WindowL         WindowL         WindowL         I.0 Bath(s)         s only.         renovations, re         luding; exter         rdinary assi         Id have an         ructural integrit  | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area A A A A A A A A A A A A A A A A A A A   | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)<br>8 Square Feet<br>C4;i<br>im and paint<br>the interior is<br>e final opinio | e FEMA Map FEMA Map S;Realist S;Real | Public  Public  Property Owner  Car Storage  Way # of C Surface C ge # of C ort # of C hed De in  ring Area Above the exterior ing features r condition to e.  | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity <ul> <li>Gas</li> <li>FEMA Special Flood Hazard Area</li> <li>Yes</li> <li>Are the utilities and off-site improvements typical</li> <li>Are there any adverse site conditions or external in No observed or known adverse influe</li> </ul> Source(s)         Used for Physical Characteristics of Pr           Other (describe)           General Description           Units         One           Other (describe)           General Description           Units         One           One         One with Accessory Unit           # of Stories         1           Type         Det.           Att.         S-Det./End Unit           Seign (Style)         Ranch           Year Built         1964           Effective Age (Yrs)         30           Appliances         Refrigerator           Additional features (special energy efficient items)           Describe the condition of the property and data so inspection, the subject appeared to b           nearing the end of their respective life           exterior and meet the UAD definition   |   | Public Water Public Water Public Water Public Water Sanitary Sewer Sanitary Sewer MA Flood Zone X t area? A Flood Zone X t area? A Yes nents, encroachments, env arket value were no Appraisal Files Peneral Description Appraisal Files Peneral Description Appraisal Files Peneral Description Appraisal Files Peneral Description Finished S Stucco/Avg Comp/Avg S S Stucco/Avg S S S Stucco/Avg S S S Stucco/Avg S S S Stucco/Avg S S Stucco/Avg S S Stucco/Avg S S S S S S S S S S S S S S S S S S S   | d specifications) the specifications of the specifications of the second | Iap # 0805         Iap # 0805         o, describe         ons, land uses,         essment and Time         Gas         Air Conditioning         HWBB         Gas         Air Conditioning         WindowL         WindowL         WindowL         I.0 Bath(s)         s only.         renovations, re         luding; exter         rdinary assi         Id have an         ructural integrit  | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area A A A A A A A A A A A A A A A A A A A   | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)<br>8 Square Feet<br>C4;i<br>im and paint<br>the interior is<br>e final opinio | e FEMA Map FEMA Map S;Realist S;Real | Public  Public  Property Owner  Car Storage  Way # of C Surface C ge # of C ort # of C hed De in  ring Area Above the exterior ing features r condition to e.  | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity       ✓       ☐         Gas       ✓       ☐         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external it         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓         One       One with Accessory Unit         # of Stories       1         Type       ✓         Det.       Att.         Suiting       Proposed         Under Const.       Design (Style)         Ranch       Year Built         Year Built       1964         Effective Age (Yrs)       30         Appliances       ✓         Refrigerator       ✓         Additional features (special energy efficient items         Describe the condition of the property and data so inspection, the subject appeared to b         nearing the end of their respective lift         exterior and meet the UAD definition         Are there any apparent physical deficiencies or an if Yes, describe.  |   | Public Water Public Water Public Water Public Water Sanitary Sewer Sanitary Sewer MA Flood Zone X t area? A Flood Zone X t area? A Yes nents, encroachments, env arket value were no Appraisal Files Peneral Description Appraisal Files Peneral Description Appraisal Files Peneral Description Appraisal Files Peneral Description Finished S Stucco/Avg Comp/Avg S S Stucco/Avg S S S Stucco/Avg S S S Stucco/Avg S S S Stucco/Avg S S Stucco/Avg S S Stucco/Avg S S S S S S S S S S S S S S S S S S S   | d specifications) the specifications of the specifications of the second | Iap # 0805         Iap # 0805         o, describe         ons, land uses,         essment and Time         Gas         Air Conditioning         HWBB         Gas         Air Conditioning         WindowL         WindowL         WindowL         I.0 Bath(s)         s only.         renovations, re         Iuding; exter         rdinary assi         Id have an         ructural integrit  | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area A A A A A A A A A A A A A A A A A A A   | ovements - Typ<br>halt<br>e<br>Prior Inspect<br>Assessor;ML<br>menities<br>ace(s) # 0<br>Deck Rear<br>Front<br>None<br>Wood<br>None<br>describe)<br>8 Square Feet<br>C4;i<br>im and paint<br>the interior is<br>e final opinio | e FEMA Map FEMA Map S;Realist S;Real | Public  Public  Property Owner  Car Storage  Way # of C Surface C ge # of C ort # of C hed De in  ring Area Above the exterior ing features r condition to e.  | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity       ✓       ☐         Gas       ✓       ☐         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓         One       One with Accessory Unit         # of Stories       1         Type       ✓         Det.       Att.         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓         Mone       One with Accessory Unit         # of Stories       1         Type       ✓         Det.       Att.         S-Det./End Unit       ✓         Fision       Proposed         Under Const.       Design (Style)         Ranch       Year Built         Year Built       1964         Effective Age (Yrs)       30         Appliances   |   | Public         Water       N         Sanitary Sewer       X         Shaft Sever       X         Yes       Senents, encroachments, env         arket value were no       Appraisal Files         eneral Description       e         e Slab       Crawl Space         ement       Finished         asement       Finished         S       Stucco/Avc         Comp/Avg       Dobl Pane/A         wwwspouts       Aluminum//         e       Dbl Pane/A         asher       Disposal         3       Bedro         None - based on dri       J         uding apparent needed repartser is mak       S         erall. If found to be u       S         ons that affect the livability       adequacies noted or   | d specifications) the specifications of the specification of the sp | Iap # 0805         n, describe         ons, land uses,         essment and Time         Gas         Air Conditionin         Air Conditionin         WindowL         WindowL         WindowL         WindowL         I.0 Bath(s)         s only.         renovations, re         Iuding; extee         rdinary assild have an         ructural integrit         me of inspective  | e) P Off-site Impro Street Aspl Alley Non 59C0192F  ax Records Living Area A A A A A A A A A A A A A A A A A A A   | prior Inspect  Prior Inspect  Seessor;ML  menities  ace(s) # 1 stove(s) # 0 Deck Rear Front None Wood None describe) 8 Square Feet C4; im and paint the interior is final opinio   | e<br>FEMA Map<br>▼ No<br>ion   | Public<br>→<br>Date 02/05/<br>If Yes, describe<br>Property Owner<br>Car Storage<br>way # of C<br>Surface C<br>ge # of C<br>Surface C<br>ge # of C<br>ort # of C<br>hed De<br>in<br>ring Area Above<br>the exterior<br>ring features<br>r condition t<br>s.<br>No   | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity       Image: Second                    | No FE<br>for the marker<br>factors (easen<br>ences to m<br>ences to m<br>ences to m<br>Concrete<br>Full Base<br>Partial B<br>Exterior Walls<br>Roof Surface<br>Gutters & Do<br>Window Typ<br>Moof Surface<br>Gutters & Do<br>Window Typ<br>Moof Surface<br>Gutters & Do<br>Window Typ<br>Moof Surface<br>Gutters & Do<br>Window Typ<br>Concrete<br>Gutters & Do<br>Window Typ<br>Concrete<br>Concrete<br>Gutters & Do<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Co | Public         Water       N         Sanitary Sewer       X         Shaft Sever       X         Yes       Senents, encroachments, env         arket value were no       Appraisal Files         eneral Description       e         e Slab       Crawl Space         ement       Finished         asement       Finished         S       Stucco/Avc         Comp/Avg       Dobl Pane/A         wwwspouts       Aluminum//         e       Dbl Pane/A         asher       Disposal         3       Bedro         None - based on dri       J         uding apparent needed repartser is mak       S         erall. If found to be u       S         ons that affect the livability       adequacies noted or   | d specifications) the specifications of the specification of the sp | Iap # 0805         n, describe         ons, land uses,         essment and Time         Gas         Air Conditionin         Air Conditionin         WindowL         WindowL         WindowL         WindowL         I.0 Bath(s)         s only.         renovations, re         Iuding; extee         rdinary assild have an         ructural integrit         me of inspective  | e) P Off-site Impro Street Aspl Alley Non 59C0192F , etc.)? ax Records Living Area A A A A A A A A A A A A A A A A A A A   | prior Inspect  Prior Inspect  Seessor;ML  menities  ace(s) # 1 stove(s) # 0 Deck Rear Front None Wood None describe) 8 Square Feet C4; im and paint the interior is final opinio   | e FEMA Map FEMA Map S;Realist S;Real | Public<br>→<br>Date 02/05/<br>If Yes, describe<br>Property Owner<br>Car Storage<br>way # of C<br>Surface C<br>ge # of C<br>Surface C<br>ge # of C<br>ort # of C<br>hed De<br>in<br>ring Area Above<br>the exterior<br>ring features<br>r condition t<br>s.<br>No   | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |
| Utilities       Public       Other (describe)         Electricity       ✓       ☐         Gas       ✓       ☐         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typical         Are there any adverse site conditions or external 1         No observed or known adverse influe         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓         One       One with Accessory Unit         # of Stories       1         Type       ✓         Det.       Att.         Source(s) Used for Physical Characteristics of Pr         Other (describe)         General Description         Units       ✓         Mone       One with Accessory Unit         # of Stories       1         Type       ✓         Det.       Att.         S-Det./End Unit       ✓         Fision       Proposed         Under Const.       Design (Style)         Ranch       Year Built         Year Built       1964         Effective Age (Yrs)       30         Appliances   | No FE<br>for the marker<br>factors (easen<br>ences to m<br>ences to m<br>ences to m<br>Concrete<br>Full Base<br>Partial B<br>Exterior Walls<br>Roof Surface<br>Gutters & Do<br>Window Typ<br>Moof Surface<br>Gutters & Do<br>Window Typ<br>Moof Surface<br>Gutters & Do<br>Window Typ<br>Moof Surface<br>Gutters & Do<br>Window Typ<br>Concrete<br>Gutters & Do<br>Window Typ<br>Concrete<br>Concrete<br>Gutters & Do<br>Concrete<br>Gutters & Do<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concrete<br>Concre     | Public         Water       N         Sanitary Sewer       X         Shaft Sever       X         Yes       Senents, encroachments, env         arket value were no       Appraisal Files         eneral Description       e         e Slab       Crawl Space         ement       Finished         asement       Finished         S       Stucco/Avc         Comp/Avg       Dobl Pane/A         wwwspouts       Aluminum//         e       Dbl Pane/A         asher       Disposal         3       Bedro         None - based on dri       J         uding apparent needed repartser is mak       S         erall. If found to be u       S         ons that affect the livability       adequacies noted or   | d specifications) the specifications of the specification of the sp | Iap # 0805         n, describe         ons, land uses,         essment and Time         Gas         Air Conditionin         Air Conditionin         WindowL         WindowL         WindowL         WindowL         I.0 Bath(s)         s only.         renovations, re         Iuding; extee         rdinary assild have an         ructural integrit         me of inspective  | e) P Off-site Impro Street Aspl Alley Non 59C0192F  ax Records Living Area A A A A A A A A A A A A A A A A A A A   | prior Inspect  Prior Inspect  Seessor;ML  menities  ace(s) # 1 stove(s) # 0 Deck Rear Front None Wood None describe) 8 Square Feet C4; im and paint the interior is final opinio   | e<br>FEMA Map<br>▼ No<br>ion   | Public<br>→<br>Date 02/05/<br>If Yes, describe<br>Property Owner<br>Car Storage<br>way # of C<br>Surface C<br>ge # of C<br>Surface C<br>ge # of C<br>ort # of C<br>hed De<br>in<br>ring Area Above<br>the exterior<br>ring features<br>r condition t<br>s.<br>No   | 2014<br>2014<br>ars 1<br>concrete<br>ars 1<br>ars 0<br>tached<br>Grade |

Fannie Mae Form 2055 March 2005

## Exterior–Only Inspection Residential Appraisal Report File # 32991556

| There are 2 comparable   | properties currently  | offered for sale in  | the subject neighborho  | ood ranging in pri   | ice from \$ 599,000  | to \$ 650  | . 000  |
|--|---|--|---|--|--|--|--|
|  |   |  |   |  | price from \$ 503,50   |  | 695,000 ·  |
| FEATURE  | SUBJECT   |  | BLE SALE # 1  |  | RABLE SALE # 2   | COMPARABI  |  |
| Address 12017 W 58th PI  |   | 10550 W 62nd I   | PI  | 10967 W 62nd   | d Ave  | 6187 Vivian Ct   |  |
| Arvada, CO 8000  | 4   | Arvada, CO 800   |   | Arvada, CO 8   |  | Arvada, CO 8000  | )4   |
| Proximity to Subject   |   | 1.05 miles NE  |   | 0.76 miles NE  |  | 0.46 miles NW  |  |
|  | \$  |  | \$ 526,000  |  | \$ 560,000   |  | \$ 533,750   |
|  | \$ sq.ft.   | \$ 406.18 sq.ft  |   | \$ 489.51 so   |  | \$ 402.53 sq.ft.   |  |
| Data Source(s)   |   | MLS #7453791;  |   | MLS #500129  |  | MLS #5488032;E   | )<br>OM 2  |
| Verification Source(s)   |   | Doc #171969;R  |   | Doc #161533;   | 7  | Doc #57005;Rea   |  |
| VALUE ADJUSTMENTS  | DESCRIPTION   | DESCRIPTION  | +(-) \$ Adjustment  | DESCRIPTION  | +(-) \$ Adjustment   | DESCRIPTION  | + (-) \$ Adjustment  |
| Sales or Financing   | 22001111011   | ArmLth   |   | ArmLth   |  | ArmLth   |  |
| Concessions  |   | Conv;0   |   | Conv;3000  |  | Cash:0   |  |
| Date of Sale/Time  |   | s12/21;c11/21  | +12 500   | s11/21;c10/21  | +16.000  | s06/22;c05/22  | +2,000   |
| Location   | NuDeeu  |  | +13,300   |  | +10,000  |  |  |
| Leasehold/Fee Simple   | N;Res;  | N;Res;   |   | N;Res;   |  | A;Res;BsyRd  | +5,000   |
| Site   | Fee Simple  | Fee Simple   | .0.000  | Fee Simple   |  | Fee Simple   | 44 500   |
| View   | 8,165 sf  | 7,034 sf   | +6,000  | 7,545 sf   | C  | 10,277 sf  | -11,500  |
|  | N;Res;  | N;Res;   |   | N;Res;   |  | N;Res;   |  |
| Design (Style)   | DT1;Ranch   | DT1;Ranch  |   | DT1;Ranch  |  | DT1;Ranch  |  |
| Quality of Construction  | Q4  | Q4   |   | Q4   |  | Q4   |  |
| Actual Age<br>Condition  | 58  | 61   | 0   | 60   |  | 57   | 0  |
| Above Grade  | C4  | C4   |   | C3   | -14,000  |  |  |
|  | Total Bdrms. Baths  | Total Bdrms. Baths   |   | Total Bdrms. Ba  |  | Total Bdrms. Baths   |  |
| Room Count   | 6 <u>3</u> 1.0  | 7 3 2.0  |   |  | .0   | 6 <u>3</u> <u>1.0</u>  |  |
| Gross Living Area  | 1,218 sq.ft.  |  |   | .,   |  | .,   | 0  |
| Basement & Finished  | 1218sf974sfin   | 1152sf864sfin  | 0   |  | -  | 1164sf100sfin  | +38,500  |
| Rooms Below Grade  | 1rr1br1.0ba1o   | 1rr1br1.0ba1o  |   | 1rr1br1.0ba0o  | 0   C  | 0rr1br1.0ba0o  | 0  |
| Functional Utility   | Typical   | Typical  |   | Typical  |  | Typical  |  |
| Heating/Cooling<br>Energy Efficient Items<br>Garage/Carport<br>Porch/Patio/Deck<br>Net Adjustment (Total)<br>Adjusted Sale Price   | FWA;Window  | FWA;Evap   | 0   | FWA;CAC  |  | FWA;Evap   | 0  |
| Energy Efficient Items   | None  | None   |   | Windows  | -6,000   | Windows  | -6,000   |
| Garage/Carport   | 1ga1dw  | 1ga1dw   |   | 1ga1dw   |  | 2ga2dw   | -7,000   |
| Porch/Patio/Deck   | Porch;Patio   | Similar  | 0   | Similar  | C  | ) Similar  | 0  |
| <b>0</b>   |   |  |   |  |  |  |  |
| AR   |   |  |   |  |  |  |  |
|  |   |  |   |  | •  |  | •  |
| Net Adjustment (Total)   |   |  | \$ 13,500   |  |  |  | \$ 21,000  |
| Adjusted Sale Price  |   | Net Adj. 2.6 %   |   |  | 3%   | Net Adj. 3.9 %   |  |
| of Comparables   |   | Gross Adj. 4.8 %   |   |  | )% \$ 553,000  | Gross Adj. 13.1 %  | \$ 554,750   |
|  |   |  |   |  |  |  |  |
| 6 I 🗙 did 🗌 did not research t   |   | biy of the subject prop  | erty and comparable sale  | es. It not, explain  |  |  |  |
|  |   | bry of the subject prop  | erty and comparable sale  | es. If not, explain  |  |  |  |
|  |   |  |   |  | a offective date of this app   | roical   |  |
| My research did 🗙 did r  | not reveal any prior sale   | es or transfers of the s   |   |  | e effective date of this app   | raisal.  |  |
| My research did X did r<br>Data Source(s) ReColorado   | not reveal any prior sale<br>o, County Assess   | es or transfers of the s<br>sor, Realist   | ubject property for the th  | ree years prior to th  |  |  |  |
| My research did X did n<br>Data Source(s) ReColorad<br>My research did X did n   | not reveal any prior sale<br>o, County Assess<br>not reveal any prior sale  | es or transfers of the s<br>sor, Realist<br>as or transfers of the c   | ubject property for the th  | ree years prior to th  | e effective date of this app<br>e of sale of the comparable  |  |  |
| My research did X did n<br>Data Source(s) ReColorad<br>My research did X did n<br>Data Source(s) ReColorad   | not reveal any prior sale<br>o, County Assess<br>not reveal any prior sale<br>o, County Assess  | es or transfers of the s<br>sor, Realist<br>es or transfers of the c<br>sor, Realist   | ubject property for the th<br>omparable sales for the <u>j</u>  | ree years prior to th<br>year prior to the date  | e of sale of the comparable  | e sale.  |  |
| My research did X did r<br>Data Source(s) ReColorad<br>My research did X did r<br>Data Source(s) ReColorad<br>Report the results of the research a   | not reveal any prior sale<br>o, County Assess<br>not reveal any prior sale<br>o, County Assess<br>and analysis of the prio  | es or transfers of the s<br>sor, Realist<br>es or transfers of the c<br>sor, Realist<br>r sale or transfer histor  | ubject property for the th<br>omparable sales for the <u>y</u><br>y of the subject property   | ree years prior to th<br>year prior to the date<br>and comparable sa   | e of sale of the comparable<br>ales (report additional prior   | sale.<br>sales on page 3).   | RABLE SAI F #3   |
| My research did X did r<br>Data Source(s) ReColorad<br>My research did X did r<br>Data Source(s) ReColorad   | not reveal any prior sale<br>o, County Assess<br>not reveal any prior sale<br>o, County Assess<br>and analysis of the prio  | es or transfers of the s<br>sor, Realist<br>es or transfers of the c<br>sor, Realist   | ubject property for the th<br>omparable sales for the <u>j</u>  | ree years prior to th<br>year prior to the date<br>and comparable sa   | e of sale of the comparable  | sale.<br>sales on page 3).   | RABLE SALE #3  |
| My research did X did r<br>Data Source(s) ReColorado<br>My research did X did r<br>Data Source(s) ReColorado<br>Report the results of the research a<br>ITEM<br>Date of Prior Sale/Transfer  | not reveal any prior sale<br>o, County Assess<br>not reveal any prior sale<br>o, County Assess<br>and analysis of the prio  | es or transfers of the s<br>sor, Realist<br>es or transfers of the c<br>sor, Realist<br>r sale or transfer histor  | ubject property for the th<br>omparable sales for the <u>y</u><br>y of the subject property   | ree years prior to th<br>year prior to the date<br>and comparable sa   | e of sale of the comparable<br>ales (report additional prior   | sale.<br>sales on page 3).   | RABLE SALE #3  |
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## Exterior-Only Inspection Residential Appraisal Report File # 32991556

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|---|--|--------------------|---------------------------|----------------------|-------------------------------|--------------------------------|--------------------|
| FEATURE   | SUBJECT                                |                    | ILE SALE # 4              |                      | LE SALE # 5                   | COMPARABL                      |                    |
| Address 12017 W 58th PI   |  | 6014 Pierson St    |                           | 11250 W 60th Av      |                               | 10930 W 60th Av                |                    |
| Arvada, CO 8000   | 94                                     | Arvada, CO 800     | 04                        | Arvada, CO 8000      | 04                            | Arvada, CO 8000                | )4                 |
| Proximity to Subject  | •                                      | 0.65 miles NE      | •                         | 0.46 miles NE        | •                             | 0.70 miles E                   | •                  |
| Sale Price  | \$                                     | •                  | \$ 570,000                |                      | \$ 536,000                    |                                | \$ 575,000         |
| Sale Price/Gross Liv. Area  | \$ sq.ft.                              |                    |                           | \$ 400.60 sq.ft.     |                               | \$ 463.71 sq.ft.               |                    |
| Data Source(s)  |  | MLS #7346293;      |                           | MLS #3409661;[       |                               | MLS #9309091;E                 |                    |
| Verification Source(s)  |  | Doc #157849;Re     |                           | Doc #151162;Re       |                               | Doc #172290;Re                 |                    |
| VALUE ADJUSTMENTS   | DESCRIPTION                            | DESCRIPTION        | + (-) \$ Adjustment       | DESCRIPTION          | +(-) \$ Adjustment            | DESCRIPTION                    | +(-) \$ Adjustment |
| Sales or Financing  |  | ArmLth             |                           | ArmLth               |                               | ArmLth                         |                    |
| Concessions   |  | Conv;0             |                           | Conv;0               |                               | Conv;1000                      |                    |
| Date of Sale/Time   |  | s11/21;c10/21      | +16,500                   | s10/21;c09/21        |                               | s12/21;c11/21                  | +14,500            |
| Location  | N;Res;                                 | N;Res;             |                           | A;Res;BsyRd          | +5,000                        | A;Res;BsyRd                    | +5,000             |
| Leasehold/Fee Simple  | Fee Simple                             | Fee Simple         |                           | Fee Simple           |                               | Fee Simple                     |                    |
| Site  | 8,165 sf                               | 7,737 sf           | 0                         | 7,482 sf             | 0                             | 7,464 sf                       | 0                  |
| View  | N;Res;                                 | N;Res;             |                           | N;Res;               |                               | N;Res;                         |                    |
| Design (Style)  | DT1;Ranch                              | DT1;Ranch          |                           | DT1;Ranch            |                               | DT1;Ranch                      |                    |
| Quality of Construction   | Q4                                     | Q4                 |                           | Q4                   |                               | Q4                             |                    |
| Actual Age  | 58                                     | 61                 |                           | 60                   | 0                             | 61                             | 0                  |
| Condition   | C4                                     | C3                 | -14,500                   |                      |                               | C3                             | -14,500            |
| Above Grade   | Total Bdrms. Baths                     | Total Bdrms. Baths |                           | Total Bdrms. Baths   |                               | Total Bdrms. Baths             |                    |
| Room Count  | 6 3 1.0                                | 6 3 1.0            |                           | 5 2 1.0              | +12,000                       |                                | -6,000             |
| Gross Living Area   | 1,218 sq.ft.                           | 1,240 sq.ft        |                           | 7 1                  |                               | , .                            | 0                  |
| Basement & Finished   | 1218sf974sfin                          | 1240sf620sfin      |                           | 1240sf1240sfin       |                               | 1240sf620sfin                  | +15,500            |
| Rooms Below Grade   | 1rr1br1.0ba1o                          | 0rr2br1.0ba1o      | 0                         | 1rr2br1.0ba1o        | 0                             | 2rr1br1.0ba1o                  | 0                  |
| Functional Utility  | Typical                                | Typical            |                           | Typical              |                               | Typical                        |                    |
| Heating/Cooling   | FWA;Window                             | FWA;CAC            | -3,000                    | FWA;Evap             | 0                             | FWA;AtticFan                   | 0                  |
| Energy Efficient Items  | None                                   | None               |                           | None                 |                               | Windows                        | -6,000             |
| Garage/Carport  | 1ga1dw                                 | 1ga1dw             |                           | 1ga1dw               |                               | 1ga1dw                         |                    |
| Porch/Patio/Deck  | Porch;Patio                            | Similar            | 0                         | Similar              | 0                             | Similar                        | 0                  |
|   |  |                    |                           |                      |                               |                                |                    |
|   |  |                    |                           |                      |                               |                                |                    |
|   |  |                    |                           |                      |                               |                                |                    |
| Net Adjustment (Total)  |  | X + 🗌 -            | \$ 14,500                 |                      | \$ 14,000                     |                                | \$ 8,500           |
| Adjusted Sale Price   |  | Net Adj. 2.5 %     |                           | Net Adj. 2.6 %       |                               | Net Adj. 1.5 %                 |                    |
| of Comparables  |  | Gross Adj. 8.7 %   |                           | Gross Adj. 10.3 %    |                               | Gross Adj. 10.7 %              | \$ 583,500         |
| Report the results of the research a  |  |                    | y of the subject property | and comparable sales | (report additional prior      |                                |                    |
| ITEM  | SL                                     | IBJECT             | COMPARABLE SA             | LE # 4 C             | OMPARABLE SALE #              | 5 COMPAR                       | ABLE SALE # 6      |
| Date of Prior Sale/Transfer   |  |                    |                           |                      |                               |                                |                    |
| Price of Prior Sale/Transfer  |  |                    |                           |                      |                               |                                |                    |
|   |  |                    |                           |                      |                               |                                |                    |
| Data Source(s)  | ReColorado;A                           | ssessor;Realist    | ReColorado;Assess         | or;Realist ReCol     | lorado;Assessor;Re            | alist ReColorado               | ;Assessor;Realist  |
| Effective Date of Data Source(s)  | 06/27/2022                             |                    | 06/27/2022                |                      | lorado;Assessor;Rea<br>7/2022 | alist ReColorado<br>06/27/2022 |                    |
|   | 06/27/2022                             |                    | 06/27/2022                | 06/27                |                               | 06/27/2022                     |                    |
| Effective Date of Data Source(s)  | 06/27/2022                             |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)  | 06/27/2022                             |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)  | 06/27/2022                             |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)  | 06/27/2022                             |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022                             |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022                             |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi                             | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
| Effective Date of Data Source(s)<br>Analysis of prior sale or transfer hi<br>Analysis/Comments See At | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
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| Effective Date of Data Source(s) Analysis of prior sale or transfer hi Analysis/Comments See At       | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
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| Effective Date of Data Source(s) Analysis of prior sale or transfer hi Analysis/Comments See At       | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |
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| Effective Date of Data Source(s) Analysis of prior sale or transfer hi Analysis/Comments See At       | 06/27/2022<br>story of the subject pro |                    | 06/27/2022                | 06/27                | /2022                         | 06/27/2022                     |                    |

Freddie Mac Form 2055 March 2005

## PLEASE SEE ATTACHED ADDENDUM FOR FURTHER INFORMATION

COMI

ONAL

ANSI Declaration: A one-story detached single-family house with 1,218 above-grade finished square feet and 974 below-grade finished square feet in the basement. In addition, the property includes a 304sq. ft. one-car garage.

| Note: The measurements are shown using ANSI guidelines, as recently suggested as the standard for mortgage lending practices for Fannie      |
|--|
| Mae, and may vary from the prior measurement standards/methods which can result in a variance in the finished square footage (GLA) shown in  |
| public records, MLS, and other available sources. Finished square footage calculations for the subject were made based on measured           |
| dimensions only and may include unfinished areas, openings in floors not associated with stairs, or openings in floors exceeding the area of |
| associated stairs.   |
|  |

|               |   | E (not required by Fannie Mae)      |                     |                    |            |             |
|---------------|---|-------------------------------------|---------------------|--------------------|------------|-------------|
|               | Provide adequate information for the lender/client to replicate the below cost figures and calculation                |                                     |                     |                    |            |             |
|               | Support for the opinion of site value (summary of comparable land sales or other methods for est                      |                                     | a als of vocant     | land acles require | d tha ar   | nroioor     |
|               |   |                                     |                     | land sales require |            |             |
|               | to use the allocation method where land to value ratios were established  |                                     |                     |                    |            |             |
|               | to reconcile and allocate a final value for the subject's site. The subject of  |                                     | a by life of Wea    | amer. Land values  | exceed     | iirig       |
| Т             | 30% of overall value were common in the subject market due to the lack ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW | OPINION OF SITE VALUE               |                     |                    | =\$        | 155,000     |
| COST APPROACH | Source of cost data N/A   | DWELLING                            | <br>Sq.Ft. @ \$     |                    | -\$<br>=\$ | 155,000     |
| Ro            | Quality rating from cost service N/A Effective date of cost data N/A  |                                     | Sq.Ft. @ \$         |                    | -+<br>=\$  |             |
|               | Comments on Cost Approach (gross living area calculations, depreciation, etc.)  |                                     | οη.ι τ. ψ Φ         |                    | =\$        |             |
| ST<br>ST      | The cost approach was not applied as the area is fully built up and there   | Garage/Carport                      | Sq.Ft. @ \$         |                    | =\$        |             |
| ğ             | is no vacant land available, except where an existing house will be torn  | Total Estimate of Cost-New          | 04: 1 @ ¢           |                    | =\$        |             |
|               | down. In addition, physical depreciation is often difficult to estimate for   | Less Physical                       | Functional          | External           | -ψ         |             |
|               | homes over 5 years of age. Although the Cost Approach could be  | Depreciation                        |                     | External           | =\$(       | )           |
|               | considered an applicable approach to value, it is not typically relied  | Depreciated Cost of Improveme       | nts                 |                    | =\$        |             |
|               | upon by market participants for one to four family properties.  | "As-is" Value of Site Improveme     |                     |                    | =\$        |             |
|               |   |                                     |                     |                    | Ŧ          |             |
|               | Estimated Remaining Economic Life (HUD and VA only) 40 Years  | S INDICATED VALUE BY COST AF        | PROACH              |                    | =\$        |             |
|               |   | UE (not required by Fannie Mae      |                     |                    |            |             |
| COME          | Estimated Monthly Market Rent \$ X Gross Rent Multiplier  | = \$                                |                     | Indicated Value    | e by Incor | ne Approach |
| 20            |   | ncome approach is not ap            | plicable to this    |                    |            |             |
| 4             | typically owner occupied.   |                                     |                     |                    |            |             |
|               |   | N FOR PUDs (if applicable)          |                     |                    |            |             |
|               | Is the developer/builder in control of the Homeowners' Association (HOA)?   | No Unit type(s) Detac               | hed Attach          | ned                |            |             |
|               | Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA                     |                                     | ched dwelling unit. |                    |            |             |
|               | Legal Name of Project   |                                     |                     |                    |            |             |
| Z             | 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)                      |                     |                    |            |             |
| RMATION       | Was the project created by the conversion of existing building(s) into a PUD?   | No If Yes, date of conversi         | on                  |                    |            |             |
| :OR           | Does the project contain any multi-dwelling units? Yes No Data Source(s)  |                                     |                     |                    |            |             |
| Z             | Are the units, common elements, and recreation facilities complete?   | o If No, describe the status of cor | npletion.           |                    |            |             |
| PUD IN        |   |                                     |                     |                    |            |             |
| •             |   |                                     |                     |                    |            |             |
|               | Are the common elements leased to or by the Homeowners' Association?  | No If Yes, describe the rental ter  | ms and options.     |                    |            |             |
|               |   |                                     |                     |                    |            |             |
|               | Describe common elements and recreational facilities.   |                                     |                     |                    |            |             |
|               |   |                                     |                     |                    |            |             |
|               |   |                                     |                     |                    |            |             |
| Fr            | eddie Mac Form 2055 March 2005 UAD Version 9/2011 Page  | 3 of 6                              |                     | Fannie Mae Forn    | n 2055 l   | March 2005  |

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.

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.

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.

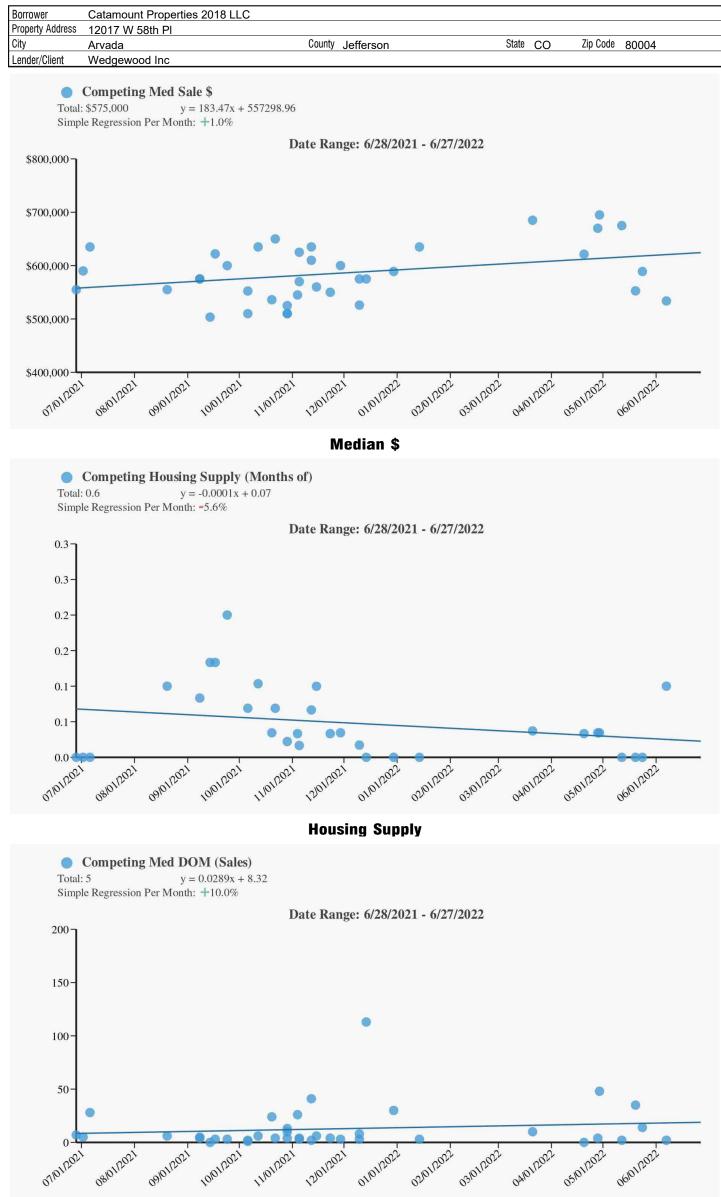
| APPRAISER 1 1/4   | SUPERVISORY APPRAISER (ONLY IF REQUIRED)                                 |
|---|--|
| Signature Odan Kaldey   | Signature  |
| Name Logan Kaizer   | Name   |
| Company Name Claric Appraisal Network                         | Company Name   |
| Company Address 300 East 2nd Ave, Suit #1405                  | Company Address  |
| Reno, NV 89501  |  |
| Telephone Number <u>530.550.2562</u>                          | Telephone Number   |
| Email Address logan.katzer@clarioappraisal.com                | Email Address  |
| Date of Signature and Report 06/28/2022                       | Date of Signature  |
| Effective Date of Appraisal 06/27/2022                        | State Certification #  |
| State Certification #   | or State License #   |
| or State License # AL200002944                                | State  |
| or Other (describe) State #                                   | Expiration Date of Certification or License                              |
| State CO  |  |
| Expiration Date of Certification or License <u>12/31/2022</u> | SUBJECT PROPERTY   |
| ADDRESS OF PROPERTY APPRAISED                                 | Did not inspect exterior of subject property                             |
| 12017 W 58th PI   | Did inspect exterior of subject property from street                     |
| Arvada, CO 80004  | Date of Inspection   |
| APPRAISED VALUE OF SUBJECT PROPERTY \$ 550,000                |  |
| LENDER/CLIENT   | COMPARABLE SALES   |
| Name Clear Capital  | Did not inspect exterior of comparable sales from street                 |
| Company Name Wedgewood Inc                                    | <ul> <li>Did inspect exterior of comparable sales from street</li> </ul> |
| Company Address 2015 Manhattan Beach Blvd Suite 100,          | Date of Inspection   |
| Redondo Beach, CA 90278                                       |  |
| Email Address   |  |

Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

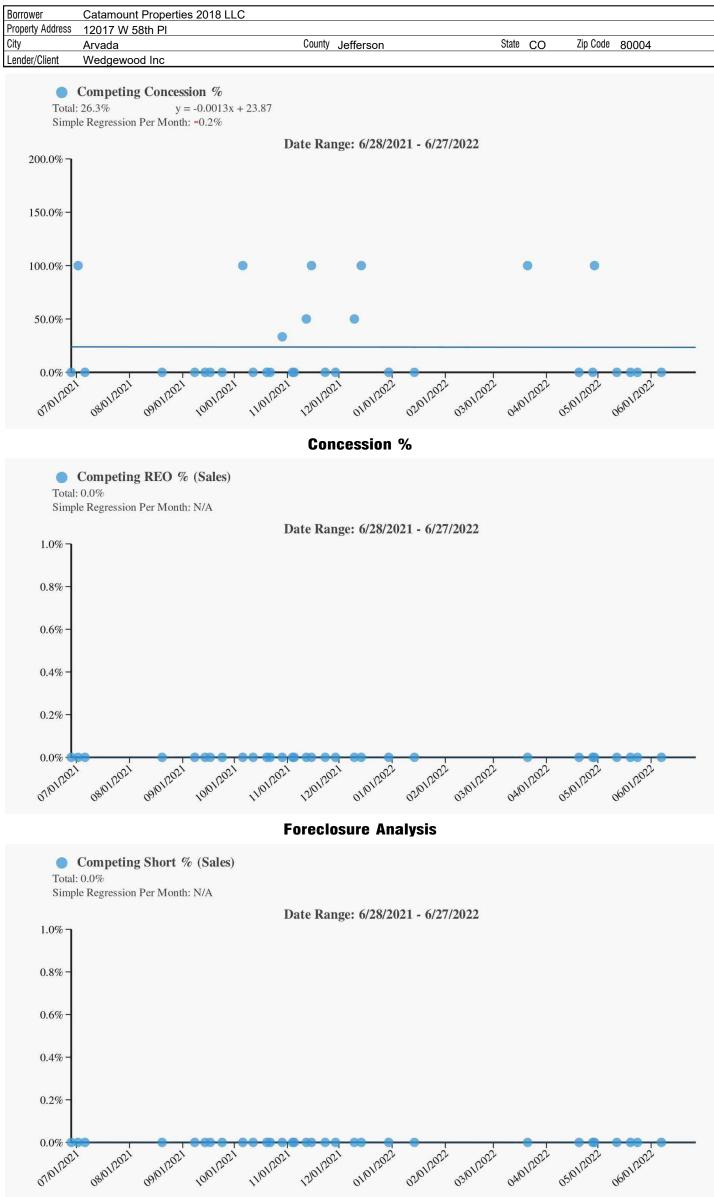
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| Total # of company: Size: Genue       28       3       7       Increasing       Bable & Declining         Total # of company: Active Litting:       0       1       2       Declining       Bable & Declining         Total # of company: Active Litting:       0       1       0       0       Declining       Statue       Declining       Bable & Declining         Media Size State Mice:       00       1       0       0       Declining       Statue       Declining       Bable & Declining         Media Size State Mice:       Statue Mice:       Statue Mice:       Statue Mice:       Declining       Bable & Declining       Bable & Declining       Declining       Declining       Bable & Declining       Declining       Bable & Declining       Declining       Declining       Bable & Declining   |   |  |   |  |  |   | 0 11 7 1   |                 |   |
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| Subject Project Data       Prior 7–12 Months       Prior 4–6 Months       Current – 3 Months       Overall Trend         Total # of Comparable Sales (Settled)       Increasing       Stable       Declining         Absorption Rate (Total Sales/Months)       Increasing       Stable       Declining         Total # of Active Comparable Listings       Increasing       Stable       Declining         Months of Unit Supply (Total Listings/Ab.Rate)       Increasing       Stable       Increasing         Months of Unit Supply (Total Listings/Ab.Rate)       Increasing       Stable       Increasing         Months of Unit Supply (Total Listings/Ab.Rate)       Increasing       Stable       Increasing         Are foreclosure sales (REO sales) a factor in the project?       Yes       No       If yes, indicate the number of REO listings and explain the trends in listings and sales of         Summarize the above trends and address the impact on the subject unit and project.       Signature       Signature       Signature         Appraiser Name       Colorio Apraiseal Network       Company Address       Supervisory Appraiser Name       Company Address         Company Name       Clario Apraiseal Network       Company Address       State       Email Address         State License/Certification #       AL200002944       State       Conpany Address       State <td>arrive at the results noted on this addendu<br/>Summarize the above information as support for your co<br/>an analysis of pending sales and/or expired and withdra<br/>An analysis was performed on 38 competi<br/>This analysis shows a change of +1% per</td> <td>Im. Any percent char<br/>onclusions in the Neighborh<br/>wn listings, to formulate yo<br/>ing sales over the pa<br/>month. Based on al</td> <td>nge results noted in<br/>nood section of the appraise<br/>ur conclusions, provide bol<br/>nst 12 months. The s<br/>I sales in this same of</td> <td>these comments are<br/>al report form. If you used ar<br/>th an explanation and suppor<br/>ales within this group<br/>group, there is a 0.6 m</td> <td>based or<br/>ny additiona<br/>t for your c<br/>had a m<br/>nonth suj</td> <td>n simple<br/>al informat<br/>conclusior<br/>nedian s<br/>ipply. Tl</td> <td>e regression<br/>tion, such as<br/>is.<br/>sale price of</td> <td>\$575,</td> <td>000.</td> | arrive at the results noted on this addendu<br>Summarize the above information as support for your co<br>an analysis of pending sales and/or expired and withdra<br>An analysis was performed on 38 competi<br>This analysis shows a change of +1% per  | Im. Any percent char<br>onclusions in the Neighborh<br>wn listings, to formulate yo<br>ing sales over the pa<br>month. Based on al   | nge results noted in<br>nood section of the appraise<br>ur conclusions, provide bol<br>nst 12 months. The s<br>I sales in this same of  | these comments are<br>al report form. If you used ar<br>th an explanation and suppor<br>ales within this group<br>group, there is a 0.6 m  | based or<br>ny additiona<br>t for your c<br>had a m<br>nonth suj   | n simple<br>al informat<br>conclusior<br>nedian s<br>ipply. Tl              | e regression<br>tion, such as<br>is.<br>sale price of  | \$575,          | 000.  |
| Total # of Comparable Sales (Settled)       Increasing       Stable       Declining         Absorption Rate (Total Sales/Months)       Increasing       Stable       Declining         Total # of Active Comparable Listings       Increasing       Stable       Declining         Months of Unit Supply (Total Listings/Ab.Rate)       Declining       Stable       Increasing         Are foreclosure sales (RED 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       Cogan-rdg.zer       Supervisory Appraiser Name       Company Name         Company Name       Clario Lop praisal Network       Company Address       State         Company Name       Company Address       State       Email Address         State License/Certification #       AL200002944       State       Company Address   | arrive at the results noted on this addendu<br>Summarize the above information as support for your or<br>an analysis of pending sales and/or expired and withdra<br>An analysis was performed on 38 competi<br>This analysis shows a change of +1% per<br>change of -5.6% per month. These sales h  | Im. Any percent chan<br>onclusions in the Neighborh<br>wn listings, to formulate yo<br>ng sales over the pa<br>month. Based on al<br>nad a median DOM o  | nge results noted in<br>nood section of the appraisa<br>ur conclusions, provide bol<br>ist 12 months. The s<br>I sales in this same of<br>of 5. This analysis sh  | these comments are<br>al report form. If you used ar<br>th an explanation and suppor<br>ales within this group<br>group, there is a 0.6 n<br>hows a change of +10  | based or<br>ny additiona<br>t for your c<br>had a m<br>nonth suj<br>0% per m   | n simple<br>al informat<br>conclusior<br>nedian s<br>ipply. Tl              | e regression<br>tion, such as<br>is.<br>sale price of  | \$575,          | 000.  |
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| Months of Unit Supply (Total Listings/Ab.Rate)       Declining       Stable       Increasing         Are foreclosure sales (RE0 sales) a factor in the project?       Yes       No       If yes, indicate the number of RE0 listings and explain the trends in listings and sales of foreclosed properties.         Are foreclosure sales (RE0 sales) a factor in the project?       Yes       No       If yes, indicate the number of RE0 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.       Summarize the above trends and address the impact on the subject unit and project.         Signature       Signature       Signature         Appraiser Name       Logan Harzer       Supervisory Appraiser Name         Company Name       Clario Appraisal Network       Company Name         Company Address       300 East 2nd Ave, Suit #1405, Reno, NV 89501       Company Address         State License/Certification #       AL200002944       State       Company Address         Email Address       logan.katzer@clarioappraisal.com       Email Address       State  | arrive at the results noted on this addendu<br>Summarize the above information as support for your or<br>an analysis of pending sales and/or expired and withdra<br>An analysis was performed on 38 competi<br>This analysis shows a change of +1% per<br>change of -5.6% per month. These sales the<br>lift the subject is a unit in a condominium or cooperative<br>Subject Project Data  | Im. Any percent char<br>onclusions in the Neighbort<br>wn listings, to formulate yo<br>ing sales over the pa<br>month. Based on al<br>had a median DOM of<br>project , complete the follo  | nge results noted in<br>nood section of the appraisa<br>ur conclusions, provide bol<br>ast 12 months. The s<br>I sales in this same of<br>of 5. This analysis sh  | these comments are<br>al report form. If you used ar<br>th an explanation and suppor<br>ales within this group<br>group, there is a 0.6 m<br>hows a change of +10<br>Project N   | based or<br>ny additiona<br>t for your c<br>had a m<br>nonth su<br>0% per m  | n simple<br>al informat<br>conclusior<br>nedian s<br>pply. Th<br>nonth.     | e regression<br>ion, such as<br>is.<br>sale price of<br>his analysis<br>Overall Trend  | \$575,<br>shows | 000.<br>3 a                                     |
| Are foreclosure sales (REO sales) a factor in the project?<br>Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.<br>Summarize the above trends and address the impact on the subject unit and project.<br>Signature<br>Appraiser Name<br>Company Address<br>State License/Certification # AL200002944<br>State<br>Email Address<br>State License/Certification # State<br>Email Address<br>Email Address<br>Email Address<br>State Email Address<br>State State<br>Email Address<br>State State<br>Email Address<br>State State<br>Email Address<br>State State<br>Email Address<br>State State<br>Email Address<br>State State<br>Email Address<br>State State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>St  | arrive at the results noted on this addendu<br>Summarize the above information as support for your or<br>an analysis of pending sales and/or expired and withdra<br>An analysis was performed on 38 competi<br>This analysis shows a change of +1% per<br>change of -5.6% per month. These sales the<br>change of -5.6% per month. These sales the<br>lif the subject is a unit in a condominium or cooperative<br>Subject Project Data<br>Total # of Comparable Sales (Settled)<br>Absorption Rate (Total Sales/Months)  | Im. Any percent char<br>onclusions in the Neighbort<br>wn listings, to formulate yo<br>ing sales over the pa<br>month. Based on al<br>had a median DOM of<br>project , complete the follo  | nge results noted in<br>nood section of the appraisa<br>ur conclusions, provide bol<br>ast 12 months. The s<br>I sales in this same of<br>of 5. This analysis sh  | these comments are<br>al report form. If you used ar<br>th an explanation and suppor<br>ales within this group<br>group, there is a 0.6 m<br>hows a change of +10<br>Project N   | based or<br>hy additiona<br>t for your c<br>had a m<br>nonth su<br>% per m<br>lame:<br>lame:<br>lame:<br>lncre                 | n simple<br>al information<br>conclusion<br>nedian s<br>pply. The<br>nonth. | e regression<br>ion, such as<br>is.<br>sale price of<br>his analysis<br>Overall Trend<br>Stable<br>Stable  | \$575,<br>shows | 000.<br>s a                                     |
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| Signature       Signature         Appraiser Name       Logan-Hazer         Company Name       Clario Appraisal Network         Company Address       300 East 2nd Ave, Suit #1405, Reno, NV 89501         State License/Certification #       AL200002944         State License/Certification #       AL200002944         Email Address       Iogan.katzer@clarioappraisal.com  | arrive at the results noted on this addendu<br>Summarize the above information as support for your or<br>an analysis of pending sales and/or expired and withdra<br>An analysis was performed on 38 competing<br>This analysis shows a change of +1% per-<br>change of -5.6% per month. These sales here<br>in the subject is a unit in a condominium or cooperative<br>Subject Project Data<br>Total # of Comparable Sales (Settled)<br>Absorption Rate (Total Sales/Months)<br>Total # of Active Comparable Listings<br>Months of Unit Supply (Total Listings/Ab.Rate)<br>Are foreclosure sales (REO sales) a factor in the project<br>foreclosed properties.   | Im. Any percent char<br>onclusions in the Neighborh<br>wn listings, to formulate yo<br>ng sales over the pa<br>month. Based on al<br>had a median DOM of<br>project , complete the follo<br>Prior 7–12 Months  | nge results noted in<br>nood section of the appraisa<br>ur conclusions, provide bot<br>ist 12 months. The s<br>I sales in this same of<br>of 5. This analysis sh<br>wing:<br>Prior 4–6 Months   | these comments are<br>al report form. If you used ar<br>th an explanation and suppor<br>ales within this group<br>group, there is a 0.6 m<br>hows a change of +10<br>Project N<br>Current – 3 Months   | based or<br>hy additiona<br>t for your c<br>had a m<br>nonth sup<br>% per m<br>lame:<br>lame:<br>lncre<br>Decl<br>Decl<br>Decl | n simple<br>al information<br>conclusion<br>nedian s<br>pply. The<br>nonth. | e regression<br>ion, such as<br>is.<br>sale price of<br>his analysis<br>Overall Trend<br>Stable<br>Stable<br>Stable<br>Stable<br>Stable  | \$575,<br>shows | 000.<br>s a<br>eclining<br>cclining<br>creasing |
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| Freddie Mac Form 71 March 2009 Page 1 of 1 Fannie Mae Form 1004MC March 2009  | arrive at the results noted on this addend.<br>Summarize the above information as support for your or<br>an analysis of pending sales and/or expired and withdra<br>An analysis was performed on 38 competing<br>This analysis shows a change of +1% per-<br>change of -5.6% per month. These sales here<br>Subject Project Data<br>Total # of Comparable Sales (Settled)<br>Absorption Rate (Total Sales/Months)<br>Total # of Active Comparable Listings<br>Months of Unit Supply (Total Listings/Ab.Rate)<br>Are foreclosure sales (REO sales) a factor in the project<br>foreclosed properties.<br>Summarize the above trends and address the impact on<br>Signature<br>Appraiser Name<br>Company Address<br>300 East 2nd Ave, Suit<br>State License/Certification # AL200002944      | m. Any percent chan<br>prolusions in the Neighborf<br>wn listings, to formulate yo<br>ng sales over the pa<br>month. Based on al<br>had a median DOM of<br>project, complete the follo<br>Prior 7–12 Months<br>Prior 7–12 M | nge results noted in<br>nood section of the appraisa<br>ur conclusions, provide bot<br>ist 12 months. The s<br>I sales in this same of<br>of 5. This analysis sh<br>Prior 4–6 Months<br>Prior 4–6 Months<br>Diff yes, indicate the nu<br>Diff yes, indicate t | these comments are<br>al report form. If you used ar<br>th an explanation and suppor<br>ales within this group<br>group, there is a 0.6 m<br>hows a change of +10<br>Project N<br>Current – 3 Months<br>umber of REO listings and ex<br>current – 3 Months   | based or<br>hy additiona<br>t for your c<br>had a m<br>nonth sup<br>% per m<br>lame:<br>lame:<br>lncre<br>Decl<br>Decl<br>Decl | n simple<br>al information<br>conclusion<br>nedian s<br>pply. The<br>nonth. | e regression<br>ion, such as<br>is.<br>sale price of<br>his analysis<br>Overall Trend<br>Stable<br>Stable<br>Stable<br>Stable<br>ings and sales of<br>Comparison of the second sec | \$575,<br>shows | 000.<br>s a<br>eclining<br>cclining<br>creasing |

## **Photograph Addendum**



Sales DOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

## **Photograph Addendum**



Short Sale Analysis Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

## **Market Trend Graph**



## Sales Comparison Adjustment Support



## Sales Comparison Adjustment Comments

The following transactional items were accounted for in the order shown prior to calculating any property feature adjustment results and only as necessary for transaction adjustments: Property Rights, Financing Terms, Distressed Sales, Seller Concessions, and Market Conditions.

## Lot Size

The Lot Size adjustment was developed at \$5.40 per square foot. The results (based on all adjustment methods that were calculated and considered relevant) provide an adjustment range from \$0.75 to \$13.72. Average Grouped Data, seven different types of simple regression, and Sensitivity Analysis were the adjustment methods used to develop this adjustment.

## GLA

The GLA adjustment was developed at \$73 per square foot. The results (based on all adjustment methods that were calculated and considered relevant) provide an adjustment range from \$2 to \$124. Depreciated Cost, True Paired Sales (Median and Average), five different types of simple regression, and Sensitivity Analysis were the adjustment methods used to develop this adjustment.

## Full Bath

The Full Bath adjustment was developed at \$12,000. The results (based on all adjustment methods that were calculated and considered relevant) provide an adjustment range from \$0 to \$20,200. Depreciated Cost, True Paired Sales (Median and Average), seven different types of simple regression, and Sensitivity Analysis were the adjustment methods used to develop this adjustment.

## Half Bath

The Half Bath adjustment was developed at \$6,000. The results (based on all adjustment methods that were calculated and considered relevant) provide an adjustment range from \$5,700 to \$12,600. Depreciated Cost, Theil-Sen Regression, Least Absolute Deviation Regression, and Sensitivity Analysis were the adjustment methods used to develop this adjustment.

## Garage Spaces

The Garage Space adjustment was developed at \$7,000. The results (based on all adjustment methods that were calculated and considered relevant) provide an adjustment range from \$1,700 to \$53,300. Depreciated Cost in addition to seven different types of simple regression were the adjustment methods used to develop this adjustment.

## **Basement Size**

The Basement Total Area adjustment was developed at \$16. The results (based on all adjustment methods that were calculated and considered relevant) provide an adjustment range from \$0 to \$33. Depreciated Cost, Robust Least Median of Squares Regression, and Sensitivity Analysis were the adjustment methods used to develop this adjustment.

## **Basement Fin. Size**

The Basement Finished Area adjustment was developed at \$44. The results (based on all adjustment methods that were calculated and considered relevant) provide an adjustment range from \$8 to \$77. Depreciated Cost in addition to seven different types of simple regression were the adjustment methods used to develop this adjustment.

## Cooling: Central

The Central Cooling adjustment was developed at \$3,000. The results (based on all adjustment methods that were calculated and considered relevant) provide an adjustment range from \$3,100 to \$9,300. Depreciated Cost, Average Grouped Data, and four different types of simple regression were the adjustment methods used to develop this adjustment.

## **Market Adjustment Methods**

| Borrower         | Catamount Properties 2018 LLC |        |           |       |    |          |       |  |
|------------------|-------------------------------|--------|-----------|-------|----|----------|-------|--|
| Property Address | 12017 W 58th Pl               |        |           |       |    |          |       |  |
| City             | Arvada                        | County | Jefferson | State | CO | Zip Code | 80004 |  |
| Lender/Client    | Wedgewood Inc                 |        |           |       |    |          |       |  |

## Sales Comparison Adjustment Methods

## Allocation

For the allocation method, a certain percentage of the sale price of a property is allocated to each feature. The potential adjustment is based on that percentage allocated for a particular feature. Percentages applied may be based on cost data, market analysis, or assessor information.

## **Depreciated Cost**

This method determines a potential adjustment by subtracting depreciation from the cost to build an improvement with the result being the value (adjustment) for the feature being measured. The difference between cost and value is depreciation so if the cost to build an improvement and the depreciation can be determined with relative accuracy then the result is the potential adjustment for that feature.

## **Grouped Data**

This method involves grouping the data (sales) into two categories based on the feature being measured. The average or median price of the first group is compared to the average or median price of the second. The difference in those two prices is the potential adjustment for the feature being measured.

#### Paired Sales (True)

A method of comparing two properties that are considered to be the same in all features except for one. In theory, the difference in the sales price of each property is an approximation of the value difference (or adjustment) for the one feature in which the properties differ. For this analysis, all properties that were analyzed are compared against each other to find all "pairs" and then the average and median of the results of all of those pairs is found.

#### Paired Sales (Adjusted)

This is the same as True Paired Sales except that if a property differs in more than one feature (True Paired Sales requires that only one feature is different) and the appraiser is confident they can adjust for any of those differing methods so that the result is only one differing method this would allow for an "Adjusted Pair". Adjusted Pairs will nearly always have more data points since it allows for more than one differing feature (non-perfect matches).

#### Sensitivity

This method is based on the theory that the best adjustment is the one that results in the smallest range of adjusted sales prices for all sales analyzed. It "plugs in" an adjustment and calculates what the sales price would be if that were the adjustment and it does that for every sale. Then it determines the range (difference between the low and high) of the adjusted sales prices. It repeats that process to test every possible adjustment. The adjustment that leads to the smallest range of adjusted prices is the final result.

#### Survey

In this method, market participants (e.g. appraisers, brokers, real estate agents, etc) are contacted in order to determine what they believe to be what a typical buyer and seller would agree to as far as the added value for a particular feature (swimming pool, barn, new roof, addition, etc). Typically the average and/or median of those results is the potential adjustment based on the survey method.

#### **Ordinary Least Squares Regression**

Among the most common of all types of simple regression, this method minimizes the sum of the squares of the differences between a variable and it's predicted value (called the residual). One of the results of this regression method is the slope of a line that can be drawn through the data points. That slope is the potential adjustment based on this method.

#### Theil-Sen Regression

This simple regression method finds the slope of every possible line that can be drawn between every pair of data points if they were plotted on a chart. It then takes the median of all of the slopes of those lines and that is the potential adjustment based on this method. Since this method utilizes the median, it does reduce the impact of outliers on the data.

#### Least Absolute Deviation

This simple regression method determines every line that can be drawn between each pair of data points. For each of those lines, the distance of the remaining data points to the line is calculated using the absolute value. All of those distances are then added up and the slope of the particular line that results in the smallest sum of absolute values for the residuals (deviation) is the potential adjustment result based on this method.

#### Least Median of Squares

Another form of simple regression that is very similar to Ordinary Least Squares Regression except that instead of taking the average of the squares of the residuals, this method utilizes the median of the squares of the residuals. As a result this method tends to be a bit more robust to outliers than Ordinary Least Squares Regression.

#### **Robust Simple Regression**

If any of the above Simple Regression methods has the word "Robust" in front of it that means that during the calculations, when the average of all of the data points is subtracted from the data point in question, instead the median of all data points is subtracted from the data point in question. This tends to make a particular regression method more "robust" to outliers (meaning less impacted by outliers).

## Modified Quantile Regression

This is a modified type of Robust Least Squares Regression where, instead of subtracting the median (the 50th percentile) from each data point, 9 different percentiles are tested (from 10% up to 90%) and the result from the one that has the best (highest) r-squared is the final result. This means that regression is calculated nine times (one time for each percentile tested) but only the results from the one with the best r-squared score is utilized.

| Supplemental Addendun |
|-----------------------|
|-----------------------|

| Borrower         | Catamount Properties 2018 LLC |                  |          |                |  |
|------------------|-------------------------------|------------------|----------|----------------|--|
| Property Address | 12017 W 58th Pl               |                  |          |                |  |
| City             | Arvada                        | County Jefferson | State CO | Zip Code 80004 |  |
| Lender/Client    | Wedgewood Inc                 |                  |          |                |  |

## PURPOSE OF APPRAISAL REPORT

The purpose of this appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender/Client, its successors and/or assigns, in evaluating the subject property for lending purposes. This is a federally regulated transaction. Additional supporting data can be found in our appraiser work file.

It is assumed that the title to this property is good and marketable. No title search has been made, nor have we attempted to determine ownership of the property. The value estimate is given without regard to any questions of title, boundaries, or encroachments. It is assumed that all assessments are paid. We assume the property to be free and clear of liens and encumbrances except as noted.

The legal description, if included herein, should be verified by legal counsel before being relied upon or used in any conveyance or other document.

We are not familiar with any engineering studies made to determine the bearing capacity of the land. Improvements in the area appear to be structurally sound. It is therefore assumed that soil and subsoil conditions are stable unless specifically outlined in this report.

Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and no responsibility is assumed for their cartographic accuracy. Drawings are not intended to be exact in size, scale or detail.

Areas and dimensions of the property were physically measured. If data is furnished by the principal or from plot plans or surveys furnished by the principal, or from public records, we assume it to be reasonably accurate. In the absence of current surveys, land areas may be based upon representations made by the owner's agents or the client. No attempt has been made to render an opinion or determine the status of easements that may exist. No responsibility is assumed for discrepancies that may become evident from a licensed survey of the property.

The value estimate involves only the real estate and all normal building equipment if any improvements are involved. No consideration was given to personal property, (or special equipment), unless stated.

It is assumed that the property is subject to lawful, competent and informed ownership and management unless noted.

Information in this report concerning market data was obtained from buyers, sellers, brokers, attorneys, trade publications or public records. To the extent possible, this information was examined for accuracy and is believed to be reliable. Dimensions, areas or data obtained from others is believed correct; however, no guarantee is made.

Any information, in whatever form, furnished by others is believed to b e reliable; however, no responsibility is assumed for accuracy.

The separate allocations between land and improvements, if applicable, represents our judgment only under the existing utilization of the property. A re-evaluation should be made if the improvements are removed or substantially altered, and the land utilized for another purpose.

All information and comments concerning the location, neighborhood trends, construction quality and costs, loss in value from whatever cause, condition, rents, or any other data for the property appraised herein, represents the estimates and opinions of the appraiser formed after an examination and study of the property.

Any valuation analysis of the income stream has been predicted upon financing conditions as specified herein, which we have reason to believe are currently available for this property. Financing terms and conditions other than those indicated may alter the final value conclusions.

The appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been made previously thereto. If the appraiser (s) is subpoenaed pursuant to court order, the client will be required to compensate said appraiser(s) for his/her time at his/her regular hourly rates, plus expenses.

All opinions, as to values stated, are presented as the appraiser's considered opinion based on the information set forth in the report and his experience. We assume no responsibility for changes in market conditions or for the inability of the client or any other party to achieve their desired results based upon the appraised value. Further, some of the assumptions made can be subject to variation depending upon evolving events. We realize some assumptions may never occur and unanticipated events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those in this report.

The appraisal assignment was not based on developing or reporting predetermined results, or a requested minimum valuation, a specific valuation, or the approval of a loan.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of: USPAP Uniform Standards of Professional Appraisal Practice, and SPP-AI Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute; and, except as noted in the Scope of Appraisal, in conformity with specific implementation rules of the following agencies:

Supplemental Addendum

| Borrower         | Catamount Properties 2018 LLC |                  |          |                |  |
|------------------|-------------------------------|------------------|----------|----------------|--|
| Property Address | 12017 W 58th Pl               |                  |          |                |  |
| City             | Arvada                        | County Jefferson | State CO | Zip Code 80004 |  |
| Lender/Client    | Wedgewood Inc                 |                  |          |                |  |

FIRREA Title XI of the Financial Institutions Reform, Recovery and Enforcement Act and section 5(b) of the Bank Company Holding Act; FRB – Federal Reserve Board; RTC-Resolution Trust Corporation; OTS-Office of Thrift Supervision; FDIC – Federal Deposit Insurance Corporation; OTC – Office of the Comptroller; NCUA – National Credit Union Association.

# THE APPRAISER HAS PREPARED THIS APPRAISAL IN FULL COMPLIANCE WITH THE APPRAISAL INDEPENDENCE REQUIREMENTS AND HAS NOT PERFORMED, PARTICIPATED IN, OR BEEN ASSOCIATED WITH ANY ACTIVITY IN VIOLATION OF AIR.

## AT THE REQUEST OF THE CLIENT, THIS APPRAISAL REPORT HAS BEEN PREPARED IN COMPLIANCE WITH THE UNIFORM APPRAISAL DATASET (UAD) FROM FANNIE MAE AND FREDDIE MAC. THE UAD REQUIRES THE APPRAISER TO USE STANDARDIZED RESPONSES THAT INCLUDE SPECIFIC FORMATS, DEFINITIONS, ABBREVIATIONS, AND ACRONYMS.

We do not authorize the out-of context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser nor the name of the firm which he is connected, shall be reproduced, published, or disseminated to the public through advertising media, public relations media, news media, or another public means of communication, without the prior written consent of the appraiser signing this report.

Adobe's Distiller software or equivalent may be utilized by appraiser to transmit this encrypted PDF-formatted appraisal. At a minimum, the software contains the following security measure:

- identifies transmission error during the transmission process, and confirms date, time and quantity of data submitted by appraiser and the date, time and quantity of data received by the Client, and/or its assigns and
- secures data from editing by means of a password, hardware device, or other means that remains in the sole control of the transmitting appraiser.

## **NEIGHBORHOOD MARKET CONDITIONS**

No discounts, buy downs or other concessions were noted. Current 30 year fixed rate financing.

Stricter Lending Standards and the availability of Mortgage Capital may affect the average sales prices in the area, however, given the market data analyzed by the appraiser, there are no fiscal or economic trends expected to occur that would significantly impact the relatively stable market currently experienced in this neighborhood.

Neighborhood conditions can be found in detail in the attached 1004MC form.

## **1004 MARKET CONDITIONS COMMENTS**

Trends in real estate are directly related to historic, economic, demographic, and political forces within a market area. Events occurring nationally, regionally and locally can significantly impact the success of all types of real estate development. Macroeconomic conditions, such as interest rates, inflation, job security, industrial productivity, and stability in the stock market, shape consumer confidence and business investment activity. Regional and local indicators do not always mirror national trends. As a result, the economic conditions on a regional and local level have the most significant impact on real estate markets and must be analyzed separately. Diversity and stability in employment, job growth, business expansion and the profile of the available labor force all impact the economic stability of a region. Consumer demographics in the local market, such a population growth, household statistics, age/family characteristics and income levels, specifically impact the type of real estate development that can be sustained, the amount of development supported, prices/rents, absorption of space and the amenities required.

1004 MC Instructions state: "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".

"Subject Specific" parameters are often utilized, but by doing this, it will yield a smaller number of sales, too low to be considered statistically significant, it is then the appraiser's parameters may be expanded to include areas outside of the subject's immediate market neighborhood but still within the surrounding area to produce a statistically credible amount of data to achieve results in which support the appraiser's trend conclusions & not miss-lead the reader with an inadequate amount of statistical data,

DUE TO THE INABILITY OF THE MLS TO FILTER CERTAIN KEY DATA, THE 1004MC INCLUDES PROPERTIES WHICH MAY MATCH IN FILTERABLE PHYSICAL CHARACTERISTICS, BUT ARE NOT ALWAYS COMPARABLE DWELLINGS.

\*\*\*\*As of the date of this appraisal, any impact on real estate market conditions from COVID-19 is immeasurable. Market conditions and trends require a sufficient time and quantity of data to fully analyze. It would be reasonable to assume some impact on supply and demand; however, at this time, there is insufficient evidence that would allow us to formulate a conclusion. Prior virus outbreaks did not have any lasting impact since viral outbreaks have a limited timeline on interruption on business activity.\*\*\*

|                  |                               |                  |          | 02001000       |  |
|------------------|-------------------------------|------------------|----------|----------------|--|
| Borrower         | Catamount Properties 2018 LLC |                  |          |                |  |
| Property Address | 12017 W 58th Pl               |                  |          |                |  |
| City             | Arvada                        | County Jefferson | State CO | Zip Code 80004 |  |
| Lender/Client    | Wedgewood Inc                 |                  |          |                |  |

## Legal Description

SECTION 08 TOWNSHIP 03 RANGE 69 SUBDIVISIONCD 015000 SUBDIVISIONNAME ALLENDALE 6TH FLG BLOCK LOT 0732 SIZE: 8165 TRACT VALUE: .187

## Occupancy

The appraiser is making the assumption that the subject is owner occupied, for the selection in the subject area of page #1. This is based on the car in the driveway at the time of the drive by inspection. No impact on value, no impact on marketability.

## SITE COMMENTS

This site is very typical of the neighborhood in terms of size, topography, view and general appeal. It provides a suitable setting for the improvements and is consistent with market expectations in this price range. Statements regarding zoning compliance are intended only in the most general sense. Zoning and building ordinances vary significantly from one municipality to another and can be extremely detailed. The scope of this assignment does not include a comparison of every potentially significant characteristic of the subject property's site and improvements relative to zoning and building ordinances. Unless otherwise noted, standard utility and right-of-way easements are insignificant to value. However, a current locational or boundary survey or title report may reveal encroachments, easements, zoning violations or other matters of interest that could warrant modification of the appraised value.

## SALES COMPARABLE COMMENTS

Unless otherwise specified in the original engagement of the appraiser the following criteria for market based adjustments and established guidelines.

The appraiser is well aware of the clients recommendation to include a minimum of two closed sales within the past three months. Unfortunately, only one substitutable closed sales was available within that time frame due to limited turnover in the subject neighborhood. The comparables used in the analysis were the best available at this time to compare to the subject property. All comparables offer similar overall utility and function.

Currently the Denver-metro area is experiencing historically low inventory, which is driving up prices. Bidding wars and offers over asking price are common.

Closing cost credits were noted for comparables. These types of concessions are not uncommon for the market. According to industry standards, including Fannie Mae guidelines, the amount of the negative dollar adjustment for each comparable with sales or financing concessions should be equal to any increase in the purchase price of the comparable that the appraiser determines to be attributable to the concessions. However, negative adjustments for sales or financing concessions on a dollar-for-dollar deduction that are equal to the cost of the concessions to the seller, as a strict cash equivalency approach would dictate, are not appropriate and the appraiser is responsible to determine what adjustment, if any, would be attributable to the concession. In the case of comparable sales the closing cost credits do not appear to have impacted the sale price and therefore no adjustments were warranted.

The Market Trend graph indicates an 4.4% increase in value over the past year. Due to the limitations of the 1004MC the appraiser used data provided by the local area MLS. This data would be considered by the typical buyer and seller (listing and selling agents) as the Gold Standard for a determination of market trends. The appraiser is making a time adjustment of 0.36% per month (based on the InfoSpark data along with paired sales analysis) in the direction of the market as this data is indicating an increasing market.

The subject is near apartment complexes (to the Southwest), which did not have any impact on the location or view rating at the time of the drive by inspection and appeared to be neutral residential overall.

Gross living area adjustments were made at \$73 per square foot. Fannie Mae does not have a percentage GLA adjustments guideline, but does state that large differences should be addressed. A market threshold of 10% of the subjects reported GLA was used to addresses differences in GLA. Smaller differences in GLA were either not recognized by the market or were negligible to the typical buyer.

The appraiser is making the extraordinary assumption that the interior is in similar condition to the exterior, if found to be untrue this could have an impact on the final opinion of value. The subject and all comparables were given overall ratings using UAD definitions. Condition adjustments were applied based on MLS data on a case by case basis. The appraiser would note that chronological age is not the benchmark of the typical buyer. Effective age is the market standard and condition adjustments were applied.

The appraiser identified no market reaction to the following items: Fireplaces, Decks/Patios/Porches. These items could have contributory value to borrower/seller individually. Energy efficient or updated windows received an adjustment of \$6,000 (based on paired sales analysis), as the market appeared to pay a premium for these updates.

The remaining adjustments are indicated on the sales comparison grid and supported by the included market adjustment pages. All adjustments are rounded to the nearest \$500.00

## FINAL ANALYSIS

|                  | Sı                            | ıpplementa | l Addendum |       | File | e No. 329915 | 56    |  |
|------------------|-------------------------------|------------|------------|-------|------|--------------|-------|--|
| Borrower         | Catamount Properties 2018 LLC | ;          |            |       |      |              |       |  |
| Property Address | 12017 W 58th Pl               |            |            |       |      |              |       |  |
| City             | Arvada                        | County     | Jefferson  | State | СО   | Zip Code     | 80004 |  |
| Lender/Client    | Wedgewood Inc                 |            |            |       |      |              |       |  |

The Sales Comparison Approach was considered most applicable in the valuation of the subject.

| Comparable sales bracket the potential value of the subject property in adjusted range of: |             |                         |                              |  |  |
|--|-------------|-------------------------|------------------------------|--|--|
| Low  | <u>High</u> | <u>Central Tendency</u> | Variation of Adj Sales Price |  |  |
| \$539,500  | \$584,500   | \$560,875               | 8%                           |  |  |

The appraiser gave weighted consideration to comp #1 (33.3%) for low gross adjustment and similar condition, #2 (33.3%) for next lowest gross adjustment, and #3 (33.3%) for recency of the closed sale in an increasing market. The comparable bracket the overall factors for of market reaction, above and below grade living utility, chronilogical age, condition and similar site sizes. All other comparable were used to further refine market based adjustments and indicate marketability.

| Comp 1    | Comp 2    | Comp 3    | Weighted Comparison |
|-----------|-----------|-----------|---------------------|
| \$539,500 | \$553,000 | \$554,750 | \$549,083           |

All factors considered; it is reasonable the subject would have a market value of \$550,000. The Cost Approach was not developed, however an opinion of site value was included at the client's request. The Income Approach was not developed.

## **PREDOMINANT VALUE**

The predominant value refers to the most frequently occurring value or value of the market place. The subjects estimated market value differs from the predominant value. The subject is not an under improvement for the area. This will not affect the marketability of the subject.

## ADDITIONAL SALES COMPARABLE COMMENTS

The comparables utilized were considered the best available to derive subject's valuation. Appropriate market adjustments were made for dissimilarities in all comps. Square footage were obtained from the assessor's office. Where assessor records were unavailable or appeared inaccurate, square footages were obtained from a multiplier derived from the market. The appraiser uses a variety of data services such as public and private online databases which include assessor's records, county recorder, FEMA Flood Maps, county websites, local zoning maps an/or phone confirmations by the appropriate zoning authorities, local MLS information, or any other reliable sources considered typical for the market area. All sources are considered to be reliable sources of data. When discrepancies in the information are found, the appraiser will use the source(s) that is believed to be the most reliable in the appraisal report. The appraiser will report only the data pertinent to the valuation process. When applicable, the data presented in the Sales Comparison Approach has been verified by more than one source unless otherwise noted.

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

## **EXTERIOR INSPECTION ADDENDA**

The appraiser has been requested to perform an appraisal based on an exterior only inspection and not to disturb the occupants by entering the building. The physical characteristics used to develop this appraisal are based on the assessment records of El Paso County, Colorado and on the multiple listing service information. The subject property was observed from the public street as of the effective date of the appraisal. On the basis of the observed conditions, the assessment records and multiple listing service information appear to be accurate. For the purposes of this appraisal, it is assumed that the interior condition of the subject property is consistent with the exterior conditions as observed and that the information concerning the interior condition as provided by the assessor's records and the multiple listing service is accurate.

## PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS

Unless otherwise stated in this report, the existence of hazardous material and/or electromagnetic emission, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no such knowledge of the existence of such materials on or in the subject property, or in the properties of the subject neighborhood. The appraiser is not qualified to detect such substances. The presence of such substances as asbestos, urea formaldehyde foam insulation, radon, mold, or other potentially hazardous material may affect the value of the property. The value estimate expressed is predicated on the assumption that there is no such material in or on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required discovering them. The customer is urged to retain an expert in this field.

Dwellings built prior to 1978 may contain lead-based paint.

|                  |                           | Supplemental | Addendum  |       | Fil | e No. 329915 | 56    |  |
|------------------|---------------------------|--------------|-----------|-------|-----|--------------|-------|--|
| Borrower         | Catamount Properties 2018 | LLC          |           |       |     |              |       |  |
| Property Address | 12017 W 58th Pl           |              |           |       |     |              |       |  |
| City             | Arvada                    | County       | Jefferson | State | CO  | Zip Code     | 80004 |  |
| Lender/Client    | Wedgewood Inc             |              |           |       |     |              |       |  |

## MOLD

The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. A professional home inspection or environmental inspection is recommended.

## CONCLUSION

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents only minimal discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

## **Subject Photo Page**

| Borrower         | Catamount Properties 2018 LLC |        |           |       |    |          |       |  |
|------------------|-------------------------------|--------|-----------|-------|----|----------|-------|--|
| Property Address | 12017 W 58th Pl               |        |           |       |    |          |       |  |
| City             | Arvada                        | County | Jefferson | State | СО | Zip Code | 80004 |  |
| Lender/Client    | Wedgewood Inc                 |        |           |       |    |          |       |  |



| Subject | Front |
|---------|-------|
|---------|-------|

| 12017 W 58th PI   |          |
|-------------------|----------|
| Sales Price       |          |
| Gross Living Area | 1,218    |
| Total Rooms       | 6        |
| Total Bedrooms    | 3        |
| Total Bathrooms   | 1.0      |
| Location          | N;Res;   |
| View              | N;Res;   |
| Site              | 8,165 sf |
| Quality           | Q4       |
| Age               | 58       |
|                   |          |

Subject Side



## Subject Street

## **Comparable Photo Page**

| Borrower         | Catamount Properties 2018 LLC |
|------------------|-------------------------------|
| Property Address | 12017 W 58th Pl               |
| City             | Arvada                        |
| Lender/Client    | Wedgewood Inc                 |

County Jefferson

State CO Zip Code 80004



## **Comparable 1**

| 10550 W 62nd Pl   |               |
|-------------------|---------------|
| Prox. to Subject  | 1.05 miles NE |
| Sales Price       | 526,000       |
| Gross Living Area | 1,295         |
| Total Rooms       | 7             |
| Total Bedrooms    | 3             |
| Total Bathrooms   | 2.0           |
| Location          | N;Res;        |
| View              | N;Res;        |
| Site              | 7,034 sf      |
| Quality           | Q4            |
| Age               | 61            |
|                   |               |



## Comparable 2

| 10967 W 62nd Av   | ve            |
|-------------------|---------------|
| Prox. to Subject  | 0.76 miles NE |
| Sales Price       | 560,000       |
| Gross Living Area | 1,144         |
| Total Rooms       | 6             |
| Total Bedrooms    | 3             |
| Total Bathrooms   | 1.0           |
| Location          | N;Res;        |
| View              | N;Res;        |
| Site              | 7,545 sf      |
| Quality           | Q4            |
| Age               | 60            |



## Comparable 3

6187 Vivian Ct Prox. to Subject Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

0.46 miles NW 533,750 1,326 6 3 1.0 A;Res;BsyRd N;Res; 10,277 sf Q4 57

## **Comparable Photo Page**

| Borrower         | Catamount Properties 2018 LLC |      |
|------------------|-------------------------------|------|
| Property Address | 12017 W 58th Pl               |      |
| City             | Arvada                        | Coun |
| Lender/Client    | Wedgewood Inc                 |      |

inty Jefferson

State CO Zip Code 80004



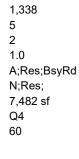
## Comparable 4

| 6014 Pierson St   |               |
|-------------------|---------------|
| Prox. to Subject  | 0.65 miles NE |
| Sales Price       | 570,000       |
| Gross Living Area | 1,240         |
| Total Rooms       | 6             |
| Total Bedrooms    | 3             |
| Total Bathrooms   | 1.0           |
| Location          | N;Res;        |
| View              | N;Res;        |
| Site              | 7,737 sf      |
| Quality           | Q4            |
| Age               | 61            |
|                   |               |



## **Comparable 5**

| 11250 W 60th A    | ve            |
|-------------------|---------------|
| Prox. to Subject  | 0.46 miles NE |
| Sales Price       | 536,000       |
| Gross Living Area | 1,338         |
| Total Rooms       | 5             |
| Total Bedrooms    | 2             |
| Total Bathrooms   | 1.0           |
| Location          | A;Res;BsyRd   |
| View              | N;Res;        |
| Site              | 7,482 sf      |
| Quality           | Q4            |
| Age               | 60            |



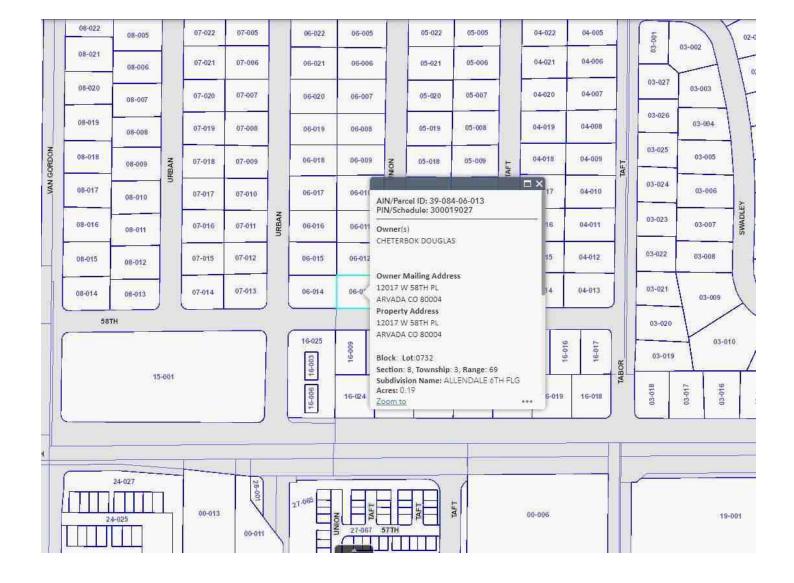


## Comparable 6

| 1 | 10930 W 60th Av   | /e           |
|---|-------------------|--------------|
| P | Prox. to Subject  | 0.70 miles E |
| S | Sales Price       | 575,000      |
| 6 | Gross Living Area | 1,240        |
| T | otal Rooms        | 6            |
| T | otal Bedrooms     | 3            |
| T | otal Bathrooms    | 2.0          |
| L | ocation           | A;Res;BsyRd  |
| ٧ | /iew              | N;Res;       |
| 8 | Site              | 7,464 sf     |
| ( | Quality           | Q4           |
| A | \ge               | 61           |
|   |                   |              |

## **Assessor Map**

| Borrower         | Catamount Properties 2018 LLC |        |           |       |    |          |       |  |
|------------------|-------------------------------|--------|-----------|-------|----|----------|-------|--|
| Property Address | 12017 W 58th Pl               |        |           |       |    |          |       |  |
| City             | Arvada                        | County | Jefferson | State | СО | Zip Code | 80004 |  |
| Lender/Client    | Wedgewood Inc                 |        |           |       |    |          |       |  |



## Assessor Data - Page 1

| operty Ir   | formation  |                       |  |  |   |   |  |  |
|---|--|-----------------------|--|--|---|---|--|--|
| me / Plf  | I/Schedule Nu  | mber / Proj           | perty Information  |  |   |   |  |  |
| Property Information Sales History  |  |                       |  | ory  |   |   |  |  |
| 3000<br>Owr   | Schedule<br>119027<br>ers<br>FERBOK DOUG                             | ilAS                  | 39<br>Pri<br>124<br>AR<br>Ad   | N/Parcel ID<br>084-06-013<br>operty Address<br>017 W 58TH PL<br>VADA, CO 80004<br>dress and Political<br>dress Information     |   | Property Class<br>1212 Single Family R<br>Mailing Address<br>12017 W 58TH PL<br>ARVADA, CO 80004- |  |  |
| Legal Des   | cription   |                       |  |  |   | E/eagleview /   |  |  |
| 0150  | livision<br>00 ALLENDALI<br>el Map                                   | E 6TH FLG             |  |  | Interactive M<br>Aspin<br>Interactive M<br>jMap   | 20.7  |  |  |
| 0150<br>Parc  | 00 ALLENDALI<br>el Map   | E 6TH FLG<br>Tract/Ke | y Section  | Townshi  | Aspin<br>Interactive M<br>JMap  | 20.7  | Land SQ  | PFT Land Acres   |
| 0150<br><b>Parc</b><br>Map  | 00 ALLENDALI<br>el Map   |                       | y Section<br>08  | Townshi<br>03  | Aspin<br>Interactive M<br>JMap  | Мар   |  | 65 0.187   |
| 0150<br>Parc<br>Map<br>Block  | 00 ALLENDALI<br>el Map<br>Lot<br>0732<br>N: The above<br>nces.       | Tract/Ke              | 08   | 03   | Aspin<br>Interactive M<br>jMap<br>P Range   | Map<br>QSection<br>Total  | 8,1<br>8,1   | 165 0.187  |
| 0150<br>Parc<br>Map<br>Block<br>CAUTIO<br>conveya   | 00 ALLENDALI<br>el Map<br>Lot<br>0732<br>N: The above<br>nces.<br>ry | Tract/Ke              | 08   | 03   | Aspin<br>Interactive M<br>jMap<br>P Range<br>69   | Map<br>QSection<br>Total  | 8,1<br>8,1<br>RIPTION FOR DEED   | 165 0.187  |
| O150<br>Parc<br>Map<br>Block<br>CAUTIO<br>conveya<br>Sale Histo   | 00 ALLENDALI<br>el Map<br>Lot<br>0732<br>N: The above inces.<br>ry   | Tract/Ke              | 08<br>on is incomplete and   | 03<br>d for internal purpo   | Aspin<br>Interactive M<br>jMap<br>P Range<br>69   | Map<br>QSection<br>Total  | 8,1<br>8,1<br>RIPTION FOR DEED   | 165 0.187<br>165 0.187<br>S and other legal  |
| O150<br>Parc<br>Map<br>Block<br>CAUTIO<br>conveya<br>Sale Histo<br>Sale Date  | 00 ALLENDALI<br>el Map<br>Lot<br>0732<br>N: The above inces.<br>ry   | Tract/Ke              | on is incomplete and<br>Sale Amount  | 03<br>d for internal purpo<br>Deed Type  | Aspin<br>Interactive M<br>jMap<br>69<br>69  | Map<br>QSection<br>Total  | 8,1<br>8,1<br>RIPTION FOR DEED   | 165 0.187<br>165 0.187<br>S and other legal  |
| 0150<br>Parc<br>Map<br>Block<br>CAUTIO<br>conveya<br>Sale Histo<br>Sale Date<br>8/30/1985   | 00 ALLENDALI<br>el Map<br>Lot<br>0732<br>N: The above inces.<br>ry   | Tract/Ke              | on is incomplete and<br>Sale Amount<br>\$78,500                                  | 03 d for internal purpo Deed Type Other  | Aspin<br>Interactive I<br>JMap<br>69<br>sees only. DO NOT USE T<br>Joint Tenancy                                | Map<br>QSection<br>Total  | 8,1<br>8,1<br>RIPTION FOR DEED<br>8<br>8   | 65         0.187           165         0.187           S and other legal         000000000000000000000000000000000000      |
| 0150<br>Parc<br>Map<br>Block<br>CAUTIO<br>conveya<br>Sale Histo<br>Sale Date<br>8/30/1985<br>3/20/1998                                      | 00 ALLENDALI<br>el Map   | Tract/Ke              | on is incomplete and<br>Sale Amount<br>\$78,500<br>\$135,700                     | 03       d for internal purpo       Deed Type       Other       Warranty Deed -       Death Certificate                        | Aspin<br>Interactive I<br>JMap<br>69<br>sees only. DO NOT USE T<br>Joint Tenancy                                | Map<br>QSection<br>Total  | 8,1<br>8,1<br>RIPTION FOR DEED<br>8<br>8<br>F<br>2   | 165 0.187<br>165 0.187<br>S and other legal<br>Doc/Instr#<br>15084880  |
| 0150<br>Parc<br>Map<br>Block<br>CAUTIO<br>conveya<br>Sale Histo<br>Sale Date<br>8/30/1985<br>3/20/1998<br>6/8/2007                          | 00 ALLENDALI<br>el Map   | Tract/Ke              | 08<br>on is incomplete and<br>Sale Amount<br>\$78,500<br>\$135,700<br>\$0        | 03       d for internal purpo       Deed Type       Other       Warranty Deed -       Death Certificate                        | Aspin<br>Interactive Map<br>P Range<br>69<br>sees only. DO NOT USE T<br>Joint Tenancy<br>c Deed - Joint Tenancy | Map<br>QSection<br>Total  | 8,1<br>8,1<br>RIPTION FOR DEED<br>8<br>8<br>F<br>2<br>2<br>2                               | 165 0.187<br>165 0.187<br>S and other legal<br>Doc/Instr#<br>15084880<br>10596977<br>1007066891                            |
| 0150<br>Parc<br>Map<br>Block<br>CAUTIO<br>conveya<br>Sale Histo<br>Sale Date<br>8/30/1985<br>3/20/1998<br>6/8/2007<br>4/17/2008<br>6/9/2016 | 00 ALLENDALI<br>el Map   | Tract/Ke              | 08<br>on is incomplete and<br>Sale Amount<br>\$78,500<br>\$135,700<br>\$0<br>\$0 | 03       d for internal purpo       Deed Type       Other       Warranty Deed -       Death Certificate       Special Warranty | Aspin<br>Interactive Map<br>P Range<br>69<br>sees only. DO NOT USE T<br>Joint Tenancy<br>c Deed - Joint Tenancy | Map<br>QSection<br>Total  | 8,1<br>8,1<br>RIPTION FOR DEED<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>2<br>2<br>2<br>2<br>2 | 165 0.187<br>165 0.187<br>165 0.187<br>S and other legal<br>15084880<br>15084880<br>15096977<br>1007066891<br>1008039963   |
| 0150<br>Parc<br>Map<br>Block<br>CAUTIO<br>conveya<br>Sale Histo<br>Sale Date<br>8/30/1985<br>3/20/1998<br>6/8/2007<br>4/17/2008<br>6/9/2016 | 00 ALLENDALI<br>el Map   | Tract/Ke              | 08<br>on is incomplete and<br>Sale Amount<br>\$78,500<br>\$135,700<br>\$0<br>\$0 | 03       d for internal purpo       Deed Type       Other       Warranty Deed -       Death Certificate       Special Warranty | Aspin<br>Interactive Map<br>P Range<br>69<br>sees only. DO NOT USE T<br>Joint Tenancy<br>c Deed - Joint Tenancy | Map<br>QSection<br>Total  | 8,1<br>8,1<br>RIPTION FOR DEED<br>8<br>8<br>FF<br>2<br>2<br>2<br>2<br>2<br>5<br>5<br>FIN   | 165 0.187<br>165 0.187<br>S and other legal<br>Doc/Instr#<br>15084880<br>0596977<br>1007066891<br>1008039963<br>1016063439 |

## 6/27/22, 8:30 AM

## Assessor Property Records Search - Property Details

| ax Year              | Actual Land<br>Value | Actual Imp<br>Value | Actual Total<br>Value | Assessed Land<br>Value | Assessed Imp<br>Value | Assessed Total<br>Value | Notice of<br>Valuation |
|----------------------|----------------------|---------------------|-----------------------|------------------------|-----------------------|-------------------------|------------------------|
| 2022 payable<br>2023 | \$153,479            | \$250,976           | \$404,455             | \$10,667               | \$17,443              | \$28,110                |                        |
| 2021 payable<br>2022 | \$153,479            | \$250,976           | \$404,455             | \$10,974               | \$17,945              | \$28,919                | View Notice            |

## Mill Levy Information

| Tax Year          | TAG  | Authority                      | Mill Levy             |
|-------------------|------|--------------------------------|-----------------------|
| 2022 payable 2023 | 1013 | APEX PARK & REC DIST           | твр                   |
| N 8               |      | ARVADA                         | TBC                   |
|                   |      | ARVADA FIRE DIST               | TBC                   |
|                   |      | COUNTY                         | TBL                   |
|                   |      | MOFFAT TUNNEL IMPROVEMENT DIST | TBC                   |
|                   |      | REGIONAL TRANSPORTATION DIST   | TBE                   |
|                   |      | SCHOOL                         |                       |
|                   |      | URBAN DRAINAGE&FLOOD C SO PLAT | TBI                   |
|                   |      | URBAN DRAINAGE&FLOOD CONT DIST | TBI                   |
|                   |      | T                              | TBI                   |
|                   |      |                                | TBC                   |
| 2021 payable 2022 | 1013 | APEX PARK & REC DIST           | 4.5600                |
|                   |      | ARVADA                         | 4,310                 |
|                   |      | ARVADA FIRE DIST               | 14,8490               |
|                   |      | COUNTY                         | 26.2410               |
|                   |      | MOFFAT TUNNEL IMPROVEMENT DIST | 0.0000                |
|                   |      | REGIONAL TRANSPORTATION DIST   | 0.0000                |
|                   |      | SCHOOL                         | 45.808                |
|                   |      | URBAN DRAINAGE&FLOOD C SO PLAT |                       |
|                   |      | URBAN DRAINAGE&FLOOD CONT DIST | 0.100                 |
|                   |      | T                              | otal Mill Levy 96.768 |

## Property Inventory

Neighborhood 2314 ALLENDALE AREA Market Area 2 ResMA: Central Northeast Jeffco

Land

| Land Use    | State Tax Class | Size  | Unit Type | Land Contributor  | Contributor Category        |
|-------------|-----------------|-------|-----------|-------------------|-----------------------------|
| Residential | 1112            | 0.187 | Acre      | Location Factor 4 | Location Factor Adjustments |

Improvements

|        | Impr# | Property Type        | Design               | Construction<br>Class | Quality | Year<br>Built | Adj<br>Year | Remd<br>Year | Cmp% | Gross<br>Area | State Tax<br>Class |
|--------|-------|----------------------|----------------------|-----------------------|---------|---------------|-------------|--------------|------|---------------|--------------------|
| Select | 1-1   | 201 Single<br>Family | 010 1<br>Story/Ranch | Brick                 | Average | 1964          | 1964        |              | 100% | 1,218         | 1212               |

| Impr# | Sub-Areas       | Area-SQFT |
|-------|-----------------|-----------|
| 1-1   | Attached Garage | 304       |
| 1=1   | Basement Total  | 1,218     |
| 1-1   | Covered Porch   | 176       |

https://propertysearch.jeffco.us/propertyrecordssearch/pin/property/details/SwCWz202aWuopNsX2TxlFj16e4yjYCfBTdAyEBhuJRw1

2/3

## Assessor Data - Page 3

## 6/27/22, 8:30 AM

## Assessor Property Records Search - Property Details

| Impr# |        | Sub-Areas               |  | Area-SQ |  |  |
|-------|--------|-------------------------|--|---------|--|--|
| 1-1   |        | First Floor             |  |         |  |  |
| Impr# | Stru   | ctural Elements by Unit |  | # Units |  |  |
| 1-1   | 3/4 E  | 3ath (3 fixture)        |  | (d.)    |  |  |
| 1-1   | Bedr   | room (Above Grade)      |  | 3       |  |  |
| 1-1   | Bedr   | room (Below Grade)      |  | 30      |  |  |
| 1-1   | Full E | Bath+K+L                |  | 3       |  |  |
| 1-1   | Nbr    | of Dwelling Units       |  | 1       |  |  |

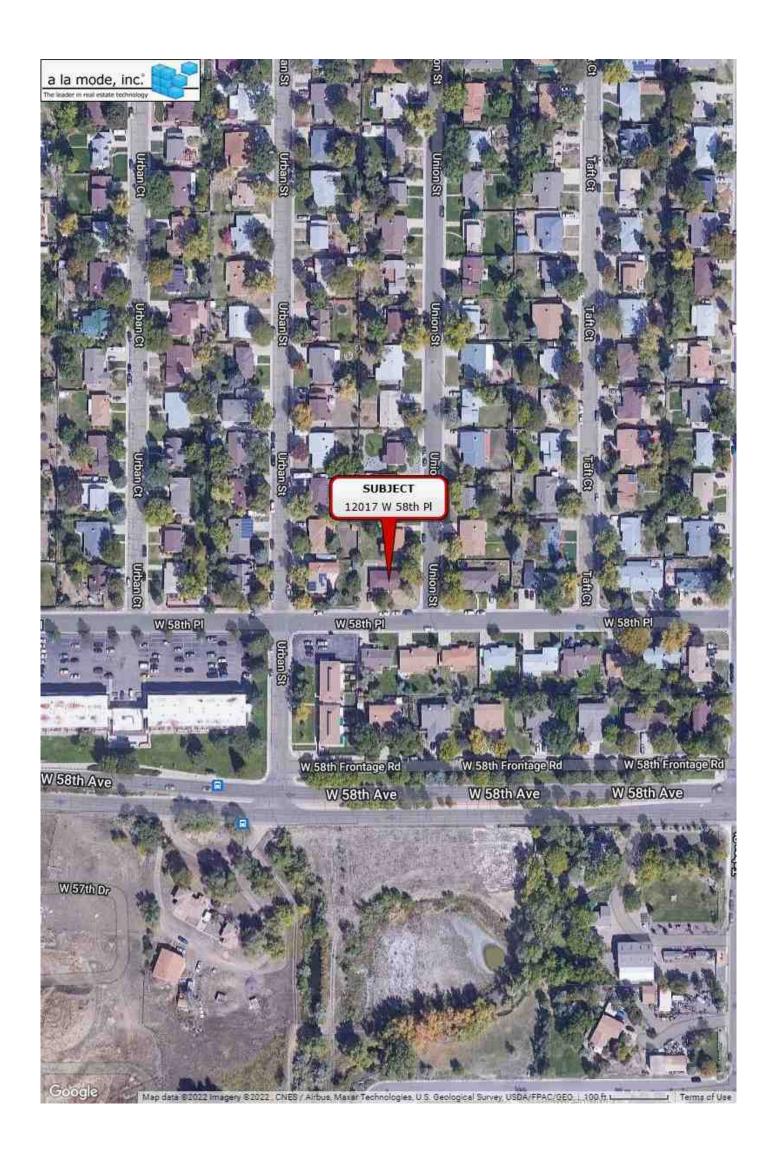
| lmpr# | Structural Elements by SQFT | Description              | Area-SQFT |
|-------|-----------------------------|--------------------------|-----------|
| 1-1   | Remodel Type                | 0%; As Is; Paint; Carpet | 1,218     |
| 1-1   | Interior Finish Type        | Bsmt Finish              | 974       |
| 1-1   | HVAC Systems                | Forced Air Unit          | 1,218     |

©2022 Assessor Property Records Search – Jefferson County, CO

https://propertysearch.jeffco.us/propertyrecordssearch/pin/property/details/SwCWz202aWuopNsX2TxlFj16e4yjYCfBTdAyEBhuJRw1

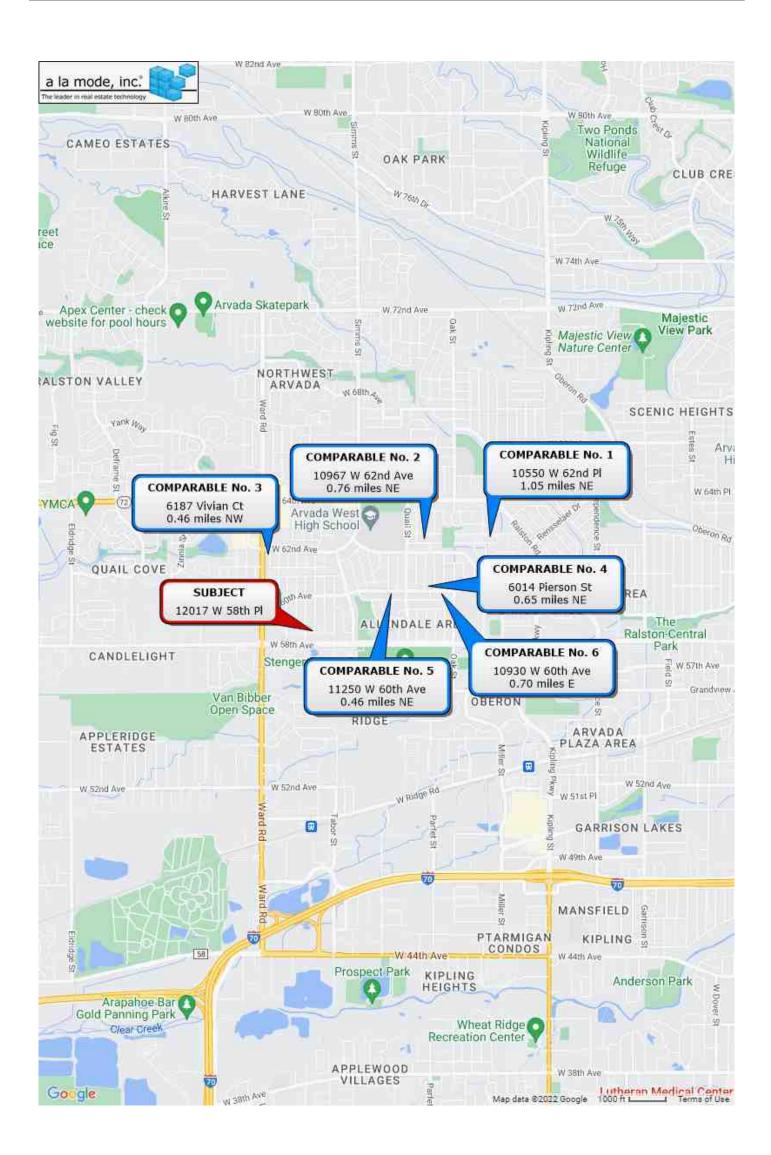
## **Aerial Map**

| Borrower         | Catamount Properties 2018 LLC |             |         |       |    |          |       |
|------------------|-------------------------------|-------------|---------|-------|----|----------|-------|
| Property Address | 12017 W 58th Pl               |             |         |       |    |          |       |
| City             | Arvada                        | County Jeff | fferson | State | СО | Zip Code | 80004 |
| Lender/Client    | Wedgewood Inc                 |             |         |       |    |          |       |



## **Location Map**

| Borrower         | Catamount Properties 2018 LLC |        |           |   |      |    |          |       |  |
|------------------|-------------------------------|--------|-----------|---|------|----|----------|-------|--|
| Property Address | 12017 W 58th Pl               |        |           |   |      |    |          |       |  |
| City             | Arvada                        | County | Jefferson | S | tate | СО | Zip Code | 80004 |  |
| Lender/Client    | Wedgewood Inc                 |        |           |   |      |    |          |       |  |



License



## **E&O Insurance**

|   | COL | 300    |
|---|-----|--------|
| A | COP | $\sim$ |
|   | /   |        |

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/11/2021

| THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMA<br>CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVE<br>BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT<br>REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE  | LY AMEND, EXTE<br>CONSTITUTE A                         | ND OR ALT       | ER THE CO   | VERAGE AFFORDED B   | Y THE           | POLICIES     |
|--|--|-----------------|---|---|-----------------|--------------|
| IMPORTANT: If the certificate holder is an ADDITIONAL INS<br>If SUBROGATION IS WAIVED, subject to the terms and con  | ditions of the poli                                    | cy, certain p   | olicies may   |   |                 |              |
| this certificate does not confer rights to the certificate holder<br>PRODUCER  |  |                 | <b>2</b> -4   |   |                 |              |
| Assurance, a Marsh & McLennan Agency LLC company   | CONTA<br>NAME:<br>PHONE                                |                 |   | FAX   |                 | 10.0100      |
| 20 N Martingale Road   | (A/C. N  | o, Ext): 312-02 |   | (A/C, No): (  | 847) 4          | 40-9123      |
| Suite 100  | ADDRE  | ss: fchen@a     |   |   |                 |              |
| Schaumburg IL 60173  |  | 5-5-5-5-5       | Complete and an | RDING COVERAGE  |                 | NAIC #       |
|  | CLEAHOL-02   | RA: AXA Ins     | urance Comp   | any   | -               | 31127        |
| INSURED<br>ClearCapital.com, Inc.  | INSUR  | ERB:            |   |   | -               |              |
| ClearCapital Holdings, Inc.  | INSUR  | ER C :          |   |   |                 |              |
| 300 E 2nd Street   | INSUR  | ERD:            |   |   |                 |              |
| Suite 1405<br>Reno NV 89501  | INSUR  | RE:             |   |   |                 |              |
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| COVERAGES CERTIFICATE NUMBER:  |  |                 |   | REVISION NUMBER:  |                 |              |
| THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED<br>INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR<br>CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURAN<br>EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, LIMITS SHOW<br>INSR 4000 LIMITS SHOW | CONDITION OF AN<br>NCE AFFORDED BY<br>IN MAY HAVE BEEN | Y CONTRACT      | OR OTHER I  | DOCUMENT WITH RESPEC<br>D HEREIN IS SUBJECT TO  | T TO N<br>ALL T | WHICH THIS   |
| LTR TYPE OF INSURANCE INSD WVD POL   | ICY NUMBER   | (MM/DD/YYYY)    | (MM/DD/YYYY)  | LIMITS  |                 |              |
| COMMERCIAL GENERAL LIABILITY   |  |                 |   | DAMAGE TO RENTED  | \$              |              |
| CLAIMS-MADE OCCUR  |  |                 |   | PREMISES (Ea occurrence)  | \$              |              |
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| GEN'L AGGREGATE LIMIT APPLIES PER:   |  |                 |   |   | \$              |              |
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| OTHER:   |  |                 |   |   | \$              |              |
| AUTOMOBILE LIABILITY   |  |                 | 5   | (La accident)   | 5               |              |
| ANY AUTO<br>OWNED SCHEDULED  |  |                 |   | Construction of the second of the second second   | \$              |              |
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| HIRED NON-OWNED<br>AUTOS ONLY AUTOS ONLY   |  |                 |   | (Per accident)  | \$              |              |
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| UMBRELLA LIAB OCCUR  |  |                 |   | EACH OCCURRENCE   | \$              |              |
| EXCESS LIAB CLAIMS-MADE  |  |                 |   | AGGREGATE   | \$              |              |
| DED RETENTION \$   |  |                 |   |   | \$              |              |
| WORKERS COMPENSATION<br>AND EMPLOYERS' LIABILITY   |  |                 |   | PER OTH-<br>STATUTE ER  |                 |              |
| ANYPROPRIETOR/PARTNER/EXECUTIVE N/A  |  |                 |   | E L. EACH ACCIDENT  | \$              |              |
| (Mandatory in NH)  |  |                 |   | E.L. DISEASE - EA EMPLOYEE  | \$              |              |
| If yes, describe under<br>DESCRIPTION OF OPERATIONS below  |  |                 |   | E.L. DISEASE - POLICY LIMIT   | \$              |              |
| A Professional Liability MPP9044163  |  | 10/18/2021      | 10/18/2022  | Claim/Aggregate   | \$5,00          | 0,000        |
| DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional F<br>RE: PROOF OF INSURANCE<br>It is agreed that the following is an Additional Insured, when require  |  |                 | 5 55 55<br>5 55 55295 999                           |   |                 |              |
| CERTIFICATE HOLDER   | CAN  | CELLATION       |   |   |                 |              |
| Clario Appraisal Network, Inc.<br>PROOF OF INSURANCE   | THE  | EXPIRATION      | N DATE THE<br>TH THE POLIC                          | ESCRIBED POLICIES BE CA<br>EREOF, NOTICE WILL B<br>Y PROVISIONS.  |                 |              |
| 1  | 57   | ne I            | and ar  |   |                 |              |
|  |  | © 19            | 88-2015 AC  | ORD CORPORATION. A  | All righ        | nts reserved |

ACORD 25 (2016/03)

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## 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.

#### СЗ

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

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| ga Atta<br>gbi Buil<br>gd Deta<br>GlfCse Golf<br>Glfvw Golf  | ached Garage<br>ilt-in Garage<br>tached Garage   |  |
| gbi Built<br>gd Deta<br>GlfCse Golf<br>Glfvw Golf  | ilt-in Garage<br>tached Garage   | Guiugo, Guiport  |
| gd Deta<br>GlfCse Golf<br>Glfvw Golf   | tached Garage  | Garage/Carport   |
| GlfCse Golf<br>Glfvw Golf  | -  | Garage/Carport   |
| Glfvw Golf   | If Course  | Location   |
|  | If Course View   | View   |
| GR Gal   |  | Design (Style)   |
| HR Hiat  |  | - \ - /  |
| 3  | jh Rise  | Design (Style)<br>Basement & Finished Rooms Below Grade  |
|  | erior Only Stairs  |  |
|  | ustrial  | Location & View  |
| Listing Listi  | -  | Sale or Financing Concessions  |
|  | ndfill   | Location   |
|  | nited Sight  | View   |
|  | d-rise   | Design (Style)   |
|  | puntain View   | View   |
|  | utral  | Location & View  |
|  | n-Arms Length Sale   | Sale or Financing Concessions  |
| o Othe   | -  | Basement & Finished Rooms Below Grade  |
| 0 Othe   |  | Design (Style)   |
| ор Оре   |  | Garage/Carport   |
| Prk Park   | rk View  | View   |
| Pstrl Pas  | storal View  | View   |
| PwrLn Pow  | wer Lines  | View   |
| PubTrn Pub   | blic Transportation  | Location   |
| Relo Relo  | location Sale  | Sale or Financing Concessions  |
|  | 0 Sale   | Sale or Financing Concessions  |
| Res Res  | sidential  | Location & View  |
|  | DA - Rural Housing   | Sale or Financing Concessions  |
|  | creational (Rec) Room  | Basement & Finished Rooms Below Grade  |
|  | w or Townhouse   | Design (Style)   |
|  | ttlement Date  | Date of Sale/Time  |
|  | mi-detached Structure  | Design (Style)   |
|  | ort Sale   | Sale or Financing Concessions  |
|  | uare Feet  | Area, Site, Basement   |
|  | uare Meters  | Area, Site   |
|  | known  | Date of Sale/Time  |
|  | terans Administration  | Sale or Financing Concessions  |
|  | thdrawn Date   | Date of Sale/Time  |
|  | Ik Out Basement  | Basement & Finished Rooms Below Grade  |
|  | bods View  | View   |
|  | iter View  | View   |
|  | iter view<br>Iter Frontage   | Location   |
|  |  |  |
| wu Wal   | Ik Up Basement   | Basement & Finished Rooms Below Grade  |
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