

APPRAISAL OF REAL PROPERTY



LOCATED AT

4125 Grass Pointe Dr
Parrish, FL 34219
LOT 416, SILVERLEAF PHASE II & III PI#7268.5945/9

FOR

Wedgewood Inc
2015 Manhattan Beach Blvd Ste 100
Redondo Beach, CA 90278

AS OF

01/23/2024

BY

Evelyn Paradis
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Exterior-Only Inspection Residential Appraisal Report

34999789
File # J2401007

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

SUBJECT

Property Address 4125 Grass Pointe Dr City Parrish State FL Zip Code 34219
 Borrower Stacey Byno Owner of Public Record Byno, Stacey County Manatee
 Legal Description LOT 416, SILVERLEAF PHASE II & III PI#7268.5945/9
 Assessor's Parcel # 7268.5945-9 Tax Year 2023 R.E. Taxes \$ 8,218
 Neighborhood Name Silverleaf Ph II & III Map Reference 01-18E Census Tract 0019.10
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 128 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Servicing
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Ste 100, Redondo Beach, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 176; Subject was listed on 07/19/2023 for \$756,000. The price changed to \$699,000. It expired on 01/11/2024; Stellar MLS#A4576516;

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	53 %	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	250	Low	1	Multi-Family	10 %
Neighborhood Boundaries	North of Manatee River, South & East of Erie Rd, & West of Fort Hammer Rd						999	High	60	Commercial	10 %	
	in a residential neighborhood.						450	Pred.	15	Other	25 %	

Neighborhood Description The subject is located in a residential neighborhood with a predominance of newer construction homes. Construction is commonly block with scattered frame or brick also present. Commercial facilities are along Hwy 301 and I-75 is a major north south transportation artery ~2 miles west. Schools, parks and all desired amenities are in close proximity. No apparent adverse conditions noted.
 Market Conditions (including support for the above conclusions) The Largo area has shown evidence of a market stability and a move towards a market decline in the most recent quarter with the increase of supply. Interest rates have increased from mid-summer and slower market response.
 Marketing times are typically between 3-6 months for properly priced properties.

SITE

Dimensions ~76' x 130' Area 9764 sf Shape Rectangular View B;Wtr;
 Specific Zoning Classification PD-R Zoning Description Planned Development Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe Current use is reasonably probable and legal use of vacant or an improved property that is physically possible, appropriately supported, financially feasible.
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Asphalt
 Gas natural Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone A FEMA Map # 12081C0187F FEMA Map Date 08/10/2021
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 There are no adverse site conditions or external factors known to the appraiser. Please be advised that a property boundary survey or site survey has not been provided to the appraiser for review.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) Data Source for Gross Living Area Manatee county Assessors Office

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 2.00	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 3
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Cvd	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls BlockStuco/Av	Fuel Electric	<input checked="" type="checkbox"/> Porch Cvd	<input checked="" type="checkbox"/> Garage # of Cars 3
Design (Style) DT2.00;Cntmpy	Roof Surface Shingle/Gd	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool Scrn	<input type="checkbox"/> Carport # of Cars 0
Year Built 2019	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input type="checkbox"/> Fence none	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 4	Window Type DbHng/Gd	<input type="checkbox"/> Other	<input type="checkbox"/> Other none	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> Other (describe)	FanHood	
Finished area above grade contains:	7 Rooms	3 Bedrooms	3.0 Bath(s)	2,651 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.)	None Known			

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;Q3;C3;Physical depreciation is assumed to be minimal due to newer construction. MLS photos from A4576516, expired 1/11/2024 shows full interior pics, showing condition/quality of house. No apparent repairs needed from the exterior. No adverse conditions noted from the exterior. No external inadequacies noted.
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

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There are 19 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 425,000 to \$ 896,900		There are 46 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 418,214 to \$ 653,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	4125 Grass Pointe Dr Parrish, FL 34219	4109 Country Wood Pl Parrish, FL 34219	4316 Rustling Pines Ter Parrish, FL 34219	10617 Morning Marsh Ln Parrish, FL 34219	
Proximity to Subject		0.10 miles E	0.19 miles NE	0.43 miles S	
Sale Price	\$	\$ 620,000	\$ 615,000	\$ 650,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 226.69 sq.ft.	\$ 205.00 sq.ft.	\$ 313.71 sq.ft.	
Data Source(s)		StellarMLS#A4573617;DOM 57	StellarMLS#A4534274;DOM 457	StellarMLS#A4571458;DOM 13	
Verification Source(s)		Manatee County Assessor's Offc	Manatee County Assessor's Offc	Manatee County Assessor's Offc	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;3500	-3,500	ArmLth Cash;0	
Date of Sale/Time		s11/23;c09/23	0	s08/23;c08/23	0
Location	N;Res;Crrr	N;Res;	0	N;Res;	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	9764 sf	7410 sf	0	8459 sf	0
View	B;Wtr;	B;Wtr;		B;Wtr;	
Design (Style)	DT2.00;Cntmpy	DT2.00;Cntmpy		DT2.00;Cntmpy	
Quality of Construction	Q3	Q3		Q4	+43,050
Actual Age	5	3	0	1	0
Condition	C3	C2	-18,600	C1	-36,900
Above Grade					
Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
	7 3 3.0	8 4 3.0	0	8 4 4.0	-15,000
Gross Living Area	2,651 sq.ft.	2,735 sq.ft.	0	3,000 sq.ft.	-15,705
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None		None	
Garage/Carport	3ga3dw	2ga2dw	+20,000	2ga2dw	+20,000
Porch/Patio/Deck	CvdPch/CvdPto	CvdPch/ScnPto	0	CvdPch/CvdPto	
Pool/Spa/Scrnd Enclsr/pool bath	Pool/Scrnd	None	+45,000	None	+45,000
Fireplace, Misc Extras	None	OtDr BBQ	-10,000	None	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 32,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 40,445	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 14,055	
Adjusted Sale Price of Comparables		Net Adj. 5.3 % Gross Adj. 15.7 % \$ 652,900	Net Adj. 6.6 % Gross Adj. 28.6 % \$ 655,445	Net Adj. 2.2 % Gross Adj. 8.2 % \$ 664,055	

SALES COMPARISON APPROACH

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

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

Data Source(s) Stellar MLS/Pinellas County Property Appraisers Office/Public Records

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

Data Source(s) Stellar MLS/Pinellas County Property Appraisers Office/Public Records

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Manatee Co Appr Office	Manatee Co Appr Office	Manatee Co Appr Office	Manatee Co Appr Office
Effective Date of Data Source(s)	01/23/2024	01/23/2024	01/23/2024	01/23/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not sold within the past 36 months as shown above.

The remaining sales chosen have sold only once in the past 12 months.

Summary of Sales Comparison Approach See below comps 4-6 and following addendum pages.

Indicated Value by Sales Comparison Approach \$ 653,000

Indicated Value by: Sales Comparison Approach \$ 653,000 Cost Approach (if developed) \$ 653,053 Income Approach (if developed) \$

The indicated value by the sales comparison approach supports a value of \$653,000.00. The income approach to value was considered, but not utilized due to the lack of verifiable market rental data. See addendum page for further details on the Cost Approach development.

RECONCILIATION

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 653,000 , as of 01/23/2024 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Mold Disclosure:

The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraiser does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Within these areas no visible mold was found. Mold may be present in areas the appraiser can not see.

Termite/Infestation Disclosure:

Although there were no apparent signs of termite damage or infestation, the appraiser is not a trained or licensed Inspector/Exterminator and is not to be held responsible for any damage that might be discovered at a later date.

Lead Paint Disclosure:

Unless otherwise specifically described and/or a client condition to be stated in this report, the presence of hazardous materials or environmental conditions, which may or may not be present on the Subject property, was not observed by the Appraiser. However, it should be noted the Appraiser has not been trained, nor is qualified to detect specific hazardous substances or conditions. The presence of adverse materials or naturally occurring substances such as mold/mildew, Asbestos, certain types of insulation, lead paint, and/or any other unseen or existing hazardous materials may affect the value of this property. This value opinion is predicated on the assumption that there is either no such material(s) on or nearby the property, or the client is aware that such hazardous materials may exist. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. Houses built prior to 1978, may in fact contain lead based paint and may require a certified contractor for removal or special containment. It is recommended the client retain an expert to fully evaluate any environmental concerns, if desired.

ADJUSTMENT VALUES DEFINED...

Adjustments for differences in physical characteristics have been made based on anticipated and /or observed market reaction to such differences using paired sales analysis, market extractions, and interviews/conversations with real estate professionals familiar with the marketing area of the subject. Freestanding appliances are considered personal property and have not been included in the final opinion of value. All other adjustments are based upon the principle of contribution.

DEFINITION OF MARKET VALUE SOURCE...

The definition of market value applied in this appraisal was from the 2008-2009 version of the Uniform Standards of Professional Appraisal Practice (USPAP), and is noted "definition of market value" USPAP AO-22, Page, 194.

"Other" percent land use is for vacant, undeveloped, conservation areas.

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The land value was determined by the examining vacant land sales, active listing, and pending transactions, along with the extraction method and was further supported by the county assessors own opinion of land value.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	166,000
Source of cost data Marshall & Swift	DWELLING 2,651 Sq.Ft. @ \$ 153.00	=\$	405,603
Quality rating from cost service Good Effective date of cost data 06/2023	0 Sq.Ft. @ \$	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch/Patio	=\$	35,199
The cost approach was developed using the Marshall and Swift Residential cost handbook with verification through repair technicians & suppliers. Land value was determined by the extraction method and/or land sales when available. The cost approach is meant for lending purposes. Land values exceeding 30% of value are typical for this market area. This report is not meant for insurance purposes! Far more detail is required for an insurance assessment.	Garage/Carport 650 Sq.Ft. @ \$ 50.50	=\$	32,825
Estimated Remaining Economic Life (HUD and VA only) 56 Years	Total Estimate of Cost-New	=\$	473,627
	Less Physical Functional External		
	Depreciation 31,591	= \$(31,591)
	Depreciated Cost of Improvements	=\$	442,036
	"As-is" Value of Site Improvements	=\$	10,000
	Pool Scrn W/ depreciation	=\$	35,017
	INDICATED VALUE BY COST APPROACH	=\$	653,053

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

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

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

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

Describe common elements and recreational facilities.

PUD INFORMATION

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

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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

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

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

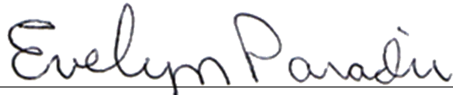
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Evelyn Paradis
Company Name Jenne Appraised, LLC
Company Address 612 Oleander Way S
South Pasadena, FL 33707
Telephone Number 727-482-9857
Email Address evelynjenne73@yahoo.com
Date of Signature and Report 01/23/2024
Effective Date of Appraisal 01/23/2024
State Certification # Cert Res RD 8121
or State License # _____
or Other (describe) _____ State # _____
State FL
Expiration Date of Certification or License 11/30/2024

ADDRESS OF PROPERTY APPRAISED

4125 Grass Pointe Dr
Parrish, FL 34219
APPRAISED VALUE OF SUBJECT PROPERTY \$ 653,000

LENDER/CLIENT

Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Ste 100,
Redondo Beach, CA 90278
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

- Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

Exterior-Only Inspection Residential Appraisal Report

34999789
File # J2401007

	FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6	
SALES COMPARISON APPROACH	Address	4125 Grass Pointe Dr Parrish, FL 34219	10535 Falling Leaf Ct Parrish, FL 34219	10715 Falling Leaf Ct Parrish, FL 34219	4023 Grass Pointe Dr Parrish, FL 34219	
	Proximity to Subject		0.08 miles E	0.20 miles E	0.09 miles S	
	Sale Price	\$		\$ 653,000	\$ 650,000	\$ 599,000
	Sale Price/Gross Liv. Area	\$	sq.ft.	\$ 324.39 sq.ft.	\$ 311.75 sq.ft.	\$ 184.93 sq.ft.
	Data Source(s)		StellarMLS#A4572540;DOM 3	StellarMLS#A4588589;DOM 67	StellarMLS#A4582305;DOM 125	
	Verification Source(s)		Manatee County Assessor's Offc	Manatee County Assessor's Offc	Manatee County Assessor's Offc	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
	Sales or Financing		ArmLth		Listing	
	Concessions		Cash;0			
	Date of Sale/Time		s07/23;c06/23		0 Active	-6,500 Active
	Location	N;Res;Crrr	N;Res;		0 N;Res;	0 N;Res;
	Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	Fee Simple
	Site	9764 sf	6760 sf		0 7521 sf	0 8157 sf
	View	B;Wtr;	B;Wtr;		B;Wtr;	B;Woods;
	Design (Style)	DT2.00;Cntmpy	DT1.00;Cntmpy		0 DT1.00;Cntmpy	0 DT2.00;Cntmpy
	Quality of Construction	Q3	Q3		Q3	Q4
	Actual Age	5	4		0 3	0 5
	Condition	C3	C3		C2	-19,500 C3
	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	Total Bdrms. Baths
	Room Count	7 3 3.0	7 3 2.0	+15,000	6 3 3.0	0 8 4 4.0
	Gross Living Area	2,651 sq.ft.	2,013 sq.ft.	+28,710	2,085 sq.ft.	+25,470 3,239 sq.ft.
	Basement & Finished Rooms Below Grade	0sf	0sf		0sf	0sf
	Functional Utility	Average	Average		Average	Average
	Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	FWA/CAC
	Energy Efficient Items	None	None		None	None
Garage/Carport	3ga3dw	3ga3dw		2ga2dw	+20,000 2ga2dw	
Porch/Patio/Deck	CvdPch/CvdPto	CvdPch/CvdPto		CvdPch/CvdPto	CvdPch/ScnPto	
Pool/Spa/Scrnd Enclsr/pool bath	Pool/Scrnd	Pool/Scrnd/Spa	-10,000	Pool/Scrnd	None	
Fireplace, Misc Extras	None	None		None	None	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 33,710	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 19,470	
Adjusted Sale Price of Comparables		Net Adj. 5.2 % Gross Adj. 8.2 %	\$ 686,710	Net Adj. 3.0 % Gross Adj. 11.0 %	\$ 669,470	
					Net Adj. 9.9 % Gross Adj. 25.8 %	
					\$ 658,480	

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

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Manatee Co Appr Office	Manatee Co Appr Office	Manatee Co Appr Office	Manatee Co Appr Office
Effective Date of Data Source(s)	01/23/2024	01/23/2024	01/23/2024	01/23/2024

Analysis of prior sale or transfer history of the subject property and comparable sales See below comps 1-3.

Analysis/Comments All 6 comparables are similar in age, appeal and location. All of the comparable sales are well within the FNMA required 12 month guideline. 1 sale has occurred within the last 90 days and 3 occurred within the last 6 months. The most recent comparable sales activity was included within this report to defend the subject's market value. The comparable search parameters/criteria included a 1 mile radius, a preference for a maximum of 25% differences in above grade living space, with a preference for the closest and most recent comparables of the contemporary style, similar lot sizes, age, and quality/condition. All of the provided comparables are located within the same market area. A potential purchaser looking for a comparable property to the subject would consider any of the provided comparables when determining where to live. All comps benefit from the same subdivision amenities. Comparable sales 1-4 are excellent indicators of the subject's market value after adjustments. Comparables 5 & 6 were included to show the lender the two closest and most comparable actively listed properties currently listed on the local MLS. PLEASE BE ADVISED: comp 7 could not be verified through a 2nd source. This sale is listed on the grid for informational purposes. Comparable 2 & 6's gross adjustments exceed 25% primarily due to the lack of the pool. The 1004MC report supports stability and the appraiser concurs. The current increase in supply and lesser amount of recent sale activity reflects a continued change in the market. Due to a lack of data and varying values on the 1004MC report, other market trend reports were reviewed from the MFRMLS prior to determining overall market trend labels. The list/sales price ratio adjustment was made in accordance with the MC report. Condition/quality adjustments were considered and/or made after review of MLS ticket statements and further supported by MLS interior photos at 7% of sales price for quality and 3% of sales price for condition. Discernments is quality are based on above builder stock grade finishes from basic builder stock materials. Solid surfaces, custom tile or wood working, custom kitchen and bath finishes, and architectural features are considered better quality finishes. Condition adjustments are centered around the recent nature of the finishes. Other adjustments were made for individual differences in above grade living area sizes over 100 sq.ft. at \$45 a sqft, bath count, car storage, fireplace, pool, spa and screened enclosure. Lot size adjustments were not deemed necessary due to a lack of noted market preference for differences in lot size for comparable homes. Adjustments were not deemed necessary for varying age, bedroom or total room count. Overall, the necessary adjusting was minimal and all six comparables indicate a good range of market value. Non-realty items were not included in the final estimate of value. Comparables 1-3 were given the most weight due to the recent nature of the sales followed by comparable 7 after adjustments. Zero weight was given to gird labeled comp 7 due to a lack of ability to verify the sale through a 2nd source due to the very recent nature of the sale. The subject value falls above the predominant value due to larger GLA and pool. The subject property is not over-improved. This information does not negatively effect its marketability. Mean GLA 2000 sqft. due to UAD from limitations the value on page 1 for high point value is \$999, the actual value is \$2.0 Million. Narrative continued on following page.

Evelyn Paradi

Exterior-Only Inspection Residential Appraisal Report

34999789
File # J2401007

FEATURE	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9	
Address	4125 Grass Pointe Dr Parrish, FL 34219	4011 Country Wood Pl Parrish, FL 34219			
Proximity to Subject		0.12 miles SE			
Sale Price	\$	\$ 570,000	\$	\$	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 273.38 sq.ft.	\$ sq.ft.	\$ sq.ft.	
Data Source(s)		StellarMLS#A4575890;DOM 122			
Verification Source(s)		Manatee County Assessor's Offc			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth			
Concessions		Cash;0			
Date of Sale/Time		s01/24;c11/23	0		
Location	N;Res;Crrr	N;Res;	0		
Leasehold/Fee Simple	Fee Simple	Fee Simple			
Site	9764 sf	10074 sf	0		
View	B;Wtr;	B;Wtr;			
Design (Style)	DT2.00;Cntmpy	DT1.00;Cntmpy	0		
Quality of Construction	Q3	Q3			
Actual Age	5	6	0		
Condition	C3	C3			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	
Room Count	7 3 3.0	6 3 3.0	0		
Gross Living Area	2,651 sq.ft.	2,085 sq.ft.	+25,470	sq.ft.	sq.ft.
Basement & Finished Rooms Below Grade	0sf	0sf			
Functional Utility	Average	Average			
Heating/Cooling	FWA/CAC	FWA/CAC			
Energy Efficient Items	None	None			
Garage/Carport	3ga3dw	2ga2dw	+20,000		
Porch/Patio/Deck	CvdPch/CvdPto	CvdPch/ScnPto	0		
Pool/Spa/Scrnd Enclsr/pool bath	Pool/Scrnd	None	+45,000		
Fireplace, Misc Extras	None	None			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 90,470	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price of Comparables		Net Adj. 15.9 % Gross Adj. 15.9 %	\$ 660,470	Net Adj. % Gross Adj. %	\$

SALES COMPARISON APPROACH

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

ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer		05/16/2023		
Price of Prior Sale/Transfer		\$0		
Data Source(s)	Manatee Co Appr Office	Manatee Co Appr Office		
Effective Date of Data Source(s)	01/23/2024	01/23/2024		

SALE HISTORY

Analysis of prior sale or transfer history of the subject property and comparable sales See below comps 1-3. Comp 1 has a transfer moving the property into a Trust with same named owners.

Analysis/Comments please note the active/sold ratio from page 2 shows a 4.95 month supply. The appraiser supports a balance in regards to supply and demand at this time. Recent sales activity shows a 3-6 month average marketing time frame. Based upon market observations and data considered here, I estimate that three-six months would have provided sufficient exposure time to market the subject property. I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The active/sold ratio from page 2 includes 1 mile radius, ~25% GLA and within 2009-2023 yrs construction. Limiting the search further would potentially exclude potential comparables.

GLA utilized in this report is from the Manatee County Assessors office.

ANALYSIS / COMMENTS

Continued below.

Supplemental Addendum

File No. J2401007

Borrower	Stacey Byno				
Property Address	4125 Grass Pointe Dr				
City	Parrish	County	Manatee	State	FL Zip Code 34219
Lender/Client	Wedgewood Inc				

Please review the provided flood map for flood zone clarity. Marketability does not appear to be effected due by location. An official flood zone determination has been made for the subject property only. Comparable flood zone location is by interpretation of map by appraiser only.

FEMA Comment: The inspection of this property took place following Hurricane Idalia. There does not appear to be any apparent property damage caused by the storm to subject or immediate neighborhood. There is no apparent damage or reduction in the Subject property's marketability & value due to any recent disaster.

553.883 - "One-family and two-family dwellings and townhomes undergoing a repair, or a level 1 alteration as defined in the Florida Building Code, may use smoke alarms powered by 10-year nonremovable, nonreplaceable batteries in lieu of retrofitting such dwelling with smoke alarms powered by the dwelling's electrical system".

Smoke and CO detectors are a requirement under the above stated situations. The appraiser can not state what the building departments may or may not require over stating what the building codes are to the best of the appraiser's knowledge. This request is outside of the appraiser expertise. Please have local building departments review this request if further information is needed.

P2801.8Water heater seismic bracing. - In Seismic Design Categories D0, D1 and D2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations.

Water heater not required to be strapped down due to lack of seismic activity in subject's state.

The Income Approach to Value was not required in the original scope of work and therefore not included due to it not being the most creditable indicator of the subject's market value. The income approach to value was considered, but not utilized due to the lack of verifiable market rental data.

Please be advised that the Cost Approach was not designed to the properly account for replacement cost new for homes over 60 yrs. As the subject's construction age approaches this age the creditability of this approach to value is lessened. The Remaining Economic Life is included within the report within the Cost Approach section. As the Total Life is altered, the results are not creditable due to the total life value manipulation. Zero weight is given to this approach to value.

Extraordinary Assumptions

This disclosure gives notice to the client and intended users that if this information is found to be false that the appraiser's opinion of value may change. The Extraordinary Assumption use may have affected the assignment results.

While the appraiser noted no Visible damage, the appraiser is neither an engineer nor a contractor and is not qualified to comment upon whether or not damage may be present which was not apparent from a visual, exterior, inspection.

Subject Photo Page

Borrower	Stacey Byno				
Property Address	4125 Grass Pointe Dr				
City	Parrish	County	Manatee	State	FL Zip Code 34219
Lender/Client	Wedgewood Inc				

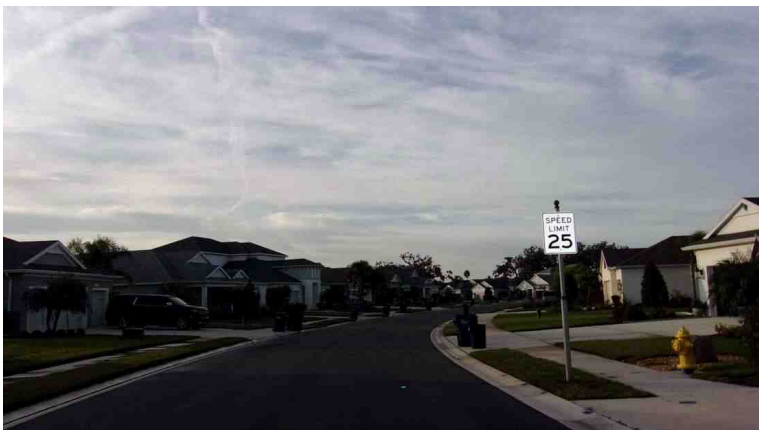


Subject Front

4125 Grass Pointe Dr
Sales Price
Gross Living Area 2,651
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 3.0
Location N;Res;Crrr
View B;Wtr;
Site 9764 sf
Quality Q3
Age 5



Subject side



Subject Street

Comparable Photo Page

Borrower	Stacey Byno			
Property Address	4125 Grass Pointe Dr			
City	Parrish	County Manatee	State FL	Zip Code 34219
Lender/Client	Wedgewood Inc			



Comparable 1

4109 Country Wood Pl
 Prox. to Subject 0.10 miles E
 Sale Price 620,000
 Gross Living Area 2,735
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View B;Wtr;
 Site 7410 sf
 Quality Q3
 Age 3



Comparable 2

4316 Rustling Pines Ter
 Prox. to Subject 0.19 miles NE
 Sale Price 615,000
 Gross Living Area 3,000
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 4.0
 Location N;Res;
 View B;Wtr;
 Site 8459 sf
 Quality Q4
 Age 1



Comparable 3

10617 Morning Marsh Ln
 Prox. to Subject 0.43 miles S
 Sale Price 650,000
 Gross Living Area 2,072
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View B;Wtr;
 Site 8980 sf
 Quality Q3
 Age 2

Evelyn Paradise

Comparable Photo Page

Borrower	Stacey Byno			
Property Address	4125 Grass Pointe Dr			
City	Parrish	County Manatee	State FL	Zip Code 34219
Lender/Client	Wedgewood Inc			



Comparable 4

10535 Falling Leaf Ct
 Prox. to Subject 0.08 miles E
 Sale Price 653,000
 Gross Living Area 2,013
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View B;Wtr;
 Site 6760 sf
 Quality Q3
 Age 4



Comparable 5

10715 Falling Leaf Ct
 Prox. to Subject 0.20 miles E
 Sale Price 650,000
 Gross Living Area 2,085
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View B;Wtr;
 Site 7521 sf
 Quality Q3
 Age 3



Comparable 6

4023 Grass Pointe Dr
 Prox. to Subject 0.09 miles S
 Sale Price 599,000
 Gross Living Area 3,239
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 4.0
 Location N;Res;
 View B;Woods;
 Site 8157 sf
 Quality Q4
 Age 5

Evelyn Paradi

Comparable Photo Page

Borrower	Stacey Byno			
Property Address	4125 Grass Pointe Dr			
City	Parrish	County Manatee	State FL	Zip Code 34219
Lender/Client	Wedgewood Inc			



Comparable 7

4011 Country Wood Pl
 Prox. to Subject 0.12 miles SE
 Sale Price 570,000
 Gross Living Area 2,085
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View B;Wtr;
 Site 10074 sf
 Quality Q3
 Age 6

Comparable 8

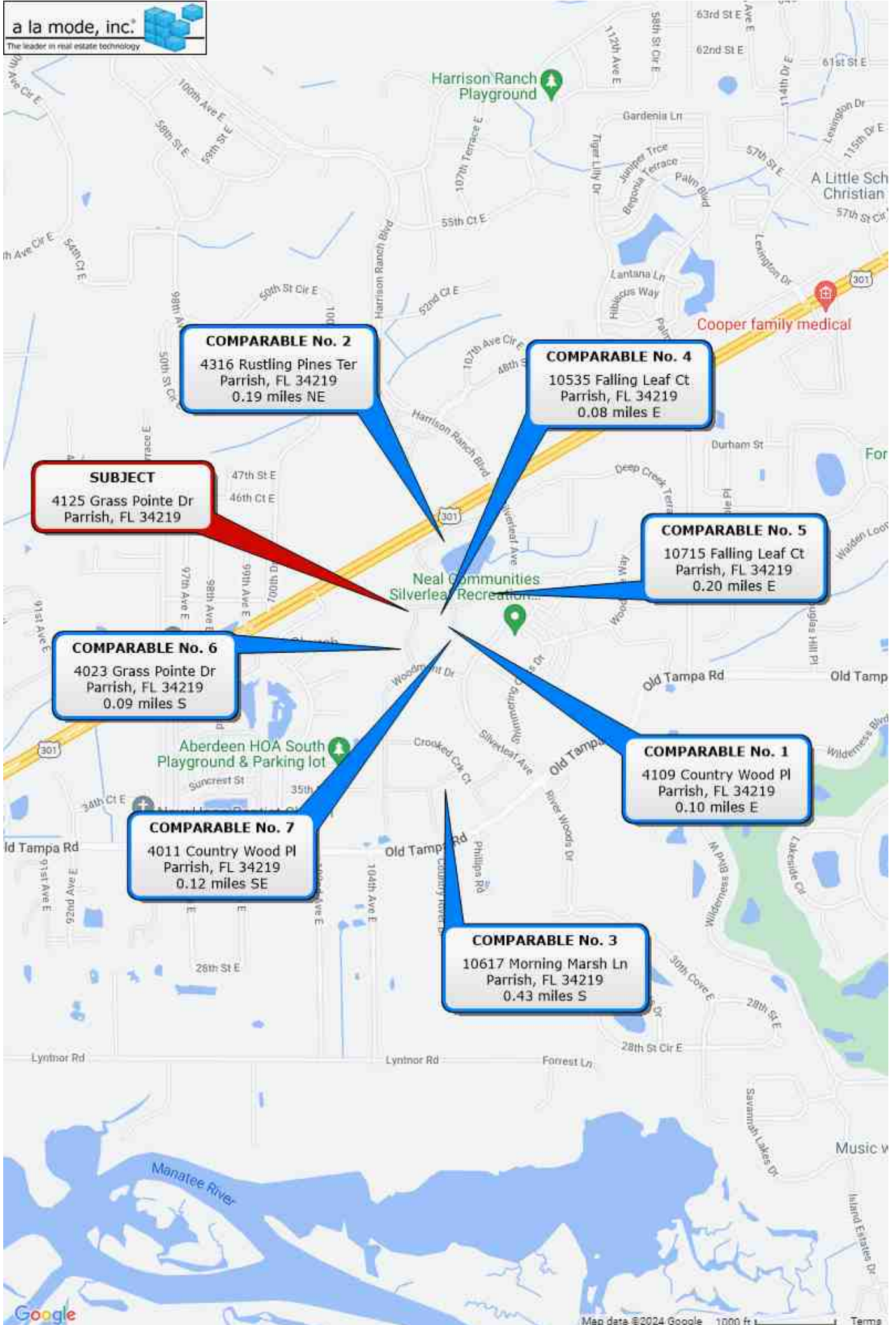
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 9

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

Location Map

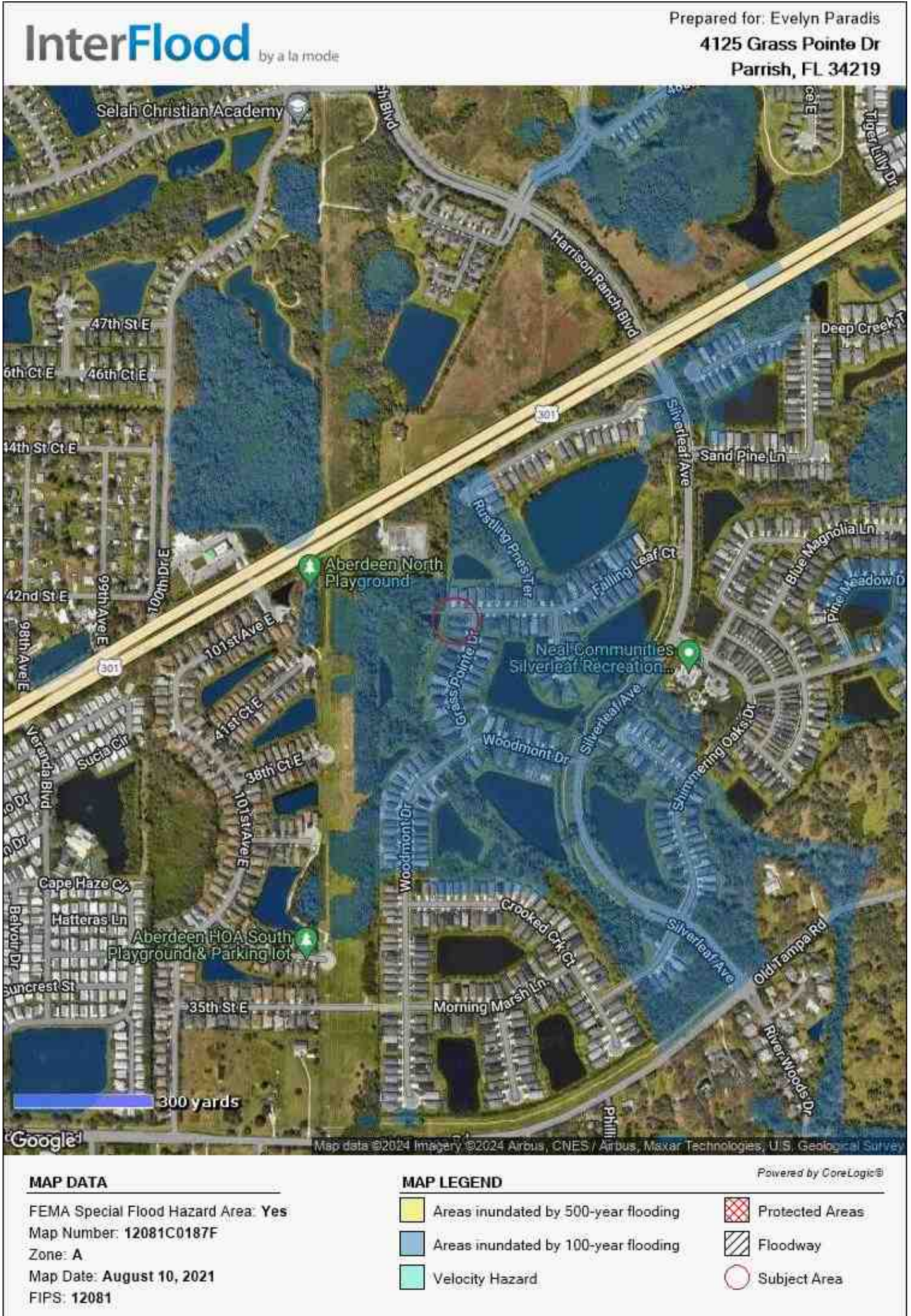
Borrower	Stacey Byno			
Property Address	4125 Grass Pointe Dr			
City	Parrish	County Manatee	State FL	Zip Code 34219
Lender/Client	Wedgewood Inc			



Evelyn Paradi

Flood Map

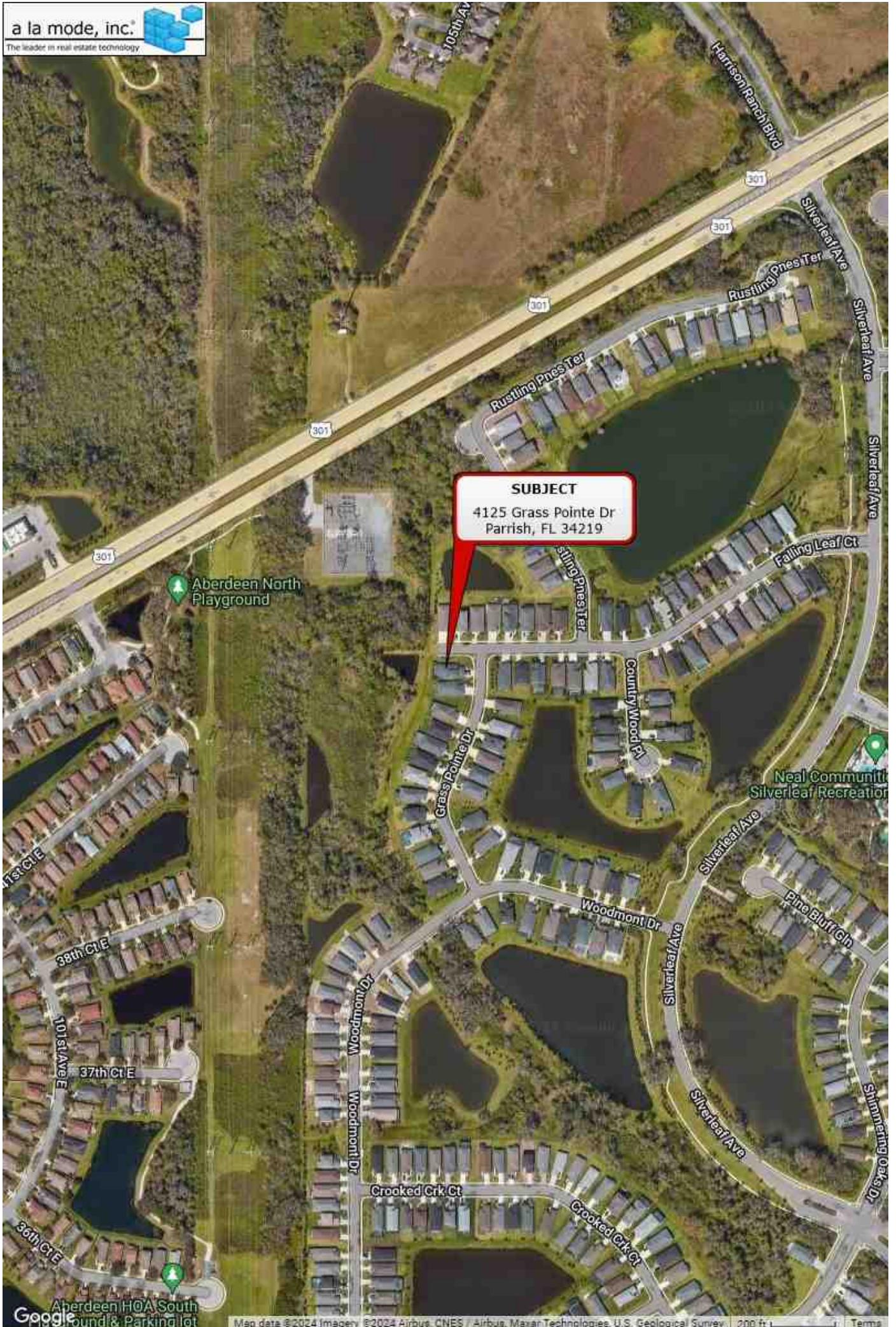
Borrower	Stacey Byno		
Property Address	4125 Grass Pointe Dr		
City	Parrish	County Manatee	State FL Zip Code 34219
Lender/Client	Wedgewood Inc		



Evelyn Paradis

Aerial Map

Borrower	Stacey Byno						
Property Address	4125 Grass Pointe Dr						
City	Parrish	County	Manatee	State	FL	Zip Code	34219
Lender/Client	Wedgewood Inc						



Market Conditions Addendum to the Appraisal Report

34999789
File No. J2401007

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **4125 Grass Pointe Dr** City **Parrish** State **FL** ZIP Code **34219**

Borrower **Stacey Byno**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	26	16	4	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.33	5.33	1.33	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	9	13	19	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.08	2.44	14.25	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$485,000	\$481,250	\$520,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	50	25	37	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$565,000	\$565,000	\$550,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	84	73	77	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100	99.64	99.49	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Stellar MLS indicates there were 46 closed sales during the past 12 months and 20 of those sales contained seller concessions which is 43% of the total transactions in this market area. Prior Months 7-12: 26 Sales; 10 with concessions; 38% of sales for this period. 4-6: 16 Sales; 8 with concessions; 50% of sales for this period. 0-3: 4 Sales; 2 with concessions; 50% of sales for this period. The concessions ranged between \$3,250 and \$20,000. The median concession amount is \$4,500.**

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

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **Stellar MLS was the data source used to complete the Market Conditions Addendum. 1/23/2024**

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

Search criteria included single family style homes within a 1.0 mile radius, between ~25% GLA of above grade living space, and homes constructed between 2009-2023. The market conditions in the subject area support a balance with respect to supply and demand. Properly priced homes within the subject's neighborhood are typically selling within 99% of the asking price and typically within 6 months. Indication of these trends are also supported by the sales comparables listing and sales history including the original list price and days on market. Please be advised the number of sales of comparable properties within the subject's market area is too small to be statistically significant. The sales available are not a large enough percentage of the sales data to be considered meaningful therefore little weight is placed on / relied upon from this data. Appraisers "Inventory Analysis," "Median Sale & List Price, DOM" and other observations in this addendum are based on the data source identified above, which appraiser generally believes to be an acceptable source of market data. However, the appraiser cannot verify all of the information in that data source and cannot guarantee the accuracy of such data or conclusions based thereon. The appraiser also cannot guarantee future market conditions affecting the subject property.

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

Project Name:

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

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

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

esign.alamode.com/verify Serial:6DECA960

Signature 
Appraiser Name **Evelyn Paradis**
Company Name **Jenne Appraised, LLC**
Company Address **612 Oleander Way S, South Pasadena, FL 33707**
State License/Certification # **Cert Res RD 8121** State **FL**
Email Address **evelynjenne73@yahoo.com**

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Supplemental Addendum

File No. J2401007

Borrower	Stacey Byno				
Property Address	4125 Grass Pointe Dr				
City	Parrish	County	Manatee	State	FL Zip Code 34219
Lender/Client	Wedgewood Inc				

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject property was legally identified by data gathered from online public records, and was physically identified by exterior only inspection. This identification is documented on page one of this report and in the attached photo addenda.

SCOPE OF WORK

This appraisal was developed by gathering information from online MLS data sources, public record data sources, Win2Data Along with exterior only inspection. The market area characteristics and sales trends were analyzed using the data gathered from the aforementioned sources. Comparable sales were selected by finding recently closed sales that were deemed most similar to the subject. Criteria for this selection process included: proximity to the subject, data and condition of sale, site size and location, view, quality of construction, condition of the property, total living area, functional utility and amenities such as central HVAC, garage size and style, porch/patio, fireplace and swimming pool. These characteristics are not all inclusive but reflect what is deemed to be some of the most important elements when selecting comparables for market analysis. The subject was inspected outside from the street only. Interior dimensions provided are from public records and not verified by measurement of the subject property.

HIGHEST AND BEST USE ANALYSIS

The subject is located in a single family residential community that was developed specifically for its present use. The subject project is legally zoned for its current use as residential housing since it is the only use legally permissible and is the most feasible financially.

EXTRAORDINARY ASSUMPTIONS

This appraisal was completed under the extraordinary assumption that: all improvements have been legally permitted and conform to local zoning ordinances; the subject is structurally sound and free of wood destroying organisms; the information gathered from MLS, county records and WIN2Data is reliable and accurate; and that no additional factors exist that were not apparent or disclosed at the time of the inspection that could affect the appraisers opinion of market value. It is further assumed that no unusual environment hazards exist that would be detrimental to the property, the improvements or the occupants of the structures.

Extraordinary Assumptions

This disclosure gives notice to the client and intended users that if this information is found to be false that the appraiser's opinion of value may change. The Extraordinary Assumption use may have affected the assignment results.

HYPOTHETICAL CONDITIONS

No hypothetical conditions were invoked for the purposes of this appraisal report.

INTENDED USE OF THE APPRAISAL REPORT

This appraisal report is intended for use only by the client named herein and those associates, institutions and agencies directly related to the specific intended use herein. Use of this report of others, which should be known to include insurance companies, is not intended by the appraiser. This report is intended for the use only in the acquisition of mortgage financing unless otherwise stated on the USPAP addendum of this report. A party receiving a copy of this report as a consequence of disclosure requirements applicable to the appraisers client do not become intended users of this report unless the client specifically identified them at the time of the appraisal assignment.

USE OF DIGITAL SIGNATURES

The software used by this office to electronically transfer a report provides a digital signature security feature for all appraisers signing a report. The appraiser is able to ensure the signature is protected and only the appraiser maintains control of this signature. This control is maintained by password USPAP guidelines affirm that electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report. The definition of signature in a signed certification under USPAP is as follows: SIGNATURE - personalized evidence indication authentication of the work performed by the appraiser and the acceptance of the responsibility for content, analysis and the conclusions in the report. Comment: A signature can be represented by a hand written mark, a digitized image controlled by a personalized identification number, or other media, where the appraiser has sole personalized control of affixing signature. USPAP 2001,p.4

It should be noted that all comparable sales were personally viewed from the exterior county records and MLS tickets were reviewed and the realtors that handled each sale, when available, were contacted.

NEITHER ALL NOR ANY PART OF THE CONTENTS OF THIS REPORT, ESPECIALLY ANY CONCLUSIONS AS TO VALUE, THE IDENTITY OF THE APPRAISER OR THE FIRM WITH WHICH HE IS CONNECTED, SHALL BE DISSEMINATED TO THE PUBLIC THROUGH ADVERTISING MEDIA, PUBLIC RELATIONS MEDIA, NEWS MEDIA, SALES MEDIA, OR ANY OTHER PUBLIC MEANS OF COMMUNICATION WITHOUT THE PRIOR WRITTEN CONSENT AND APPROVAL OF THE UNDERSIGNED.

THE APPRAISER HAS DEVELOPED AN APPRAISAL ON THE SUBJECT PROPERTY IN ACCORDANCE TO STANDARD 1 OF USPAP AND HAS COMMUNICATED THE RESULT OF THE APPRAISAL IN AN APPRAISAL REPORT, PURSUANT TO STANDARD RULES 2-2(A), USPAP (01/01/2014) AND FHA GUIDELINES.

THE APPRAISERS ANALYSIS, OPINIONS AND CONCLUSIONS WERE DEVELOPED IN ACCORDANCE WITH AND IN CONFORMITY TO THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) STANDARDS RULE 2-3, THAT TOOK EFFECT AUGUST 1990, BY FNMA AND THE OFFICE OF THE COMPTROLLER, AND WITH THE FEDERAL FINANCIAL INSTITUTIONS REFORM, RECOVERY, AND ENFORCEMENT ACT OF 1989 (FIRREA); AND TITLE XI

Evelyn Paradi



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

FLORIDA REAL ESTATE APPRAISAL BD

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

PARADIS, EVELYN ELAINE

612 OLEANDER WAY S
ST. PETERSBURG FL 33707

LICENSE NUMBER: RD8121

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Evelyn Paradis



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED
AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP4118682-23 Renewal of: RAP4118682-22
Program Administrator: Herbert H. Landy Insurance Agency Inc.
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Evelyn Paradis

Item 2. Address: 612 Oleander Way S
City, State, Zip Code: St Petersburg, FL 33707

Item 3. Policy Period: From 09/05/2023 To 09/05/2024
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:
A. \$ 500,000 Damages Limit of Liability - Each Claim
B. \$ 500,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

A. \$ 500 Each Claim
B. \$ 1,000 Aggregate

Item 6. Premium: \$ 807.00 Additional 2.0% FL Guaranty Association Assessment \$16.14

Item 7. Retroactive Date (if applicable): 09/05/2019

Item 8. Forms, Notices and Endorsements attached:
D42100 (03/15) D42300 FL (05/13) IL7324 (07/21)
D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

[Signature]
Authorized Representative

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

