

Exterior-Only Inspection Residential Appraisal Report

57711 File # 35502157

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 4174 Highglen Trce City Dacula State GA Zip Code 30019
Borrower Catamount Properties 2018 LLC Owner of Public Record Yost Emily Roberts Yost Matthew C County Gwinnett
Legal Description L57 Bee Glenaire At Hamilton Mill Ph 21F
Assessor's Parcel # R3002B526 Tax Year 2023 R.E. Taxes \$ 7,675
Neighborhood Name Glenaire At Hamilton Mill Map Reference 12054 Census Tract 0506.18
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments \$ 0 [X] PUD HOA \$ 1,125 [X] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Servicing
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). None noted per GAMLS, FMLS and/or Public Record.

CONTRACT

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

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [ ] Urban [X] Suburban [ ] Rural Property Values [ ] Increasing [X] Stable [ ] Declining PRICE AGE One-Unit 46 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [X] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit 4 %
Growth [ ] Rapid [X] Stable [ ] Slow Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 230 Low 0 Multi-Family 2 %
Neighborhood Boundaries North to Hwy 347, South to Hwy 29 BUS, East to Hwy 211 and West to Hwy 1,700 High 124 Commercial 32 %
20. 785 Pred. 25 Other 16 %
Neighborhood Description The subject property is located in a suburban residential area of the county known as Dacula approx. 3.9 radial miles northeast of the central business district of Atlanta. Major access to the subject via Interstate 85 & Hamilton Mill Pkwy. Present land use "other" is vacant land.
Market Conditions (including support for the above conclusions) Market conditions are considered to be stable. Interest rates are approx. 6.0%-8.0%.
Median sale prices have shown less than 5% change. Active sales with average marketing exposure of 1-3 months. Concessions of 1-3% are typical. Months of supply is currently 2.29 and has been under 3.0 for most of past 12 months. Absorption rate is 7.0.

SITE

Dimensions See attached tax map Area 20038 sf Shape Irregular View N;Res;
Specific Zoning Classification R100 Zoning Description Single Family Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [ ] Water [X] [ ] Street Asphalt [X] [ ]
Gas [X] [ ] Sanitary Sewer [X] [ ] Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map # 13135C0037H FEMA Map Date 04/11/2024
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe
All zoning appears to be legal and conforming. No survey was provided. I have not checked the land records for recorded easements & have reported only apparent easements, encroachments & other apparent adverse conditions. Please note that a buffer of mature trees is present on the west lot boundary where a moderately traveled thoroughfare was noted. No external obsolescence is noted.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [ ] Appraisal Files [ ] MLS [X] Assessment and Tax Records [ ] Prior Inspection [ ] Property Owner
[ ] Other (describe) Data Source for Gross Living Area Tax Record
General Description General Description Heating/Cooling Amenities Car Storage
Units [X] One [ ] One with Accessory Unit [ ] Concrete Slab [ ] Crawl Space [X] FWA [ ] HWBB [X] Fireplace(s) # 1 [ ] None
# of Stories 2 [X] Full Basement [ ] Finished [ ] Radiant [ ] Woodstove(s) # 0 [X] Driveway # of Cars 3
Type [X] Det. [ ] Att. [ ] S-Det./End Unit [ ] Partial Basement [ ] Finished [ ] Other [X] Patio/Deck Pt/Dck Driveway Surface Concrete/Avg
[X] Existing [ ] Proposed [ ] Under Const. Exterior Walls Brk/Frm/Avg Fuel GAS [X] Porch Stoop [X] Garage # of Cars 3
Design (Style) Traditional Roof Surface C.Shingle/Avg [X] Central Air Conditioning [X] Pool In-Ground [ ] Carport # of Cars 0
Year Built 2005 Gutters & Downspouts Aluminum/Avg [ ] Individual [X] Fence Wood [ ] Attached [ ] Detached
Effective Age (Yrs) 8 Window Type DH/Wood/Avg [ ] Other [X] Other None [X] Built-in
Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 10 Rooms 5 Bedrooms 4.0 Bath(s) 3,642 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) None noted.
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;The subject is considered to be of average quality and condition. At the request of the intended user, an EXTERIOR-ONLY INSPECTION WAS COMPLETED ON THE SUBJECT PROPERTY regardless of the Scope of Work in the preprinted form. The intended use and intended user and has been amended as indicated in the addendum. A sketch is not provided since this is an Exterior-only inspection report. No data per FMLS or GAMLS was noted for the subject. The appraiser has made the assumption that the subject is in average condition. Tax records indicate a full basement with no basement finish noted.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No
If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

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There are 16 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 699,900 to \$ 880,000		There are 50 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 700,000 to \$ 887,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	4174 Highglen Trce Dacula, GA 30019	4060 Lantern Hill Dr Dacula, GA 30019	1598 Autumn Sage Dr Dacula, GA 30019	2431 Floral Valley Dr Dacula, GA 30019	
Proximity to Subject		0.42 miles E	0.97 miles SE	0.39 miles SE	
Sale Price	\$	\$ 705,000	\$ 870,000	\$ 880,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 194.05 sq.ft.	\$ 238.88 sq.ft.	\$ 263.63 sq.ft.	
Data Source(s)		FMLS#7344433;DOM 3	FMLS#7302321;DOM 5	FMLS#7311913;DOM 53	
Verification Source(s)		TaxRec;PeerData	TaxRec;PeerData	TaxRec;PeerData	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth	
Concessions		Conv;5000		Conv;3000	
Date of Sale/Time		s03/24;c03/24		s12/23;c11/23	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	20038 sf	18295 sf	0	11326 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;Traditional	
Quality of Construction	Q3	Q3		Q3	
Actual Age	19	20	0	20	0
Condition	C3	C3		C3	-43,500
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	Total Bdrms. Baths
Room Count	10 5 4.0	10 5 4.0		10 5 4.0	9 5 4.0
Gross Living Area	3,642 sq.ft.	3,633 sq.ft.	0	3,642 sq.ft.	3,338 sq.ft.
Basement & Finished Rooms Below Grade	2337sf0sfwo	1883sf0sfwo	+6,800	1846sf1292sfwo Orr1br1.0ba0o	-18,500
Functional Utility	Typical	Typical		Typical	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None		None	
Garage/Carport	3gbi3dw	2ga2dw	+10,000	1ga2gbi3dw	0
Porch/Patio/Deck	Stoop/Deck/Pat	Stp/Dck/ScrPch	-2,000	Pchs/Dck/Patio	-4,000
Pool	Pool	None	+75,000	Pool	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 89,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -66,000
Adjusted Sale Price of Comparables		Net Adj. 12.7 % Gross Adj. 13.3 %	\$ 794,800	Net Adj. 7.6 % Gross Adj. 7.6 %	\$ 804,000
					\$ 826,900

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) Tax records, FMLS, MLS and Deed 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) Tax records, FMLS, MLS and Deed 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)	Tax/FMLS/GAMLS/Deed	Tax/FMLS/GAMLS/Deed	Tax/FMLS/GAMLS/Deed	Tax/FMLS/GAMLS/Deed
Effective Date of Data Source(s)	06/06/2024	06/06/2024	06/06/2024	06/06/2024

Analysis of prior sale or transfer history of the subject property and comparable sales No sales were noted for the subject. Prior sales (if applicable) of comparables are noted above.

Summary of Sales Comparison Approach All comparables selected offer good overall similarities to the subject. All adjustments are deemed reasonable and appropriate and after all such adjustments are made, all sales offer a reasonable and acceptable range of values.

Indicated Value by Sales Comparison Approach \$ 800,000

Indicated Value by: Sales Comparison Approach \$ 800,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The sales comparison approach is the most reliable indicator of value due to it reflects the actions of typical buyers and sellers in the subject market. Due to the age of the subject, the cost approach is not applicable.

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 \$ 800,000 , as of 06/06/2024 , which is the date of inspection and the effective date of this appraisal.

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A reasonable exposure time for the subject property developed independently from the stated marketing time is 1-3 months.

The ClearCapital.com, Inc. AMC license number for Georgia is 19.

I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction.

I have no current or prospective interest in the subject property or parties involved; and no services were performed by the appraiser within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.

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 the acceptance of this agreement.

The estimated marketing time for the subjects stated value is 1-3 months.

Comments on comparables- see addendum

FIRREA Certification statement: the appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of title XI of the Financial Institutions, Reform, Recovery, and Enforcement act (FIRREA) of 1989, as amended (12 u.s.c. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Highest and Best Use: The highest and best use is the current use. Because of the existing use and zoning, no alternate us likely. {Uspap 2014-15, standards rule 2-2(a)(x)}.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.

The appraiser's fee for this assignment is \$235.00

### 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 estimated site value from comparable site values, public records, and/or extraction method is \$133,000.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data N/A Quality rating from cost service N/A Effective date of cost data N/A Comments on Cost Approach (gross living area calculations, depreciation, etc.) Site value was based on comparable site values and/or extraction method. Square footage calculation was based on appraiser's measurements. The remaining economic life is estimated at 50 years.	OPINION OF SITE VALUE ..... = \$ 133,000 DWELLING Sq.Ft. @ \$ ..... = \$ Sq.Ft. @ \$ ..... = \$ ..... = \$ Garage/Carport Sq.Ft. @ \$ ..... = \$ Total Estimate of Cost-New ..... = \$ Less Physical Functional External Depreciation ..... = \$( ) Depreciated Cost of Improvements ..... = \$ "As-is" Value of Site Improvements ..... = \$ Estimated Remaining Economic Life (HUD and VA only) 50 Years <b>INDICATED VALUE BY COST APPROACH</b> ..... = \$
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### 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) The income approach is not applicable as the market approach is considered to be the most accurate within the subject's marketing area.

### 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.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

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 JOEL L. SAMMONS

Signature 

Name Joel L. Sammons

Company Name JLS Appraisal Services, LLC

Company Address 3960 Magnolia Leaf Ln  
Suwanee, GA 30024

Telephone Number (404) 432-6284

Email Address joelsammons@yahoo.com

Date of Signature and Report 06/06/2024

Effective Date of Appraisal 06/06/2024

State Certification # CG251463

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

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State GA

Expiration Date of Certification or License 08/31/2024

ADDRESS OF PROPERTY APPRAISED  
4174 Highglen Trce  
Dacula, GA 30019

APPRAISED VALUE OF SUBJECT PROPERTY \$ 800,000

LENDER/CLIENT  
Name ClearCapital  
Company Name Wedgewood Inc  
Company Address 2015 Manhattan Beach Blvd, Suite 100,  
Redondo Beach, CA 90278  
Email Address \_\_\_\_\_

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

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

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

State \_\_\_\_\_

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

SUBJECT PROPERTY

Did not inspect exterior of subject property

Did inspect exterior of subject property from street

Date of Inspection \_\_\_\_\_

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection \_\_\_\_\_

# Exterior-Only Inspection Residential Appraisal Report

57711  
File # 35502157

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	4174 Highglen Trce Dacula, GA 30019	4005 Greenside Ct Dacula, GA 30019			2870 Ivy Brook Ln Buford, GA 30519			1502 Mill Grove Ct Dacula, GA 30019		
Proximity to Subject		0.71 miles SE			1.86 miles W			1.31 miles S		
Sale Price	\$	\$ 775,000			\$ 774,900			\$ 740,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 252.77 sq.ft.			\$ 207.97 sq.ft.			\$ 227.97 sq.ft.		
Data Source(s)		FMLS#7336187;DOM 4			FMLS#7333800;DOM 49			FMLS#7267999;DOM 0		
Verification Source(s)		TaxRec;PeerData			TaxRec;PeerData			TaxRec;PeerData		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Conv;10000			Conv;0			Conv;0		
Date of Sale/Time		s03/24;c02/24			s05/24;c04/24			s10/23;c09/23		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	20038 sf	13939 sf	0		13504 sf	0		29185 sf	0	
View	N;Res;	B;Glfw;	-50,000		N;Res;			N;Res;		
Design (Style)	DT2;Traditional	DT2;Traditional			DT2;Traditional			DT2;Traditional		
Quality of Construction	Q3	Q3			Q3			Q4	+29,600	
Actual Age	19	21	0		18	0		25	0	
Condition	C3	C3			C3			C3	-14,800	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	10 5 4.0	8 4 3.1	+5,000		10 5 3.1	+5,000		10 5 4.0		
Gross Living Area	3,642 sq.ft.	3,066 sq.ft.	+23,000		3,726 sq.ft.	0		3,246 sq.ft.	+15,800	
Basement & Finished Rooms Below Grade	2337sf0sfwo	2886sf553sfwo	-19,300		2911sf2716sfwo	-62,900		1619sf1400sfwo	-17,200	
Functional Utility	Typical	Typical			Typical			Typical		
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	None	None			None			None		
Garage/Carport	3gbi3dw	3gbi3dw			2gbi2dw	+10,000		2gbi2dw	+10,000	
Porch/Patio/Deck	Stoop/Deck/Pat	Stp/Dck/Pch/Pat	-2,000		Stoop/Deck/Pat			Stp/ScrPc/Pat	-2,000	
Pool	Pool	None	+75,000		None	+75,000		Pool	+37,500	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 31,700		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 27,100		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 58,900	
Adjusted Sale Price of Comparables		Net Adj. 4.1%			Net Adj. 3.5%			Net Adj. 8.0%		
		Gross Adj. 22.5%	\$ 806,700		Gross Adj. 19.7%	\$ 802,000		Gross Adj. 17.1%	\$ 798,900	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Tax/FMLS/GAMLS/Deed	Tax/FMLS/GAMLS/Deed	Tax/FMLS/GAMLS/Deed	Tax/FMLS/GAMLS/Deed						
Effective Date of Data Source(s)	06/06/2024	06/06/2024	06/06/2024	06/06/2024						
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS



**APPRAISERS COMMENTS**

File No. 35502157

Borrower	Catamount Properties 2018 LLC			
Property Address	4174 Highglen Trce			
City	Dacula	County	Gwinnett	State GA Zip Code 30019
Lender/Client	Wedgewood Inc			

I CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLETED ALL ASPECTS OF THIS VALUATION, INCLUDING RECONCILING MY OPINION OF VALUE, FREE OF INFLUENCE FROM THE CLIENT, CLIENT'S REPRESENTATIVES, BORROWER, OR ANY OTHER PARTY TO THE TRANSACTION

I HAVE NO CURRENT OR PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED; AND NO SERVICES WERE PERFORMED BY THE APPRAISER WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THE ASSIGNMENT, AS AN APPRAISER OR IN ANY OTHER CAPACITY.

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 THE ACCEPTANCE OF THIS AGREEMENT.

SCOPE OF WORK COMMENTS: MY ANALYSES, OPINIONS AND CONCLUSIONS WERE DEVELOPED AND THIS REPORT HAS BEEN PREPARED IN CONFORMITY WITH THE GEORGIA REAL ESTATE APPRAISER CLASSIFICATION AND REGULATION ACT AND THE RULES AND REGULATIONS OF THE GEORGIA REAL ESTATE APPRAISERS BOARD. GEORGIA LAW, CHAPTER 539-3-02 EFFECTIVE 08/01/2006.

THE APPRAISER'S SCOPE OF WORK FOR THIS SUMMARY APPRAISAL IS TO UTILIZE THE SALES/MARKET APPROACH. THE COST AND INCOME APPROACHES ARE NOT REQUIRED TO OBTAIN CREDIBLE RESULTS.

BECAUSE OF THE AGE OF THE SUBJECT IMPROVEMENTS, THE COST APPROACH IS NOT A RELIABLE INDICATOR OF VALUE & WAS NOT DEVELOPED. STANDARDS RULE 1-4B

BECAUSE THE SUBJECT'S NEIGHBORHOOD IS PRIMARILY OWNER OCCUPIED THE INCOME APPROACH IS NOT A RELIABLE INDICATOR OF VALUE AND IS NOT APPLICABLE AND THEREFORE, WAS NOT DEVELOPED. STANDARDS RULE 1-4B.

THE SOURCE FOR THE DEFINITION OF MARKET VALUE IS AS DEFINED BY STANDARD INDUSTRY PUBLICATIONS.

PER STANDARDS RULE 2-3

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- 1 MY ENGAGEMENT IN THIS ASSIGNMENT OR IN ANY FUTURE ASSIGNMENTS IS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.
- 2 MY ANALYSIS, OPINIONS AND CONCLUSIONS WERE DEVELOPED AND THIS REPORT HAS BEEN REPAIRED IN CONFORMITY WITH THE GEORGIA REAL ESTATE APPRAISER CLASSIFICATION AND REGULATION ACT AND THE RULES AND REGULATIONS OF THE GEORGIA REAL ESTATE APPRAISERS BOARD AND USPAP.
- 3 NO ONE PROVIDED SIGNIFICANT PROFESSIONAL ASSISTANCE TO THE PERSON SIGNING THIS REPORT.

CONDITIONS OF THE APPRAISAL / COMMENT ON APPRAISER CERTIFICATION #23:

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR ESTIMATION OF MARKET VALUE , SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM AND DEFINITION OF MARKET VALUE. THIS APPRAISAL CAN BE USED FOR LENDING PURPOSES. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

AMENDED SCOPE OF WORK AND LIMITING CONDITONS TO FANNIE MAE/FREDDIE MAC PREPRINTED FORM. At the request of the intended user, an EXTERIOR-ONLY INSPECTION WAS COMPLETED ON THE SUBJECT PROPERTY regardless of the Scope of Work in the preprinted form. The intended use and intended user and has been amended as indicated in the addendum. A sketch is not provided since this is an Exterior-only inspection report."

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the subject property for loan/default servicing related purposes.

INTENDED USER: The intended user of this appraisal report is the lender/client specified on page one of this report."

MARKET COMMENTS: THE APPRAISER PERFORMED AN ANALYSIS OF THE SUBJECT MARKET OF COMPARABLE ATTACHED HOMES BUILT FROM 1995-2010 FROM WITHIN A 3 MILES RADIUS AND FROM FULTON COUNT. IN THE PAST 12 MONTHS, THE MARKET MEDIAN HAS REMAINED CONSTANT AROUND \$785,000.

EXPOSURE COMMENTS: ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL.

COMMENT: EXPOSURE TIME IS A RETROSPECTIVE OPINION BASED ON AN A ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE AND OPEN MARKET. THE ESTIMATED EXPOSURE TIME FOR THE SUBJECT STATED VALUE IS 1-3 MONTHS.

MARKETING TIME: THE ESTIMATED LENGTH OF TIME FROM THE EFFECTIVE DATE OF THE APPRAISAL IT MIGHT TAKE A SELLER TO MARKET AND SELL THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT.

THE ESTIMATED MARKETING TIME FOR THE SUBJECTS STATED VALUE IS 1-3 MONTHS.

SEARCH CRITERIA: THE APPRAISER ANALYED SALES AND LISTINGS FROM THE SUBJECT MARKETING AREA OF HOMES THAT AREA SIMILAR IN AGE, GLA AND BASEMENT AREA.

Signature Joel L. Sammons  
Name Joel L. Sammons  
Date Signed 06/06/2024  
State Certification # CG251463 State GA  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_





**APPRAISERS COMMENTS**

File No. 35502157

Borrower	Catamount Properties 2018 LLC				
Property Address	4174 Highglen Trce				
City	Dacula	County	Gwinnett	State	GA Zip Code 30019
Lender/Client	Wedgewood Inc				

PROPERTY'S VALUE OR MARKETABILITY.


COMMENTS REGARDING MARKET CONDITIONS AND MORTGAGE FINANCING: NO ADJUSTMENT FOR FINANCING WAS MADE UNLESS OTHERWISE STATED, AS THESE WERE CONSIDERED TO BE TYPICAL AND PREVALENT TRANSACTIONS IN THIS MARKET.IT WOULD APPEAR FROM THE ANALYSIS OF THE MARKET THAT THERE IS NOT A PREVALENCE OF LOAN DISCOUNTS, INTEREST BUYDOWNS AND/OR CONCESSIONS WHICH WOULD HAVE AN IMPACT ON THE SUBJECT PROPERTY'S MARKET VALUE, UNLESS OTHERWISE STATED IN THE REPORT.

COMMENTS ON DIGITAL PHOTOGRAPHY: THE DIGITAL IMAGES UTILIZED IN THIS REPORT ARE TRUE AND ACCURATE REPRESENTATIONS OF THE SUBJECT AND COMPARABLE PROPERTIES. THESE IMAGES HAVE NOT BEEN ALTERED OR AUGMENTED IN ANY WAY.

COMMENTS ON DIGITAL SIGNATURES: THE DIGITAL SIGNATURES UTILIZED IN THIS REPORT WERE TAKEN FROM THE ORIGINAL SIGNATURES FURNISHED BY THE APPRAISERS. THE APPRAISER'S SIGNATURE AFFIXED IN THIS REPORT WAS ACTUALLY THE INSPECTING APPRAISER'S SIGNATURE. THE SOFTWARE PROGRAM UTILIZED IN THIS REPORT PROVIDES A SECURITY FEATURE THAT PROTECTS THE INTEGRITY OF THE APPRAISERS SIGNATURE BY A PASSWORD PROTECTION SYSTEM AND THE APPRAISER HAS THE SOLE PERSONALIZED CONTROL OF AFFIXING THE SIGNATURE.

AN ELECTRONICALLY AFFIXED SIGNATURE CARRIES THE SAME LEVEL OF AUTHENTICITY AND RESPONSIBILITY AS AN INK SIGNATURE ON A PAPER COPY REPORT.

CONCLUSION: THIS ELECTRONICALLY TRANSMITTED REPORT MEETS USPAP REPORTING REQUIREMENTS. STEPS HAVE BEEN APPROPRIATELY TAKEN TO PROTECT THE DATA INTEGRITY OF THIS TRANSMITTED REPORT.

Signature   
Name Joel L. Sammons  
Date Signed 06/06/2024  
State Certification # CG251463 State GA  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

# Market Conditions Addendum to the Appraisal Report

57711  
File No. 35502157

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 **4174 Highglen Trce** City **Dacula** State **GA** ZIP Code **30019**

Borrower **Catamount Properties 2018 LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	24	5	21	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.00	1.67	7.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	3	7	16	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.8	4.2	2.3	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	769,825	783,500	785,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	11	16	13	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	795,000	799,900	752,500	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	74	53	20	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.04	99.43	99.49	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Traditionally sellers have paid up to 3.0% in closing costs for the subject's marketing area. Recently, seller concessions have remained relatively stable.

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).  
Less than 2%. Non-impactful.

Cite data sources for above information. The data provided in this analysis was generated using First Multiple Listing Services market conditions report. This enables the appraiser to extract records from FMLS and analyze both the general/macro market and micro/sub market of homes from the defined market.

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.

This data is considered to be reliable and the amount of research to analyze this information is consistent with 'normal course of business' of the local peer group. The analysis of some portions of this form is limited by the lack of data or research features of the MLS system. The accuracy of the data above is solely dependent upon the accuracy and timeliness of the data provided by the users of the MLS. The term neighborhood is defined as a group of complementary land uses: a congruous grouping of inhabitants, buildings, or business enterprises. The term comparable in this analysis was used in the context of the principal of competition and the purchasing power of potential buyers relative to the subject property. In market metrics, it is important to have a sizeable sample of properties to measure changes over periods of time to have meaningful and reasonable results. Breaking the market down into substitute properties would limit such a sample and therefore provide ambiguous data. The sample sizes used in this analysis are believed to provide the most reliable results.

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

Project Name:

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

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

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

Signature <i>Joel L. Sammons</i>	Signature
Appraiser Name <b>Joel L. Sammons</b>	Supervisory Appraiser Name
Company Name <b>JLS Appraisal Services, LLC</b>	Company Name
Company Address <b>3960 Magnolia Leaf Ln, Suwanee, GA 30024</b>	Company Address
State License/Certification # <b>CG251463</b> State <b>GA</b>	State License/Certification # State
Email Address <b>joelsammons@yahoo.com</b>	Email Address

Borrower	Catamount Properties 2018 LLC	File No.	35502157
Property Address	4174 Highglen Trce		
City	Dacula	County	Gwinnett
		State	GA
		Zip Code	30019
Lender/Client	Wedgewood Inc		

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

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

**Comments on Standards Rule 2-3**

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

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

**Reasonable Exposure Time**

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

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 1-3 months

**Comments on Appraisal and Report Identification**

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

The ClearCapital.com, Inc. AMC license number for Georgia is 19. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.

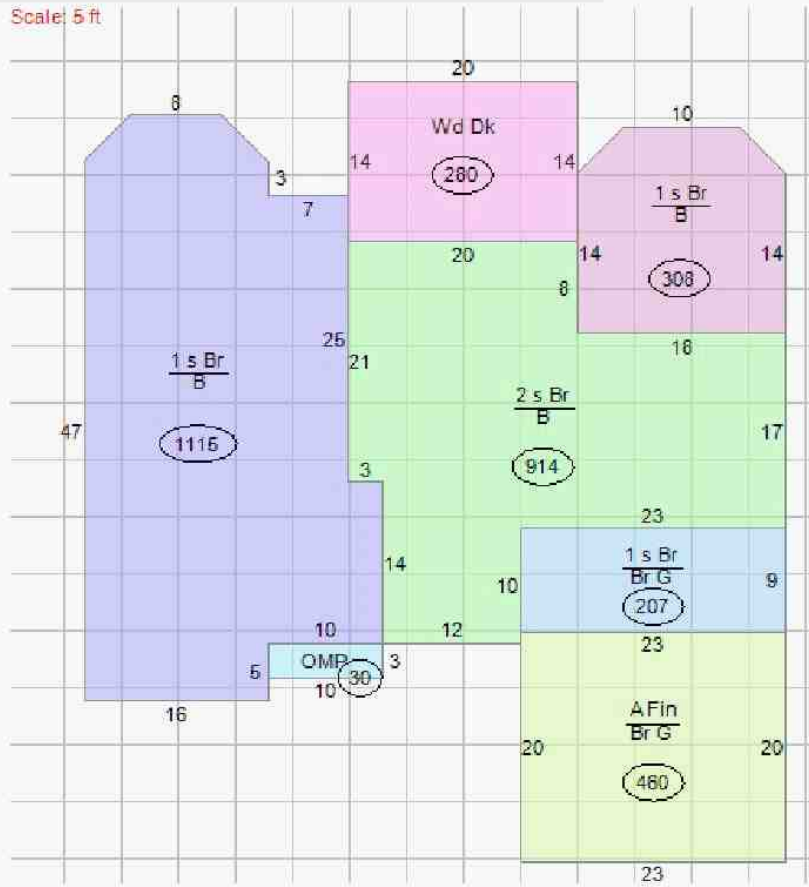
**APPRAISER:**

Signature: Joel L. Sammons  
 Name: Joel L. Sammons  
 State Certification #: CG251463  
 or State License #: \_\_\_\_\_  
 State: GA Expiration Date of Certification or License: 08/31/2024  
 Date of Signature and Report: 06/06/2024  
 Effective Date of Appraisal: 06/06/2024  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 06/06/2024

**SUPERVISORY or CO-APPRAISER (if applicable):**

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

## Tax Record sketch



Code	Description	Gross	Finished	Construction
1.0	Floor Level	2,337	2,337	Wood frame
2.0	Floor Level	1,121	1,121	Wood frame
A	Attic	460	184	Wood frame
B	Basement	2,337	0	Concrete block
<b>Total Area</b>		<b>6,255</b>	<b>3,642</b>	



## Subject Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	4174 Highglen Trce				
City	Dacula	County	Gwinnett	State	GA Zip Code 30019
Lender/Client	Wedgewood Inc				



### Subject Front

4174 Highglen Trce  
Sales Price  
Gross Living Area 3,642  
Total Rooms 10  
Total Bedrooms 5  
Total Bathrooms 4.0  
Location N;Res;  
View N;Res;  
Site 20038 sf  
Quality Q3  
Age 19



### Subject Front Alternate



### Subject Street

## Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	4174 Highglen Trce				
City	Dacula	County Gwinnett	State GA	Zip Code 30019	
Lender/Client	Wedgewood Inc				



### Comparable 1

4060 Lantern Hill Dr  
 Prox. to Subject 0.42 miles E  
 Sale Price 705,000  
 Gross Living Area 3,633  
 Total Rooms 10  
 Total Bedrooms 5  
 Total Bathrooms 4.0  
 Location N;Res;  
 View N;Res;  
 Site 18295 sf  
 Quality Q3  
 Age 20



### Comparable 2

1598 Autumn Sage Dr  
 Prox. to Subject 0.97 miles SE  
 Sale Price 870,000  
 Gross Living Area 3,642  
 Total Rooms 10  
 Total Bedrooms 5  
 Total Bathrooms 4.0  
 Location N;Res;  
 View N;Res;  
 Site 11326 sf  
 Quality Q3  
 Age 20



### Comparable 3

2431 Floral Valley Dr  
 Prox. to Subject 0.39 miles SE  
 Sale Price 880,000  
 Gross Living Area 3,338  
 Total Rooms 9  
 Total Bedrooms 5  
 Total Bathrooms 4.0  
 Location N;Res;  
 View N;Res;  
 Site 13939 sf  
 Quality Q3  
 Age 22



## Comparable Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	4174 Highglen Trce						
City	Dacula	County	Gwinnett	State	GA	Zip Code	30019
Lender/Client	Wedgewood Inc						



### Comparable 4

4005 Greenside Ct	
Prox. to Subject	0.71 miles SE
Sale Price	775,000
Gross Living Area	3,066
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.1
Location	N;Res;
View	B;Glfrw;
Site	13939 sf
Quality	Q3
Age	21



### Comparable 5

2870 Ivy Brook Ln	
Prox. to Subject	1.86 miles W
Sale Price	774,900
Gross Living Area	3,726
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	3.1
Location	N;Res;
View	N;Res;
Site	13504 sf
Quality	Q3
Age	18



### Comparable 6

1502 Mill Grove Ct	
Prox. to Subject	1.31 miles S
Sale Price	740,000
Gross Living Area	3,246
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	4.0
Location	N;Res;
View	N;Res;
Site	29185 sf
Quality	Q4
Age	25



## Location Map

Borrower	Catamount Properties 2018 LLC						
Property Address	4174 Highglen Trce						
City	Dacula	County	Gwinnett	State	GA	Zip Code	30019
Lender/Client	Wedgewood Inc						

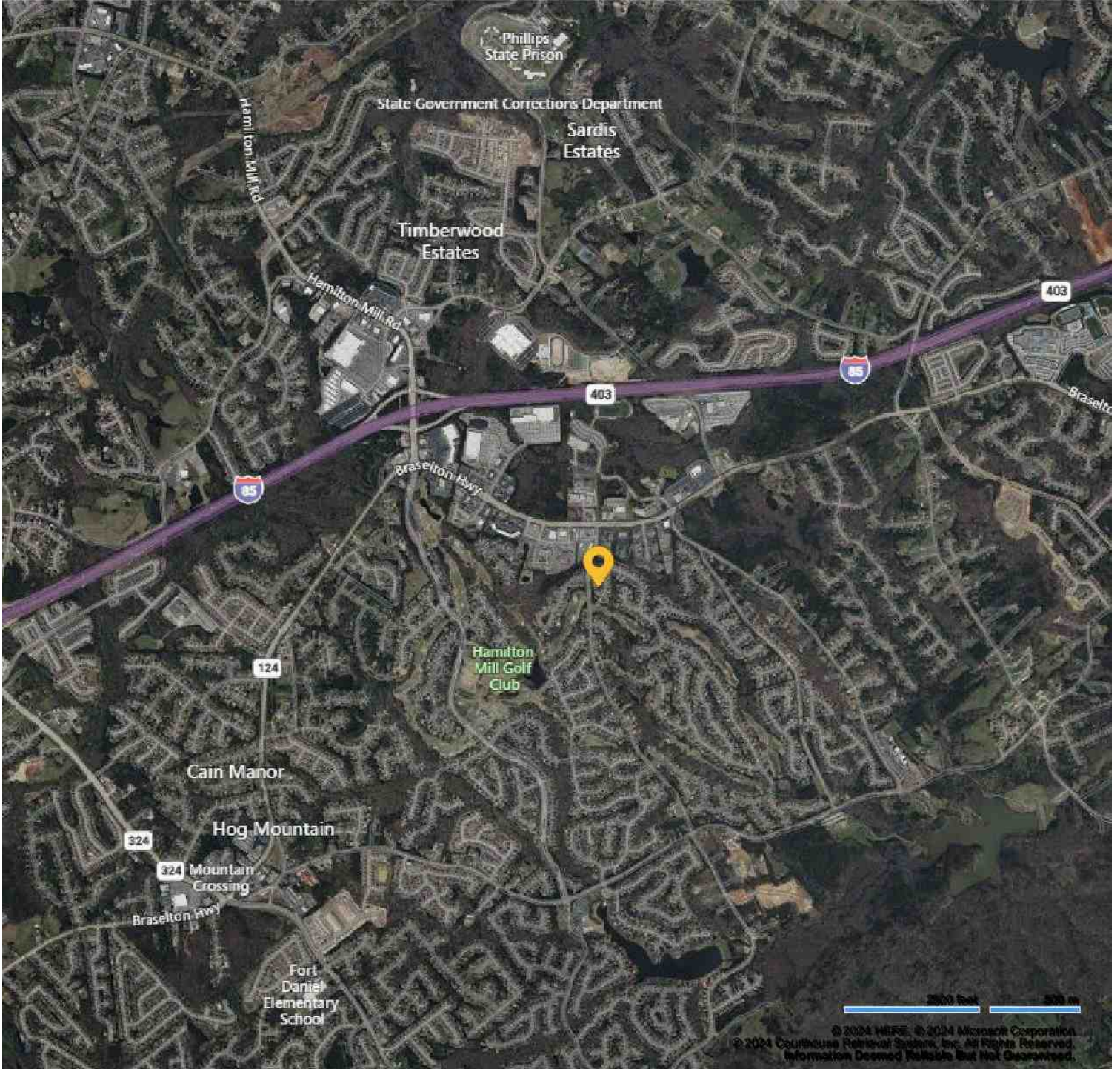




# Aerial View



Map for Parcel Address: 4174 Highglen Trce Dacula, GA 30019-4579 Parcel ID: R3002B526



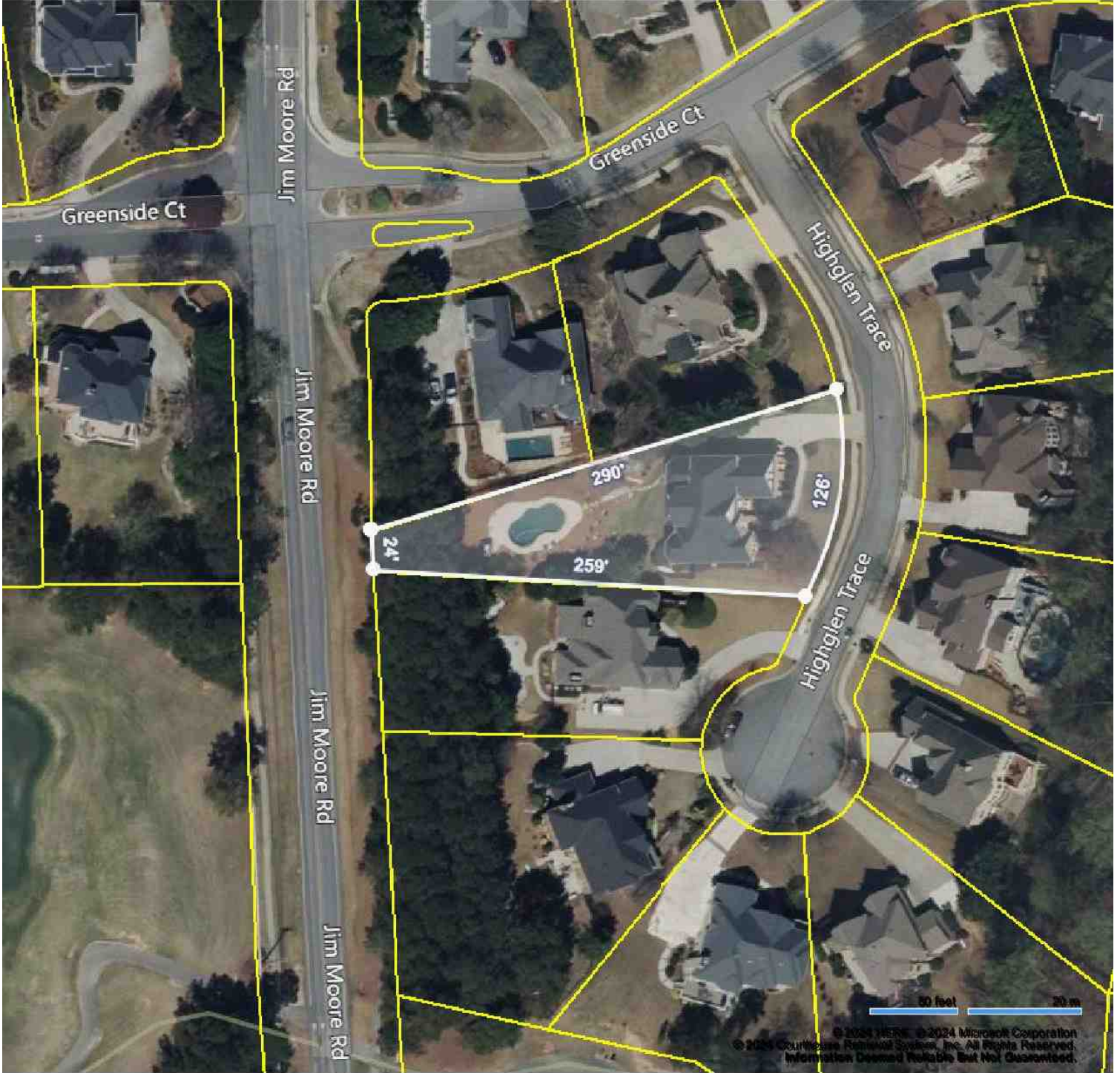
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# Aerial View II



Map for Parcel Address: 4174 Highglen Trce Dacula, GA 30019-4579 Parcel ID: R3002B526



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# Tax Record - Page 1



Wednesday, June 05, 2024



### LOCATION

<b>Property Address</b>	4174 Highglen Trce Dacula, GA 30019-4579	
<b>Subdivision</b>	Glenaire At Hamilton Mill	
<b>County</b>	Gwinnett County, GA	

### GENERAL PARCEL INFORMATION

<b>Parcel ID/Tax ID</b>	R3002B526
<b>Alternate Parcel ID</b>	
<b>Account Number</b>	4012045
<b>District/Ward</b>	County Unincorporated
<b>2020 Census Trct/Blk</b>	506.18/2
<b>Assessor Roll Year</b>	2023

### PROPERTY SUMMARY

<b>Property Type</b>	Residential
<b>Land Use</b>	Residential Sfr
<b>Improvement Type</b>	2 Story Conventional
<b>Square Feet</b>	3458

### CURRENT OWNER

<b>Name</b>	Yost Emily Roberts Yost Matthew C
<b>Mailing Address</b>	4174 Highglen Trce Dacula, GA 30019-4579

### SCHOOL ZONE INFORMATION

<b>Puckett's Mill Elementary School</b>	1.5 mi
Elementary: K to 5	Distance
<b>Frank N. Osborne Middle School</b>	2.1 mi
Middle: 6 to 8	Distance
<b>Mill Creek High School</b>	1.9 mi
High: 9 to 12	Distance

### SALES HISTORY THROUGH 05/15/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/24/2015		Yost Emily Roberts & Yost Matthew C	Yost Emily Roberts	Warranty Deed		53712/715 2015-017880
7/1/2015	\$400,000	Yost Emily Roberts	McGuigan Scott	Warranty Deed		53678/353

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## Tax Record - Page 2

Property Report for 4174 HIGHGLEN TRCE, cont.

2015-016009

7/27/2005	\$454,437	McGuigan Scott	Hrc Construction Inc	44056/118
7/27/2005		Hrc Construction Inc	Hrc Design Inc	44056/117
11/9/2004	\$435,400	Hrc Design Inc	Atlantic Hills Corporation	6 40158/102

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
Appraisal Year	2022	Assessment Year	2022
Appraised Land	\$133,000	Assessed Land	\$53,200
Appraised Improvements	\$480,600	Assessed Improvements	\$192,240
<b>Total Tax Appraisal</b>	<b>\$613,600</b>	<b>Total Assessment</b>	<b>\$245,440</b>
		Exempt Amount	
		Exempt Reason	

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2022			\$7,592.19
2021			\$6,515.17
2020			\$6,319.28
2019			\$6,106.66
2018			\$6,002.79
2017			\$6,070.43
2016			\$5,653.23
2015			\$5,714.96
2014			\$5,334.31
2013			\$5,108.91

**MORTGAGE HISTORY**

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
04/18/2017	\$75,000	Yost Emily Roberts Yost Matthew C	First Citizens Bank	55143/409
09/26/2016	\$332,000	Yost Emily Roberts Yost Matthew C	Academy Mortgage	54740/379
07/01/2015	\$320,000	Yost Emily Roberts	Brand Mortgage	53678/355
05/31/2012	\$322,560	McGuigan Scott McGuigan Nicole D	Ally Bank	51440/194
03/09/2007	\$80,000	McGuigan Scott	Jp Morgan Chase Bank	47704/722

**FORECLOSURE HISTORY**

Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
10/11/2023	11/07/2023	Yost Emily Roberts And Matthew C	Wells Fargo Bank Na	Foreclosure		

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

Type	2 Story Conventional	Condition	Good	Units	1
Year Built	2005	Effective Year		Stories	2
BRs	4	Baths	4 F H	Rooms	8
Total Sq. Ft.	3,458				
Building Square Feet (Living Space)			Building Square Feet (Other)		

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**Tax Record - Page 3**

Property Report for 4174 HIGHGLEN TRCE, cont.

	Attached Garage 667
	Attic Part 184
	Basement Unfinished 2337
	Deck 280
	Open Porch 30

**- CONSTRUCTION**

<b>Quality</b>	Above Average	<b>Roof Framing</b>	Gable-Hip
<b>Shape</b>		<b>Roof Cover Deck</b>	Comp Sh 240-260#
<b>Partitions</b>		<b>Cabinet Millwork</b>	
<b>Common Wall</b>		<b>Floor Finish</b>	
<b>Foundation</b>	Full Bsmt	<b>Interior Finish</b>	
<b>Floor System</b>		<b>Air Conditioning</b>	Central
<b>Exterior Wall</b>	Brick	<b>Heat Type</b>	Forced Hot Air
<b>Structural Framing</b>	Wood Frame	<b>Bathroom Tile</b>	
<b>Fireplace</b>	Y	<b>Plumbing Fixtures</b>	

**- OTHER**

<b>Occupancy</b>	<b>Building Data Source</b>
------------------	-----------------------------

**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

No extra features were found for this parcel.

**PROPERTY CHARACTERISTICS: LOT**

<b>Land Use</b>	Residential Sfr	<b>Lot Dimensions</b>	
<b>Block/Lot</b>	/57	<b>Lot Square Feet</b>	20,038
<b>Latitude/Longitude</b>	34.065899°/-83.906034°	<b>Acreage</b>	0.46

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

<b>Gas Source</b>	Public	<b>Road Type</b>	Paved
<b>Electric Source</b>	Public	<b>Topography</b>	Level
<b>Water Source</b>	Public	<b>District Trend</b>	
<b>Sewer Source</b>	Public	<b>Special School District 1</b>	
<b>Zoning Code</b>	R100clu-Single-Family Res Dist	<b>Special School District 2</b>	
<b>Owner Type</b>			

**LEGAL DESCRIPTION**

<b>Subdivision</b>	Glenaire At Hamilton Mill	<b>Plat Book/Page</b>	
<b>Block/Lot</b>	/57	<b>District/Ward</b>	County Unincorporated
<b>Description</b>	L57 Bee Glenaire At Hamilton Mill Ph 21F		

**FEMA FLOOD ZONES**

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13135C0037H	04/11/2024

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Photo Gallery 25

5518926

Residential

[4174 Highglen Trace](#)

\$414,000



**2015 FMLS Photos - Page 2**



Hamilton Mill Amenities



Hamilton Mill Lake & Amenity Center



Hamilton Mill Golf Club House

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS



**License**

**STATE OF GEORGIA  
REAL ESTATE APPRAISERS BOARD**

**JOEL L SAMMONS**  
**251463**

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A  
**CERTIFIED GENERAL REAL PROPERTY APPRAISER**

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY  
Chairperson

JEFF A. LAWSON  
Vice Chairperson

JEANMARIE HOLMES  
KEITH STONE  
WILLIAM A. MURRAY

1300167136416730

JOEL L SAMMONS

# 251463  
Status ACTIVE

END OF RENEWAL  
08/31/2024

CERTIFIED GENERAL REAL PROPERTY  
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia  
Real Estate Commission  
Suite 1000 - International Tower  
229 Peachtree Street, N.E.  
Atlanta, GA 30303-1605



LYNN DEMPSEY  
Real Estate Commissioner

1300167136416730

JOEL L SAMMONS

# 251463  
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08/31/2024

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229 Peachtree Street, N.E.  
Atlanta, GA 30303-1605



LYNN DEMPSEY  
Real Estate Commissioner

1300167136416730

SAMMONS, JOEL L  
3960 MAGNOLIA LEAF LN  
SUWANEE, GA 30024



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



**DECLARATIONS**

**Aspen American Insurance Company**

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

Date Issued	Policy Number	Previous Policy Number
8/29/2023	AA1009881-05	AA1009881-04

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

<p>1. Customer ID: 170326 Named <b>Insured</b>: JLS APPRAISAL SERVICES LLC Joel Lee Sammons 3960 Magnolia Leaf Ln Suwanee, GA 30024</p>																																	
<p>2. <b>Policy Period</b>: From: 09/11/2023 To: 09/11/2024 12:01 A.M. Standard Time at the address stated in 1 above.</p>																																	
<p>3. <b>Deductible</b>: \$1000 Each Claim</p>																																	
<p>4. <b>Retroactive Date</b>: 09/11/2019</p>																																	
<p>5. <b>Inception Date</b>: 09/11/2019</p>																																	
<p>6. <b>Limits of Liability</b>:                      A. \$500,000 Each Claim                      B. \$1,000,000 Aggregate   <b>Subpoena Response</b>: \$5,000 Supplemental Payment Coverage  <b>Pre-Claim Assistance</b>: \$5,000 Supplemental Payment Coverage  <b>Disciplinary Proceeding</b>: \$7,500 Supplemental Payment Coverage  <b>Loss of Earnings</b>: \$500 per day Supplemental Payment Coverage</p>																																	
<p>7. <b>Covered Professional Services (as defined in the Policy and/or by Endorsement):</b></p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="padding-left: 20px;">Real Estate Appraisal and Valuation:</td> <td style="text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="text-align: center;">No <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Residential Property:</td> <td style="text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="text-align: center;">No <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Commercial Property:</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):</td> <td style="text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="text-align: center;">No <input type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td style="padding-left: 20px;">Right of Way Agent and Relocation:</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Machinery and Equipment Valuation:</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Personal Property Appraisal:</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td style="padding-left: 20px;">Real Estate Sales/Brokerage:</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> </tbody> </table>		Real Estate Appraisal and Valuation:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		Residential Property:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		Commercial Property:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	(If "yes", added by endorsement)	Right of Way Agent and Relocation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Machinery and Equipment Valuation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Personal Property Appraisal:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(If "yes", added by endorsement)	Real Estate Sales/Brokerage:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(If "yes", added by endorsement)
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8.	Report <b>Claims</b> to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa St, Santa Barbara, California 93101
9.	<b>Annual Premium:</b> <b>\$678.00</b>
10.	<b>Forms attached at issue:</b> LIA002 (04/19) LIA GA (09/19) LIA012 (05/19) LIA164 (05/19)

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named **Insured** and the Company.

08/29/2023

Date



By

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

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

#### C2

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

#### 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.

#### 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.

#### 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.

#### 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.

### 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.

#### 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.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

### 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.



