

# INVOICE

**FROM:**

Ayana Ages  
The Appraisal Team, Inc.  
3064 Abbey Drive  
Atlanta, GA 30331

Telephone Number: 404-754-8291

Fax Number:

**TO:**

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

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

**INVOICE NUMBER**

35502944

**DATES**

Invoice Date: 06/10/2024

Due Date:

**REFERENCE**

Internal Order #: 35502944

Lender Case #: 35502944

Client File #: 57723

FHA/VA Case #: 35502944

Main File # on form: 35502944

Other File # on form: 57723

Federal Tax ID: 27-1198817

Employer ID:

**DESCRIPTION**

<b>Lender:</b> Wedgewood Inc	<b>Client:</b> Clear Capitol
<b>Purchaser/Borrower:</b> Clifford E Drakeford & Jacqueline R Drakeford	
<b>Property Address:</b> 405 Ashdowne Way	
<b>City:</b> Atlanta	
<b>County:</b> Fulton	<b>State:</b> GA
<b>Legal Description:</b> See Attached Legal Description	<b>Zip:</b> 30350-1080

**FEES****AMOUNT**

Appraisal	235.00
AMC fee	-20.00

**SUBTOTAL** 215.00

**PAYMENTS****AMOUNT**

<b>Check #:</b>	<b>Date:</b>	<b>Description:</b>	
Check #:	Date:	Description:	
Check #:	Date:	Description:	

**SUBTOTAL** 0

**TOTAL DUE** \$ 215.00

# Exterior-Only Inspection Residential Appraisal Report

57723  
File # 35502944

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 405 Ashdowne Way City Atlanta State GA Zip Code 30350-1080  
 Borrower Clifford E Drakeford & Jacqueline R Drakeford Owner of Public Record Catamount Properties 2018 LLC County Fulton  
 Legal Description See Attached Legal Description  
 Assessor's Parcel # 06 033700050683 Tax Year 2023 R.E. Taxes \$ 4,565  
 Neighborhood Name Spalding Lake Map Reference 12054 Census Tract 0101.08  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ 0  PUD HOA \$ 550  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) Servicing  
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd , Suite 100, Redondo Beach, CA 90278  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). GAMLs

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	80 %	
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	0 %	
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	500	Low	0	Multi-Family	0 %
Neighborhood Boundaries	North-Chattahooche River, East-Hwy 140, West-Jett Ferry Road, South-Hwy 141						900	High	60	Commercial	10 %	
						700	Pred.	30	Other	10 %		

Neighborhood Description Major Access To The Subject Via Interstate 285 Is Within 5 Miles. Approximately 15+/- Radial Miles NE of The Central Business District Of Atlanta, Ga. Educational Facilities, Shopping, Places Of Celebration, Recreation And All Public Services Are Available. A Fire Station Is With 10+/- Miles And A Fire Hydrant Is Within 1000 Feet  
 Market Conditions (including support for the above conclusions) I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal and in the trending information reported in this section. If a trend is indicated, I have attached an addendum providing relevant competitive listing/contract offering data.

SITE

Dimensions See Attached Plat Dimensions Area 19400 sf Shape Rectangular View N;Res;  
 Specific Zoning Classification RS180 Zoning Description Single Family 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 The highest and best use is residential based on the location and the economical market  
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private  
 Electricity   Water   Street Concrete / Paved / Public    
 Gas   Sanitary Sewer   Alley None    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 13121C0160G FEMA Map Date 09/18/2013  
 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

IMPROVEMENTS

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

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 checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 2	<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 2
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 UC	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/Hardi/A	Fuel Gas	<input checked="" type="checkbox"/> Porch Cv Stoop	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Traditional	Roof Surface Asphalt/Avg	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1987	Gutters & Downspouts Alum/Avg	<input type="checkbox"/> Individual	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 20	Window Type Double Pane/A	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)	

Finished area above grade contains: 10 Rooms 5 Bedrooms 4.1 Bath(s) 2,868 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;--;--;Subject has been maintained with normal and tear for homes this age.  
 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.

*Ayana Agan*

# Exterior-Only Inspection Residential Appraisal Report

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File # 35502944

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 599,900 to \$ 999,900		There are 6 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 500,000 to \$ 900,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	405 Ashdowne Way Atlanta, GA 30350-1080	5292 Marston Rd Dunwoody, GA 30360-1219	7835 Landowne Dr Atlanta, GA 30350-1065	3285 Spalding Dr Atlanta, GA 30350-5518	
Proximity to Subject		0.88 miles SE	0.18 miles N	0.98 miles W	
Sale Price	\$	\$ 760,000	\$ 720,000	\$ 774,000	
Sale Price/Gross Liv. Area	\$ 205.76 sq.ft.	\$ 295.26 sq.ft.	\$ 245.23 sq.ft.	\$ 255.70 sq.ft.	
Data Source(s)		GAMLS#10286951;DOM 4	FMLS# 7303538;DOM 5	GAMLS#10255981;DOM 21	
Verification Source(s)		Realist/GSCCCA	Realist/GSCCCA	Realist/GSCCCA	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth	
Concessions		FHA;4979	-4,979	Conv;5000	-5,000
Date of Sale/Time		s04/24;Unk		s12/23;c12/23	
Location	N;Res;Woods	N;Res;Woods		N;Res;Woods	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	19400 sf	13,504 sf	+1,179	20909 sf	-302
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;Traditional	
Quality of Construction	Q3	Q3		Q3	
Actual Age	37	27	0	37	
Condition	C3	C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	10 5 4.1	7 3 2.1	+8,000	7 3 3.1	+6,500
Gross Living Area	2,868 sq.ft.	2,574 sq.ft.	+13,230	2,936 sq.ft.	0
Basement & Finished Rooms Below Grade	Osf	Osf		1986sf0sfwo	-49,650
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA,CAC	FWA,CAC		FWA,CAC	
Energy Efficient Items	None Noted	None Noted		None Noted	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch,Patio	Porch,Patio		Porch,Patio	
Fireplaces/Etc.	1 FP	1 FP		1 FP	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 17,430	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -48,452
Adjusted Sale Price of Comparables		Net Adj. 2.3 % Gross Adj. 3.6 %	\$ 777,430	Net Adj. 6.7 % Gross Adj. 8.5 %	\$ 671,548
				Net Adj. 12.0 % Gross Adj. 13.4 %	\$ 680,963

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 Assessor, Redlink, Ga Mls, Fmls, Gsccca, Realist

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 Assessor, Redlink, Ga Mls, Fmls, Gsccca, Realist

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)	GSCCCA.org/tax assessor	GSCCCA.org/tax assessor	GSCCCA.org/tax assessor	GSCCCA.org/tax assessor
Effective Date of Data Source(s)	06/07/2024	06/07/2024	06/07/2024	06/07/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The Subject Has not Been Sold Within The Past 36 Months however there is a transaction

Summary of Sales Comparison Approach The Comparables Chosen Were The Best Available And Illustrate The Range And Closely Resemble The Subject In Style, Age, And Amenities. The Main Differentiation Appears To Be The Type Of Finish, Customization, And Extras Included In Each House In The Area. The Indicated Value Was Determined By Performing A Weighted Average Based On The Adjustments Made To Each Comparable. They Are Utilized Because They Are Located In Area Of Homes Similar In Subdivision, Design, Age And Gla.

Indicated Value by Sales Comparison Approach \$ 719,000

Indicated Value by: Sales Comparison Approach \$ 719,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

Most emphasis was made toward the sales approach

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 \$ 719,000 , as of 06/07/2024 , which is the date of inspection and the effective date of this appraisal.

# Exterior-Only Inspection Residential Appraisal Report

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**ADDITIONAL COMMENTS**

GA AMC Registration : 19 , 250 - 20 tech fee

The Appraiser HAS NOT completed an assignment on this property within 36 months. Exposure Time : 0-90 day

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.

Intended User: The lender and client listed above and any others that may be identified by the lender/client that could have a need to rely on the information contained in the appraisal report.

Intended Use: The intended use of the appraisal is for making mortgage finance decisions.

The appraiser makes the assumption that the interior of the subject is in similar condition as the comparables. The appraiser viewed the interior photos of the comparables via MLS

Predominate Value- The predominant price on page one is the MEDIAN of the value range for ALL residential properties within the subject neighborhood. By definition 50% of all homes in the subject neighborhood will be priced below the indicated predominant price and 50% of all homes will be priced above the indicated predominant price. The appraiser's opinion of market value is between the high and the low end of the price spectrum for homes in the subject neighborhood. The relationship between the indicated predominant price and the opinion of market value is not a recognized method of determining whether a property is an over improvement for the area. The predominant price is not related in any manner to the MEDIAN sale price for COMPARABLE properties. Furthermore, the 1004mc is based on sales of homes similar to the subject based on size, age, and location. These sales have not been verified or adjusted for any amenities, sales concessions, or any other significant value related differences. Therefore, the MEDIAN sale prices of homes COMPARABLE to the subject is often not indicative of the appraiser's opinion of market value for the subject. Thus, these three numbers are not directly related to the appraiser's opinion of market value. Since the relationship of the neighborhood's predominant price to the appraiser's opinion of market value is not an indication of whether the subject is an over/under improvement, then if the appraiser deems the subject to actually be an over/under improvement adequate discussion will be made under such heading. Absent such a narrative, the reader should understand that the subject is not significantly larger/smaller than the surrounding homes to be considered an over/under improvement.

"No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner..."

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically."

The appraiser makes an extraordinary assumption that the interior condition and quality of the subject overall is similar to what was observed on the exterior. The use of an extraordinary assumption may affect assignment results. "

**• About eSign Signature**  
This appraisal report has been electronically signed using eSign by a la mode. It is as valid and legally enforceable as a wet ink signature on paper. You can verify the authenticity of this report online at [esign.alamode.com/verify](http://esign.alamode.com/verify)

**COST APPROACH**

<b>COST APPROACH TO VALUE (not required by Fannie Mae)</b>							
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 Opinion Of Site Value Was Developed With				
The Market Abstraction Method And Supported By The Tax Assessor's Opinion. Most emphasis is made toward the Sales Approach							
ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$ 75,600			
Source of cost data	Builders Net		DWELLING	Sq.Ft. @ \$ = \$			
Quality rating from cost service	Avg			Sq.Ft. @ \$ = \$			
Effective date of cost data	06/2024			= \$			
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				= \$			
Because of the age of the subject's improvements, the cost approach is not a reliable indicator of value however it was developed due to lender requirements. The site value was calculated from recent land sales			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)	40 Years		<b>INDICATED VALUE BY COST APPROACH</b>	<b>= \$</b>			

**INCOME**

<b>INCOME APPROACH TO VALUE (not required by Fannie Mae)</b>			
Estimated Monthly Market Rent \$	X	Gross Rent Multiplier	= \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)			

**PUD INFORMATION**

**PROJECT INFORMATION FOR PUDs (if applicable)**

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

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

Legal Name of Project \_\_\_\_\_

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

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

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

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

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

Describe common elements and recreational facilities. \_\_\_\_\_

# Exterior-Only Inspection Residential Appraisal Report

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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.



# Exterior-Only Inspection Residential Appraisal Report

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

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

# Exterior-Only Inspection Residential Appraisal Report

57723  
File # 35502944

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 Ayana Ages

Signature *Ayana Ages*

Name Ayana Ages

Company Name The Appraisal Team (404) 754-8291

Company Address 3064 Abbey Dr SW  
Atlanta, GA 30331-5468

Telephone Number (404) 754-8291

Email Address requests@asap-appraisals.net

Date of Signature and Report 06/11/2024

Effective Date of Appraisal 06/07/2024

State Certification # CR293513

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

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

State GA

Expiration Date of Certification or License 02/28/2025

ADDRESS OF PROPERTY APPRAISED  
405 Ashdowne Way  
Atlanta, GA 30350-1080

APPRAISED VALUE OF SUBJECT PROPERTY \$ 719,000

LENDER/CLIENT

Name Clear Capitol

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

57723  
File # 35502944

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	405 Ashdowne Way Atlanta, GA 30350-1080	100 Spalding Creek Ct Sandy Springs, GA 30350-1176			5437 Brooke Ridge Cir Atlanta, GA 30338-7009					
Proximity to Subject		0.28 miles SE			0.91 miles SW					
Sale Price	\$	\$ 874,900			\$ 715,000			\$		
Sale Price/Gross Liv. Area	\$ 205.76 sq.ft.	\$ 235.12 sq.ft.		\$ 262.29 sq.ft.		\$	sq.ft.			
Data Source(s)		GAMLS#10294311;DOM 42			GAMLS#10277031;DOM 1					
Verification Source(s)		Realist/GSCCCA			Realist/GSCCCA					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		Listing		Listing						
Date of Sale/Time		Active		Active						
Location	N;Res;Woods	N;Res;Woods		N;Res;Woods						
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple						
Site	19400 sf	22782 sf	-676	8712 sf	+2,138					
View	N;Res;	N;Res;		N;Res;						
Design (Style)	DT2;Traditional	DT2;Traditional		DT1.5;Traditiona	0					
Quality of Construction	Q3	Q3		Q3						
Actual Age	37	34	0	23	0					
Condition	C3	C3		C3						
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	10 5 4.1	8 4 3.1	+4,000	8 4 2.1	+5,500					
Gross Living Area	2,868 sq.ft.	3,721 sq.ft.	-38,385	2,726 sq.ft.	+6,390	sq.ft.				
Basement & Finished Rooms Below Grade	0sf	1496sf0sfwo	-37,400	0sf						
Functional Utility	Average	Average		Average						
Heating/Cooling	FWA,CAC	FWA,CAC		FWA,CAC						
Energy Efficient Items	None Noted	None Noted		None Noted						
Garage/Carport	2qa2dw	2qa2dw		2qbi2dw	0					
Porch/Patio/Deck	Porch,Patio	Porch,Patio		Porch,Patio						
Fireplaces/Etc.	1 FP	1 FP		1 FP						
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -72,461	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 14,028	<input type="checkbox"/> + <input type="checkbox"/> -	\$			
Adjusted Sale Price of Comparables		Net Adj. 8.3%		Net Adj. 2.0%		Net Adj. %				
		Gross Adj. 9.2%	\$ 802,439	Gross Adj. 2.0%	\$ 729,028	Gross Adj. %	\$			

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

ITEM	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	GSCCCA.org/tax assessor	GSCCCA.org/tax assessor		GSCCCA.org/tax assessor			
Effective Date of Data Source(s)	06/07/2024	06/07/2024		06/07/2024			

Analysis of prior sale or transfer history of the subject property and comparable sales

Analysis/Comments

Analysis/Comments



## Subject Photo Page

Borrower	Clifford E Drakeford & Jacqueline R Drakeford						
Property Address	405 Ashdowne Way						
City	Atlanta	County	Fulton	State	GA	Zip Code	30350-1080
Lender/Client	Wedgewood Inc						



### Subject Front

405 Ashdowne Way  
Sales Price  
Gross Living Area 2,868  
Total Rooms 10  
Total Bedrooms 5  
Total Bathrooms 4.1  
Location N;Res;Woods  
View N;Res;  
Site 19400 sf  
Quality Q3  
Age 37



### Subject



### Subject Street

## Comparable Photo Page

Borrower	Clifford E Drakeford & Jacqueline R Drakeford						
Property Address	405 Ashdowne Way						
City	Atlanta	County	Fulton	State	GA	Zip Code	30350-1080
Lender/Client	Wedgewood Inc						



### Comparable 1

5292 Marston Rd	
Prox. to Subject	0.88 miles SE
Sale Price	760,000
Gross Living Area	2,574
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;Woods
View	N;Res;
Site	13,504 sf
Quality	Q3
Age	27



### Comparable 2

7835 Landowne Dr	
Prox. to Subject	0.18 miles N
Sale Price	720,000
Gross Living Area	2,936
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.1
Location	N;Res;Woods
View	N;Res;
Site	20909 sf
Quality	Q3
Age	37



### Comparable 3

3285 Spalding Dr	
Prox. to Subject	0.98 miles W
Sale Price	774,000
Gross Living Area	3,027
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;Woods
View	N;Res;
Site	1.00 ac
Quality	Q3
Age	52

*Ayana Agan*



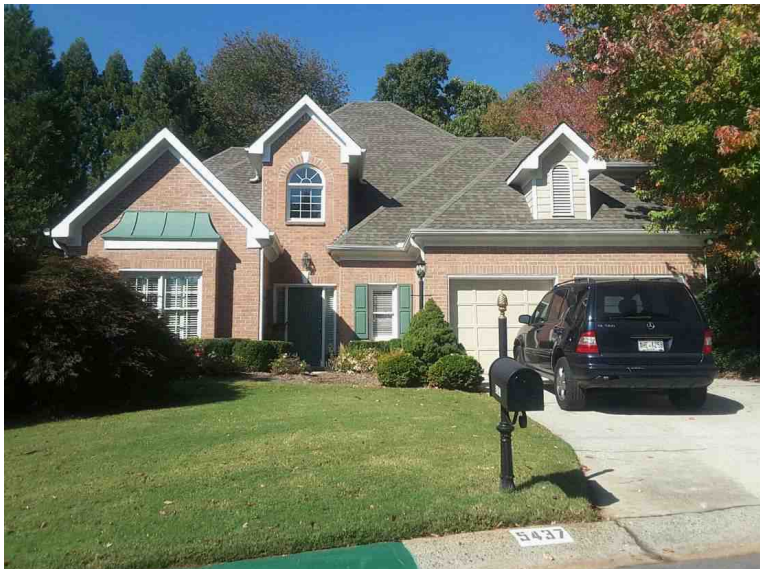
## Comparable Photo Page

Borrower	Clifford E Drakeford & Jacqueline R Drakeford						
Property Address	405 Ashdowne Way						
City	Atlanta	County	Fulton	State	GA	Zip Code	30350-1080
Lender/Client	Wedgewood Inc						



### Comparable 4

100 Spalding Creek Ct  
 Prox. to Subject 0.28 miles SE  
 Sale Price 874,900  
 Gross Living Area 3,721  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location N;Res;Woods  
 View N;Res;  
 Site 22782 sf  
 Quality Q3  
 Age 34



### Comparable 5

5437 Brooke Ridge Cir  
 Prox. to Subject 0.91 miles SW  
 Sale Price 715,000  
 Gross Living Area 2,726  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 2.1  
 Location N;Res;Woods  
 View N;Res;  
 Site 8712 sf  
 Quality Q3  
 Age 23

### Comparable 6

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



# Aerial Map

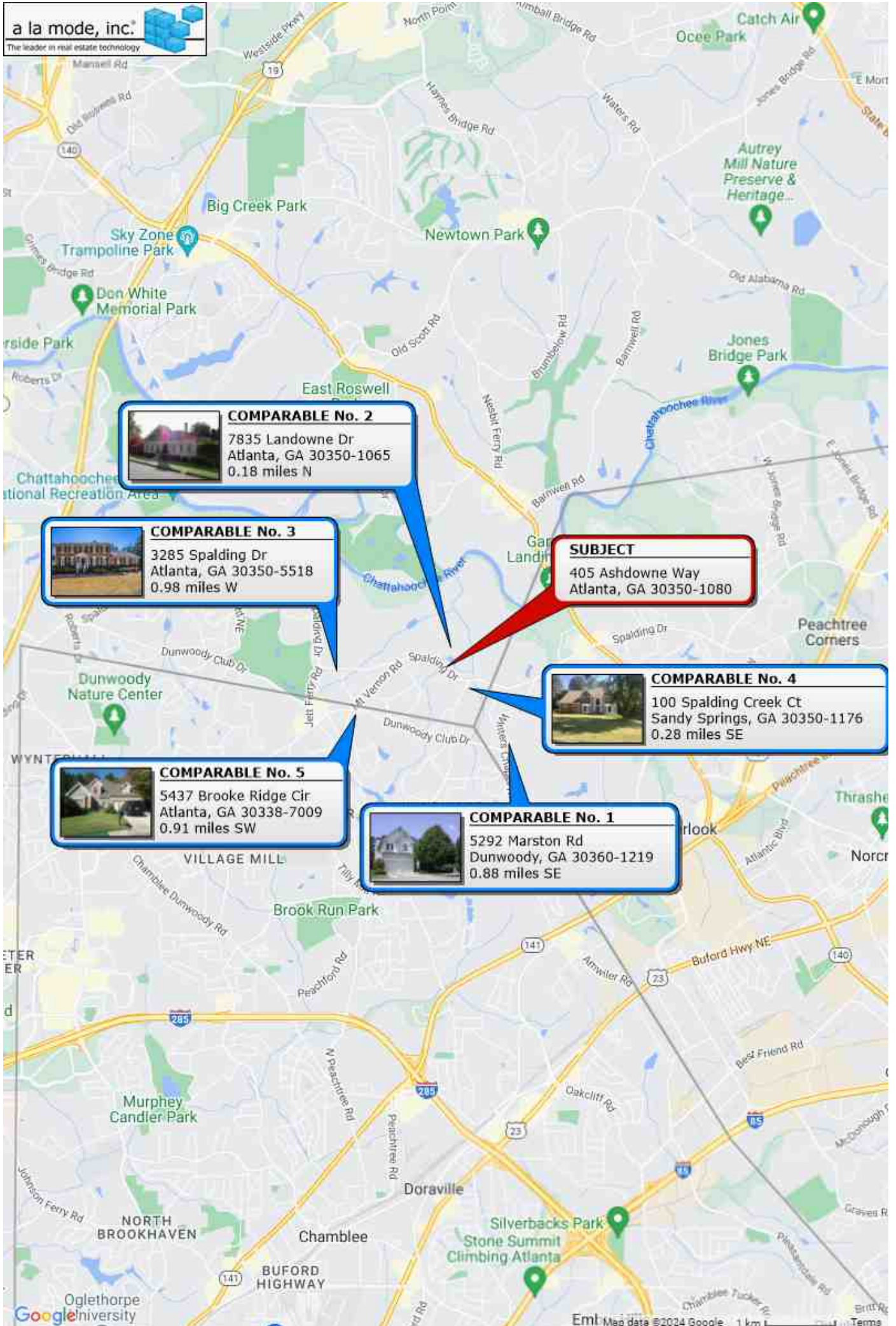
Borrower	Clifford E Drakeford & Jacqueline R Drakeford						
Property Address	405 Ashdowne Way						
City	Atlanta	County	Fulton	State	GA	Zip Code	30350-1080
Lender/Client	Wedgewood Inc						





## Location Map

Borrower	Clifford E Drakeford & Jacqueline R Drakeford			
Property Address	405 Ashdowne Way			
City	Atlanta	County	Fulton	State GA Zip Code 30350-1080
Lender/Client	Wedgewood Inc			



*Ayana Ayer*



# Market Conditions Addendum to the Appraisal Report

57723  
File No. 35502944

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 **405 Ashdowne Way** City **Atlanta** State **GA** ZIP Code **30350-1080**

Borrower **Clifford E Drakeford & Jacqueline R Drakeford**

**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)	4	2	6	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.67	0.67	2.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	2	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Housing Supply (Total Listings/Ab.Rate)	3.0	3.0	0.5	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	329,950	426,457	444,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	10	21	38	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable List Price	547,000	497,700	399,900	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	98.51	99.07	92.75	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale Price as % of List Price	1.87	2.17	2.20	<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"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

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.). **GAMLS was the data source used to complete the Market Conditions Addendum**

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. **The AtlantaGAMLS MLS was the data source used to complete the Market Conditions Addendum.**

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.

**GAMLS was the data source used to complete the Market Conditions Addendum.**

**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"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining

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](http://esign.alamode.com/verify) Serial:96B4B648

Signature <i>Ayana Ages</i>	Signature
Appraiser Name <b>Ayana Ages</b>	Supervisory Appraiser Name
Company Name <b>The Appraisal Team (404) 754-8291</b>	Company Name
Company Address <b>3064 Abbey Dr SW, Atlanta, GA 30331-5468</b>	Company Address
State License/Certification # <b>CR293513</b> State <b>GA</b>	State License/Certification # State
Email Address <b>requests@asap-appraisals.net</b>	Email Address

# Supplemental Addendum

File No. 35502944

Borrower	Clifford E Drakeford & Jacqueline R Drakeford				
Property Address	405 Ashdowne Way				
City	Atlanta	County	Fulton	State	GA
				Zip Code	30350-1080
Lender/Client	Wedgewood Inc				

**ADDENDUM IN ALPHABETICAL ORDER FOR EASY REFERENCE**

**Addresses:** The appraiser must enter the physical property address in a format that conforms to the United States Postal Service (USPS) address standards in Publication 28 – Postal Addressing Standards (pub28) for complete addresses. Address standards can be found at USPS.gov. The subject address must be populated consistently throughout the form.

**Adjustments:** Comparable have been included because they are deemed the most similar sales located in the subject's immediate market. Adjustments were made for the bath count, livable square footage, bedroom and exterior differences based on paired market analysis.

**Certification #23 :** "The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser." (FNMA FAQ's Question #11 dated 11/1/2005)

**Competency:** Appraiser is a Certified Residential Appraiser (FHA Approved) and has appraised properties in the metropolitan Atlanta since being licensed in 09/2005. The appraiser's office is within 50 radial miles from the subject.

**Cost Approach :** The Cost Approach to Value is applicable in this appraisal but not necessary for development of a credible appraisal and was not developed. (USPAP SR 1-4(b)) There are numerous comparable sales that provide support for the value opinion. Appraiser Used Data From The Craftsman Cost Manual To Develop The Cost Approach. The Opinion Of Site Value Was Developed With The Market Abstraction Method And Supported By The Tax Assessor's Opinion.Replacement Cost Figures Used In The Cost Approach Are For Valuation Purposes Only. No One, Client Or 3rd Party, Should Rely On These Figures For Insurance Purposes. The Definition Of "Market Value" On Page Four Of This Report Is Not Consistent With The Definition Of Insurable Value.

**Data Sources:** Data for all appraisals are obtained from public records, US Census Bureau, Marshall & Swift Residential Cost Handbook, Craftsman Cost Manual, tax map, tax assessments, zoning map (where applicable), FEMA flood hazard maps through "Flood Source", deed restrictions, legal descriptions, property rights, GAMLs, FMLS (Multiple Listing Service), brokers, buyers, sellers, closing attorneys, investors, sales and rental agents, lenders, other appraisers and our own appraisal files.

**Days on Market :** The days-on-market in the analysis are unreliable. Agents often allow a property to expire and then relist it. MLS does not always maintain a cumulative days-on-market so a property listed multiple times shows only the days-on-market for the most recent listing.

**Disclosure :** I have no current or prospective interest in the subject property or the parties involved; and have not performed any services within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any capacity. 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.

**Estimated indicated value :** Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. A lower adjustment indicates a better comp, and vice versa. The ratio of gross dollar adjustment to sale price for each of the comps is used to calculate the weight each comp should have in a weighted average calculation. This weighted average is used as the indicated value of the subject. As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

**Extraordinary Assumptions :** Extraordinary assumptions presume uncertain information to be factual.

**FNMA :** Appraisal complies with all FNMA and USPAP requirements.

**Foreclosure Disclosure (GREAB 539-3-.02 (1) (c) 1.d) :** Foreclosures did not significantly affect value in the subject's neighborhood.

**GLA :** The square footage of gross living area was derived from actual measurements taken by the appraiser as of the effective date of this report and may not be similar to gross living area reported on tax records. The gross living area reported on the tax record may be derived from plans or a field estimate taken from exterior-only measurements, and may include basement or unheated areas such as a garage.

**Highest and Best Use :** The highest and best use of the subject site is its current use. Because of the existing use, no alternate use is likely.

**Income Approach:** Rental income is not a motivation to purchase in this neighborhood and the income approach may not be applicable in this appraisal.

**Intended Use/User :** "This report is intended for use only by (identify the client and any other intended users). Use of this report by others is not intended by the appraiser." (ASB FAQ dated July 2005)

**Interior inspection :** There were no any health, safety, or marketability issues noted

**Livable Square Footage :** The square footage of gross living area was derived from actual measurements taken by the appraiser as of the effective date of this report and may not be similar to gross living area reported on tax records. The gross living area reported on the tax record may be derived from plans or a field estimate taken from exterior-only measurements, and may include basement or unheated areas such as a garage. There may be minor deviations in the actual square footage due to imperceptibility being of little of no consequence to the final estimate of value.

**Mandatory Georgia Certification:** "My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classifications and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board." [Real Estate Appraiser Classification and Regulation Act paragraph 539-3.02(1)(m) as amended August 1, 2006]

**Marketing Conditions Addendum :** Characteristics, Price/Age and Present Land Use" describes the entire neighborhood.Housing "Trends" are based on a Submarket of homes that would appeal to and compete for the same homogeneous group of buyers and sellers as the subject property. A detailed analysis of the subject's market conditions is attached to this appraisal noted as "Market Conditions Addendum".

**Other Comments:**

Furthermore, the 1004mc is based on sales of homes similar to the subject based on size, age, and location. These sales have not been verified or adjusted for any amenities, sales concessions, or any other significant value related differences. Therefore, the MEDIAN sale prices of homes COMPARABLE to the subject is often not indicative of the appraiser's opinion of market value for the subject. Thus, these three numbers are not directly related to the appraiser's opinion of market value. Since the relationship of the neighborhood's predominant price to the appraiser's opinion of market value is not an indication of whether the subject is an over/under improvement, then if the [esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:96B4B648 improvement adequate discussion will be made under such heading. Absent such a narrative, the reader should understand that the subject is not significantly larger/smaller than the surrounding homes to be considered an over/under improvement.

Signature *Ayana Ages*  
 Name Ayana Ages  
 Date Signed 06/11/2024  
 State Certification # CR293513 State GA  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

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

*Ayana Ages*

# Supplemental Addendum

File No. 35502944

Borrower	Clifford E Drakeford & Jacqueline R Drakeford						
Property Address	405 Ashdowne Way						
City	Atlanta	County	Fulton	State	GA	Zip Code	30350-1080
Lender/Client	Wedgewood Inc						

Previous Service : The appraiser has not performed any services on the subject within 3 years.

Site Size Adjustments: The site size may not have be bracketed, and does not have an effect on marketability due to the buyer trend in this market being the appeal and location.

Typical buyer : Typical buyer would be a homeowner

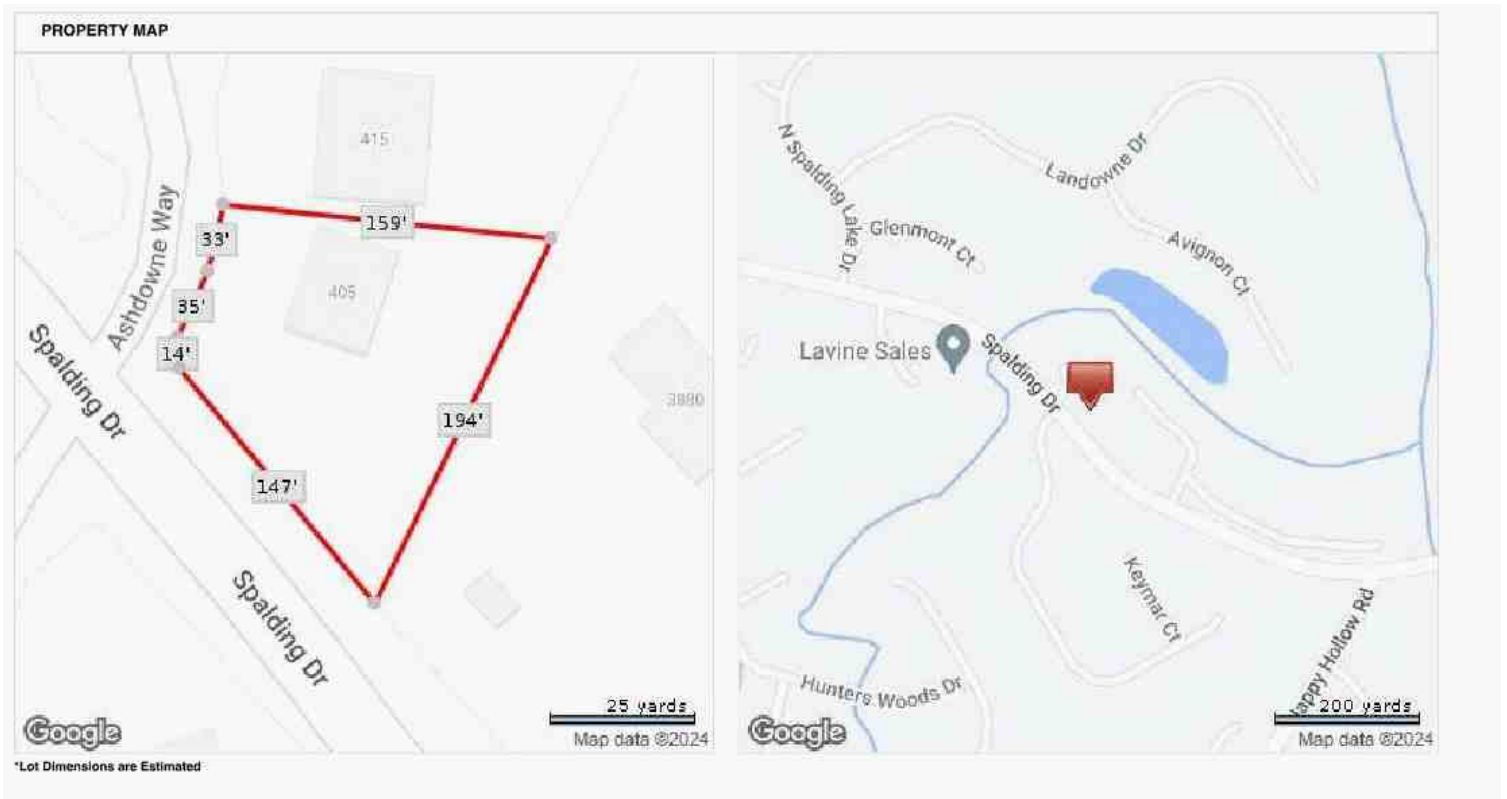
[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:96B4B648

Signature *Ayana Ages*  
Name Ayana Ages  
Date Signed 06/11/2024  
State Certification # CR293513 State GA  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

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

*Ayana Ages*

# Plat



Legal Description

21446  
0092

EXHIBIT "A"

ALL THAT TRACT OR PARCELS OF LAND lying and being in Land Lot 237 of the 6th District of Fulton County, Georgia, being Lot 109, Sub' Thence, Seawater Lake Subdivision, according to plat recorded in Plat Book 124, page 62, Fulton County, Georgia records, which reference is made for the purpose of incorporating the same as part hereto.

JK  
KK

Together with  
All those tracts or parcels of land lying in Land Lot 237, of the 6th District of Fulton County Georgia, said tract containing 0.0378 Acres (1,241.82 Sq. Ft.) of land as shown on a Lot Survey prepared for "WESTMOUNT COMMON PROPERTIES, INC." prepared by CIVIL DESIGN, INC., dated October 28, 1988 (last revised December 12, 1988), and being more particularly described as follows:

Beginning at a point located at the intersection of the northeasterly right-of-way line of SPALDING DRIVE (80' R/W) and the easterly right-of-way line of ASHWOOD WAY (44' R/W), if both right-of-way lines were extended to create a point. Thence S88°E from said point, along said extended right-of-way line of SPALDING DRIVE (80' R/W) a distance of 13.73 feet to a point located on said right-of-way line; Thence, south 29 09 09 east along said right-of-way line a distance of 103.27 feet to a point; Thence, north 48 28 50 east leaving said right-of-way line a distance of 77.05 feet to a point, said point being the TRUE POINT OF BEGINNING of the tract herein described as follows:

- Thence, north 25 55 13 east a distance of 112.52 feet to a point;
- Thence, north 05 42 east a distance of 13.25 feet to a point;
- Thence, south 25 55 13 east a distance of 89.00 feet to a point;
- Thence, south 48 30 50 west a distance of 30.86 feet to a point, said point being the TRUE POINT OF BEGINNING.

Less and Except:  
All those tracts or parcels of land lying in Land Lot 237, of the 6th District of Fulton County Georgia, said tract containing 0.0378 Acres (1,241.82 Sq. Ft.) of land as shown on a Lot Survey prepared for "WESTMOUNT COMMON PROPERTIES, INC." prepared by CIVIL DESIGN, INC., dated October 28, 1988 (last revised December 12, 1988), and being more particularly described as follows:

Beginning at a point located at the intersection of the northeasterly right-of-way line of SPALDING DRIVE (80' R/W) and the easterly right-of-way line of ASHWOOD WAY (44' R/W), if both right-of-way lines were extended to create a point. Thence, S88°E from said point, along said extended right-of-way line of SPALDING DRIVE (80' R/W) a distance of 13.73 feet to a point located on said right-of-way line; Thence, south 29 09 09 east along said right-of-way line a distance of 103.27 feet to a point, said point being the TRUE POINT OF BEGINNING of the tract herein described as follows:

- Thence, south 29 09 09 east along said right-of-way line a distance of 22.32 feet to a point.
- Thence, north 25 55 13 east leaving said right-of-way line a distance of 84.63 feet to a point;
- Thence, south 48 30 50 west a distance of 77.05 feet to a point located on the northeasterly right-of-way line of SPALDING DRIVE (80' R/W), said point being the TRUE POINT OF BEGINNING.

BK 21446 PB 92

Ayana Ayer



Reconciliation Addendum

File No. 35502944

Table with borrower information: Clifford E Drakeford & Jacqueline R Drakeford, Property Address: 405 Ashdowne Way, City: Atlanta, County: Fulton, State: GA, Zip Code: 30350-1080, Lender/Client: Wedgewood Inc.

• Comparable Summary

Comparables Summary & Estimated Indicated Value

Table with 6 columns: Comp #, Sale Price, Net Adj %, Grs Adj %, Ind Value, Weight. Rows for Comp #1 through #5.

ESTIMATED INDICATED VALUE OF THE SUBJECT: 719,000

• Indicated Weight Value

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

• SALES COMPARISON ANALYSIS - Comparable #1 Size varies from subject by more than 25%. (Var = 158.6%) SALES COMPARISON ANALYSIS - Comparable #1 Age varies from subject by more than 30%. (Var = -58.7%) SALES COMPARISON ANALYSIS - Comparable #1 Largest Adjustment exceeds 10% of Comp Sale Price. SALES COMPARISON ANALYSIS - Comparable #1 Gross Adjustment exceeds 25% of Comp Sale Price. SALES COMPARISON ANALYSIS - Comparable #1 Net Adjustment exceeds 15% of Comp Sale Price. This sale was selected because its located on a large parcel of land with a water view.

• SALES COMPARISON ANALYSIS - Comparable #2 Size varies from subject by more than 25%. (Var = 28.25%) SALES COMPARISON ANALYSIS - Comparable #2 Price/SF varies from subject by more than 25%. (Var = -31.9%) SALES COMPARISON ANALYSIS - Comparable #2 Indicated value varies from subject by more than 15%. (Var = -19.12%) This home was selected due to the age, location and appeal to the subject.

• SALES COMPARISON ANALYSIS - Comparable #3 Largest Adjustment exceeds 10% of Comp Sale Price. SALES COMPARISON ANALYSIS - Comparable #3 Net Adjustment exceeds 15% of Comp Sale Price. This home was selected due to the age, lot size and appeal

• SALES COMPARISON ANALYSIS - Comparable #4 Size varies from subject by more than 25%. (Var = 55.52%) SALES COMPARISON ANALYSIS - Comparable #4 Indicated value varies from subject by more than 15%. (Var = 18.07%) This is a listing on a lake however no emphasis was made toward this comparable.

02/27/2024

Per GAMLS 10174452, Comp 3 has 3 bedrooms, 3 bathrooms in the main level of the home. Per GAMLS 10174452, there is 1 bedroom and 1 bath in the basement for Comp 3. Per Realist/Corelogic, Comp 3 has 1712 sq ft in the main level and 600 sq ft finished space. Other appraisers via smart sharing in Total Alamo regarding Comp 3 also have the same room count 3 bed, 3 bath in the main and GLA above and below similar to this report. It appears as though the review appraiser is including the basement as GLA and basement room count with the main level of Comp 3. The gross living area reported on the tax record may be derived from plans or a field estimate taken from exterior-only measurements and may include basement or unheated areas such as a garage.

Ayana Aguiar

Serial# 96B4B648

APPRAISER DISCLOSURE STATEMENT

File No. 57723  
35502944

Name of Appraiser: Ayana Ages

Class of Certification/Licensure:  Certified General  
 Certified Residential  
 Licensed Residential  
 Temporary     General     Licensed

Certification/Licensure Number: CR293513

Certification/Licensure State: GA Expires: 02/28/2025

Scope: This Report  is within the scope of my Certification or License  
 is not within the scope of my Certification or License

Service Provided By:  Disinterested & Unbiased Third Party  
 Interested & Biased Third Party  
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:  
[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:96B4B648

Ayana Ages

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

*Ayana Ages*

## 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.





## ADDITIONAL CERTIFICATION

Borrower	Clifford E Drakeford & Jacqueline R Drakeford	File No. 35502944
Property Address	405 Ashdowne Way	
City	Atlanta	County Fulton State GA Zip Code 30350-1080
Lender/Client	Wedgewood Inc	

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

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items or significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
  
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
  
3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The report 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.
  
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.
  
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
  
6. 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.
  
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place, as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
  
8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
  
9. No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report, therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:96B4B648

**APPRAISER:**

Signature: *Ayana Ages*  
 Name: Ayana Ages  
 Date Signed: 06/11/2024  
 State Certification #: CR293513  
 or State License #: \_\_\_\_\_  
 State: GA  
 Expiration Date of Certification or License: 02/28/2025

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

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

# USPAP Compliance Addendum

Loan # 57723  
File # 35502944

Borrower	Clifford E Drakeford & Jacqueline R Drakeford		
Property Address	405 Ashdowne Way		
City	Atlanta	County	Fulton
		State	GA
		Zip Code	30350-1080
Lender/Client	Wedgewood Inc		

### APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

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

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

### ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

### PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

### PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

### APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

N/A

### ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:      No Prior Services within 3 years have been performed on this property

### MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 0-90 day(s).

### APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature <u><i>Ayana Ages</i></u></p> <p>Name <u>Ayana Ages</u></p> <p>Date of Signature <u>06/11/2024</u></p> <p>State Certification # <u>CR293513</u></p> <p>or State License # _____</p> <p>State <u>GA</u></p> <p>Expiration Date of Certification or License <u>02/28/2025</u></p> <p>Effective Date of Appraisal <u>06/07/2024</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from Street    <input type="checkbox"/> Interior and Exterior</p>
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### APPRAISER DISCLOSURE STATEMENT

Where applicable, information contained in this form may be required in conjunction with appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

Name of Appraiser: Ayana Ages

Class of Certification/Licensure:  Certified General  
 Certified Residential  
 Licensed Residential  
 Licensed Trainee or Assistant  
 Temporary     General     Licensed

Certification/Licensure Number: CR293513  
Certification/Licensure State: GA Expires: 02/28/2025

Scope: This Report  is within the scope of my Certification or License  
 is not within the scope of my Certification or License

Service Provided By:  Disinterested & Unbiased Third Party  
 Interested & Biased Third Party  
 Interested Third Party on Contingent Fee Basis

If applicable, Appraisal Management Company Number: \_\_\_\_\_

If applicable, select one of the following:  
 The actual fee paid to the appraiser for this appraisal assignment or specialized service was: \$ 215.00 or;  
 The appraiser is employed by the appraisal management company on an employee and employer basis for the performance of this appraisal, and was not paid a fee.

Signature of person preparing and reporting the Appraisal: [esign.alamode.com/verify](https://esign.alamode.com/verify) Serial: 96B4B648

Ayana Ages

*Ayana Ages*

**Certification**

**STATE OF GEORGIA  
REAL ESTATE APPRAISERS BOARD**

**AYANA TARA AGES**

**293513**

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A  
**CERTIFIED RESIDENTIAL 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

JEANMARIE HOLMES  
KEITH STONE  
WILLIAM A. MURRAY

JEFF A. LAWSON  
Vice Chairperson

1366226027674451

AGES, AYANA TARA  
3064 ABBEY DRIVE  
ATLANTA, GA 30331

AYANA TARA AGES

# 293513  
Status ACTIVE

END OF RENEWAL  
02/28/2025

CERTIFIED RESIDENTIAL 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

1366226027674451

AYANA TARA AGES

# 293513  
Status ACTIVE

END OF RENEWAL  
02/28/2025

CERTIFIED RESIDENTIAL 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

1366226027674451

**Accelerant National Insurance Company**  
(A Stock Company)  
400 Northridge Road, Suite 800  
Sandy Springs, GA 30350

**REAL ESTATE APPRAISERS  
ERRORS AND OMISSIONS INSURANCE POLICY  
DECLARATIONS**

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.**

**PLEASE READ YOUR POLICY CAREFULLY.**

**Policy Number: NAX40PL100008-01**

**Renewal of: NAX40PL100008-00**

**1. Named Insured: Ayana Ages**

**2. Address:** 3064 Abbey Dr SW  
Atlanta, GA 30331

**3. Policy Period: From: March 2, 2024 To: March 2, 2025**  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.

<b>4. Limit of Liability:</b>	Each <b>Claim</b>	Policy Aggregate
<b>Damages</b> Limit of Liability	<b>4A. \$ 1,000,000</b>	<b>4C. \$ 1,000,000</b>
<b>Claim Expenses</b> Limit of Liability	<b>4B. \$ 1,000,000</b>	<b>4D. \$ 1,000,000</b>

<b>5. Deductible (Inclusive of <b>Claims Expenses</b>):</b>	Each <b>Claim</b>	Aggregate
	<b>5A. \$500</b>	<b>5B. \$1,000</b>

**6. Policy Premium: \$ 689**

**7. Retroactive Date: March 2, 2006**

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
OREP Insurance Services: [info@orep.org](mailto:info@orep.org)  
6353 El Cajon Blvd, Suite 124-605  
San Diego, CA 92115

**9. Program Administrator:** OREP Insurance Services, LLC – [appraisers@orep.org](mailto:appraisers@orep.org)

**10. Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: January 9, 2024

By:



Authorized Representative

# Report Verification

This appraisal report has been electronically signed. It is as valid and legally enforceable as a wet ink signature on paper. In addition, advanced third party identify verification from Equifax has been used to ensure that the appraiser signing this report is really who they say they are. You can also verify that the salient data points of the report have not been altered in any way.

To verify the integrity of this document:

1. Visit [esign.alamode.com/verify](https://esign.alamode.com/verify)
2. Enter the Serial Number and Signer Name for this document listed below and click Verify.
3. A verification report will be generated showing the profile of the appraiser(s) who signed the report, the date and time the signature were applied, and the salient data from the report at the time of signing.
4. Verify the salient data matches the data in this report to quickly reveal if any tampering has taken place.
5. Optionally, upload the PDF version of this report to confirm it exactly matches the report when it was signed.

The report below is an example of what you would see when verifying the report.

Salient Data:	
Date of Sale:	Condition: C3
Borrower: Clifford E Drakeford & Jacqueline R Drakeford	Total Rooms: 10
Lender: Wedgewood Inc	Bedrooms: 5
Size (Sq.Ft): 2,868	Baths: 4.1
Price Per Square Foot: 205.76	Appraiser: Ayana Ages
Location: N;Res;Woods	Effective Date of Value ('as of'): 06/07/2024
Age: 37	Final Opinion of Value: 719,000
Signer 1:	Signer 2:
Ayana Ages	
3064 Abbey Dr SW, Atlanta, GA 30331-5468	
Signature:	Signature:
Serial #: 96B4B648	Serial #:
Date Signed: 06/11/2024	Date Signed:

Form SDVERIFY2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

*Ayana Ages*

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