

ADDENDUM

Borrower: KANON F OSWALD		File No.: 49148
Property Address: 223 Chirping Squirrel Ct		Case No.: 1102101323
City: Pinehurst	State: TX	Zip: 77362
Lender: FRANKLIN AMERICAN MORTGAGE COMPANY		

DESIRED, THEN DISCOUNTING MIGHT BE IN ORDER, AND CONVERSELY, IF THE HIGHEST PRICE POSSIBLE IS THE PURPOSE OF THE SALE, THEN THE SALE PRICE MIGHT BE RAISED, AND AN EXTENDED EXPOSURE TIME MIGHT BE REQUIRED. NEITHER THE OPINION OF VALUE NOR THE EXPOSURE TIME CAN BE GUARANTEED, SINCE MULTIPLE FACTORS AFFECT THE MARKETING OF A HOME AND CANNOT BE ANTICIPATED IN AN OPINION THAT IS BASED ON WHAT A "TYPICAL BUYER" WOULD DO.

**EXPOSURE TIMES** MIGHT BE EXTENDED: HARMLS STATISTICS SHOWED A MEDIAN OF BETWEEN 90 AND 180 DAYS, HOWEVER, AS THE PRIOR SALES HISTORIES WERE RESEARCHED AND DEVELOPED, IT BECAME CLEAR THAT SOME SALES WERE LISTED THEN RELISTED SEVERAL TIMES. THE HARMLS STATISTICAL SYSTEM, ONLY PICKS UP THE LAST LISTING, THEREFORE, REASONABLE EXPOSURE TIMES MIGHT BE GREATER THAN THE STATISTICS SHOW. IT IS BEYOND THE NORMAL COURSE OF BUSINESS AND THE APPRAISER'S EXPERTISE TO RECALCULATE THE STATISTICS TO OBTAIN A CLEARER PICTURE.

IN THE WIDER NEIGHBORHOOD, **EXPOSURE TIMES** FOR PROPERTIES IN ESTABLISHED NEIGHBORHOODS ARE SOMEWHAT SHORTER THAN THOSE REPORTED IN WOODTRACE. THIS MAY BE DUE TO BUILDERS' LISTING PROPERTIES EVEN BEFORE THEY ARE STARTED WHICH WOULD, OF COURSE, EXTEND THE MARKETING TIME. THERE WERE NOT ENOUGH RESALES TO INDICATE A TREND IN THAT CATEGORY.

**THE "OTHER" LAND USE** UNDER THE PRESENT LAND USE ON THE FIRST PAGE OF THE 1004 IS TO ACCOUNT FOR THE VACANT/UNDEVELOPED PROPERTY IN THE SUBJECTS' NEIGHBORHOOD. THIS HAD NO IMPACT ON THE SUBJECTS' VALUE AND/OR MARKETABILITY.

**ALL DATA PERTAINING TO THE COMPARABLE SALES** WAS DERIVED FROM HARMLS RECORDS AND DATA SHEETS. HARMLS DATA IS DEEMED TO BE MORE ACCURATE THAN THE INFORMATION FOUND ON PUBLIC RECORDS. THIS IS DUE TO THE FACT THAT THE INFORMATION REPORTED ON HARMLS DATA SHEETS IS OBTAINED FROM A REAL ESTATE AGENT THAT HAS PERSONALLY VISITED THE EXTERIOR AND/OR INTERIOR OF THE COMPARABLES AND VERIFIED THE INFORMATION.

**TAX RECORDS:** THE TAX RECORDS SHOW THE SUBJECT'S HOUSE SIZE TO BE 4307 SF. HARMLS LISTING WAS FOR 3711 SF. APPRAISER MEASURED THE SUBJECT AT 4013 SF. THE DIFFERENCE IS DUE TO MCAD'S METHOD OF MEASURING WHICH IS COMPLETED FROM THE EXTERIOR, WITH INDIVIDUAL MEASUREMENTS ROUNDED TO THE CLOSEST FOOT. A MORE LIKELY EXPLANATION WOULD BE THAT THERE WERE NUMEROUS OPTIONS AVAILABLE FOR THIS PLAN, AND THE COUNTY MAY NOT HAVE KNOWN WHICH WERE COMPLETED IN THIS PARTICULAR HOME.

**NOTE:** THERE WAS A DISCREPANCY BETWEEN THE TAX RECORDS ROOM, BEDROOM, OR BATH COUNT VS WHAT THE APPRAISER OBSERVED. THE TAX RECORDS SHOWED 3.1 BATHS AND DID NOT REPORT TOTAL ROOMS, OR BEDROOMS. APPRAISER FOUND 10/4/3.1.

THE TAX RECORDS SHOWED ONLY THE LOT BEING ASSESSED AS OF 2015. THEREFORE, USING THE TAX RATE OF 3.5953/100 AND USING THE CURRENT CONTRACT PRICE, THE ESTIMATED TAX FOR THE SUBJECT IN 2016 WOULD BE \$15,778. THIS WAS BASED ON 100% EVALUATION.

**THE SUBJECT WAS LOCATED IN A PUD.** THE LEGAL NAME WAS WOODTRACE. THE HOA FEE FOR THE SUBJECT WAS \$1200/YR. THE SUBJECT PUD'S COVENANTS, CONDITIONS AND RESTRICTIONS WERE NOT MADE AVAILABLE TO THE APPRAISER IN THE NORMAL COURSE OF BUSINESS. THE APPRAISER MADE AN EXTRAORDINARY ASSUMPTION THAT THE CCR'S DO NOT IMPACT VALUE. IF THIS IS UNTRUE, THEN THE RESULTS OF THIS REPORT MIGHT CHANGE.

**THE PROPERTY RIGHTS OF THE SUBJECT** AND FOR EACH COMPARABLE SALE AND LISTING USED IN THIS REPORT WAS FEE SIMPLE.

**AIR STATEMENT**

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