

<b>FROM:</b>  BOBBY G PARTIN Remit to Bobby G Partin at Treasure Valley Factors Treasure Valley Factors, PO Box 890, Fruitland, ID 83619-0890  www.partinplace.com    email: aggie31@earthlink.net Telephone Number: 832-859-4503                      Fax Number: 281-256-0470			<b>INVOICE</b>	
			INVOICE NUMBER	
			LAPP-62-62-6-1226800	
			DATE	
			REFERENCE	
			Internal Order #: LAPP-62-62-6-1226800	
			Lender Case #:	
			Client File #:	
			Main File # on form: LAPP-62-62-6-1226800	
			Other File # on form:	
			Federal Tax ID: 462-60-0043	
			Employer ID:	
<b>TO:</b>				
Telephone Number:    Fax Number:				
Alternate Number:    E-Mail:				
Treasure Valley Factors, PO Box 890, Fruitland, ID 83619-0890				
On receipt of "Notice of Value" or advice from the Department of Veterans Affairs that a "Notice of Value" will not be issued, we agree to forward to the appraiser the approved fee which we are holding for this purpose				
DESCRIPTION				
Lender: National Bank of Kansas City/Dept of VA                      Client: National Bank of Kansas City/Dept of VA				
Purchaser/Borrower: Rovner, Sarah				
Property Address: 12723 Silver Rod Ln				
City: Houston				
County: Harris    State: TX    Zip: 77041				
Legal Description: Lt 26 Blk 1 Villages at Lakepointe Sec 2				
FEES			AMOUNT	
Appraisal			400.00	
Remit to Bobby G Partin @Treasure Valley Factors, PO Box 890, Fruitland, ID 83619-0890				
****Due upon receipt; late fees will apply if payment not received within 30 days****				
Late charges will apply 30 days after report shipped date at the rate of 10%			SUBTOTAL 400.00	
PAYMENTS			AMOUNT	
Check #:                      Date:                      Description:				
Check #:                      Date:                      Description:				
Check #:                      Date:                      Description:				
			SUBTOTAL	
			TOTAL DUE \$ 400.00	

Please Return This Portion With Your Payment

<b>FROM:</b>		<b>AMOUNT DUE:</b> \$ <u>400.00</u>
		<b>AMOUNT ENCLOSED:</b> \$ <u>          </u>
		<b>INVOICE NUMBER</b>
		LAPP-62-62-6-1226800
		<b>DATE</b>
		<b>REFERENCE</b>
		Internal Order #: LAPP-62-62-6-1226800
		Lender Case #:
		Client File #:
		Main File # on form: LAPP-62-62-6-1226800
		Other File # on form:
		Federal Tax ID: 462-60-0043
		Employer ID:
<b>TO:</b>		
Bob Partin Appraisal		
1062 Candlelight		
Houston, TX 77018		
www.partinplace.com email: aggie31@earthlink.net		



## **APPRAISAL OF REAL PROPERTY**

### **LOCATED AT:**

12723 Silver Rod Ln  
Lt 26 Blk 1 Villages at Lakepointe Sec 2  
Houston, TX 77041

### **FOR:**

National Bank of Kansas City/Dept of VA  
10700 Nall Avenue Ste 300  
Overland Park, KS 66211

### **AS OF:**

10/15/2014

### **BY:**

Robert Partin, NAMA, ATA - (FHA & VA)  
1062 Candlelight  
Houston, TX 77018  
Cell (832)-859-4503  
Fax: (281) 256-0470  
EMAIL: aggie31@earthlink.net

Borrower	Rovner, Sarah				File No.	LAPP-62-62-1226800	
Property Address	12723 Silver Rod Ln						
City	Houston	County	Harris	State	TX	Zip Code	77041
Lender/Client	National Bank of Kansas City/Dept of VA						

TABLE OF CONTENTS

Cover Page ..... 1

URAR ..... 2

Additional Comparables 4-6 ..... 8

URAR Comments ..... 9

Market Conditions Addendum to the Appraisal Report ..... 11

Photograph Addendum ..... 12

Photograph Addendum ..... 13

Comparable Photos 1-3 ..... 14

Comparable Photos 4-6 ..... 15

UAD Definitions Addendum ..... 16

Robert Partin License ..... 19

E&O Insurance - Page 1 ..... 20

E&O Insurance - Page 2 ..... 21

Building Sketch ..... 22

Location Map ..... 23

Flood Map ..... 24

VA-1805 ..... 25

Uniform Residential Appraisal Report

File # LAPP-62-62-6-1226800

SUBJECT

CONTRACT

NEIGHBORHOOD

SITE

IMPROVEMENTS

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.

Property Address12723 Silver Rod LnCityHoustonStateTXZip Code77041

BorrowerRovner, SarahOwner of Public RecordPowell, Ronnie W & ChristyCountyHarris

Legal DescriptionLt 26 Blk 1 Villages at Lakepointe Sec 2

Assessor's Parcel #120-987-001-0026Tax Year2014R.E. Taxes \$5,516

Neighborhood NameLakepointeMap Reference26420Census Tract5401.00

Occupant☒ Owner☐ Tenant☐ VacantSpecial Assessments \$0☒ PUDHOA \$650☒ per year☐ per month

Property Rights Appraised☒ Fee Simple☐ Leasehold☐ Other (describe)Defeasible (limits)

Assignment Type☒ Purchase Transaction☐ Refinance Transaction☐ Other (describe)

Lender/ClientNational Bank of Kansas City/Dept of VAAddress10700 Nall Avenue Ste 300, Overland Park, KS 66211

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?☒ Yes☐ No

Report data source(s) used, offering price(s), and date(s).DOM 4;Houston MLS#19238454

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.**Arms length sale;Subject is sale, currently listed; subject, 3 yrs, comps, 1 yr sale history dates as shown above. Tx is not open records state. The appraiser reviewed 9 pages of provided contract**

Contract Price \$261,000Date of Contract09/29/2014Is the property seller the owner of public record?☒ Yes☐ NoData Source(s)Realist

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.**\$0;;**

**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	75 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %	
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	66	Low	0	Multi-Family	4 %
Neighborhood Boundaries	North, US Highway 290; South, Clay; East, Sam Houston Toll Road; West, State Highway 6 and/or							1,380	High	48	Commercial	10 %
The GEO Area of Elridge North								189	Pred.	18	Other	10 %

Neighborhood DescriptionSee comments pg 3 on neighborhood, absorption analysis summary with list price vs sale price analysis. Neighborhood based on absorption analysis data. No pred values in MLS; median values used. Neighborhood 1 Unit & Present Land based on overall market; Housing trends above based on competing only. Details on overall & competing trends & stats pg 3\*\*10% represents vacant land

Market Conditions (including support for the above conclusions)Subject had no adverse marketability & is representative of this market. Local financing appears readily available with competitive rates & terms for qualified buyers. See absorption analysis on additional comments pg 3.

Dimensions22x20x116x81x101x106Area12351 sfShapeIrregularViewN;Res;

Specific Zoning ClassificationNone: SFRZoning DescriptionNone: SFR

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☐ NoIf No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Paved	<input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	None	<input type="checkbox"/> <input type="checkbox"/>

FEMA Special Flood Hazard Area☐ Yes☒ NoFEMA Flood ZoneXFEMA Map #48201C0630LFEMA Map Date06/18/2007

Are the utilities and off-site improvements typical for the market area?☒ Yes☐ NoIf No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?☐ Yes☒ NoIf Yes, describe

Survey & Flood Cert should be done. Subject site residential tract. Typical utility easements exists to provide services; no apparent adverse easements, encroachments or other adverse conditions observed. Dimensions given support functional utility of site. Survey to govern site size dimensions & FEMA Flood delineation.

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls		concrete avg		Floors		car/wd/tile avg	
# of Stories	1.00	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls		bv/hard avg		Walls		drywall avg	
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	0 sq.ft.	Roof Surface		comp avg		Trim/Finish		paint avg	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts		partial avg		Bath Floor		tile avg	
Design (Style)	Trad	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type		alum avg		Bath Wainscot		tile avg	
Year Built	2000	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated		n/a		Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs)	7	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens		partial avg		<input checked="" type="checkbox"/> Driveway	# of Cars	2	
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	0		Driveway Surface		concrete	
<input checked="" type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel gas	<input checked="" type="checkbox"/> Fireplace(s) #	1	<input checked="" type="checkbox"/> Fence	wood	<input checked="" type="checkbox"/> Garage	# of Cars	2	
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	encl	<input checked="" type="checkbox"/> Porch	cov	<input type="checkbox"/> Carport	# of Cars	0	
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool	none	<input type="checkbox"/> Other	none	<input type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Built-in	

Appliances☐ Refrigerator☒ Range/Oven☒ Dishwasher☒ Disposal☒ Microwave☐ Washer/Dryer☒ Other (describe)vent hood

Finished area above grade contains:8 Rooms3 Bedrooms3.0 Bath(s)2,590 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.).Typical energy efficient items for area; i.e., insulation. \*\*see personal property comments

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).C4;No updates in the prior 15 years;See attached URAR

addendum: condition of improvements.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?☐ Yes☒ NoIf Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?☒ Yes☐ NoIf No, describe

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 1 of 6

Fannie Mae Form 1004 March 2005

Form 1004UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Uniform Residential Appraisal Report

File # LAPP-62-62-6-1226800

SALES COMPARISON APPROACH	There are 17 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 107,000 to \$ 695,000 .															
	There are 137 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 105,000 to \$ 500,000 .															
	FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
	Address		12723 Silver Rod Ln Houston, TX 77041			12714 Silver Rod Ln Houston, TX 77041			12715 Silver Rod Ln Houston, TX 77041			12615 Orchid Trl Houston, TX 77041				
	Proximity to Subject					0.04 miles NE			0.03 miles E			0.16 miles NE				
	Sale Price		\$ 261,000			\$ 210,000			\$ 240,000			\$ 235,000				
	Sale Price/Gross Liv. Area		\$ 100.77 sq.ft.			\$ 100.19 sq.ft.			\$ 87.34 sq.ft.			\$ 90.00 sq.ft.				
	Data Source(s)					Hou MLS#47617348;DOM 10			Hou MLS#38564453;DOM 18			Hou MLS#96966264;DOM 7				
	Verification Source(s)					Visual/tax			Visual/tax			Visual/tax				
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment	
	Sales or Financing Concessions				ArmLth Conv;0				ArmLth Conv;0				ArmLth Cash;0			
	Date of Sale/Time				s06/14;c05/14				s11/13;c10/13				s12/13;c12/13			
	Location		N;Res;		N;Res;				N;Res;				N;Res;			
	Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple			
	Site		12351 sf		7916 sf		+5,800		6322 sf		+7,800		6325 sf		+7,800	
	View		N;Res;		N;Res;				N;Res;				N;Res;			
	Design (Style)		DT1.00;Trad		DT1.00;Trad				DT2.00;Trad		0		DT2.00;Trad		0	
	Quality of Construction		Q4		Q4				Q4				Q4			
	Actual Age		14		13		0		13		0		11		0	
	Condition		C4		C4				C4				C4			
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count		8	3	3.0	8	3	2.0	+3,400	9	4	2.1	+2,500	9	4	3.1	-2,500
Gross Living Area		2,590 sq.ft.			2,096 sq.ft.			+21,700	2,748 sq.ft.			-7,000	2,611 sq.ft.			0
Basement & Finished Rooms Below Grade		0sf			0sf				0sf				0sf			
Functional Utility		Average/typ			Average/typ				Average/typ				Average/typ			
Heating/Cooling		gfw cent			gfw cent				gfw cent				gfw cent			
Energy Efficient Items		Insulation			Insulation				Insulation				Insulation			
Garage/Carport		2gd2dw			2ga2dw			0	2ga2dw			0	2gbi2dw			0
Porch/Patio/Deck		Porch/Encl Patio			Porch/Patio			+2,800	Porch/Patio			+2,800	Porch/Patio			+2,800
1 F/P		1 F/P			1 F/P				1 F/P				1 F/P			
Fence		Fence			Fence				Fence				Fence			
Net Adjustment (Total)					☒ + ☐ -			\$ 33,700	☒ + ☐ -			\$ 6,100	☒ + ☐ -			\$ 8,100
Adjusted Sale Price of Comparables					Net Adj. 16.0 %				Net Adj. 2.5 %				Net Adj. 3.4 %			
					Gross Adj. 16.0 %			\$ 243,700	Gross Adj. 8.4 %			\$ 246,100	Gross Adj. 5.6 %			\$ 243,100
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) Houston MLS, CAD & Realist 10/17/2014																
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) Houston MLS, CAD & Realist 10/17/2014																
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)		Realist			Realist			Realist			Realist					
Effective Date of Data Source(s)		10/17/2014			10/17/2014			10/17/2014			10/17/2014					
Analysis of prior sale or transfer history of the subject property and comparable sales Sales transfer data was taken from deed records. Tx is closed record state; data shown above is last data published in Stewart title or cad. No other data available.																
Summary of Sales Comparison Approach See URAR addendum:																
***Top of page on limited or competing market only for subject assignment**Subject and comps are located similarly and conveniently to worship centers, schools, services, major highways, businesses, employment opportunities and recreational activities.																
*cad: county appraisal district.																
Indicated Value by Sales Comparison Approach \$ 243,700																
Indicated Value by: Sales Comparison Approach \$ 243,700 Cost Approach (if developed) \$ Income Approach (if developed) \$																
Most weight was placed on the market-data approach which is more indicative of market value under the willing-buyer, willing-seller concept.																
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: See URAR Comments																
Based on a complete visual inspection of the interior and exterior areas of the subject property, 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 \$ 243,700 , as of 10/15/2014 , which is the date of inspection and the effective date of this appraisal.																

RECONCILIATION

Uniform Residential Appraisal Report

File # LAPP-62-62-6-1226800

**\*\*Personal property:** The inclusion of any such in the contract i.e. washer, refrigerator, etc. is deemed a concession; however, this property will not be considered in the final value conclusion of the real property interest. No inspection nor warranty of these items is or was made

**Market conditions:** see statistical data on SP/LP% and Dom and absorption analysis. sales or marketing concessions: at this time, research reflects sellers typically pay 0-4 points and a small portion of buyer settlement costs with no significant value impact. Verification: Realtors or Builders are frequently inconsistent in reporting or verification of concessions. As such there will be a small percentage spread which is supported through historical data for this varied range. If any verification later proves in error, it could impact value & conclusions

**Neighborhood sales price vs list price ratios; per MLS statistical data including days on market and trends:**

	GLA	Sales Price	SP/IP%	DOM:
min:	880	66,500	83	0
avg:	2687	282,229	99	25.81
max:	6972	1,380,000	110	179
median:	2513	189,000	99	13

median value trends; 7-12 mo, \$191,500; 4-6 mo, \$197,000; 1-3 mo, \$182,000; 4.7% reo factor

Competing Median Value Trends based on: 7-12 mo, \$191,500; 4-6 mo, \$197,000; 1-3 mo, \$182,000; GEO Area of Eldridge North; GLA 2000-3000

neighborhood marketing time based on statistical data above:

local financing appears readily available with competitive rates and terms for qualified buyers. Marketing conditions appear to be out of balance as the marketing time is estimated to be 3-6 months for average for properties in the area depending on condition and price. See statistical LP/SP with Dom above to support conclusions.

See statistical GLA, SP, LP/SP%, DOM above to support conclusions. Absorption analysis: based on all listings & sales & not limited to appropriate sales & listings.

There have been 383 closed sales in the past 12 months in the GEO Area of Eldridge North. This yields an absorption rate of 31.92 sales per month. There are 44 MLS listings; 39 reported pending sales. Based on the number of listing, there is a 1.38 month supply. Supply and demand appear to be out of balance (see trend statement below) with a typical marketing time of 3-6 months.

I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal. Any trend indicated by that data is supported by the listings/offering information included in this report. See statistical data of SP/LP with DOM. Based on absorption analysis above the trend is determined to have stable property values and a shortage in demand/supply.

There have been 18 reo closed sales in the past 12 months in the subject market area with a foreclosure rate of 4.7%.

**Conflicts: URAR pg 1, pg 2 and 1004MC**

\*\*\*\*\*Note: page 1, Neighborhood, One-Unit Housing, Present Land Use % are based on overall market. This reflects all sales activity previous 12 month period to inform the reader of the market. reflects all sales activity previous 12 month period to inform reader of the market. Page 1, One-Unit Housing Trends, Page 2 and 1004MC are based on the competing or limited neighborhood. These frequently conflict in that they represent only those properties that the appraiser believes relevant for this report Page 2 and what the appraiser thinks a typical buyer would consider, 1004MC. While portions on page 1 may conflict with page 2 & 1004MC, per recent seminars this is the intent of the data; to inform all readers of the report this data to allow them to make their decisions for lender purposes. I have performed (no) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The exposure time for the subject is less than 6 months.

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE _____=\$		
Source of cost data	DWELLING	2,590 Sq.Ft. @ \$	_____\$
Quality rating from cost service	Effective date of cost data	0 Sq.Ft. @ \$	_____\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			_____\$
Received: file transfer*****10/8/2014	Garage/Carport	904 Sq.Ft. @ \$	_____\$
Entry: 10/15/2014 appointment with listing agent; additional marketing information requested	Total Estimate of Cost-New		_____\$
Shipped: 10/19/2014	Less Physical	Functional	External
	Depreciation		=\$ ( )
	Depreciated Cost of Improvements		_____\$
	"As-is" Value of Site Improvements		_____\$
Estimated Remaining Economic Life (HUD and VA only)	53 Years	INDICATED VALUE BY COST APPROACH _____=\$	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

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

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.

## Uniform Residential Appraisal Report

File # LAPP-62-62-6-1226800

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 complete visual inspection of the interior and exterior areas of the subject property, (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.

**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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. 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 the 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.
6. 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.

## Uniform Residential Appraisal Report

File # LAPP-62-62-6-1226800

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



## Uniform Residential Appraisal Report

File # LAPP-62-62-6-1226800

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

Robert Partin, NAMA, ATA - (FHA &amp; VA)

Signature

Name Robert Partin, NAMA, ATA - (FHA &amp; VA)

Company Name Bob Partin Appraisal

Company Address 1062 Candlelight  
Houston, TX 77018

Telephone Number 832-859-4503

Email Address aggie31@earthlink.net

Date of Signature and Report 10/23/2014

Effective Date of Appraisal 10/15/2014

State Certification # TX-1329595-R VA &amp; FHA/Cert

or State License #

or Other (describe) State #

State

Expiration Date of Certification or License 08/31/2016

## ADDRESS OF PROPERTY APPRAISED

12723 Silver Rod Ln

Houston, TX 77041

APPRAISED VALUE OF SUBJECT PROPERTY \$ 243,700

## LENDER/CLIENT

Name No AMC

Company Name National Bank of Kansas City/Dept of VA

Company Address 10700 Nall Avenue Ste 300, Overland Park, KS 66211

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 subject property☐ Did inspect exterior of subject property from street

Date of Inspection

☐ Did inspect interior and exterior of subject property

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



URAR Comments

File No. LAPP-62-62-6-1226800

Borrower	Rovner, Sarah				
Property Address	12723 Silver Rod Ln				
City	Houston	County	Harris	State	TX
				Zip Code	77041
Lender/Client	National Bank of Kansas City/Dept of VA				

SIGNATURE DATE HAS CHANGE DUE TO A CORRECTION, HOWEVER EFFECTIVE DATE IS UNCHANGED  
CONDITION OF IMPROVEMENTS ADDENDUM:

THE AGE OF THE SUBJECT IS 14 YEARS WITH AN EFFECTIVE AGE OF 7 YEARS. THERE IS NO FUNCTIONAL OR EXTERNAL DEPRECIATION. THE CONSTRUCTION IS CONSIDERED AVERAGE AS DEFINED BY MARSHALL & SWIFT. SUBJECT IS A 1 STORY TRADITIONAL HOME WITH THE FOLLOWING AMENITIES: ENTRY, WOOD, DINING, WOOD, LIVING, WOOD, BATH, TILE, DOUBLE MARBLE VANITY, TILE TUB AND SHOWER COMBINATION, KITCHEN/BREAKFAST, TILE, BREAKFAST BAR, SOLID SURFACE, DISHWASHER, RANGE, VENT HOOD, GARBAGE DISPOSAL, MICROWAVE, OVEN, FAMILY, WOOD, FIREPLACE, CROWN MOLDING, CEILING FAN, 2 BEDROOMS, CARPET, CEILING FAN, BATH, SINGLE MARBLE VVANITY, TILE TUB AND SHOWER COMBINATION, MASTER, CARPET, CEILING FAN, SITTING AREA, BATH, TILE SHOWER, WOOD, SEPARATE SINGLE MARBLE VANITIES, WHIRLPOOL TUB, 3 BEDROOMS TOTAL, ENCLOSED PATIO, 2 CAR DETACHED OVERSIZE GARAGE

MPRI/CONTRACT REPAIRS:

CONDITION:  
NEGATIVE DRAINAGE \$500 \$500

COST:

EST CONT. VALUE:

COST APPROACH COMMENTS:

HIGHEST & BEST USE SUMMARY:

THE APPRAISER HAS TESTED THE 4 STEPS IN DETERMINING HIGHEST & BEST USE AS THOUGH VACANT AND AS IMPROVED. STEP 1, THE SUBJECT IS LOCATED IN DEED-RESTRICTED SUBDIVISION & IS LEGALLY PERMITTED; SEE PG 3 FOR THE STATISTICAL ANALYSIS SUPPORTING SUBJECT WITHIN THIS MARKET FOR STEPS 2,3,4.

MARSHALL AND SWIFT COST DATA SERVICES, INFORMATION FROM LOCAL BUILDERS, AND DATA ABSTRACTED FROM THE APPRAISER'S FILES AND THE MARKET WERE UTILIZED IN ESTIMATING REPRODUCTION COSTS AND DEPRECIATION. THE SITE VALUE, IN THE ABSENCE OF GOOD CURRENT SALES DATA FOR VACANT SITES, MAY HAVE BEEN ESTIMATED BASED UPON EITHER THE ALLOCATION TECHNIQUE, THE RATIO OF SITE VALUE TO TOTAL PROPERTY VALUE, THE ASSESSMENT RATIO, OR A COMBINATION OF THESE TECHNIQUES. SQUARE FOOTAGE CALCULATION BY MEASUREMENT BY APPRAISER. SUBJECT PROPERTY CONFORMS TO APPLICABLE VA/HUD/FNMA PROPERTY STANDARDS.

PER VA GUIDELINES, THE COST APPROACH WAS CONSIDERED BUT WAS NOT CONSIDERED RELEVANT FOR THIS ASSIGNMENT IN THAT THE MARKET DOES NOT TYPICALLY USE THE COST APPROACH AS A BASIS TO BUY AND SELL RESIDENTIAL PROPERTIES.

COMP SELECTION:

THE APPRAISER HAS BASED HIS CHOICE OF COMPS ON THE FOLLOWING CRITERIA: BRACKETING, SAME OR SIMILAR LOCATION/NEIGHBORHOOD,STYLE, AGE, GLA, CONDITION. NO ADJUSTMENT IS MADE FOR DIFFERENCES IN BEDROOMS (INCLUDED IN GLA ADJUSTMENT), OR LESS THAN 50 SF OF GLA. SALES WITHIN 50 SF ARE CONSIDERED SIMILAR IN SIZE, THEREFORE, NO ADJUSTMENT IS MADE. SALES PROVIDED BRACKET IN GLA AND SALE PRICE AS WELL AS APPROPRIATE SALES PERMIT. THE APPRAISER HAS USED THOSE SALES CONSIDERED MOST APPROPRIATE FOR THE ASSIGNMENT.

THE APPRAISER CONSIDERED THE CONTRIBUTORY VALUE FOR THE DIFFERENCE IN LIVING AREA TO BE \$44 PER SF. THE APPRAISER CONSIDERED THE CONTRIBUTORY VALUE FOR THE DIFFERENCE IN SITE SIZE TO BE \$1.30 PER SF. ALL OTHER ADJUSTMENTS WERE TAKEN FROM THE MARKET VIA PAIRED DATA AND/OR KNOWLEDGE AND EXPERIENCE OF THE APPRAISER.

AT THIS TIME, IN THIS APPRAISER'S OPINION, TIME ADJUSTMENTS WERE NOT SUPPORTABLE AND/OR WARRANTED FOR THIS ASSIGNMENT.

SALES COMPARISON COMMENTS:

SALE #1 WAS ADJUSTED FOR INFERIOR SITE, BATH, GLA, ENCLOSED PATIO

SALE #2 WAS ADJUSTED FOR INFERIOR SITE, BATH; SUPERIOR GLA; INFERIOR PATIO

SALE #3 WAS ADJUSTED FOR INFERIOR SITE; SUPERIOR GLA; INFERIOR ENCLOSED PATIO

SALE #4 WAS ADJUSTED FOR INFERIOR SITE, BATH, GLA, ENCLOSED PATIO

SALE #5 WAS ADJUSTED FOR INFERIOR SITE, BATH, GLA, ENCLOSED PATIO

DATE OF SALE FOR COMP 2,3 IS GREATER THAN 6 MONTHS OF AGE BUT WITHIN SUGGESTED GUIDELINES OF ONE YEAR. COMP 1 LINE, NET ADJUSTMENTS ARE GREATER THAN DESIRED BY LENDER BUT CANNOT BE AVOIDED WHILE RECOGNIZING MARKET REACTIONS. ALL OTHER ADJUSTMENTS ARE WITHIN SUGGESTED GUIDELINES.

COMP 1 WAS CONSIDERED MOST SIMILAR TO SUBJECT AND GIVEN MOST WEIGHT BASED ON LOCATION AND CONDITION.

DEFINITION OF VALUE:

THAT FIGURE WHICH REPRESENTS THE AMOUNT A REPUTABLE, QUALIFIED APPRAISER, UNAFFECTED BY PERSONAL INTEREST, BIAS OR PREJUDICE, WOULD RECOMMEND TO A PERSPECTIVE PURCHASER AS A PROPER PRICE OR COST IN THE LIGHT OF PREVAILING CONDITIONS. VA CONSIDERS REASONABLE VALUE AND MARKET VALUE TO BE SYNONYMOUS. PER FEE APPRAISER TRAINING GUIDE FOR THE HOUSTON REGIONAL LOAN CENTER

CONFLICTS: URAR PG 1, PG 2, AND 1004MC.

1 STORY VS. 2 STORY:

AT THIS TIME, THE MARKET DID NOT SUPPORT AN ADJUSTMENT FOR THE DIFFERENCE BETWEEN 1 STORY AND MULTI-STORY HOMES. THE APPRAISER HAS SELECTED THOSE COMPS BASED ON REO SALES WHEN AVAILABLE, PROXIMITY TO SUBJECT, BRACKETING BY GLA, AGE/CONDITION. ALL ADJUSTMENTS ARE TAKEN FROM THE MARKET VIA MATCHED PAIRS AND/OR KNOWLEDGE AND EXPERIENCE OF THIS APPRAISER.

HVCC: "No, employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting,result or review of this assignment 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 to Lender-Client.

IN THE OPINION OF THE APPRAISER THE APPRAISAL COMPLIES WITH THE APPRAISER INDEPENDENCE REQUIREMENTS

URAR Comments

File No. LAPP-62-62-6-1226800

Borrower	Rovner, Sarah				
Property Address	12723 Silver Rod Ln				
City	Houston	County	Harris	State	TX Zip Code 77041
Lender/Client	National Bank of Kansas City/Dept of VA				

PER CURRENT UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) BINDING REQUIREMENTS, THE SCOPE OF WORK IS DEFINED BY USPAP AS "THE AMOUNT AND TYPE OF INFORMATION RESEARCHED AND THE ANALYSIS APPLIED IN AN ASSIGNMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

THE DEGREE TO WHICH THE PROPERTY IS INSPECTED OR IDENTIFIED;  
THE EXTENT OF RESEARCH INTO PHYSICAL OR ECONOMIC FACTORS THAT COULD AFFECT THE PROPERTY;  
THE EXTENT OF DATA RESEARCH; AND  
THE TYPE AND EXTENT OF ANALYSIS APPLIED TO ARRIVE AT OPINIONS OR CONCLUSIONS."

THE SCOPE OF WORK FOUND ON PAGE 4 OF THE ATTACHED APPRAISAL REPORT FORM IS, IN THE APPRAISER'S OPINION, VERY BASIC AND DOES NOT COVER ALL FACTORS CONSIDERED BY THE APPRAISER IN ARRIVING AT THE OPINIONS AND CONCLUSIONS EXPRESSED IN THIS REPORT COMMUNICATION. USPAP STANDARD RULE 2-2B(vii) REQUIRES THE APPRAISER TO "SUMMARIZE SUFFICIENT INFORMATION TO DISCLOSE TO THE CLIENT AND ANY INTENDED USERS OF THIS APPRAISAL THE SCOPE OF WORK USED TO DEVELOP THE APPRAISAL". THE APPRAISER HAS INCLUDED THEIR SCOPE OF WORK SUMMARY FOR THIS APPRAISAL ASSIGNMENT BELOW.

AT THE REQUEST OF THE CLIENT, THIS APPRAISAL HAS BEEN PREPARED FOR MORTGAGE LENDING PURPOSES ONLY. IT IS NOT A HOME INSPECTION, AND SHOULD NOT BE RELIED UPON BY THE LENDER, CLIENT, PURCHASER, OR BORROWER TO DISCLOSE ANY UNAPPARENT CONDITIONS OF THE SUBJECT. THIS APPRAISAL IS REQUIRED BY THE CLIENT TO DETERMINE THE MAXIMUM MORTGAGE AMOUNT. IT DOES NOT GUARANTEE OR IMPLY THAT THE SUBJECT IS FREE OF DEFECTS. FURTHER IT DOES NOT WARRANT THE VALUE OR CONDITION OF THE SUBJECT.

SCOPE OF WORK FOR THIS APPRAISAL ASSIGNMENT CONSISTED OF GATHERING PERTINENT INFORMATION ABOUT THE SUBJECT, GENERAL MARKET AREA AND/OR SUBDIVISION, TYPICALLY FROM ON-LINE SERVICES; SITE VISIT FOR THE PURPOSE OF MEASUREMENT OF THE SUBJECT AND OTHER IMPROVEMENTS ERECTED ON THE SITE (AS INDICATED IN THE REPORT) AS OF THE EFFECTIVE DATE OF THIS ANALYSIS; CALCULATION OF THE GLA USED IN THIS ANALYSIS FROM THESE MEASUREMENTS; AND VISUAL INSPECTION OF THE VARIOUS INTERIOR AND EXTERIOR FINISHES AND SYSTEMS OF THE HOME; I.E., HEATING & COOLING TO DETERMINE THE POSSIBLE EXISTENCE OF THE SYSTEMS AND GENERAL CONDITION OF THE FINISHES.

SITE ANALYSIS:

THE SITE ANALYSIS BASED ON PHYSICAL INSPECTION OF SUBJECT SITE AND IMPROVEMENTS, INFORMATION PROVIDED BY CLIENT AND ANY APPLICABLE APPRAISAL DISTRICT RECORDS AND SALES.

THE HIGHEST AND BEST USE:

HIGHEST AND BEST USE DETERMINED AS VACANT AND AS IMPROVED UTILIZING STANDARD TESTS OF : 1. LEGALLY PERMITTED, 2. PHYSICALLY POSSIBLE, 3. ECONOMICALLY FEASIBLE, AND 4. MOST PROFITABLE.

PROPERTY VISITATION:

THE ROUTINE INSPECTION OF THE PROPERTY AND ANY IMPROVEMENTS IS FOR PURPOSES OF ESTABLISHING THE MARKET VALUE OF THE PROPERTY. ATTIC AND CRAWL SPACES ARE TYPICALLY NOT ACCESSED. THE APPRAISAL 'INSPECTION' IS REALLY MORE OF AN 'OBSERVATION.' IT IS NOT TO BE REGARDED AS A FULL PROPERTY INSPECTION OF THE TYPE INTENDED TO REVEAL DEFECTS IN MECHANICAL SYSTEMS, STRUCTURAL INTEGRITY, ROOFING, SIDING, OR ANY OTHER PROPERTY COMPONENT. THE APPRAISER CLAIMS NO SPECIAL EXPERTISE IN THESE AREAS,NOR IS THE APPRAISER AN EXPERT REGARDING ISSUES RELATED TO FOUNDATION SETTLEMENT, MOISTURE PROBLEMS, WOOD DESTROYING (OR OTHER) INSECTS, RADON GAS OR LEAD BASED PAINT.

UNLESS OTHERWISE NOTED, THE APPRAISER ASSUMES THE VARIOUS ELEMENTS THAT CONSTITUTE THE SUBJECT PROPERTY ARE FUNDAMENTALLY SOUND AND IN WORKING ORDER. STATEMENTS REGARDING CONDITION, PARTICULARLY THOSE REGARDING HEATING AND COOLING SYSTEMS, ARE BASED ON SUPERFICIAL OBSERVATIONS ONLY.

IN SHORT, THE APPRAISER IS NOT A HOME INSPECTOR AND THE APPRAISAL REPORT IS NOT A HOME INSPECTION REPORT. THE APPRAISAL REPORT SHOULD NOT BE RELIED UPON TO DISCLOSE THE CONDITION OF THE PROPERTY OR THE PRESENCE/ABSENCE OF ANY DEFECTS.

THE CLIENT IS INVITED AND ENCOURAGED TO EMPLOY QUALIFIED EXPERTS TO INSPECT AND ADDRESS ANY AREA OF CONCERN. THE STATE OF TEXAS HAS LICENSED PROFESSIONALS FOR PROPERTY INSPECTIONS AND IT IS ALWAYS RECOMMENDED THAT THEY BE EMPLOYED.

WORK FILE IN CONFORMITY WITH USPAP & HUD GUIDELINES: ADDITIONAL DATA OR INFORMATION.

THE APPRAISER'S WORK FILE HAS ADDITIONAL DATA AND/OR INFORMATION ON WHICH THE APPRAISER HAS RELIED ON IN ORDER TO REACH CONCLUSIONS AND OPINIONS FOR THE ADJUSTMENTS AS SHOWN ON PAGE 2 OF URAR. THE APPRAISER HAS ALSO REVIEWED PHOTOS OF THE INTERIORS OF COMPS, WHEN AVAILABLE, TO SUPPORT HIS OPINIONS. HOWEVER, NOT ALL REALTORS ACCURATELY REPORT ALL DATA OR INFLUENCES WHICH MAY WELL HAVE IMPACTED THE VALUE OR FINAL SALES PRICE OF A COMP. THE APPRAISER HAS USED THE INDUSTRY STANDARD OF PAIRED DATA ANALYSIS FOR THESE ADJUSTMENTS AND IS OF THE OPINION THAT THIS METHOD MOST ACCURATELY WILL REFLECT THE MARKET REACTION.

DATA ON COMPARABLE SALES, RENTALS, AND ADDITIONAL DATA ON THE SUBJECT PROPERTY WERE OBTAINED FROM VARIOUS SOURCES, INCLUDING BUT NOT LIMITED TO, THE MULTIPLE LISTING SERVICE, COUNTY APPRAISAL DISTRICT. RECORDS, BROKERS AND BUILDER ACTIVE IN THE AREA, AND THE OWNER ( WHEN APPLICABLE.) WHEN APPROPRIATE, MORE THAN ONE SOURCE MAY HAVE BEEN USED TO CONFIRM DATA AND THE SOURCES MAY BE STATED IN THE REPORT. WHEN APPROPRIATE, THE SCOPE OF THIS APPRAISAL IS TREATED IN MORE DETAIL ELSEWHERE IN THE REPORT. THE READER'S ATTENTION IS DIRECTED TO THE DEFINITION OF MARKET VALUE, THE CONTINGENT AND LIMITED CONDITIONS, THE ENVIRONMENTAL DISCLAIMER, AND ALL ADDENDA AND EXHIBITS ATTACHED, WHICH ARE AN INTEGRAL PART OF THIS APPRAISAL. THIS APPRAISAL HAS BEEN PREPARED IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE AS FORMULATED THE APPRAISAL FOUNDATION, THE RULES OF THE TEXAS REAL ESTATE COMMISSION AND THE LAWS OF THE STATE OF TEXAS. NEITHER THE EMPLOYMENT TO MAKE THE APPRAISAL NOR THE COMPENSATION FOR IT IS CONTINGENT UPON A REQUESTED MINIMUM EVALUATION, SPECIFIC VALUATION, OR THE APPROVAL OF A LOAN. \*AS FURNISHED BY OWNER OR REALTOR. NO TITLE REPORT WAS FURNISHED TO APPRAISER. THE APPRAISAL REPORT IS A COMPLETE APPRAISAL IN SUMMARY FORMAT AS DEFINED BY USPAP AND THAT THE INCOME APPROACH TO VALUE WAS CONSIDERED BUT NOT USED BECAUSE SINGLE FAMILY RESIDENTIAL IS NOT TYPICALLY SOLD BY THE INCOME APPROACH.

DIGITAL PHOTOGRAPHS ARE TAKEN OF SUBJECT AND COMPS WITH RECENT MODEL HIGH-RESOLUTION DIGITAL CAMERA AND STORED WITHIN APPRAISER'S DATA SYSTEM. THE SETTING ON THE CAMERA HAS BEEN DIRECTED TO LOWEST LEVEL OF IMAGERY OR RESOLUTION IN ORDER TO FACILITATE DELIVERY VIA INTERNET AND TO PREVENT CONFLICT OR CRASHING OF THE CLIENT/LENDER DATABASE. IN THE EVENT OF INCLEMENT WEATHER OR CORRUPTION OF IMAGES, THE APPRAISER MAY USE PHOTO FROM OTHER DATABASES IN ORDER TO DELIVER ASSIGNMENT/REPORT IN A TIMELY MANNER. THE APPRAISER HAS OBSERVED ALL SUBJECT IMAGES, EITHER EXTERIOR OR INTERIOR INSPECTION, AS DIRECTED BY THE ASSIGNMENT AND COMP IMAGES VIA DRIVE BY.



Photograph Addendum

Borrower	Rovner, Sarah					
Property Address	12723 Silver Rod Ln					
City	Houston	County	Harris	State	TX	Zip Code 77041
Lender/Client	National Bank of Kansas City/Dept of VA					



Front



Rear



Rear



Street



Side View



Gas Meter



AC Unit



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior

Photograph Addendum

Borrower	Rovner, Sarah					
Property Address	12723 Silver Rod Ln					
City	Houston	County	Harris	State	TX	Zip Code 77041
Lender/Client	National Bank of Kansas City/Dept of VA					



Interior



Interior



Interior



Interior



Heating System



Water Heater



Attic



Negative Drainage



Negative Drainage



Comparable Photo Page					
Borrower	Rovner, Sarah				
Property Address	12723 Silver Rod Ln				
City	Houston	County	Harris	State	TX      Zip Code    77041
Lender/Client	National Bank of Kansas City/Dept of VA				



Comparable 1

12714 Silver Rod Ln  
Prox. to Subject      0.04 miles NE  
Sale Price            210,000  
Gross Living Area    2,096  
Total Rooms          8  
Total Bedrooms       3  
Total Bathrooms      2.0  
Location              N;Res;  
View                   N;Res;  
Site                    7916 sf  
Quality                Q4  
Age                    13



Comparable 2

12715 Silver Rod Ln  
Prox. to Subject      0.03 miles E  
Sale Price            240,000  
Gross Living Area    2,748  
Total Rooms          9  
Total Bedrooms       4  
Total Bathrooms      2.1  
Location              N;Res;  
View                   N;Res;  
Site                    6322 sf  
Quality                Q4  
Age                    13



Comparable 3

12615 Orchid Trl  
Prox. to Subject      0.16 miles NE  
Sale Price            235,000  
Gross Living Area    2,611  
Total Rooms          9  
Total Bedrooms       4  
Total Bathrooms      3.1  
Location              N;Res;  
View                   N;Res;  
Site                    6325 sf  
Quality                Q4  
Age                    11



Comparable Photo Page					
Borrower	Rovner, Sarah				
Property Address	12723 Silver Rod Ln				
City	Houston	County	Harris	State	TX Zip Code 77041
Lender/Client	National Bank of Kansas City/Dept of VA				



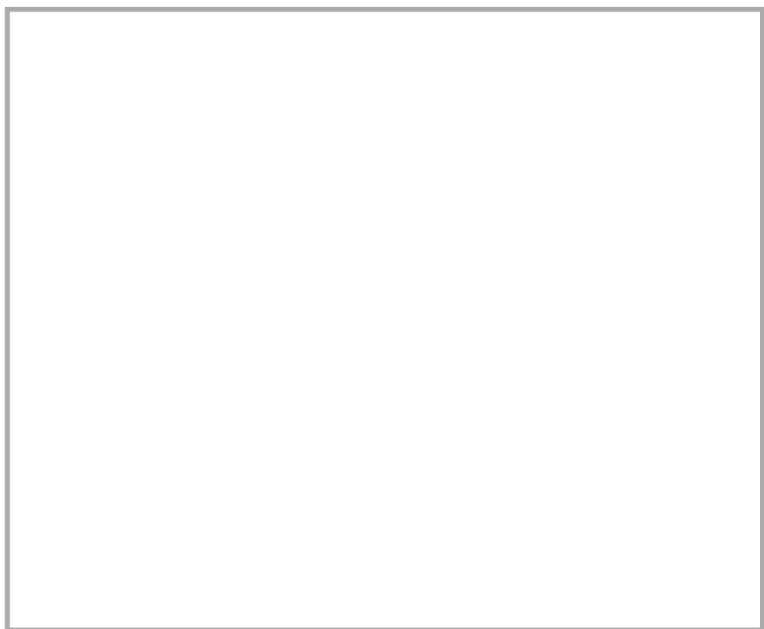
Comparable 4

6611 Boxwood Brg	
Prox. to Subject	0.22 miles N
Sale Price	230,000
Gross Living Area	2,377
Total Rooms	9
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	7493 sf
Quality	Q4
Age	11



Comparable 5

12726 Watercress Park	
Prox. to Subject	0.04 miles S
Sale Price	245,000
Gross Living Area	2,511
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	9188 sf
Quality	Q4
Age	11



Comparable 6

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

**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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade



## E&amp;O Insurance - Page 1

# Real Estate Appraisers Professional Liability



Date Issued	Policy Number	Previous Policy Number
09/13/2013	LSI005455-012	LSI005455-011

## LIBERTY SURPLUS INSURANCE CORPORATION

(A New Hampshire Stock Insurance Company, hereinafter the "Company")  
175 Berkeley Street  
Boston, MA 02117

THIS IS A CLAIMS MADE AND REPORTED POLICY. PLEASE READ IT CAREFULLY.

Item

### DECLARATIONS

1. Customer ID: 129937 Named Insured: PARTIN APPRAISALS Bobby G. Partin (See #LIA015) 1062 Candlelight Houston, TX 77018	This insurance contract is with an insurer not licensed to transact insurance in this state and is issued and delivered as surplus line coverage under the Texas insurance statutes. The Texas Department of Insurance does not audit the finances or review the solvency of the surplus lines insurer providing this coverage, and the insurer is not a member of the property and casualty insurance guaranty association created under Chapter 462, Insurance Code, Chapter 225, Insurance Code, requires payment of a 4.85% percent tax on gross premium.
2. Policy Period: From: 10/21/2013 To: 10/21/2014 12:01 A.M. Standard Time at the address stated in Item 1.	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 10/21/1994	
5. Inception Date: 10/21/2002	
6. Limits of Liability: A. \$300,000 Each Claim B. \$1,000,000 Aggregate	The Limit of Liability for Each Claim and in the Aggregate is reduced by Damages and Claims Expenses as defined in the Policy.
7. Mail all notices, including notice of claim, to Agent:	Robert C. Wiley LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652
8. Annual Premium: \$1,578.00 + \$76.53 Surplus Lines Tax	
9. Number of Appraisers: 3	
10. Forms attached at issue: LIA002S (10/11) GPO 4839 (04/10) LIA012 (08/11) LIA015 (03/10) LIA015 (03/10) #2 LIA020 (03/10) LIU NOTICE TX-002-0209 OFAC (08/09) SC-9 (04/11)	

This Declarations Page together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Real Estate Appraisers Professional Liability Insurance Policy shall constitute the contract between the Named Insured and the Company.

By

Authorized Signature

LIA001S (04/10)

**Real Estate Appraisers Professional  
Liability**



**LIBERTY SURPLUS INSURANCE CORPORATION**

(A New Hampshire Stock Insurance Company, hereinafter the "Company")

**Named Insured: PARTIN APPRAISALS**  
**Bobby G. Partin (See #LIA015)**

**Policy Number: LSI005455-012**  
**Effective Date: 10/21/2013**  
**Customer ID: 129937**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL COVERED PERSONS ENDORSEMENT**

It is agreed that Section IV of the Policy, Definition (I) is amended to include:

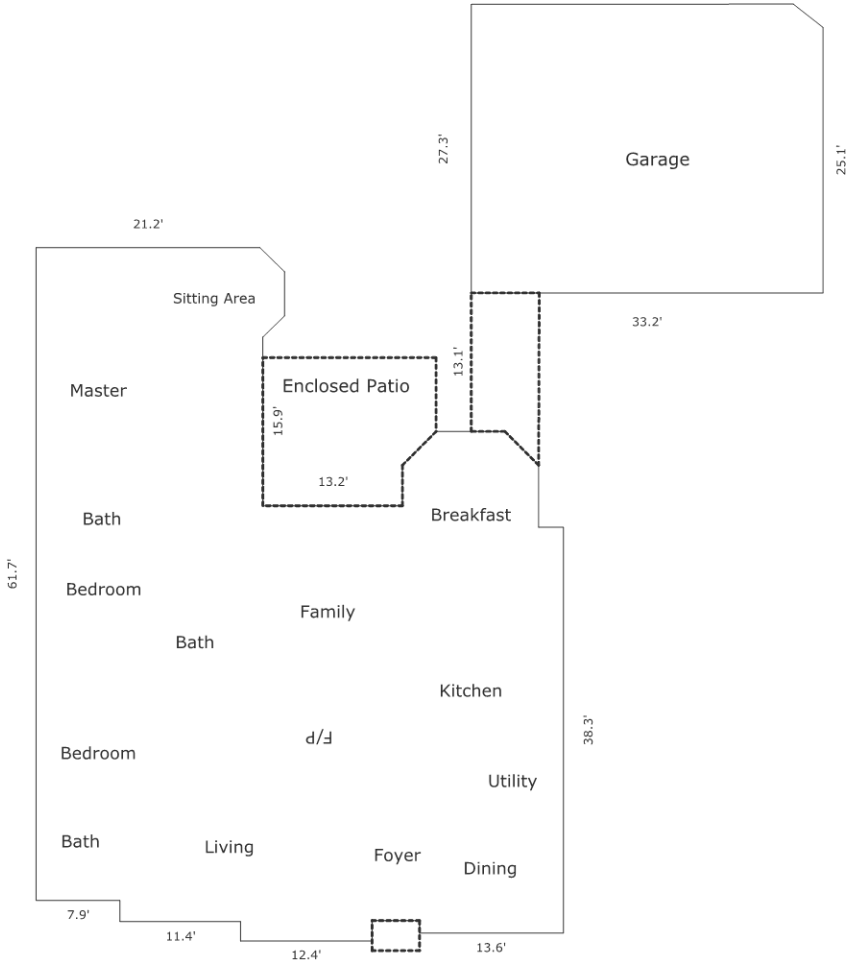
**"Insured" means:**

The persons identified below, but only while acting on behalf of the Named Insured:

Name	Coverage Effective Date	Principal/Owner, Appraiser or Trainee
Bobby Partin	10/21/2013	Principal/Owner
Robert Paul Partin	10/21/2013	Appraiser
Terri Lee Partin	10/21/2013	Appraiser

Building Sketch

Borrower	Rovner, Sarah				
Property Address	12723 Silver Rod Ln				
City	Houston	County	Harris	State	TX
				Zip Code	77041
Lender/Client	National Bank of Kansas City/Dept of VA				



Sketch by Apex Sketch v5 Standard™

Comments:

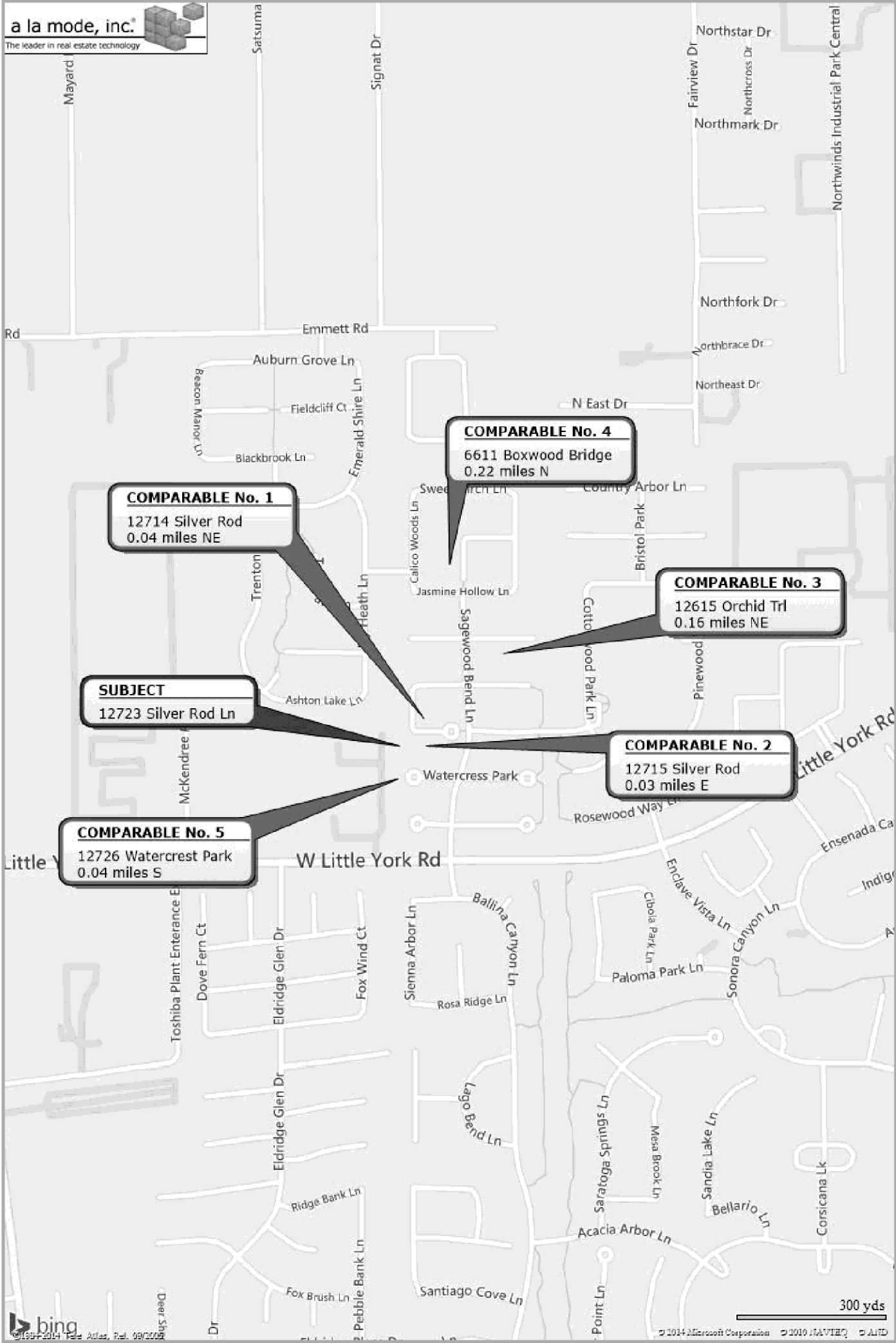
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2589.85	2589.85
GAR	Garage	903.66	903.66
P/P	Breezeway	88.68	
	Enclosed Patio	211.57	
	Porch	12.75	312.99
Net LIVABLE Area		(rounded)	2590

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	2.0 x	0.0	0.00
	49.8 x	35.3	1756.62
	2.3 x	21.2	48.64
	4.2 x	23.5	97.77
	17.9 x	21.5	384.59
	3.8 x	12.9	49.31
	47.5 x	2.0	96.50
	1.2 x	13.6	15.85
	0.1 x	23.8	1.99
	1.9 x	41.9	80.34
0.5 x	2.3 x	2.3	2.64
0.5 x	2.0 x	2.0	2.01
0.5 x	3.2 x	3.2	5.06
0.5 x	3.8 x	0.0	0.01
	1.8 x	12.4	22.76
	6.5 x	3.2	20.68
0.5 x	3.2 x	3.2	5.06
17 Items			(rounded) 2590



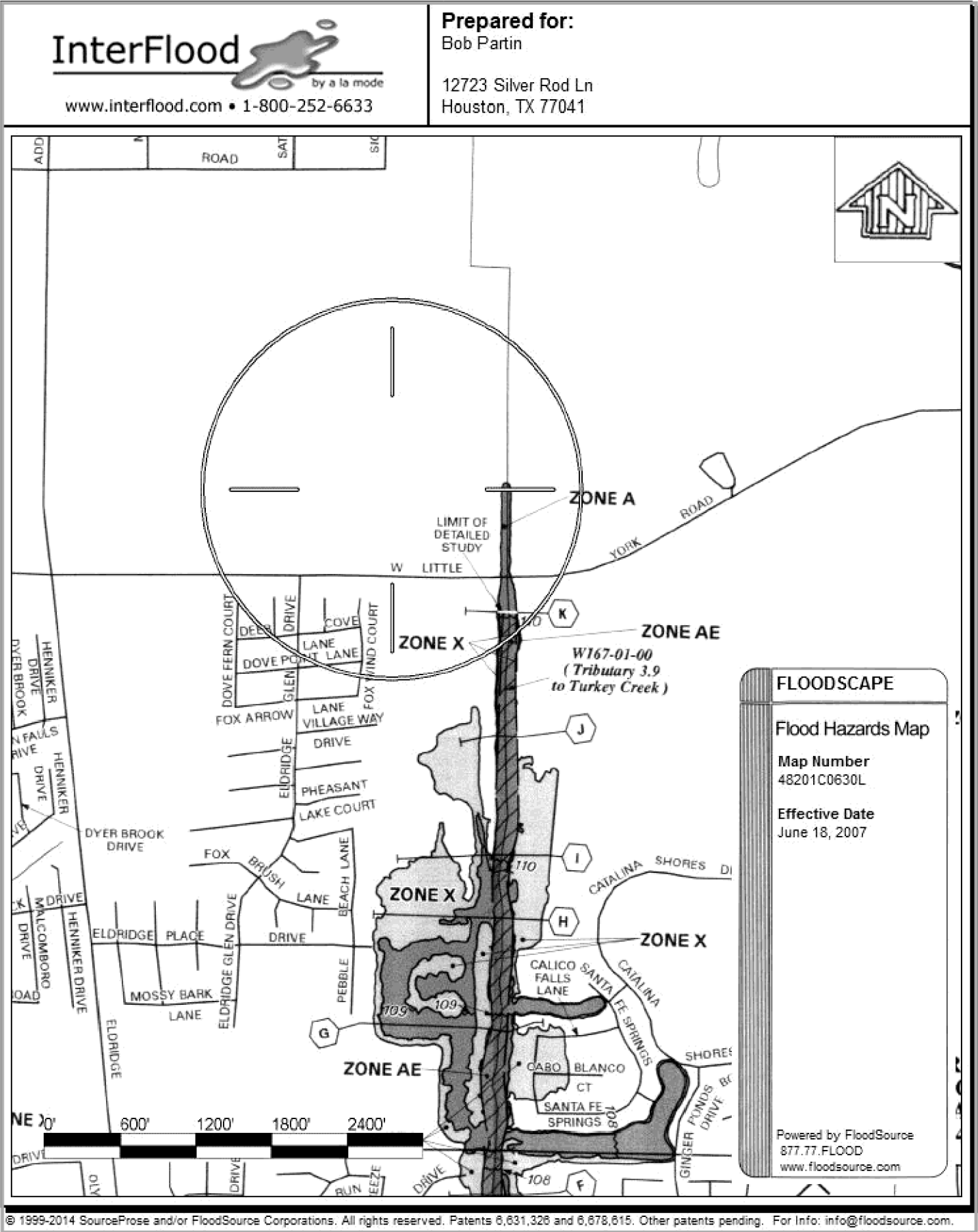
Location Map

Borrower	Rovner, Sarah				
Property Address	12723 Silver Rod Ln				
City	Houston	County	Harris	State	TX
				Zip Code	77041
Lender/Client	National Bank of Kansas City/Dept of VA				



Flood Map

Borrower	Rovner, Sarah			
Property Address	12723 Silver Rod Ln			
City	Houston	County	Harris	State TX Zip Code 77041
Lender/Client	National Bank of Kansas City/Dept of VA			



## VA-1805

10/21/2014

RESPONDENT BURDEN: We need this information to request an appraisal on the property for which VA guarantee of the loan is requested (38 U.S.C. 3701(b)). Title 38, United States Code, allows us to ask for this information. We estimate that you will need an average of 12 minutes to review the instructions, find the information, and complete this form. VA cannot conduct or sponsor a collection of information unless a valid OMB control number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB numbers can be located on the OMB Internet Page at [www.whitehouse.gov/omb/library/OMBINV.VA.EPA.htm#VA](http://www.whitehouse.gov/omb/library/OMBINV.VA.EPA.htm#VA). If desired, you can call 1-800-827-1000 to get information on where to send comments or suggestions about this form. Your obligation to respond is required to obtain or retain this benefit.

OMB Approved No.:  
**2900-0045**  
Respondent Burden:  
**12 minutes**

Department of Veterans Affairs		VA REQUEST FOR DETERMINATION OF REASONABLE VALUE (Real Estate)				
1. CASE NUMBER -- <b>LAPP 62-62-6-1226800</b>		3. LEGAL DESCRIPTION LOT 26, BLOCK 1, VILLAGES AT LAKEPOINTE SEC 2			4. TITLE LIMITATIONS RESTRICTIVE COVENANTS	
2. PROPERTY ADDRESS (Include ZIP Code and County) 12723 SILVER ROD LANE HOUSTON, TX 77041 HARRIS County						
5A. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST/APPLICATION (Include ZIP Code) -- <b>LAPP</b> NATIONAL BANK OF KANSAS CITY 10700 NALL AVENUE STE 300 OVERLAND PARK, KS 66211		6. LOT DIMENSIONS: 1. IRREGULAR: SQ/FT 2. ACRES:				
		7. UTILITIES ELECTRIC - GAS - WATER - SEWER -				
5B. E-MAIL ADDRESS (TO BE NOTIFIED WHEN APPRAISAL IS UPLOADED): setup@nbofkc.com		8. EQUIP.:				
9. BUILDING STATUS: Existing	10. BUILDING TYPE: Single Family	11. FACTORY FABRICATED? NO	12A. NO. OF BUILDINGS: 0	12B. NO. OF LIVING UNITS: 1	13A. STREET ACCESS:	13B. STREET MAINTENANCE:
14A. CONSTRUCTION WARRANTY INCLUDED? (If "Yes", complete items 14B and 14C also) NO		14B. NAME OF WARRANTY PROGRAM:		14C. EXPIRATION DATE:		15. CONSTRUCTION COMPLETED:
16. NAME OF OWNER:		17. PROPERTY: Occupied By Owner				18. RENT (If applicable)
19. NAME OF OCCUPANT: RONNIE POWELL		20. TELEPHONE NO.:		21. NAME OF BROKER: MELISSA HUNZEKER		22. TELEPHONE NO.: (281)639-9287
23. KEYS AT (Address) MELISSA HUNZEKER PH: (281)639-9287		24. ORIGINATOR'S IDENT. NO.: 8361760000		25. SPONSOR'S IDENT. NO.:		26. INSTITUTION'S CASE NO.: 14075392
27. PURCHASER'S NAME AND ADDRESS (Complete mailing address, include ZIP Code) SARAH ROVNER 2218 FORELAND DR HOUSTON, TX 77077		<b>EQUAL OPPORTUNITY IN HOUSING</b> <i>NOTE: Federal laws and regulations prohibit discrimination because of race, color, religion, sex, or national origin in the sale or rental of residential property. Numerous State statutes and local ordinances also prohibit such discrimination. In addition, section 805 of the Civil Rights Act of 1968 prohibits discriminatory practices in connection with the financing of housing. If VA finds there is noncompliance with any antidiscrimination laws or regulations, it may discontinue business with the violator.</i>				
<b>28. NEW OR PROPOSED CONSTRUCTION</b> (Complete items 28A through 28E for new or proposed construction cases only.)						
28A. NAME AND ADDRESS OF BUILDER		28B. VA BUILDER ID NO.:	28C. TELEPHONE NO.: (Include Area Code)		28D. NAME AND ADDRESS OF WARRANTOR:	28E. TELEPHONE NO.: (Include Area Code)
29. APPLICABLE POINT OF CONTACT INFORMATION Name: JAMIE ROBINETT Phone: (913)945-2582 Email: setup@nbofkc.com		30. ANNUAL REAL ESTATE TAXES		32. LEASEHOLD CASES (Complete if applicable)		
		31. MINERAL RIGHTS RESERVED? NO		32A. LEASE IS:		32B. EXPIRES (Date)
						32C. ANNUAL GROUND RENT
33A. SALE PRICE OF PROPERTY \$261,000		33B. IS BUYER PURCHASING LOT SEPARATELY? NO		34. REFINANCING AMOUNT OF PROPOSED LOAN:		35. PROPOSED SALE CONTRACT ATTACHED? YES
CERTIFICATIONS FOR SUBMISSIONS TO VA						
On receipt of "Notice of Value" or advice from the Department of Veteran's Affairs that a "Notice of Value" will not be issued we agree to forward to the appraiser the approved fee which we are holding for this purpose.						
36. SIGNATURE OF PERSON AUTHORIZING THIS REQUEST JAMIE ROBINETT		37. TITLE: SETUP		38. TELEPHONE NUMBER: (Include Area Code) (913)945-2582		39. DATE 09/30/2014
40. DATE OF ASSIGNMENT: 09/30/2014		41. NAME OF APPRAISER: (3620145) ROBERT PARTIN (832)859-4503 E-Mail: aggie31@earthlink.net				
WARNING: Section 1010 of title 18, U.S.C. provides "Whoever for the purpose of ... including such Administration ... makes, passes, utters or publishes any statement knowing the same to be false ... shall be fined not more than \$5,000 or imprisoned not more than two years or both."						

VA FORM  
June 2010 **26-1805-1**