

# Uniform Residential Appraisal Report

512-2533457  
512-2533457  
File # 4711389

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 Address 6010 Gavin Manor Ct	City Katy	State TX	Zip Code 77449
Borrower Lisa Watson	Owner of Public Record Watson Lisa M	County Harris	
Legal Description LT 43 BLK 1 BREWOOD MANOR T/H			
Assessor's Parcel # 137-028-001-0043	Tax Year 2018	R.E. Taxes \$ 4,989	
Neighborhood Name Brenwood Manor Town Homes	Map Reference 26420	Census Tract 5421.01	
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$ 0	<input checked="" type="checkbox"/> PUD	HOA \$ 1,100 <input checked="" type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)	Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Mortgage Servicing		
Lender/Client U.S. Bank, N.A.	Address 200 South 6th Street, Minneapolis, MN 55402		
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s).			
Per HARMLS, there are no known listings of the subject property in the prior 12 months.			

I <input type="checkbox"/> did <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid.

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
Built-Up <input checked="" type="checkbox"/> Over 75% <input 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)
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	169	Low
Neighborhood Boundaries		0	Multi-Family
Barker Cypress to the East, W Little York to North, Greenhouse Rd to West, Old Greenhouse Rd to South.		196	High
Neighborhood Description		2	Commercial
New Small neighborhood with access to highways, schools, shopping, worship, etc.		174	Pred.
		0	Other
			%
			%
			%

Market Conditions (including support for the above conclusions)

Market appears favorable to selling per the 1004MC

Dimensions 107'x25'x100'x26'	Area 2556 sf	Shape Rectangular	View N;Res;
Specific Zoning Classification No Zoning Zoning Description Deed Restrictions in place of Zoning - Typical for the area.			
Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input checked="" type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			
The Subject is in a Single Family Residence Neighborhood. The highest and best use is to remain as a SFR.			
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"/> <input type="checkbox"/>	Street Concrete	<input checked="" type="checkbox"/> <input type="checkbox"/>
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley None	<input type="checkbox"/> <input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 48201C0610L FEMA Map Date 06/18/2007			
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.			

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/Gd	Floors TL/CPT/Gd
# of Stories 2.0	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls Brk/Hardi/Gd	Walls Shtrck/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/Gd	Tnm/Finish Wd/Gd
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts Alum/Gd	Bath Floor TL/Gd
Design (Style) Trad	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type Alum,Avg	Bath Wainscot TL/Gd
Year Built 2016	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated None	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) 1	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Alm/Gd	<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/Gd
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input type="checkbox"/> Fireplace(s) # 0 <input checked="" type="checkbox"/> Fence Wd/Gd	<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 Cov <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 checked="" type="checkbox"/> Att. <input type="checkbox"/> Det <input type="checkbox"/> Built-in
Appliances <input 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: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,742 Square Feet of Gross Living Area Above Grade			
Additional features (special energy efficient items, etc.)			
None Noted			
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).			
C3;No updates in the prior 15 years;Property Appears in Good Condition.			
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe			
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe			



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ADDITIONAL COMMENTS

Additional Comments:(FHA Appraisal)  
Comments on Sales Comparison Analysis:All the sales are located within the Subject subdivision and/or Competing Neighborhood. These sales are comparable to the subject location, quality, age,condition, room count, GLA and parking facilities. These sales are considered the best available indicator of value of the subject property.

FHA Inspection: The Utilities were on and working at the time of the Inspection. Subject did pass the the Utility Inspection. The Subject property meets minimum FHA/HUD guidelines as outlined by Handbooks 4000.1 and all applicable Mortgage Letters. When an Attic is present a Head and Shoulders inspection was made of the attic and completed. See Photos.

Scope of Work:The appraisal is being done in support of the underwriting of a FHA Loan. The intended user of this Appraisal is the Appraisal Management Company and/or U.S. Bank N.A. In developing the opinions and conclusions expressed herein, the Appraiser performed the following steps: Collected general and specific data on the region, market area, neighborhood, and subject property. This included, but was not limited to information from the CAD, MLS, and the FHFA. Analyzed market trends and applied these to the subject property. Visited the subject property to collect and verify specific data on the improvements and the site. Conducted detail observations of the site and improvements, all areas of the home were open and able to be observed with the naked eye. Appraiser noted no signs of readily apparent deficiencies, such as lead based paint, signs of insect infestation and other hazards to the health & safety of occupants, the security of the property, and the soundness of the structure which would require repairs be made to the property. No adverse effects on marketability noted. Appraiser reconciled all indications of value with market and other data, in order to produce the final Opinion of market Value "AS-IS". Retained all pertinent information used in the development of the Appraisers opinion in a work file. Appraiser prepared a "Summary Appraisal Report", setting forth the opinions and conclusions reached.

Market Value: The Market Value was prepared for federally-related mortgage loan purposes and is in conformance with the requirements of Title XI of the Federal Financial Institutions Reform, Recovery & Inforcement Act of 1989(FIRREA), the Uniform Standards of Professional Appraisers Practice (USPA), the Secondary Market and Valuation Support Services.

Past Services: The Appraiser has not performed any service on the subject property for the past three years.

Photos: Photos have not been DIGITAL PHOTOS altered in any way.

Police and Fire Departments: City of Katy and Harris County.

Utilities: Public

Public Predominant Value: The "Predominant Value" for the neighborhood at the effective date of this Appraisal was under the Opinion of Value but is not considered an over improvement.

Appraiser Independence: The appraiser has prepared this appraisal in full compliance with applicable Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of those requirements.

Net and Gross Adjustments: Adjustments not within the standard Net 15% and Gross 25% is because the Comps are less similar to the Subject and required bigger types of adjustments.

Texas AMC Registration Number: TX2000086 Xome Valuation Services LLC dba Xome Valuations

COST APPROACH

### 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)

Opinion of Value of Site value was developed through the Allocation Method with the MLS and CAD records.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ 26,000
Source of cost data	Dwelling Sq. Ft. @ \$ ..... = \$
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$ ..... = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	..... = \$
	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) 59 Years	Indicated Value by Cost Approach ..... = \$

INCOME

### 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

### 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

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 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.
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.

**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.

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

APPRAISER

Signature [Handwritten Signature]
Name Mark McKellar
Company Name Mark McKellar
Company Address 5211 Sumnerhill Manor Ln
Katy, Tx 77494
Telephone Number 832-785-9288
Email Address MyReport@comcast.net
Date of Signature and Report 01/11/2019
Effective Date of Appraisal 12/28/2018
State Certification # 1338098-R
or State License #
or Other (describe) State #
State TX
Expiration Date of Certification or License 09/30/2020

ADDRESS OF PROPERTY APPRAISED
6010 Gavin Manor Ct
Katy, TX 77449

APPRAISED VALUE OF SUBJECT PROPERTY \$ 185,000

LENDER/CLIENT

Name Xome Valuation Services
Company Name U.S. Bank, N.A.
Company Address 200 South 6th Street
Minneapolis, MN 55402
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



# Uniform Residential Appraisal Report

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	6010 Gavin Manor Ct Katy, TX 77449	18159 Bethany Manor Ct Katy, TX 77449			18171 Bethany Manor Ct Katy, TX 77449					
Proximity to Subject		0.02 miles N			0.02 miles NW					
Sale Price	\$	\$ 189,990			\$ 195,990			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 95.00 sq.ft.			\$ 98.00 sq.ft.			\$ sq.ft.		
Data Source(s)		HARMLS #92989481;DOM 625			HARMLS #61234795;DOM 493					
Verification Source(s)		Harris CAD			Harris CAD					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment		
Sale or Financing		ArmLth			ArmLth					
Concessions		Cash;0			Conv;0					
Date of Sale/Time		s06/18;c06/18			s05/18;c04/18					
Location	N;Res;	N;Res;			N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	2556 sf	2617 sf 0			2518 sf 0					
View	N;Res;	N;Res;			N;Res;					
Design (Style)	DT2.0;Trad	DT2.0;Trad			DT2.0;Trad					
Quality of Construction	Q3	Q3			Q3					
Actual Age	2	0 -2,000			0 -2,000					
Condition	C3	C1 0			C1 0					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 3 2.0	7 3 2.1 -2,500			7 3 2.1 -2,500					
Gross Living Area	1,742 sq.ft.	2,000 sq.ft. -9,500			2,000 sq.ft. -9,500			sq.ft.		
Basement & Finished	0sf	0sf			0sf					
Rooms Below Grade										
Functional Utility	Good	Good			Good					
Heating/Cooling	FWA;WndwHt	FWA;WndwHt			FWA;WndwHt					
Energy Efficient Items	Yes	Yes			Yes					
Garage/Carport	2ga2dw	2ga2dw			2ga2dw					
Porch/Patio/Deck	Covered	Covered			Covered					
		None								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -14,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -14,000			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		Net Adj. 7.4 % Gross Adj. 7.4 % \$ 175,990			Net Adj. 7.1 % Gross Adj. 7.1 % \$ 181,990			Net Adj. % Gross Adj. % \$		

Summary of Sales Comparison Approach

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer	12/05/2016			
Price of Prior Sale/Transfer	\$182,990			
Data Source(s)	Realist	Realist	Realist	
Effective Date of Data Source(s)	12/28/2018	12/28/2018	12/28/2018	

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

## TEXT ADDENDUM

File # 4711389

Borrower/Client	Lisa Watson						
Property Address	6010 Gavin Manor Ct						
City	Katy	County	Harris	State	TX	Zip Code	77449
Lender	U.S. Bank, N.A.						

Supplemental Addendum [Multi-page]  
ADDITIONAL COMMENTS ADDENDUM

**SUBJECT**

The Subject was built in 2016 and has 3 beds, 2 baths, Carpet/Tile Flooring, 2 car garage.

**COMPARABLES**

All Comps are from the same neighborhood and are similar to the Subject. There is a lack of Comps in the neighborhood and all the Comps are New Construction Sales and there were no Listing Comps available. Additional features adjustments are as follows:

**BRACKETED**

The Subject is bracketed in sq ft and adjusted and unadjusted sales prices.

**MARKET DATA**

1500 sf to 2000 sf  
2016 yr to 2018 yr

**NET AND GROSS/ STRAIGHT LINE ADJUSTMENTS**

Net and Gross/ Straight Line Adjustments that exceed the standard limites are because the Comps are less similar to the Subject and required bigger types of adjustments.

**EXPOSURE TIME/1004 MC ADDENDUM**

The Exposure Time is 144 days per the 1004 MC Addendum.

**SITE DEMINSIONS**

Site Deminisions are from Realist which are approx.

**REBUILD**

The property can be rebuilt in the event the property is destroyed.

**PRIOR SUBJECT SALE**

The Subject was sold as new construction  
on 12/05/2016 for \$182,990.

**SUBJECT BATHROOM PHOTO**

The Utilities was not on at the time of inspectio. It was very dark in side the Subject and hard to see.  
As such the Bathroom Photo in the report is the best available.

**REVISIONS**

1/11/2019



# Market Conditions Addendum to the Appraisal Report

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 6010 Gavin Manor Ct City Katy State TX ZIP Code 77449

Borrower Lisa Watson

**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.

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Inventory Analysis		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	5	0	0	0	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.83	0.00	0.00	0.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.0	N/A	N/A	N/A	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$174,990	N/A	N/A	N/A	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	144	N/A	N/A	N/A	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A	N/A	N/A	N/A	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	N/A	N/A	N/A	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100%	N/A	N/A	N/A	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?					<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
					<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

An analysis was performed on 5 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to have seller concessions.

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).

An analysis was performed on 5 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information.

Information reported in the HARMLS system (using an effective date of 12/28/2018) was utilized to arrive at the results noted on this addendum. All percent change results noted in these comments are based on simple regression.

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.


An analysis was performed on 5 competing sales over the past 12 months. The sales within this group had a median sale price of \$174,990. This analysis shows a change of +5.1% per month. Based on all sales in this same group, there is a 0.0 month supply. This analysis shows a change of -16% per month. These sales had a median DOM of 144. This analysis shows a change of +12.7% per month.

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

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

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

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

Signature  Signature \_\_\_\_\_  
 Appraiser Name Mark McKellar Supervisory Appraiser Name \_\_\_\_\_  
 Company Name Mark McKellar Company Name \_\_\_\_\_  
 Company Address 5211 Sumnerhill Manor Ln, Katy, Tx 77494 Company Address \_\_\_\_\_  
 State License/Certification # 1338098-R State TX State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address MyReport@comcast.net Email Address \_\_\_\_\_

## 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 either are 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.

#### 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.



SUBJECT PHOTOGRAPH ADDENDUM

File # 4711389

Borrower/Client Lisa Watson

Property Address 6010 Gavin Manor Ct

City Katy County Harris State TX Zip Code 77449

Lender U.S. Bank, N.A.



**FRONT OF SUBJECT PROPERTY**

Subject Front \_\_\_\_\_  
 6010 Gavin Manor Ct \_\_\_\_\_  
 \_\_\_\_\_



**REAR OF SUBJECT PROPERTY**

Subject Rear \_\_\_\_\_  
 6010 Gavin Manor Ct \_\_\_\_\_  
 \_\_\_\_\_



**STREET SCENE**

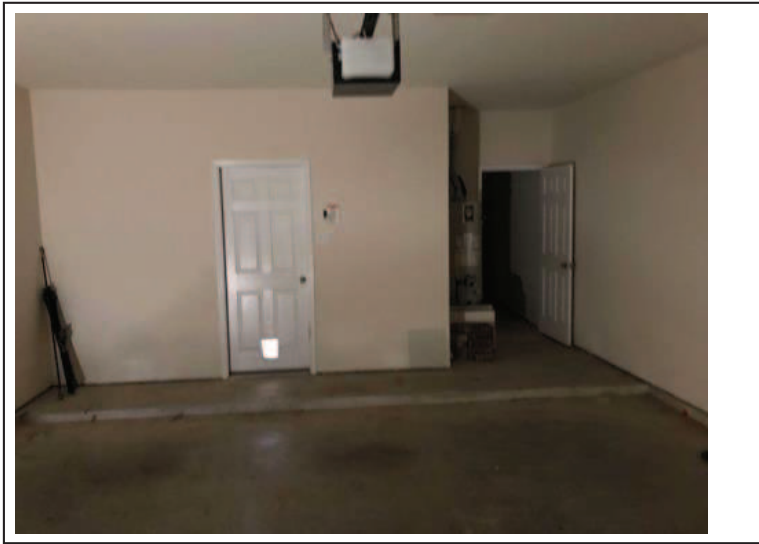
Subject Street \_\_\_\_\_  
 6010 Gavin Manor Ct \_\_\_\_\_  
 \_\_\_\_\_



SUBJECT PHOTOGRAPH ADDENDUM

File # 4711389

Borrower/Client	Lisa Watson		
Property Address	6010 Gavin Manor Ct		
City	County	State	Zip Code
Katy	Harris	TX	77449
Lender	U.S. Bank, N.A.		



**ADDITIONAL SUBJECT PHOTO**

Subject Garage \_\_\_\_\_

\_\_\_\_\_

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**ADDITIONAL SUBJECT PHOTO**

Subject Back 1 \_\_\_\_\_

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**ADDITIONAL SUBJECT PHOTO**

Subject Back 2 \_\_\_\_\_

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ADDITIONAL PHOTOGRAPH ADDENDUM

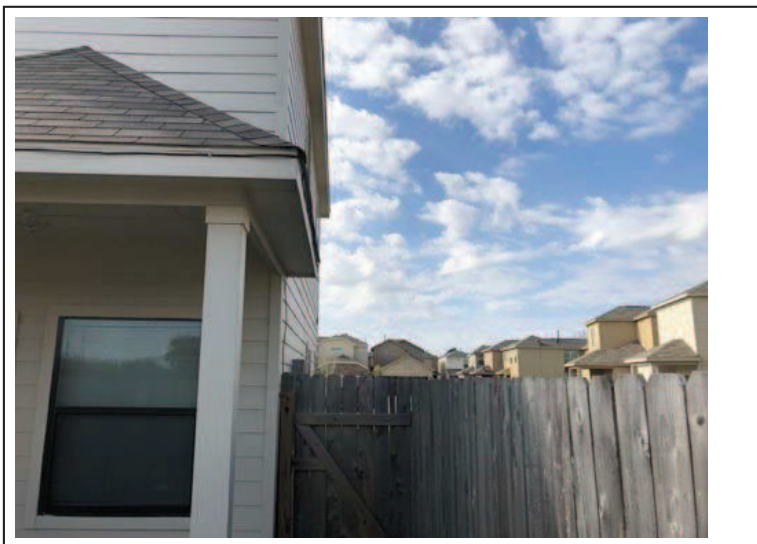
File # 4711389

Borrower/Client Lisa Watson

Property Address 6010 Gavin Manor Ct

City Katy County Harris State TX Zip Code 77449

Lender U.S. Bank, N.A.



Additional Subject Photo \_\_\_\_\_

Subject Back Right \_\_\_\_\_

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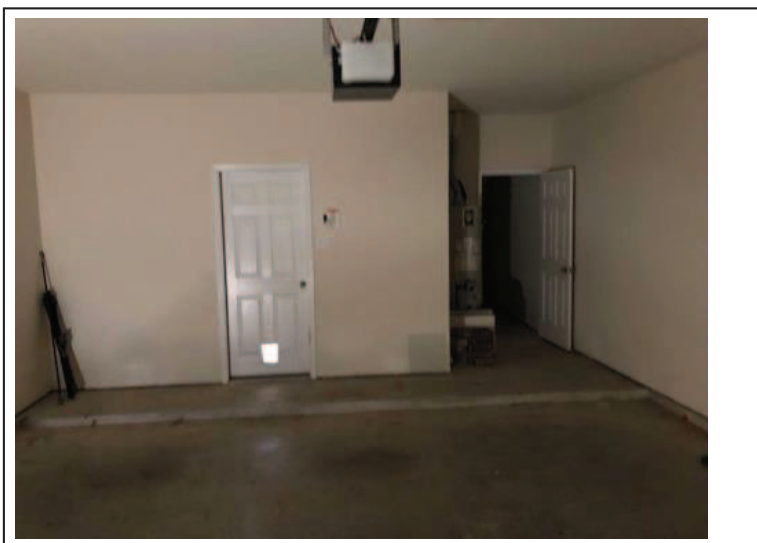


Additional Subject Photo \_\_\_\_\_

Subject Back Left \_\_\_\_\_

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Additional Subject Photo \_\_\_\_\_

Subject Garage \_\_\_\_\_

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ADDITIONAL PHOTOGRAPH ADDENDUM

File # 4711389

Borrower/Client	Lisa Watson		
Property Address	6010 Gavin Manor Ct		
City	County	State	Zip Code
Katy	Harris	TX	77449
Lender	U.S. Bank, N.A.		



Additional Subject Photo \_\_\_\_\_  
 Subject Utility \_\_\_\_\_  
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Additional Subject Photo \_\_\_\_\_  
 Subject Water Heater \_\_\_\_\_  
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Additional Subject Photo \_\_\_\_\_  
 Subject Air Conditioner \_\_\_\_\_  
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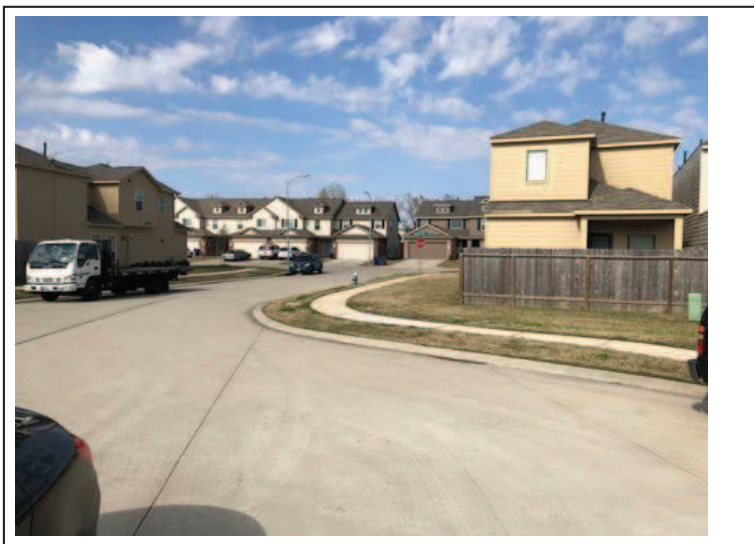
ADDITIONAL PHOTOGRAPH ADDENDUM

File # 4711389

Borrower/Client	Lisa Watson		
Property Address	6010 Gavin Manor Ct		
City	Katy	County	Harris
State	TX	Zip Code	77449
Lender	U.S. Bank, N.A.		



Additional Subject Photo \_\_\_\_\_  
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Additional Subject Photo \_\_\_\_\_  
 Subject Street \_\_\_\_\_  
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Additional Subject Photo \_\_\_\_\_  
 Subject Family \_\_\_\_\_  
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ADDITIONAL PHOTOGRAPH ADDENDUM

File # 4711389

Borrower/Client Lisa Watson

Property Address 6010 Gavin Manor Ct

City Katy County Harris State TX Zip Code 77449

Lender U.S. Bank, N.A.



Additional Subject Photo \_\_\_\_\_

Subject Kitchen \_\_\_\_\_

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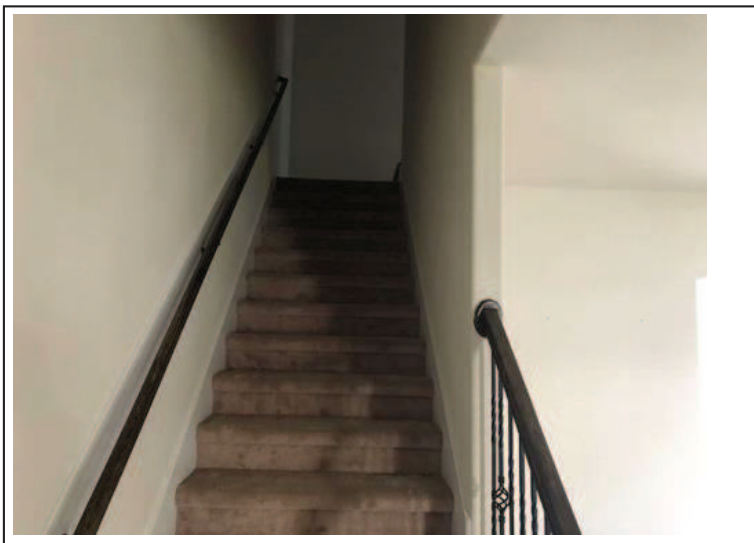


Additional Subject Photo \_\_\_\_\_

Subject Dining \_\_\_\_\_

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Additional Subject Photo \_\_\_\_\_

Subject Stairs \_\_\_\_\_

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ADDITIONAL PHOTOGRAPH ADDENDUM

File # 4711389

Borrower/Client Lisa Watson

Property Address 6010 Gavin Manor Ct

City Katy County Harris State TX Zip Code 77449

Lender U.S. Bank, N.A.

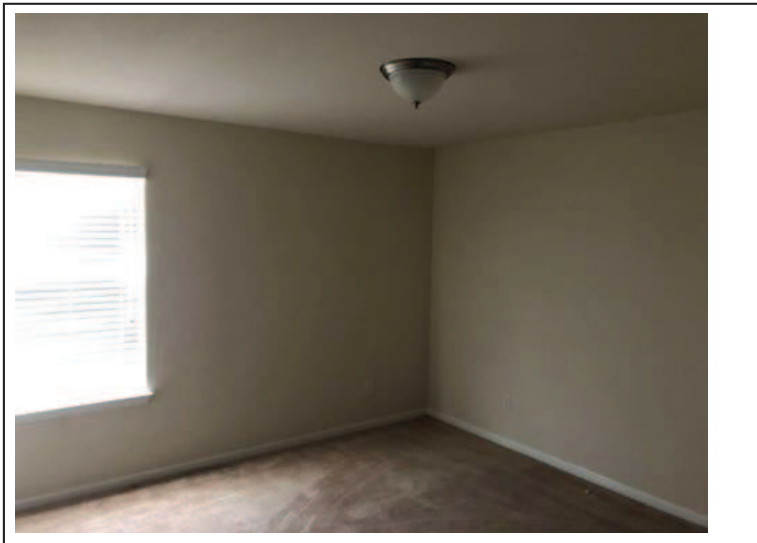


Additional Subject Photo \_\_\_\_\_

Subject Study \_\_\_\_\_

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Additional Subject Photo \_\_\_\_\_

Subject Bed 1 \_\_\_\_\_

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Additional Subject Photo \_\_\_\_\_

Subject Bed 2 \_\_\_\_\_

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ADDITIONAL PHOTOGRAPH ADDENDUM

File # 4711389

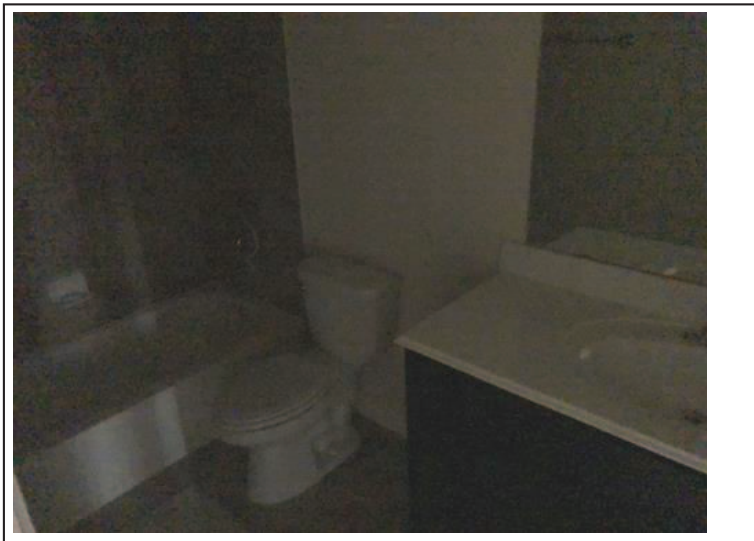
Borrower/Client	Lisa Watson		
Property Address	6010 Gavin Manor Ct		
City	Katy	County	Harris
State	TX	Zip Code	77449
Lender	U.S. Bank, N.A.		



Additional Subject Photo \_\_\_\_\_  
 Subject Master Bed \_\_\_\_\_  
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Additional Subject Photo \_\_\_\_\_  
 Subject Master Bath \_\_\_\_\_  
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Additional Subject Photo \_\_\_\_\_  
 Subject Bath 1 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



## COMPARABLES PHOTOGRAPH ADDENDUM

File # 4711389

Borrower/Cient Lisa WatsonProperty Address 6010 Gavin Manor CtCity Katy County Harris State TX Zip Code 77449Lender U.S. Bank, N.A.**Comparable Sale 1**6038 Wesley Manor CtKaty TX 77449Date of Sale: s05/18;c03/18Sale Price: 174,990Sq. Ft.: 1,556\$ / Sq. Ft.: 112.46**Comparable Sale 2**6023 Wesley Manor CtKaty TX 77449Date of Sale: s05/18;c03/18Sale Price: 169,990Sq. Ft.: 1,600\$ / Sq. Ft.: 106.24**Comparable Sale 3**6015 Wesley Manor CtKaty TX 77449Date of Sale: s05/18;c03/18Sale Price: 173,490Sq. Ft.: 1,600\$ / Sq. Ft.: 108.43

COMPARABLES PHOTOGRAPH ADDENDUM

File # 4711389

Borrower/Cient Lisa Watson

Property Address 6010 Gavin Manor Ct

City Katy County Harris State TX Zip Code 77449

Lender U.S. Bank, N.A.



**Comparable Sale 4**

18159 Bethany Manor Ct

Katy TX 77449

Date of Sale: s06/18;c06/18

Sale Price: 189,990

Sq. Ft.: 2,000

\$ / Sq. Ft.: 95.00



**Comparable Sale 5**

18171 Bethany Manor Ct

Katy TX 77449

Date of Sale: s05/18;c04/18

Sale Price: 195,990

Sq. Ft.: 2,000

\$ / Sq. Ft.: 98.00



**Comparable Sale 6**

\_\_\_\_\_

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Date of Sale: \_\_\_\_\_

Sale Price: \_\_\_\_\_

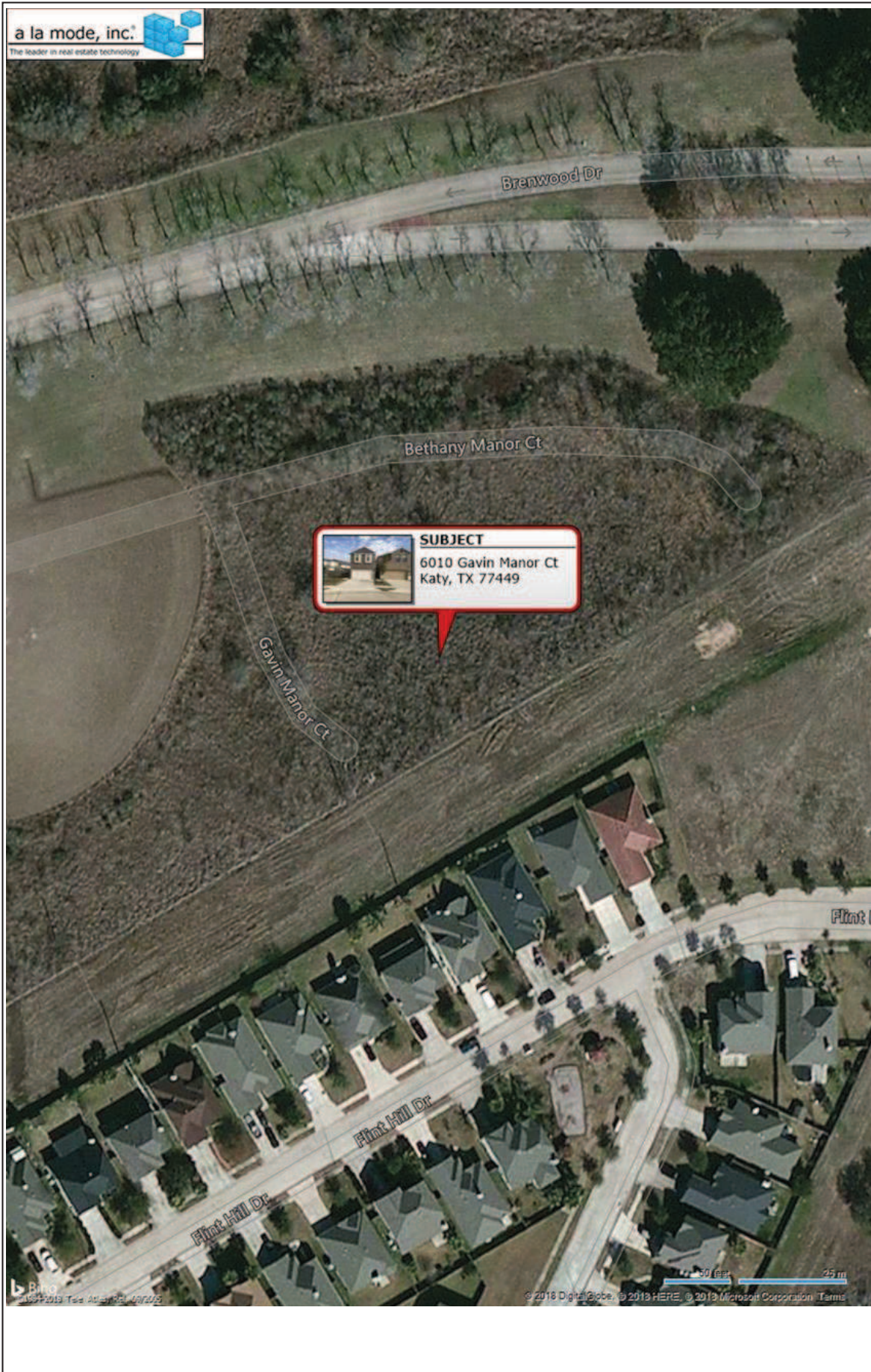
Sq. Ft.: \_\_\_\_\_

\$ / Sq. Ft.: \_\_\_\_\_



LOCATION MAP ADDENDUM

Borrower/Client Lisa Watson  
Property Address 6010 Gavin Manor Ct  
City Katy County Harris State TX Zip Code 77449  
Lender U.S. Bank, N.A.



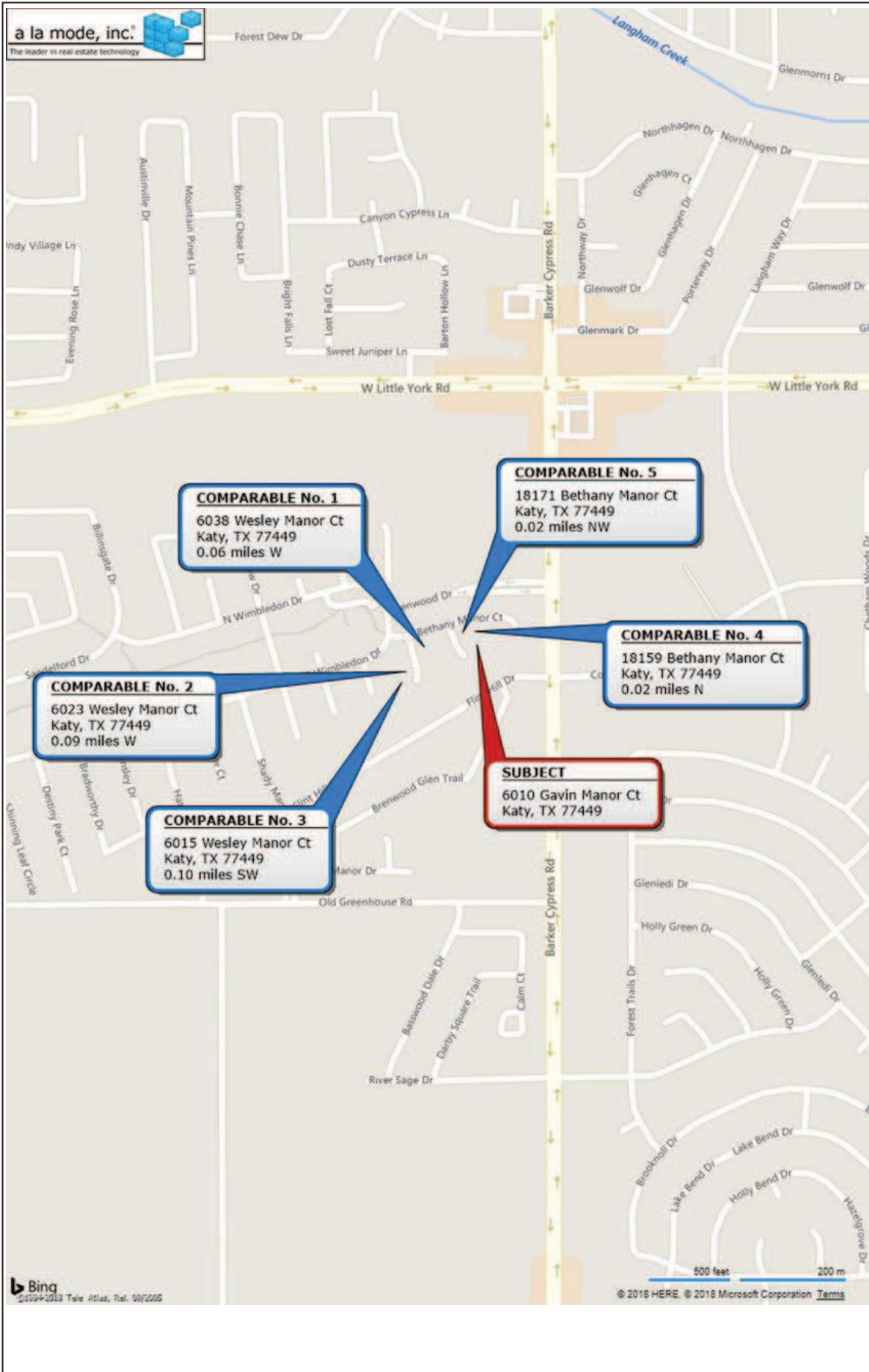


Borrower/Client Lisa Watson

Property Address 6010 Gavin Manor Ct

City Katy County Harris State TX Zip Code 77449

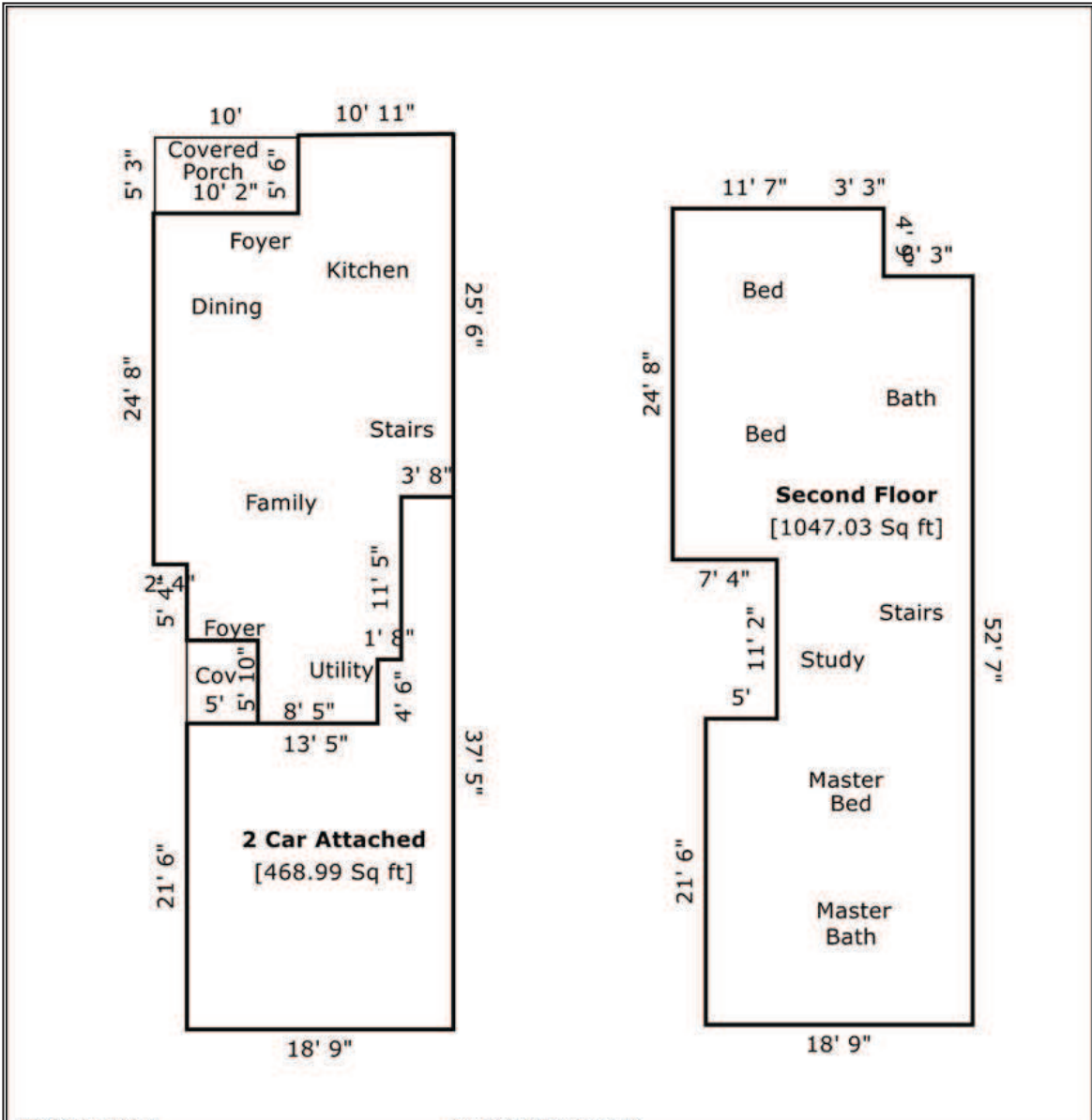
Lender U.S. Bank, N.A.



SKETCH ADDENDUM

File # 4711389

Borrower/Client Lisa Watson  
 Property Address 6010 Gavin Manor Ct  
 City Katy County Harris State TX Zip Code 77449  
 Lender U.S. Bank, N.A.



TOTAL Sketch by a la mode, inc.

Area Calculations Summary		
Living Area		Calculation Details
First Floor:	694.9 Sq ft	8.42 × 4.5 = 37.88 10.08 × 1.33 = 13.44 15.08 × 5.33 = 80.44 24.67 × 10.17 = 250.78 7.25 × 4.75 = 34.44 10.92 × 25.42 = 277.47 0.5 × 10.92 × 0.08 = 0.45
Second Floor	1047.04 Sq ft	18.75 × 21.5 = 403.12 13.75 × 11.17 = 153.54 21.08 × 19.92 = 419.91 4.75 × 14.83 = 70.46
<b>Total Living Area (Rounded):</b>	<b>1742 Sq ft</b>	
<b>Non-living Area</b>		
2 Car Attached	468.99 Sq ft	18.75 × 21.5 = 403.12 5.33 × 4.5 = 24 3.67 × 11.42 = 41.86

Borrower/Client Lisa Watson  
 Property Address 6010 Gavin Manor Ct  
 City Katy County Harris State TX Zip Code 77449  
 Lender U.S. Bank, N.A.

## LEXINGTON INSURANCE COMPANY

### WILMINGTON, DELAWARE

Administrative Offices – 99 High Street, Floor 23, Boston, Massachusetts 02110-23110

**Certificate Number:** 013649022-00  
**This Certificate forms a part of Master Policy Number:** 018389876-06  
**Renewal of Master Policy Number :** 018389876-04

**YOUR RISK PURCHASING GROUP MASTER POLICY IS A CLAIMS MADE POLICY.  
 READ THE ATTACHED MASTER POLICY CAREFULLY**

### THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS

#### CERTIFICATE DECLARATIONS

1. **Name and Address of Certificate Holder:** **Mark B. McKellar**  
 5211 Summerhill Manor Lane  
 Katy TX 77494
2. **Certificate Period:** **Effective Date:** 04/04/18 **to Expiration Date:** 04/04/19  
 12:01 a.m. Local Time at the Address of the Insured.
- 2a. **Retroactive Date:** 04/04/11  
 12:01 a.m. Local Time at the Address of the Insured.
3. **Limit of Liability:** \$ 1,000,000 each claim  
 \$ 1,000,000 aggregate limit
4. **Deductible:** \$1,000 each claim
5. **Professional Covered Services insured by this policy are:** REAL ESTATE APPRAISAL SERVICES
6. **Advance Certificate Holder Premium:** \$ 808
7. **Minimum Earned Premium:** 25% or \$ 202

#### Forms and Endorsements:

PRG 3512 (12/15) Real Estate Appraisers Professional Liability Coverage Form, PRG 4020 (12/17) Addendum to the Declarations, PRG 3935 (2/16) Premises Liability Coverage Amendatory Endorsement, 89644 (6/13) Economic Sanctions Endorsement, 91222 (09/16) Policyholder Notice, 118477 (03/15) Policyholder Notice, 119914 (10/16) Recording and Distribution of Material or Information In Violation of Law Exclusion Endorsement, PRG 3150 (10/05) Real Estate Appraisers Professional Liability Insurance Declarations

**Additional Endorsements applicable to this Certificate only:**  
 None

**Agency Name and Address:** **INTERCORP, INC.**  
 1438-F West Main Street  
 Ephrata, PA 17522-1345

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.

THIS POLICY IS ISSUED BY YOUR RISK PURCHASING GROUP INSURER WHICH MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK PURCHASING GROUP INSURER.

*Allen D Barry IV*

County: Fort Bend

Authorized Representative OR  
 Countersignature (in states where applicable)

Date: April 6, 2018

PRG 3152 (10/05)

Borrower/Client Lisa Watson

Property Address 6010 Gavin Manor Ct

City Katy County Harris State TX Zip Code 77449

Lender U.S. Bank, N.A.

*You may wish to laminate the pocket identification card to preserve it.*

MARK BERNARD MCKELLAR  
5211 SUMMERHILL MANOR  
KATY, TX 77494

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board  
P.O. Box 12188  
Austin, Tx 78711-2188  
www.talcb.texas.gov  
(512) 936-3001  
Fax: (512) 936-3899

**Texas Appraiser Licensing and Certification Board**  
P.O. Box 12188 Austin, Texas 78711-2188  
**Certified Residential Real Estate Appraiser**

Number: TX 1338098 R

Issued: 09/27/2018

Expires: 09/30/2020

Appraiser: MARK BERNARD MCKELLAR

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.

  
Douglas E. Oldmixon  
Commissioner

**Texas Appraiser Licensing and Certification Board**  
P.O. Box 12188 Austin, Texas 78711-2188  
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