

REVERSE MORTGAGE FUNDING

Reverse Mortgage Servicing Department

P.O. Box 40724 • Lansing, Michigan 48901-7924
(866) 446-0026 Office
(833) 515-4112 Fax

September 3, 2019

ESTATE OF: MYRNA LEE MCCRACKEN
2045 MELANIE LANE
PEARLAND, TX 77581

Re: Reverse Mortgage Loan #1262257

Dear ESTATE OF: MYRNA LEE MCCRACKEN:

Enclosed please find the documents that you requested from the Reverse Mortgage Servicing Department.

If you have any further questions regarding this letter, please call us toll-free at (866) 446-0026, Monday through Thursday, 8:00am-6:00pm EST and Fridays 8:00am-5:00pm EST.

Sincerely,

Tax and Insurance
Tax and Insurance Department



PLEASE SEE LAST PAGE FOR IMPORTANT DISCLOSURES

IMPORTANT DISCLOSURES

Notice of Error and Request for Information

Federal law gives customers the right to notify us of an error regarding the servicing of their loan or to request information regarding their loan. If you wish to provide a notice of error or a request for information, you must write to us at the following address: P.O. Box 85400 Attn: Mailstop AUS-01, Austin, Texas 78708. The letter must provide the customer's name, loan number, and description of the error or detailed list of the information being requested.

If your property is located in the State of Texas:

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550. A complaint form and instructions may be downloaded and printed from the Department website located at www.sml.texas.gov or obtained from the department upon request by mail at the address above by telephone listed above or by email at smlinfo@sml.texas.gov.

If your property is located in the State of New York:

Your servicer is either a registered servicer or exempt servicer registered with the Superintendent of the New York State Department of Financial Services. For further information or to make a complaint regarding your servicer you may contact the New York State Department of Financial Services Consumer Assistance Unit at (800) 342-3736 or by visiting www.dfs.ny.gov.

If your property is located in the State of Arkansas:

Your servicer is licensed in Arkansas and complaints about your servicer may be submitted to the Arkansas Securities Department via the Department's website (<http://www.securities.arkansas.gov/>) or toll-free at (800) 981-4429.

If your property is located in the State of Oregon:

Residential mortgage loan servicers are regulated by the Oregon Division of Financial Regulation. To file a complaint, call (866) 814-9710 or visit <http://dfr.oregon.gov>.



2045 Melanie Lane



APPRAISAL OF REAL PROPERTY

LOCATED AT:

2045 Melanie Ln
HICKORY CREEK PLACE (PEARLAND), BLOCK 3, LOT 2
Pearland, TX 77581

FOR:

Reverse Mortgage Servicing Department
3900 Capital City Blvd
Lansing, MI 48906

AS OF:

08/17/2019

BY:

Mark Sargent
Sargent Appraisal Services, Inc
21538 Canyon Terrace Lane
Katy, TX 77450
713-397-4794

Borrower	Estate of Myrna Lee McCracken	File No.	5001138489
Property Address	2045 Melanie Ln		
City	Pearland	County	Brazoria
		State	TX
		Zip Code	77581
Lender/Client	Reverse Mortgage Servicing Department		

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Sargent Appraisal Services, Inc
21538 Canyon Terrace Lane
Katy, TX 77450
713-397-4794

Dear Sir,

Reverse Mortgage Servicing Department
3900 Capital City Blvd
Lansing, MI 48906

Re: Property: 2045 Melanie Ln
Pearland, TX 77581
Borrower: Estate of Myrna Lee McCracken
File No.: 5001138489

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Mark Sargent
TX-1334600-R

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	2045 Melanie Ln
	Legal Description	HICKORY CREEK PLACE (PEARLAND), BLOCK 3, LOT 2
	City	Pearland
	County	Brazoria
	State	TX
	Zip Code	77581
	Census Tract	6605.00
	Map Reference	614M
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	Estate of Myrna Lee McCracken
	Lender/Client	Reverse Mortgage Servicing Department
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,083
	Price per Square Foot	\$
	Location	N;Res;
	Age	34
	Condition	C4
	Total Rooms	6
	Bedrooms	3
	Baths	2.0
APPRAISER	Appraiser	Mark Sargent
	Date of Appraised Value	08/17/2019
VALUE	Final Estimate of Value	\$ 214,000

Uniform Residential Appraisal Report

512-2341146
File # 5001138489

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	2045 Melanie Ln	City	Pearland	State	TX	Zip Code	77581
Borrower	Estate of Myrna Lee McCracken	Owner of Public Record	Myrna Lee McCracken	County	Brazoria		
Legal Description	HICKORY CREEK PLACE (PEARLAND), BLOCK 3, LOT 2						
Assessor's Parcel #	4860-0018-000	Tax Year	2019	R.E. Taxes \$	5,558		
Neighborhood Name	HICKORY CREEK PLACE	Map Reference	614M	Census Tract	6605.00		
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input 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) HUD Pre-Foreclosure Sale (PFS) Property						
Lender/Client	Reverse Mortgage Servicing Department	Address	3900 Capital City Blvd, Lansing, MI 48906				
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). HARMLS/HCAD/TILE							

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 type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	95 %	
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)	2-4 Unit	%	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	50	Low	Multi-Family	%	
Neighborhood Boundaries	The subject neighborhood is bounded by The Sam Houston Toll to the north, County Road 128 (Hastings- Cannon) to the south, FM 2351 to the east and Cullen to the west.			1,500	High	Commercial	3 %	
Neighborhood Description	The subject property is located in a detached one unit residential market area within the town of Pearland. The neighborhood is approximately 30 miles south of downtown Houston via I-H 45 south to F.M. 528 west to the subject neighborhood. The area has average access to all supporting facilities (employment, schools, shopping) and traffic arteries. 2% parks, greenbelts and golf courses.			140	Pred.	Other	2 %	
Market Conditions (including support for the above conclusions) The supply and demand as well as the exposure time indicators above are considered to be typical for the area. The subject development is average in comparison to other comparable developments in the market area. Financing is readily available for most types of properties in the area. Stable prices and reasonable marketing times demonstrates a balance in supply and demand.								

Dimensions	4860-0018-000	Area	23087 sf	Shape	Rectangular	View	N;Res;
Specific Zoning Classification	No zoning	Zoning Description	** Please refer to page one of addendum site section **				
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 a single family surrounded by single family in a residential development deed restricted to single family and the H & B use for the subject is considered to be the present use as a residential property.							
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 Asphalt	<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FEMA Flood Zone	AE	FEMA Map #	48039C00301	FEMA Map Date	09/22/1999
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							
The characteristics of the subject site conform to the area and there were no known adverse influences or encroachments. The site is assumed to be traversed by typical utility easements.							

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	Carpet/Tile/Avg
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Br/Fr/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	Composition/Avg	Trim/Finish	Wood/Avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Avg	Bath Floor	Tile/Avg
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Aluminum/Avg	Bath Wainscot	Tile/Avg
Year Built 1985	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/Avg	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 16	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Screens/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/Chain	<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 Covered	<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 type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)
Finished area above grade contains:	6 Rooms 3 Bedrooms 2.0 Bath(s) 2,083 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). The subject features were felt to be typical for the area and maintenance appears to be adequate.	
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The property does have a damaged ceiling in bedroom which appears to be from water penetration. The source appears to be the AC or other source and not roof failure as the roof looked good. Cost to cure \$1,200 . The subjects' floor plan has a functional layout. The subject property meets all FHA/HUD minimum guidelines as outlined by Handbook 4000.1. A full inspection of the attic was performed. The attic meets minimum FHA requirements. The utilities were on and all systems and built in appliances were working properly.	
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	

Uniform Residential Appraisal Report

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There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 229,000 to \$ 349,000.
 There are 20 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 80,000 to \$ 350,000.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	2045 Melanie Ln Pearland, TX 77581	1525 Garden Rd Pearland, TX 77581			5406 Cunningham Dr Pearland, TX 77581			5525 Cunningham Dr Pearland, TX 77581		
Proximity to Subject		0.82 miles NW			0.89 miles SE			0.96 miles SE		
Sale Price	\$	\$ 246,000			\$ 206,000			\$ 185,976		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 129.75 sq.ft.			\$ 132.48 sq.ft.			\$ 111.03 sq.ft.		
Data Source(s)		HARMLS#24019900;DOM 3			HARMLS#84771654;DOM 30			HARMLS#80552910;DOM 10		
Verification Source(s)		Kathleen Kipp/832-876-3194			Laura Keith/713-419-3998			Jason Rodriguez/708-323-9892		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Con;3000	-3,000		ArmLth Con;4024	-4,000	
Date of Sale/Time		s03/19;c02/19			s07/19;c07/19			s02/19;c01/19		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	23087 sf	34,064 sf			8,729 sf			9,448 sf		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	34	16			36			40		
Condition	C4	C3			C3			C4		
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	6 3 2.0	8 4 2.0			6 3 2.0			6 3 2.0		
Gross Living Area	2,083 sq.ft.	1,896 sq.ft.			1,555 sq.ft.			1,675 sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	Ceiling Fans	Ceiling Fans			Ceiling Fans			Ceiling Fans		
Garage/Carport	2ga2dw	2gd2cp2dw			2ga2dw			2ga2dw		
Porch/Patio/Deck	Porch;CovPat	Porch;CovPat			Porch;CovPat			Wood/Patio/Deck		
Pool	No Pool	No Pool			No Pool			No Pool		
Fireplace	1 Fireplace	None			1 Fireplace			1 Fireplace		
Updates/Upgrades	Average	Superior			Superior			Average		
Net Adjustment (Total)		□ + □ -		\$ -24,600	□ + □ -		\$ 8,800	□ + □ -		\$ 21,300
Adjusted Sale Price of Comparables		Net Adj. 10.0 %			Net Adj. 4.3 %			Net Adj. 11.5 %		
		Gross Adj. 17.3 %		\$ 221,400	Gross Adj. 22.9 %		\$ 214,800	Gross Adj. 15.8 %		\$ 207,276

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) MLS/REALTOR/CAD/TITLE

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) MLS/CAD/TITLE

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								07/30/2018		
Price of Prior Sale/Transfer								\$0		
Data Source(s)	HARMLS/HCAD	CoreLogic			CoreLogic			CoreLogic		
Effective Date of Data Source(s)	08/17/2019	08/22/2019			08/20/2019			08/20/2019		

Analysis of prior sale or transfer history of the subject property and comparable sales A research of the comparable sales utilized revealed no atypical sales or transfers in the previous twelve months. A research of the subject property revealed no atypical sales or transfers in the previous thirty six months.

Summary of Sales Comparison Approach All comparable sales were given consideration in the value estimate with most weight given to sales #1, #2 & #3. All comparable sales were located in the same neighborhood as the subject and were felt to be accurate indicators of value. Adjustments reflected differences in age, living area, baths and covered patios. The subject's value is above the predominant value for the neighborhood, however there are many homes in the subjects neighborhood that are at or above the subjects value; therefore, the subject property is not felt to be an overimprovement for the neighborhood. Due to the stability in the subject neighborhood some comparables sales data with closing dates beyond the typical six months were researched and utilized. The opinion of value was felt to be within the range of adjusted values but not more than the available substitutes on the market.

Indicated Value by Sales Comparison Approach \$ 214,000

Indicated Value by: Sales Comparison Approach \$ 214,000 **Cost Approach (if developed) \$** 232,242 **Income Approach (if developed) \$** 0

The sales data comparison approach is considered to be the best available indicator of value as it reflects the actions of typical buyers and sellers in the market place. The income approach was not utilized due to a lack of sufficient data to establish a reliable GRM and market rent. The cost approach was supported

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. This appraisal was electronically signed. The appraiser fully reviews the file before the code is utilized to allow the digital signature to be used.

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 \$ 214,000, as of 08/17/2019, which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON APPROACH

RECONCILIATION

Uniform Residential Appraisal Report

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File # 5001138489

MPR & Non-MPR Lists. MPR items are only those that relate to Safety, Security and Structure.

Repair Lists: (MPR and Non-MPR):

Minimum Property Requirements (MPR) (Note: Estimate Costs to Calculate Insurability)

No MPR noted

NON MPR Total..... \$1,200)

Non-Minimum Property Requirements (Non-MPR) (Note: No cost estimates required)

Trashout/Removal of debris and personal belongings

Replace worn or cracked floor tiles, soiled carpet, damaged or missing drywall (sheetrock), light fixtures

Interior paint

Recommend Inspection; Interior AC or plumbing

Total

The appraiser has estimated the cost to cure of items of deferred maintenance observed by the appraiser, and noted in this addendum. The estimates of a cost to cure are for the sole purpose of assisting the appraiser in forming an opinion of market value based on the subject property's condition, observed by the appraiser, at the time of inspection.. The appraiser is not a licensed contractor. Only a licensed contractor can give a definitive estimate of repair costs. It is also noted that the appraiser's observation does not include those items that may need repair and that were not observed by the appraiser. The appraiser gives no warranties, express or implied, that the estimated cost to cure includes all items that may be deficient or in need of repair. This appraisal is based upon the assumption that the repairs noted are cosmetic in nature only and no underlying structural repairs are needed.

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) Site values were estimated utilizing comparable lot sales. When necessary, due to lack of reliable land sales, market extraction methods were used

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	45,000
Source of cost data Core Logic	DWELLING 2,083 Sq.Ft. @ \$ 108.70	= \$	226,422
Quality rating from cost service Average Effective date of cost data Jan 2019	0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch/Patio	= \$	15,000
The Corelogic Residential Cost Service has been utilized in estimating the subject's Reproduction Cost. No functional or economic obsolescence is noted. Physical depreciation is calculated from an age/life concept.	Garage/Carport 696 Sq.Ft. @ \$ 20.00	= \$	13,920
The Other Depreciated Site Improvements includes all exterior concrete flatwork, all wood decking, all exterior buildings, and all fencing.	Total Estimate of Cost-New	= \$	255,342
	Less Physical Functional External		
	Depreciation 68,100	= \$(68,100)
	Depreciated Cost of Improvements	= \$	187,242
	"As-is" Value of Site Improvements	= \$	
Estimated Remaining Economic Life (HUD and VA only) 44 Years	INDICATED VALUE BY COST APPROACH	= \$	232,242

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Properties in this market area are generally not purchased for their income producing capability, therefore, the Income Approach is not considered necessary to develop a reliable opinion of market value for the subject.

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.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

Uniform Residential Appraisal Report

512-2341146
File # 5001138489

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

512-2341146
File # 5001138489

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

512-2341146
File # 5001138489

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 Mark L Sargent

Signature 

Name Mark Sargent

Company Name Sargent Appraisal Services Inc

Company Address 21538 Canyon Terrace Lane
Katy, TX 77450

Telephone Number 713.397.4794

Email Address msargent04@comcast.net

Date of Signature and Report 08/23/2019

Effective Date of Appraisal 08/17/2019

State Certification # 1334600

or State License # _____

or Other (describe) _____ State # _____

State TX

Expiration Date of Certification or License 02/28/2021

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 _____

ADDRESS OF PROPERTY APPRAISED

2045 Melanie Ln
Pearland, TX 77581

APPRAISED VALUE OF SUBJECT PROPERTY \$ 214,000

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 _____

LENDER/CLIENT

Name LRES

Company Name Reverse Mortgage Servicing Department

Company Address 3900 Capital City Blvd, Lansing, MI 48906

Email Address xxx

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

512-2341146
File # 5001138489

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	2045 Melanie Ln Pearland, TX 77581	6317 Butler Rd Pearland, TX 77581			6709 Sharon Dr Pearland, TX 77581			2312 Anthony Ln Pearland, TX 77581		
Proximity to Subject		0.12 miles NW			0.58 miles NW			0.96 miles SE		
Sale Price	\$	\$ 338,500			\$ 220,000			\$ 209,900		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 144.17 sq.ft.			\$ 150.89 sq.ft.			\$ 138.73 sq.ft.		
Data Source(s)		HARMLS#77031340;DOM 49			HARMLS#89941716;DOM 18			HARMLS#54564080;DOM 13		
Verification Source(s)		Brooke Thedford/832-477-1775			Brian Brady/214-364-7325			Mark Benoit/281-998-4998		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Con;0			ArmLth Conv;0			Listing 2%;4180	-4,100	
Date of Sale/Time		s08/19;c07/19			s04/19;c03/19			Active		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	23087 sf	28,340 sf			36,155 sf			7,057 sf		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	34	42			51			40		
Condition	C4	C2			C3			C3		
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	6 3 2.0	8 4 2.0			6 3 2.0			6 4 2.0		
Gross Living Area	2,083 sq.ft.	2,348 sq.ft.			1,458 sq.ft.			1,513 sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	Ceiling Fans	Ceiling Fans			Ceiling Fans			Ceiling Fans		
Garage/Carport	2ga2dw	3gd2dw			2ga2cp2dw			2ga2dw		
Porch/Patio/Deck	Porch;CovPat	Porch;CovPat			Porch Patio			Wood/Patio/Deck		
Pool	No Pool	Pool			No Pool			No Pool		
Fireplace	1 Fireplace	1 Fireplace			None			1 Fireplace		
Updates/Upgrades	Average	Superior			Superior			Average		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -87,100			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 13,700			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 27,700		
Adjusted Sale Price of Comparables		Net Adj. 25.7 % Gross Adj. 28.1 % \$ 251,400			Net Adj. 6.2 % Gross Adj. 28.5 % \$ 233,700			Net Adj. 13.2 % Gross Adj. 18.2 % \$ 237,600		

SALES COMPARISON APPROACH

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

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	HARMLS/HCAD	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	08/17/2019	08/20/2019	08/22/2019	08/20/2019

Analysis of prior sale or transfer history of the subject property and comparable sales A research of the comparable sales utilized revealed no atypical sales or transfers in the previous twelve months. A research of the subject property revealed no atypical sales or transfers in the previous thirty six months.

SALE HISTORY

Analysis/Comments The subject was functionally designed and suffers from no unusual elements of depreciation. The subject is of average quality construction in good condition. The overall depreciation affecting the subject has been calculated using a modified age/life method. The physical depreciation is based on the Economic Age-Life Method. Differences in actual age greater than five years or effective age greater than three were adjusted utilizing a modified age/life method. This method estimates the accrued depreciation based on a straight-line method by taking the differences in ages less 5 years multiplied by the comparable sales price less concessions then divided by the sum of the differences in ages of the subject and comparables and the estimated remaining economic life and multiplied by a factor of .25. The depreciation factor is then applied to the cost new of the improvements as of the effective appraisal date.

Due to the stability of the neighborhood, sales with sales dates in excess of six months were also researched and/or utilized and considered necessary and reasonable. In addition, due to the above factors, the sales' proximity to the subject, the range of final adjusted values and/or net/gross adjustments for the sales may exceed typical guidelines. However, the appraiser recognizes the range of values, adjustments to the sales prices and corresponding adjusted values for the sales to be typical for the subject area and are not considered to be an adverse condition for the area or the subject property.

The distance traveled to find comparable sales is noted. However, this was considered necessary in order to locate other sales that could be considered comparable to the subject property in terms of dwelling size, design and appeal, construction quality, and age. Contributing to this was the number of comparable homes in the subject neighborhood, the low number of recently closed comparable sales in the subject neighborhood, the low number of recently closed sales from the subject's subdivision, and to a strong established ownership nature inherent in the area. No adverse effect on subject valuation or marketability is noted. All of the sales sales utilized are located in the subject's market area and considered necessary and reasonable considering the characteristics of the market area. The final estimated value for the subject property is above the neighborhood average, however, it is not atypical since there are numerous residential properties in the area that have values/sales prices greater than the neighborhood average or predominant value. Therefore, the subject is not considered to be overimproved for the area.

In regards to site/view (size, etc.), age, living area differences (square footage), bathroom counts, amenities (fireplaces, pools, etc.) and/or parking facilities, the sales were adjusted accordingly. Square footage (living area) adjustments were limited to those with differences greater than 50 square feet based on the size of the sales and the subject. Age adjustments are typically limited to those with differences greater than 5 years based on the age of the sales and the subject.

ANALYSIS / COMMENTS

USPAP ADDENDUM

512-2341146
File No. 5001138489

Borrower	Estate of Myrna Lee McCracken		
Property Address	2045 Melanie Ln		
City	Pearland	County	Brazoria
		State	TX
		Zip Code	77581
Lender	Reverse Mortgage Servicing Department		

This report was prepared under the following USPAP reporting option:

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

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 Days

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

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

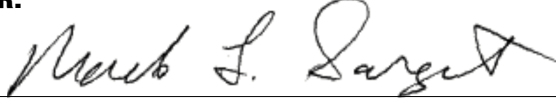
I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

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

Additional Comments

I performed a drive by appraisal on the subject property within the past three years

APPRAISER:

Signature: 

Name: Mark Sargent

Date Signed: 08/23/2019

State Certification #: 1334600

or State License #: _____

State: TX

Expiration Date of Certification or License: 02/28/2021

Effective Date of Appraisal: 08/17/2019

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

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 2045 Melanie Ln City Pearland State TX ZIP Code 77581

Borrower Estate of Myrna Lee McCracken

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	10	7	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.67	2.33	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	1	2	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	0.4	2.0	<input checked="" 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	\$167,500	\$197,000	\$185,976	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	5.5	5	10	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	0	\$190,000	\$229,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	0	88	42	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100%	100%	98%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input 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.). The HAR MLS indicates there were 20 closed sales during the past 12 months and 7 of those sales contained seller concessions which is 35% of the total transactions in this market area. Prior Months 7-12: 10 Sales; 2 with concessions; 20% of sales for this period. 4-6: 7 Sales; 3 with concessions; 43% of sales for this period. 0-3: 3 Sales; 2 with concessions; 67% of sales for this period. The concessions ranged between \$500 and \$5,900. The median concession amount is \$4,024.

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

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. The HAR MLS was the data source used to complete the Market Conditions Addendum.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Effective Date: Tuesday, March 05, 2019 The data noted in this section is based on a 2 mile radius search of the subject for all active, pending, expired and closed sales within 20% of the Subject size and lot size, within 10 years of age, and on typical interior (non-view) lots. No search function is available to reasonably delineate by condition or quality, and so the data above may be skewed to an extent based on those factors. Texas is a non-disclosure state, and so no additional information beyond that available in the MLS and local county tax records is available. The appraiser notes that in addition to the defined criteria noted above, final conclusions on market trends were tempered by the appraisers overall experience and knowledge of the local market, as factors may exist in the general marketplace beyond those directly measured by the above analysis for "comparable sales"

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 checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input checked="" 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 
 Appraiser Name Mark Sargent
 Company Name Sargent Appraisal Services Inc
 Company Address 21538 Canyon Terrace Lane, Katy, TX 77450
 State License/Certification # 1334600 State TX
 Email Address msargent04@comcast.net

Signature
 Supervisory Appraiser Name
 Company Name
 Company Address
 State License/Certification # State
 Email Address

MARKET RESEARCH & ANALYSIS

CONDO/COOP PROJECTS

APPRAISER

File No. 5001138489

January 1990

REVISED LEAD BASED PAINT CERTIFICATION - SECOND REVISION

Defective paint surfaces are defined as cracking, scaling, chipping, peeling or loose paint surfaces on all interior and exterior surfaces on all structures which make up the subject property regardless of height.

This certification must be completed as part of all FHA appraisals on properties constructed prior to 1978.

FHA CASE NUMBER: 512-2341146

PROPERTY ADDRESS: 2045 Melanie Ln
Pearland, TX 77581

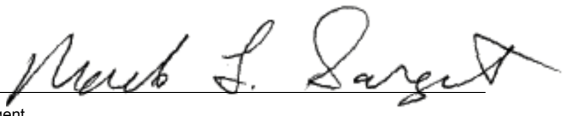
I hereby certify that the above property has been visually inspected by me on 08/17/2019 and the following was found:

- No defective paint surfaces found.
- Defective paint surfaces found as follows:

If defective paint is removed from any surface of the structure on the property, clear compliance for the removal will be given by the FHA fee appraiser only if the paint chips and other debris are collected in the removal process and disposed of properly.

Appraiser must transfer these narrative comments to the Valuation Condition Sheet, if defective paint surfaces are found.

I estimate the cost to treat the defective paint surface is _____ .

Signature 

Name Mark Sargent

Date 08/23/2019

State Certification # 1334600 State TX

Or State License # _____ State _____

ENVIRONMENTAL COMPLIANCE RECORD SINGLE FAMILY PROPERTY DISPOSITION

FHA CASE NUMBER: 512-2341146

PROPERTY ADDRESS: 2045 Melanie Ln, Pearland, TX 77581

COMPLIANCE FINDINGS

SOURCE DOCUMENTATION

1. HISTORIC PRESERVATION

 Property is is not listed on the National Register of Historic Places.

 Property is is not located in an Historical District.

Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.

Checked National Register of Historical Places

Checked National Register of Historical Places

2. FLOODPLAIN

 Property is is not located within the 100-year floodplain (Zones A & V).

Note: Flood insurance may be required.

Panel #: 00301

Map #: 48039C00301

Date of Map: 09/22/1999

3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D)

 Property is is not located within boundary of runway zones.

If so,

 ** has the airport operator declined to acquire the property? Yes No

** a signed disclaimer is required (24 CFR Part 51D).

Property not within 3,000 feet of the runway clear zone.

4. SUMMARY

 Additional actions are are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.

NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES

The remaining statutes and authorities cited at 24 CFR 50.4 do not require compliance because they are not relevant to property disposition actions which do not involve new construction.

 Preparer:  Title: Certified Appraiser

Date: 08/23/2019

Supervisor:

Title:

Date:

Supplemental Addendum

File No. 5001138489

Borrower	Estate of Myrna Lee McCracken		
Property Address	2045 Melanie Ln		
City	Pearland	County	Brazoria
		State	TX
		Zip Code	77581
Lender/Client	Reverse Mortgage Servicing Department		

SCOPE OF THE APPRAISAL

In the appraisal process, the appraiser has analyzed all available data in the subject market area. Data sources include our files, other appraisers, builders, lenders, listing and selling agents, brokers, SREA, MLS, and county appraisal districts. Data analyzed was considered supportive of the market value estimate in this appraisal report as of the day of the appraisal.

The market data analyzed for this report came from the same or competing neighborhoods and within a time frame that insures similar market and location conditions at the time of the appraisal. Any exceptions will be noted in the report.

A full exterior inspection from the street of the subject property, an exterior inspection of all comparable sales and personal inspection of the subject neighborhood was performed. The conditions of the subject property is based solely on a casual visual inspection, the appraiser is not qualified to certify the condition or remaining economic life of such items as the foundation, roof, plumbing, electrical and mechanical items. However, it is the appraiser's obligation to comment on any adverse or detrimental influences which could affect the marketability of the property.

Any sales concessions or creative financing discovered by the appraiser have been identified in the report and, if excessive, were adjusted from the sale price.

This appraisal conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal Foundation.

This appraiser completed this assignment with no influence on value (written or verbal) from any party connected with this assignment as referenced in the signed certification located on page 5 of the URAR (Items 16 and 18).

FHA appraisals are no guarantee that the property is free from defects. The appraisal only establishes the value of the property for mortgage insurance purposes. Buyers need to secure their own home inspections through the services of a qualified inspector and satisfy themselves about the condition of the property.

SOURCE FOR DEFINITION OF MARKET VALUE:

The source of the definition of market value is obtained in HUD Handbook 4001.

COMMENTS ON HAZARDOUS MATERIALS

In this appraisal assignment, the existence of potentially hazardous material used on the construction or maintenance of the building such as the presence of urea-formaldehyde foam insulation or asbestos and/or the presence of toxic waste (which may or may not be present on the property) was not observed by me; nor do we have a knowledge of the existence of such materials on or in the property. However, the appraiser is not qualified to detect such substances (the existence of such substances as urea-formaldehyde insulation) or other potentially hazardous waste material which may have an effect on the value of the property. I (we) urge the client to retain an expert in this field if desired.

APPRAISERS COMPENSATION

The appraiser's compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. This appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.

ENVIRONMENTAL DISCLAIMER

The value in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively. It is possible that the tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

NEIGHBORHOOD MARKETABILITY

It should be noted that the exposure time for the subject property, in the neighborhood/market area, is 0-90 days. This assumes this property to be competitively priced within the neighborhood value range as reported, as well as the house being in average to good condition, with no major defects or deficiencies and assuming a knowledgeable public.

The appraiser makes it known that an analysis of the historical sales over the past 12 months proved a range of exposure time, at a market price (one that is not inflated and comparative with other properties similar in features and aspects of the subject) to be 0-3 months. This exposure time is similar to the marketing time of comparable listings noted in the neighborhood section of the form report.

NEIGHBORHOOD DESCRIPTION

The area has average access to all supporting facilities (employment, school, shopping) and traffic arteries. The subject subdivision has received average market acceptance in the recent past with this trend anticipated to continue into the foreseeable future.

MARKET CONDITIONS FOR THE NEIGHBORHOOD

Please refer to attached 1004MC addendum

SITE

The majority of greater Houston and surrounding areas do not have zoning ordinances. Residential subdivisions generally have deed restrictions on building size, land usage, type of building (i.e. single family), distance from the street, fences, etc. Deed restrictions are typical for this area and the absence of zoning does not adversely effect the subject's value or marketability. No zoning is typical and if destroyed, the subject can be rebuilt to its current state.

CONDITIONS OF APPRAISAL

Once the digital signature has been affixed to the file it is locked, until the appraiser enters the code to remove it; thus the appraisal integrity is maintained as with manually signed reports. This appraisal is not a home inspection and the appraiser is not acting as a home inspector when preparing the report. The borrower has the right to have a home inspected by a professional home inspector. When performing an evaluation of this property, the appraiser visually observed areas that were readily accessible. The appraiser is not required to disturb or move anything that obstructs access or visibility. The inspection is not technically exhaustive and does not offer warranties or guarantees of any kind.

FINAL RECONCILIATION

Please note that the intended user of this appraisal is the Lender/Client and FHA/HUD. The intended use of the appraisal is to develop the as-is Market Value, which is a Mortgagee's tool for determining the list price of a HUD PFS Property (24 CFR ? 203.370). No additional Intended Users are defined by the appraiser

All three approaches to value were considered. The income approach was not considered applicable nor necessary to provide a credible report and was not developed. Properties in this market area are generally not purchased for their income producing capability, therefore, the Income Approach is not considered necessary to develop a reliable opinion of market value for the subject. The Cost Approach, while considered applicable and having some relevancy, is not necessary to produce a credible report. The Cost Approach, if developed, was done so only as an additional supporting indicator of value to the Sales Data Approach, or at the specific request of the client. The Sales Data Approach is necessary to provide a credible report and was developed in the report to provide a reliable opinion of market value.

Highest and Best Use analysis was performed. The site value as vacant was developed using either the Sales Data Approach of lot sales within the subject's neighborhood, the extraction method or by allocation.

Three things were done on site: An exterior observation of the property was performed, relevant data on subject was noted, and the appropriate photographs were taken.

The assignment is not conditioned on any Hypothetical Conditions not contained in the pre-printed URAR form used for the report. No extraordinary Assumptions, other than as may be noted in the Scope of Work, are made for the subject property.

The borrower has the right to have a home inspected by a professional home inspector. When performing an evaluation of this property, the appraiser visually observed areas that were readily accessible. The appraiser is not required to disturb or move anything that obstructs access or visibility. The inspection is not technically exhaustive and does not offer warranties or guarantees of any kind.

We reserve the right to amend this appraisal report and the final estimate of value for the subject property based on inspection or estimated cost of repairs, if any, should such documentation be provided to the appraiser at a later date.

The subject property complies with the Minimum Property Requirements (MPR) and Minimum Property Standards (MPS) stated by HUD. For a property to be eligible for FHA financing, it must comply with HUD's Minimum Property Requirements (HUD Handbook 4001)

This appraiser takes an extraordinary assumption that the items within these documents that are beyond this appraiser's expertise as an appraiser suffer no deficiencies. An inspection done in accordance with these guidelines is visual (readily observable) and is not technically exhaustive. Thus, if there are items that are deficient, but were not readily observable and are not within this appraiser's Scope of Work, the liability of these items do not rest on this appraiser. The appraiser is not a building contractor, structural engineer, plumber, electrician, or a qualified home inspector. The appraiser's expertise is in determining value only. Any parties to this transaction having concerns regarding structural, mechanical, infestation, contamination or other issues about the subject property are urged to consult an expert in the appropriate field

APPRAISER INDEPENDENCE

No employee, director, officer, or agent of the Seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Seller 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 represent and warrant that, as of the date of this Report, I have had no contact with anyone that would in any way be construed as a violation of the Appraiser Independence Requirements; the only individuals with whom I have had any contact regarding my preparation of this Report have been limited to representatives of LRES Corporation and the designated individual required for entry into the subject property for purposes of inspection. No agent or representative of lender/client whose name appears on the first page of this Report has contacted me directly and I am obligated to and would report any such unauthorized contact, whether in person, by phone, or electronically, to LRES Corporation immediately.

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.

TAX - Page 1

Brazoria CAD

Property Search > 215555 MCCRACKEN MYRNA LEE for Year 2019

Tax Year:

Property

Account

Property ID:	215555	Legal Description:	HICKORY CREEK PLACE (PEARLAND), BLOCK 3, LOT 2
Geographic ID:	4860-0018-000	Zoning:	02-28-08 CJC
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	2045 MELANIE LN PEARLAND,	Mapsc0:	SPL24
Neighborhood:	GARDEN ACRES AREA	Map ID:	
Neighborhood CD:	S4271.AREA		

Owner

Name:	MCCRACKEN MYRNA LEE	Owner ID:	273978
Mailing Address:	2045 MELANIE LN PEARLAND, TX 77581-8023	% Ownership:	100.0000000000%
		Exemptions:	HS, OTHER

Values

(+) Improvement Homesite Value:	+	\$160,620	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$45,330	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$205,950	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$205,950	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$205,950	

Taxing Jurisdiction

Owner: MCCRACKEN MYRNA LEE
 % Ownership: 100.0000000000%
 Total Value: \$205,950

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$205,950	\$205,950	\$0.00	
CPL	CITY OF PEARLAND	0.709158	\$205,950	\$160,801	\$698.93	\$698.93
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.146000	\$205,950	\$89,760	\$131.05	
GBC	BRAZORIA COUNTY	0.367914	\$205,950	\$64,760	\$238.26	
RDB	ROAD & BRIDGE FUND	0.060000	\$205,950	\$64,760	\$38.86	
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.415600	\$205,950	\$167,150	\$1,546.68	\$1,546.68
Total Tax Rate:		2.698672				
					Taxes w/Current Exemptions:	\$2,653.78
					Taxes w/o Exemptions:	\$5,557.91

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1988.0 sqft	Value:	\$160,490
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TAX - Page 2

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	5-	R1	1985	1988.0
OMP	OPEN MASONARY PORCH	5-		1985	42.0
BG	BRICK GARAGE	5-		1985	720.0
OMP	OPEN MASONARY PORCH	5-		1985	250.0

Improvement #2:	Misc Imp	State Code:	A1	Living Area:	sqft	Value:	\$130
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RS1	STORAGE BLDG	4		1988	144.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	0.5300	23087.00	0.00	0.00	\$45,330	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$160,620	\$45,330	0	205,950	\$0	\$205,950
2018	\$160,620	\$45,330	0	205,950	\$0	\$205,950
2017	\$144,390	\$48,480	0	192,870	\$0	\$192,870
2016	\$150,650	\$48,480	0	199,130	\$11,112	\$188,018
2015	\$130,820	\$48,480	0	179,300	\$8,375	\$170,925
2014	\$118,340	\$48,480	0	166,820	\$11,434	\$155,386
2013	\$92,780	\$48,480	0	141,260	\$0	\$141,260
2012	\$106,270	\$48,480	0	154,750	\$0	\$154,750
2011	\$107,760	\$48,480	0	156,240	\$0	\$156,240
2010	\$106,650	\$48,480	0	155,130	\$0	\$155,130
2009	\$116,450	\$48,480	0	164,930	\$0	\$164,930
2008	\$103,420	\$48,480	0	151,900	\$0	\$151,900
2007	\$133,040	\$28,860	0	161,900	\$101	\$161,799
2006	\$118,230	\$28,860	0	147,090	\$0	\$147,090

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/24/1998	WD	WARRANTY DEED	MCCRACKEN PAT & MYRNA	MCCRACKEN MYRNA LEE	98	035315	0

Tax Due

Property Tax Information as of 08/20/2019

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (979) 849-7792



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3668150-19 Renewal of: RAP3668150-18

Program Administrator: Herbert H. Landy Insurance Agency Inc. 75 Second Ave Suite 410 Needham, MA 02494-2876



Item 1. Named Insured: Mark L. Sargent

Item 2. Address: 21538 Canyon Terrace Lane City, State, Zip Code: Katy, TX 77450

Item 3. Policy Period: From 01/30/2019 To 01/30/2020 (Month, Day, Year) (Month, Day, Year) (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 2,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 2,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 0.00 Each Claim
B. \$ 0.00 Aggregate

Item 6. Premium: \$ 971.00

Item 7. Retroactive Date (if applicable): 01/30/2006

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 TX (05/13) IL7324 (08/12) D42413 (06/17) D42412 (03/17) D42408 (05/13) D42402 (05/13)

Betsy A. Seymour Authorized Representative

License

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

MARK LEE SARGENT
21538 CANYON TERRACE LN
KATY, TX 77450

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 1334600 R**
Issued: **02/07/2019** Expires: **02/28/2021**
Appraiser: **MARK LEE SARGENT**

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
Certified Residential Real Estate Appraiser

Number: **TX 1334600 R**
Issued: **02/07/2019** Expires: **02/28/2021**
Appraiser: **MARK LEE SARGENT**

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

Subject Photo Page

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX
Lender/Client	Reverse Mortgage Servicing Department				
				Zip Code	77581



Subject Front

2045 Melanie Ln
 Sales Price
 Gross Living Area 2,083
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 23087 sf
 Quality Q4
 Age 34



Subject Rear



Subject Street

Subject Photo Page

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX Zip Code 77581
Lender/Client	Reverse Mortgage Servicing Department				



Subject Front

2045 Melanie Ln
 Sales Price
 Gross Living Area 2,083
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 23087 sf
 Quality Q4
 Age 34



Subject Right Front



Subject Left Front

Subject Photo Page

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX
Lender/Client	Reverse Mortgage Servicing Department				
				Zip Code	77581



Subject Rear

2045 Melanie Ln
 Sales Price
 Gross Living Area 2,083
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
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 Quality Q4
 Age 34



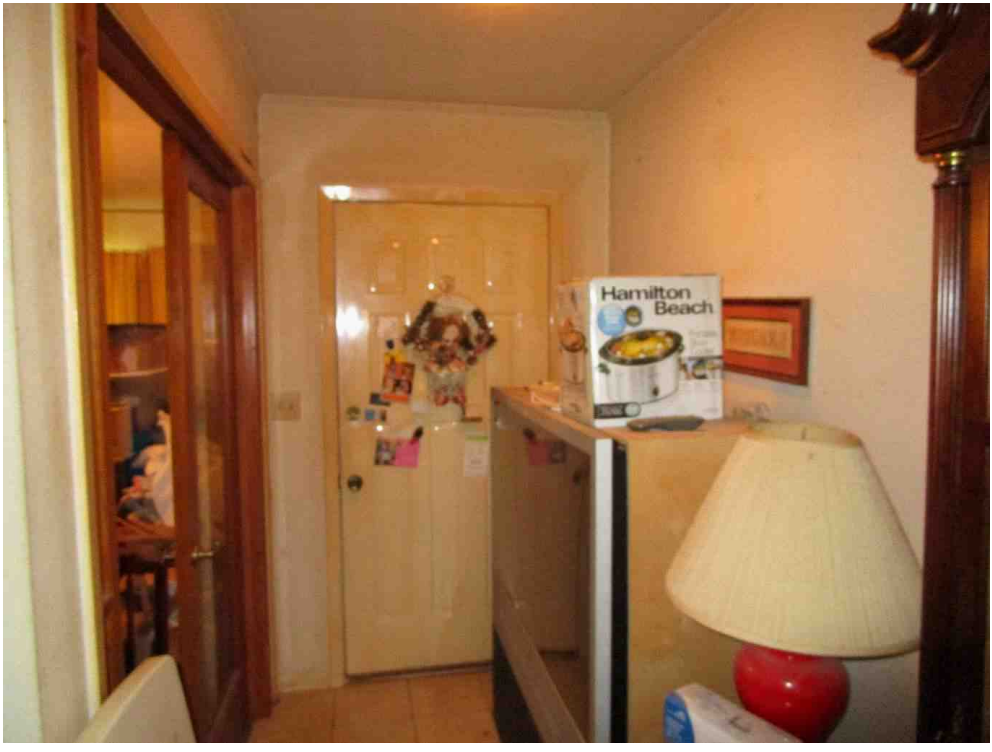
Subject Right Rear



Subject Left Rear

Subject Interior Photo Page

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX Zip Code 77581
Lender/Client	Reverse Mortgage Servicing Department				



Foyer

2045 Melanie Ln
 Sales Price
 Gross Living Area 2,083
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 23087 sf
 Quality Q4
 Age 34



Dining



Family

Subject Interior Photo Page

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX Zip Code 77581
Lender/Client	Reverse Mortgage Servicing Department				

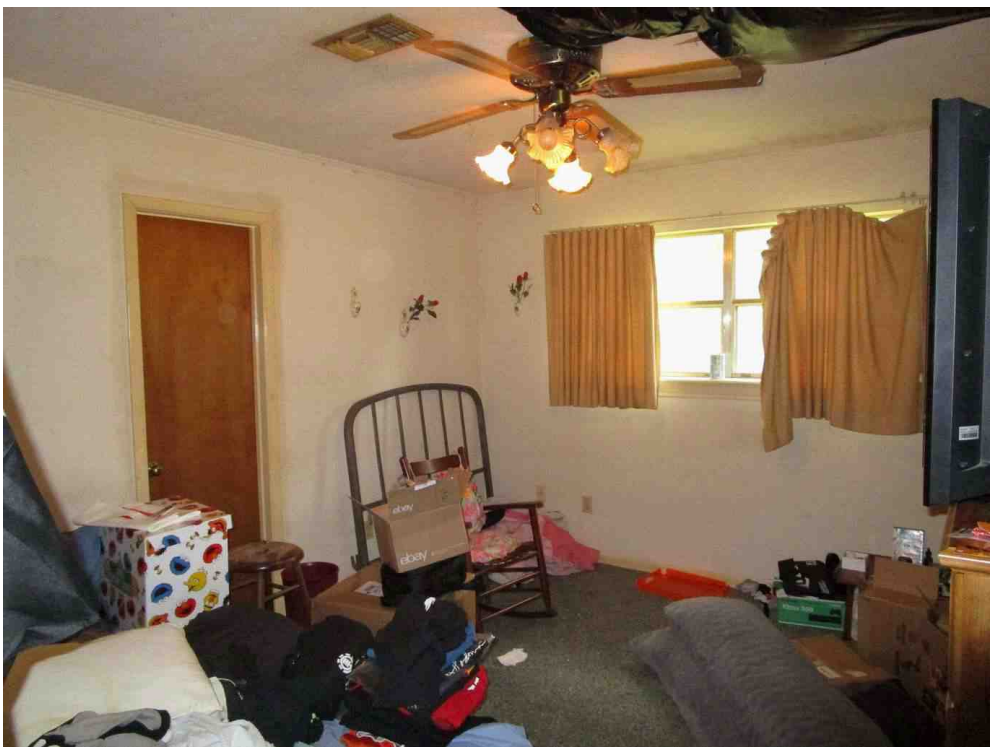


Bedroom

2045 Melanie Ln
 Sales Price
 Gross Living Area 2,083
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 23087 sf
 Quality Q4
 Age 34



Bath



Bedroom

Subject Interior Photo Page

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX Zip Code 77581
Lender/Client	Reverse Mortgage Servicing Department				

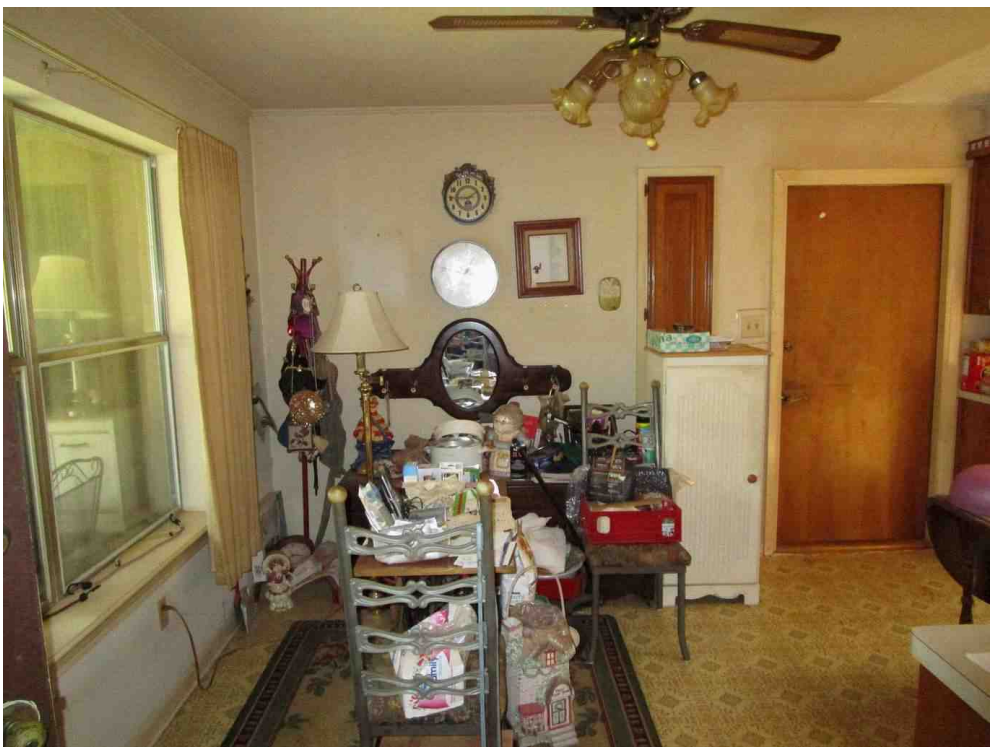


Bedroom

2045 Melanie Ln
 Sales Price
 Gross Living Area 2,083
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 23087 sf
 Quality Q4
 Age 34



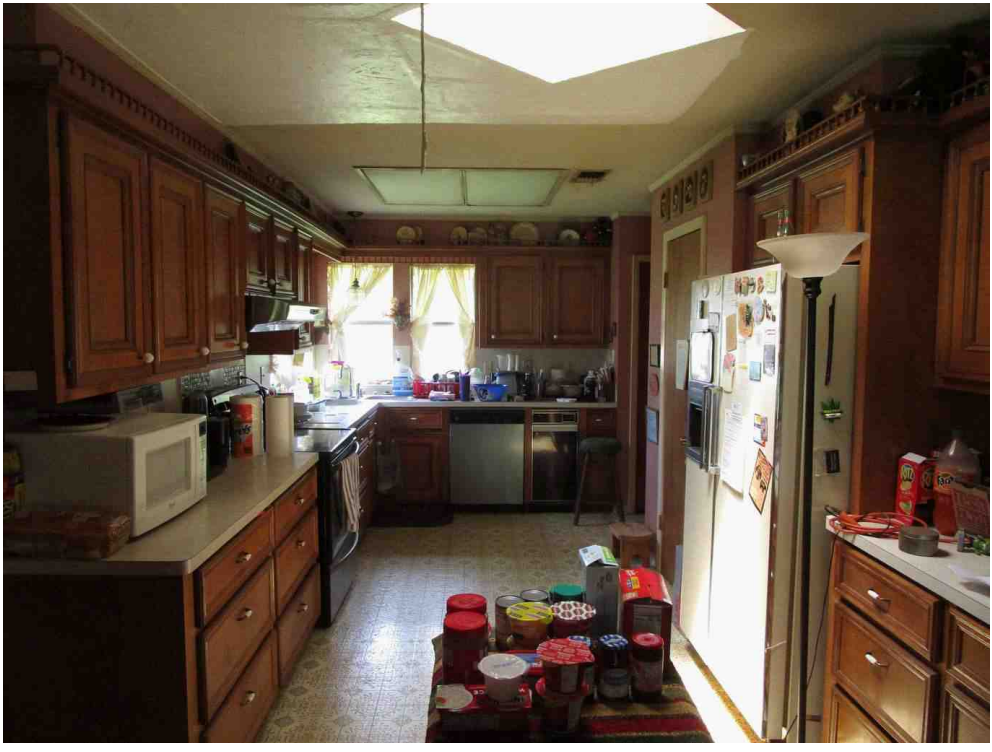
Bath



Breakfast

Subject Interior Photo Page

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX
Lender/Client	Reverse Mortgage Servicing Department				
				Zip Code	77581



Kitchen

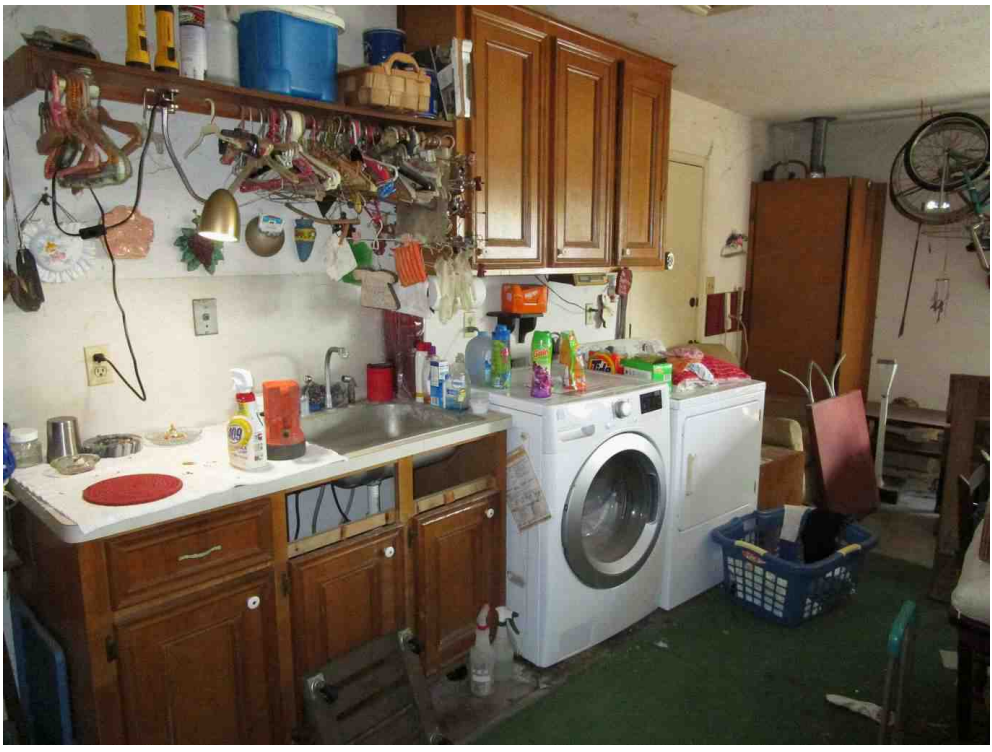
2045 Melanie Ln	
Sales Price	
Gross Living Area	2,083
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	23087 sf
Quality	Q4
Age	34

Photograph Addendum

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX Zip Code 77581
Lender/Client	Reverse Mortgage Servicing Department				



Garage



Laundry/Garage



Attic vented and insulated

Photograph Addendum

Borrower	Estate of Myrna Lee McCracken			
Property Address	2045 Melanie Ln			
City	Pearland	County	Brazoria	State TX Zip Code 77581
Lender/Client	Reverse Mortgage Servicing Department			



Ceiling water damage

Comparable Photo Page

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX
Lender/Client	Reverse Mortgage Servicing Department				
				Zip Code	77581



Comparable 1

1525 Garden Rd	
Prox. to Subject	0.82 miles NW
Sales Price	246,000
Gross Living Area	1,896
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	34,064 sf
Quality	Q4
Age	16



Comparable 2

5406 Cunningham Dr	
Prox. to Subject	0.89 miles SE
Sales Price	206,000
Gross Living Area	1,555
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8,729 sf
Quality	Q4
Age	36



Comparable 3

5525 Cunningham Dr	
Prox. to Subject	0.96 miles SE
Sales Price	185,976
Gross Living Area	1,675
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	9,448 sf
Quality	Q4
Age	40

Comparable Photo Page

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX Zip Code 77581
Lender/Client	Reverse Mortgage Servicing Department				



Comparable 4

6317 Butler Rd	
Prox. to Subject	0.12 miles NW
Sales Price	338,500
Gross Living Area	2,348
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	28,340 sf
Quality	Q4
Age	42



Comparable 5

6709 Sharon Dr	
Prox. to Subject	0.58 miles NW
Sales Price	220,000
Gross Living Area	1,458
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	36,155 sf
Quality	Q4
Age	51



Comparable 6

2312 Anthony Ln	
Prox. to Subject	0.96 miles SE
Sales Price	209,900
Gross Living Area	1,513
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7,057 sf
Quality	Q4
Age	40

Comparable Photo Page

Borrower	Estate of Myrna Lee McCracken				
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City	Pearland	County	Brazoria	State	TX
Lender/Client	Reverse Mortgage Servicing Department				
				Zip Code	77581



Comparable 7

2554 Lazy Bend St	
Prox. to Subject	0.78 miles S
Sale Price	219,900
Gross Living Area	2,307
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	31,363 sf
Quality	Q4
Age	55



Comparable 8

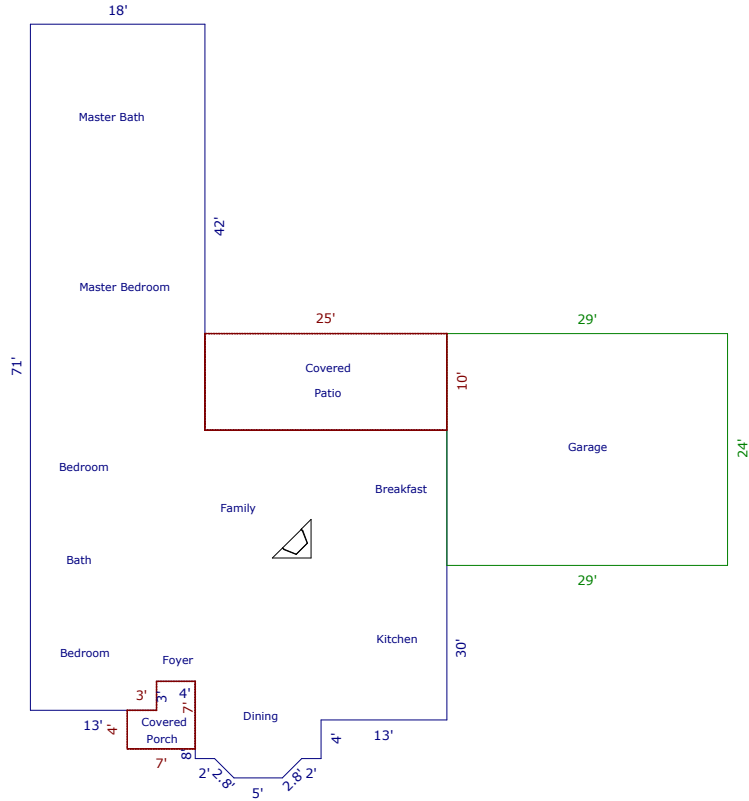
2303 Romayor Ct	
Prox. to Subject	0.91 miles SE
Sale Price	199,900
Gross Living Area	2,242
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7,967 sf
Quality	Q4
Age	40

Comparable 9

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

Building Sketch

Borrower	Estate of Myrna Lee McCracken		
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		State	TX
		Zip Code	77581
Lender/Client	Reverse Mortgage Servicing Department		



Sketch by Apex Sketch v5 Standard™

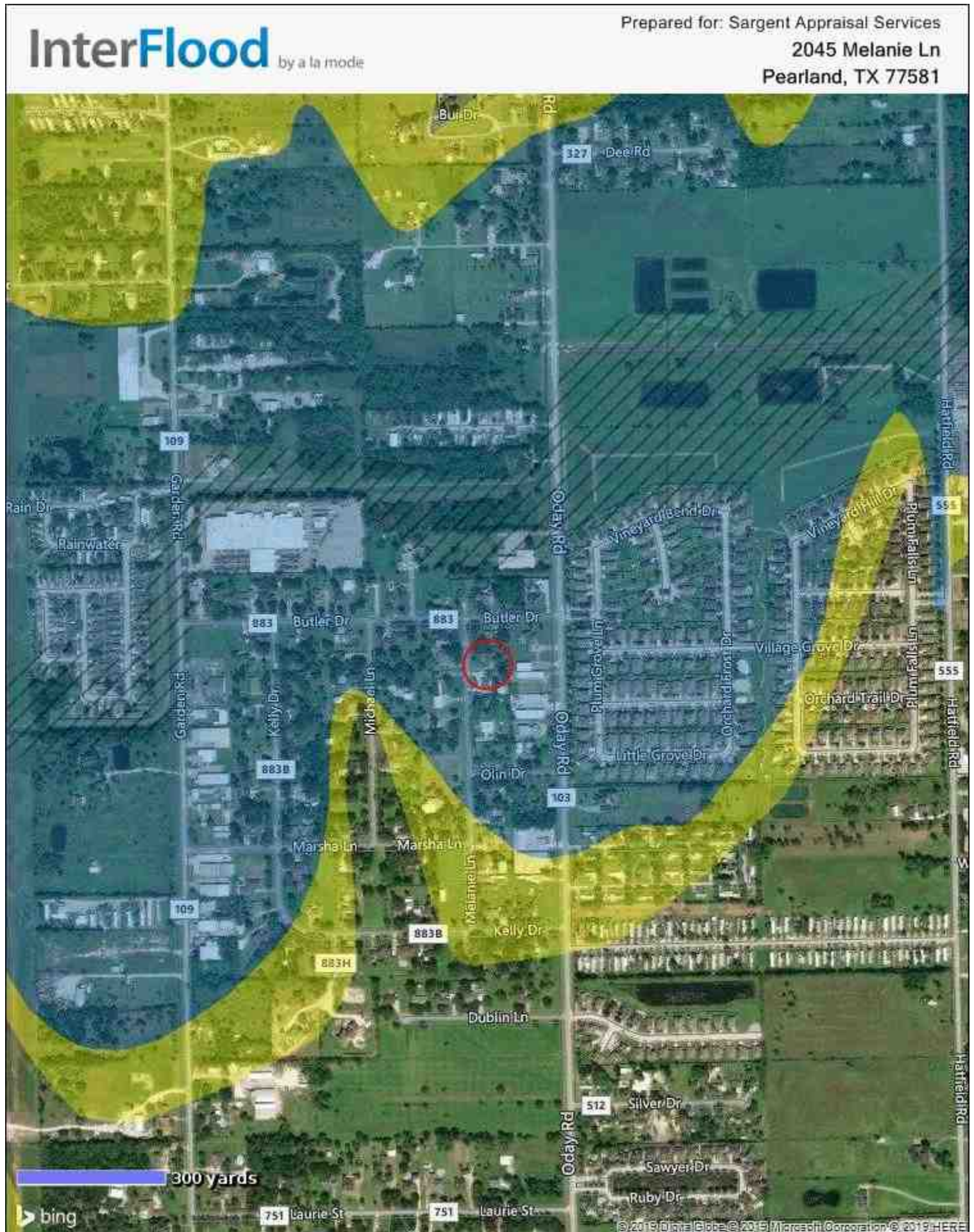
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2083.00	2083.00
GAR	2- Garage	696.00	696.00
P/P	Covered Patio	250.00	
	Covered Porch	40.00	290.00
Net LIVABLE Area		(rounded)	2083

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	3.0 x	13.0	39.00
	43.0 x	26.0	1118.00
	4.0 x	26.0	104.00
	42.0 x	18.0	756.00
0.5 x	2.0 x	2.0	2.00
	4.0 x	13.0	52.00
	5.0 x	2.0	10.00
0.5 x	2.0 x	2.0	2.00
8 Items			(rounded)
			2083

Flood Map

Borrower	Estate of Myrna Lee McCracken				
Property Address	2045 Melanie Ln				
City	Pearland	County	Brazoria	State	TX
Lender/Client	Reverse Mortgage Servicing Department				
				Zip Code	77581



MAP DATA

FEMA Special Flood Hazard Area: **Yes**
 Map Number: **48039C0030I**
 Zone: **AE**
 Map Date: **September 22, 1999**
 FIPS: **48039**

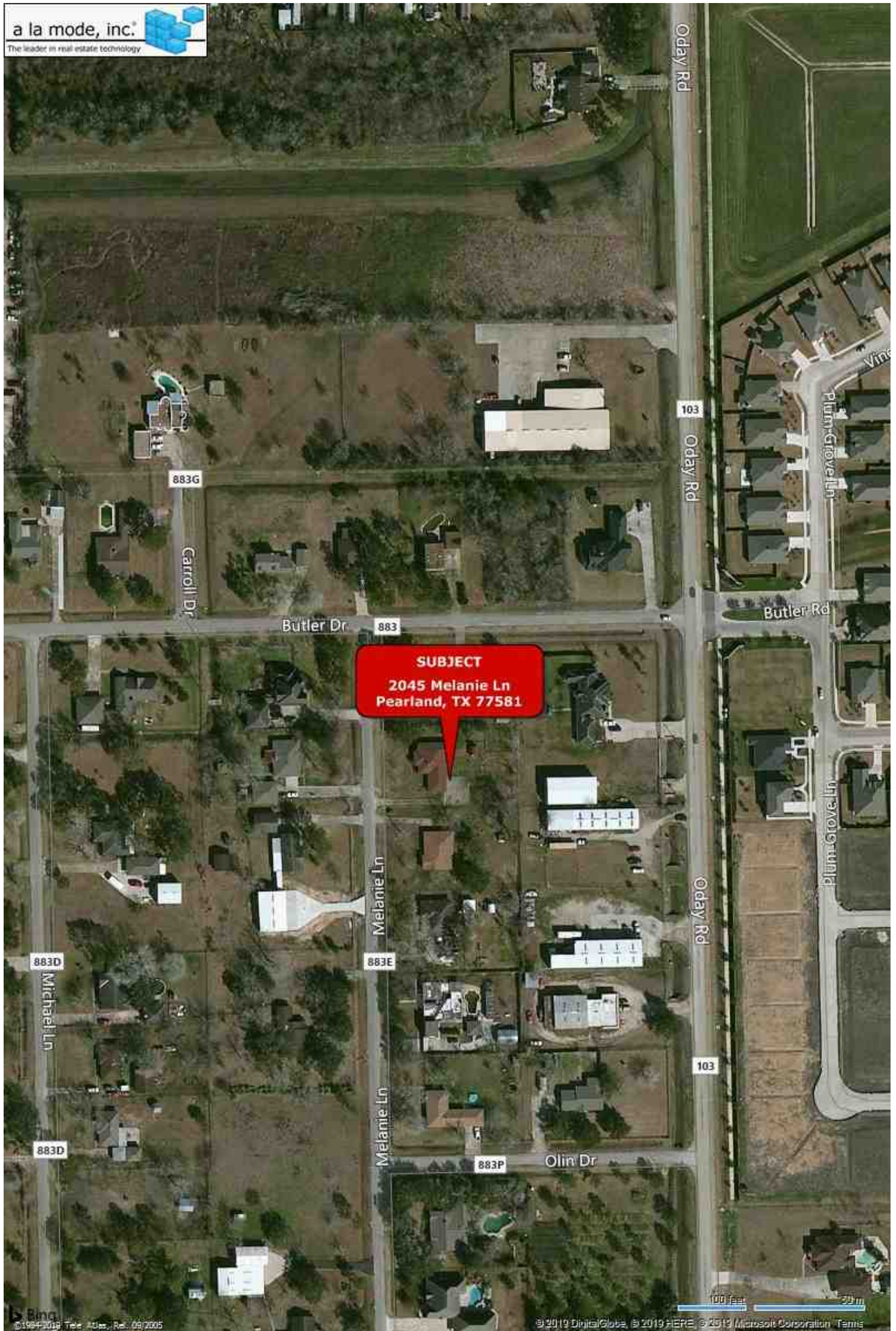
MAP LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard | <ul style="list-style-type: none"> Protected Areas Floodway Subject Area |
|---|--|

Powered by CoreLogic®

Aerial Map

Borrower	Estate of Myrna Lee McCracken		
Property Address	2045 Melanie Ln		
City	Pearland	County	Brazoria
		State	TX
		Zip Code	77581
Lender/Client	Reverse Mortgage Servicing Department		



Location Map

Borrower	Estate of Myrna Lee McCracken		
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		State	TX
		Zip Code	77581
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