

INVOICE

FROM:

Challenger Appraisal Service
 1 Highland Dr.
 Bayou Vista, Texas 77563

Telephone Number: 832.643.9767 Fax Number: 877.808.5117

INVOICE NUMBER

CAS0910154

DATE

9/10/2015

REFERENCE

Internal Order #:
 Lender Case #:
 Client File #:
 Main File # on form: CAS0910154
 Other File # on form:
 Federal Tax ID:
 Employer ID:

TO:

Red Door Funding
 110 Avenue B Suite 100
 Stafford, TX 77477

Telephone Number: 832.539.1099 Fax Number: 832.539.1103
 Alternate Number: E-Mail: dhoke@reddordfunding.com

DESCRIPTION

Lender: Red Door Funding **Client:** Red Door Funding
Purchaser/Borrower: Martian Fingerhut
Property Address: 3316 West Dallas St.
City: Houston **State:** TX **Zip:** 77019
County: Harris
Legal Description: TR5B BLK 5 ROCKOW

FEES

AMOUNT

Full Appraisal	400.00
SUBTOTAL	
	400.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
Due upon receipt			TOTAL DUE \$ 400.00

Challenger Appraisal Service
1 Highland Dr.
Bayou Vista, Texas 77563
832.643.9767

David Hoke

Red Door Funding

Re: Property: 3316 West Dallas St.
Houston, TX 77019
Borrower: Martian Fingerhut
File No.: CAS0910154

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

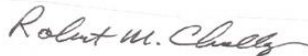
The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

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,



Robert M. Challenger
832.643.9767

Borrower/Client	Martian Fingerhut	File No.	CAS0910154
Property Address	3316 W Dallas St		
City	Houston	County	Harris
		State	TX
Lender	Red Door Funding	Zip Code	77019

TABLE OF CONTENTS



Invoice	1
Letter of Transmittal	2
Supplemental Addendum	3
Summary of Salient Features	4
URAR	5
Building Sketch (Page - 1)	11
Repair and Maintenance Addendum	12
Market Conditions Addendum to the Appraisal Report	13
Supplemental Addendum	14
Multi-Purpose Supplemental Addendum	15
FIRREA/USPAP Addendum	17
USPAP Identification	18
Subject Photos	19
Subject Photos	20
Subject Photos	21
Comparable Photos 1-3	22
Location Map	23
Flood Map	24
License	25

Supplemental Addendum

File No. CAS0910154

Borrower/Client	Martian Fingerhut			
Property Address	3316 W Dallas St			
City	Houston	County	Harris	State TX Zip Code 77019
Lender	Red Door Funding			

APPRAISAL REPORT

:.....

CAS0910154

OF

RESIDENTIAL HOME

LOCATED AT:

3316 WEST DALLAS ST.
HOUSTON, TEXAS 77019
HARRIS COUNTY

PREPARED FOR:

RED DOOR FUNDING
110 AVENUE B SUITE 100
STAFFORD, TEXAS 77477

AS OF:

SEPTEMBER 10, 2015

:.....

BY:

ROBERT M. CHALLENGER
STATE LICENSED
REAL ESTATE APPRAISER
NUMBER-TX-137565-L

CHALLENGER APPRAISAL SERVICE
1 HIGHLAND DR.

BAYOU VISTA, TEXAS 77563

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	3316 W Dallas St
	Legal Description	TR5B BLK 5 ROCKOW
	City	Houston
	County	Harris
	State	TX
	Zip Code	77019
	Census Tract	4103.00
	Map Reference	492M
SALES PRICE	Sale Price	\$ 365,000
	Date of Sale	9/1/2015
CLIENT	Borrower/Client	Martian Fingerhut
	Lender	Red Door Funding
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,395
	Price per Square Foot	\$ 152.40
	Location	Suburban
	Age	Blt 1998
	Condition	Good ARV
	Total Rooms	6
	Bedrooms	3
	Baths	2.5
APPRAISER	Appraiser	Robert M. Challenger
	Date of Appraised Value	9/10/2015
VALUE	Final Estimate of Value	\$ 481,000ARV

Uniform Residential Appraisal Report

File # CAS0910154

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 3316 W Dallas St City Houston State TX Zip Code 77019
 Borrower Martian Fingerhut Owner of Public Record Joanna R. Rigdon County Harris
 Legal Description TR5B BLK 5 ROCKOW
 Assessor's Parcel # 055-083-000-0028 Tax Year 2014 R.E. Taxes \$ 9,419
 Neighborhood Name Houston Map Reference 492M Census Tract 4103.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0.00 PUD HOA \$ 750 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Red Door Funding Address
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Terminated Listing - MLS#90132212, \$424,900, 3/30/2015.

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. N/A
 Contract Price \$ 365,000 Date of Contract 9/1/2015 Is the property seller the owner of public record? Yes No Data Source(s) Tax Records
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. N/A

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	365	Low 0	Multi-Family	5 %		
Neighborhood Boundaries Neighborhood boundaries include Washington Ave on the north, Waugh Dr. on the east, Westheimer Rd. on the south, and Shepherd Dr. on the west.		629	High 20	Commercial	5 %		
Neighborhood Description See attached addenda.		460	Pred. 10	Other	%		

Market Conditions (including support for the above conclusions) See attached addenda.

SITE

Dimensions Survey not provided Area 1,600 Sq. Ft. per CAD Shape Basically rectangular View Residential
 Specific Zoning Classification Deed restricted to SFR Zoning Description
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

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 Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 48201C0670M FEMA Map Date 06/09/2014
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 The subject is situated on a typical sized and shaped site for the area. No adverse easements, encroachments, or other adverse conditions were observed.

IMPROVEMENTS

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	CT/WD/Cpt. / Gd.
# of Stories 3	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/CmtBrd/Gd.	Walls	Pntd. Drywall/Gd.
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Comp. Sh. / Avg.	Trim/Finish	Painted Wd/Gd.
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	None	Bath Floor	CT/Gd.
Design (Style) Traditional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Alum.-DH	Bath Wainscot	CT/Gd.
Year Built 1998	Evidence of <input type="checkbox"/> Infestation None noted	Storm Sash/Insulated	Screens	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 6	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Screens only	<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) #	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) # 2	<input checked="" type="checkbox"/> Fence 6' Wd	<input checked="" type="checkbox"/> Garage	# of Cars 2 Att.
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	Patio	<input checked="" type="checkbox"/> Porch Cov.	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 6 Rooms 3 Bedrooms 2.5 Bath(s) 2,395 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). Covered front porch, open patio, landscaping, 6' wood fence, concrete drives and walks. Interior features include two woodburning fireplaces and ceiling fans.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is considered to be in average overall condition at the time of inspection. Physical Depreciation is inconsistent with the age of the subject. Renovation is planned. See "scope of work" addenda. No Functional or External Obsolescence was observed.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File # CAS0910154

There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 395,000 to \$ 565,000 .					
There are 32 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 364,650 to \$ 629,000 .					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	3316 W Dallas St Houston, TX 77019	1945 Vermont St Houston, TX 77019	1818 W Bell St Unit A Houston, TX 77019	1726 Michigan St Houston, TX 77006	
Proximity to Subject		0.63 miles SW	0.19 miles S	0.71 miles S	
Sale Price	\$ 365,000	\$ 481,500	\$ 480,000	\$ 516,700	
Sale Price/Gross Liv. Area	\$ 152.40 sq.ft.	\$ 199.79 sq.ft.	\$ 200.08 sq.ft.	\$ 198.12 sq.ft.	
Data Source(s)		Tax Records/MLS #75231734	Tax Records/MLS #32193713	Tax Records/MLS #13895669	
Verification Source(s)		Exterior Inspection	Exterior Inspection	Exterior Inspection	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Conv. @ Mrkt% -0- Pts. Seller		Conv. @ Mrkt% -0- Pts. Seller	
Date of Sale/Time		6/11/2015		4/24/2015	
Location	Suburban	Suburban		Suburban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	1,600 Sq. Ft. per	1600 Sq. Ft.		2500 Sq. Ft.	-2,700
View	Residential	Residential		Residential	
Design (Style)	Traditional	Traditional		Traditional	
Quality of Construction	Good	Good		Good	
Actual Age	Blt 1998	Blt 1995		Blt 2004	
Condition	Good ARV	Good		Good	
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
	6 3 2.5	6 3 3.5	-2,000	6 3 3.5	-2,000
Gross Living Area	2,395 sq.ft.	2,410 sq.ft.	-1,194	2,399 sq.ft.	-318
Basement & Finished Rooms Below Grade	0	None		None	
Functional Utility	Average	Average		Average	
Heating/Cooling	Central H/Air	Central H/Air		Central H/Air	
Energy Efficient Items	Standard	Standard		Standard	
Garage/Carport	2 Att.	2 Car Att.		2 Car Att.	
Porch/Patio/Deck	Porch, Patio	Porch, Patio		Porch, Patio	
Days on Market	99	34		36	
Fireplace	Fireplace (2)	Fireplace	+1,500	Fireplace	+1,500
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,694		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -3,518	
Adjusted Sale Price of Comparables		Net Adj. 0.4 % Gross Adj. 1.0 % \$ 479,806		Net Adj. 0.7 % Gross Adj. 1.4 % \$ 476,482	
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain Neither the subject nor the comparable sales have been listed on MLS for the prior 36 months other than those transactions utilized in our analysis.					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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/Tax Records					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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/Tax Records					
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	None noted in	No sales data in 36 months	No sales data in 36 months	No sales data in 36 months	
Price of Prior Sale/Transfer	prior 36 months	per Tax Records & MLS	per Tax Records & MLS	per Tax Records & MLS	
Data Source(s)	MLS/Tax Rec.	MLS/Tax Rec.	MLS/Tax Rec.	MLS/Tax Rec.	
Effective Date of Data Source(s)	9/10/2015	9/10/2015	9/10/2015	9/10/2015	
Analysis of prior sale or transfer history of the subject property and comparable sales Research revealed no market activity or agreements on the subject or sales within the prior 36 months other than those transactions utilized in our analysis.					
Summary of Sales Comparison Approach The comparable sales utilized in this report are all located in the subject's market area and are considered similar in location, quality of construction, condition, gross living area, and market appeal. Adjustments were made for gross living area, lot size, bathroom, and fireplace. Sale one is considered most comparable to the subject in regard to gross living area and date of sale; therefore, it was given most weight in the value estimate. The opinion of value stated in this report is "subject to" the completion of the renovation planned. See "scope of work" addenda. The best of the available data within the past 12 months has been utilized herein.					
Indicated Value by Sales Comparison Approach \$ 481,000ARV					
Indicated Value by: Sales Comparison Approach \$ 481,000ARV Cost Approach (if developed) \$ 419,215 Income Approach (if developed) \$ N/A					
The reported value is an unbiased independent valuation of the subject property, consistent with USPAP requirements. The Cost Approach supports the value estimate of the subject. Most homes are purchased for use rather than income; therefore, the Income Approach lacks rationale. In the final estimate of value, the Sales Comparison Approach has been given most weight.					
This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input checked="" type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: The property appraised is subject to the attached Certification and Limiting Conditions. THIS IS A COMPLETE SUMMARY APPRAISAL REPORT.					
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 \$ 481,000ARV , as of 9/10/2015 , which is the date of inspection and the effective date of this appraisal.					

SALES COMPARISON APPROACH

RECONCILIATION

Uniform Residential Appraisal Report

File # CAS0910154

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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) The site value is based on a combination of the Allocation Method, Extraction Method and Cost Comparable Method. There were no lot sales noted within the area.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 84,000
Source of cost data Marshall & Swift and area builders	DWELLING 2,395 Sq.Ft. @ \$ 144.39 = \$ 345,814
Quality rating from cost service Gd. Effective date of cost data 01/2015	0 Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.) = \$
See attached addenda.	Garage/Carport 447 Sq.Ft. @ \$ 25.00 = \$ 11,175
	Total Estimate of Cost-New = \$ 356,989
	Less Physical Functional External
	Depreciation 26,774 = \$(26,774)
	Depreciated Cost of Improvements = \$ 330,215
	"As-is" Value of Site Improvements = \$ 5,000
Estimated Remaining Economic Life (HUD and VA only) 74 Years	INDICATED VALUE BY COST APPROACH = \$ 419,215

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier N/A = \$ N/A Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM) See Income Approach comments in the additional comments section.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
 Legal Name of Project _____
 Total number of phases _____ Total number of units _____ Total number of units sold _____
 Total number of units rented _____ Total number of units for sale _____ Data source(s) _____
 Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion. _____
 Does the project contain any multi-dwelling units? Yes No Data Source _____
 Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____

 Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. _____
 Describe common elements and recreational facilities. _____

Uniform Residential Appraisal Report

File # CAS0910154

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # CAS0910154

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

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

Uniform Residential Appraisal Report

File # CAS0910154

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

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

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

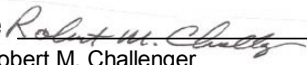
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Robert M. Challenger
 Company Name Challenger Appraisal Service
 Company Address 1 Highland Dr., Bayou Vista, Tx. 77563

Telephone Number 832.643.9767
 Email Address bob_challenger@earthlink.net
 Date of Signature and Report September 11, 2015
 Effective Date of Appraisal 9/10/2015
 State Certification # _____
 or State License # 1337565-L
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 11/30/2013

ADDRESS OF PROPERTY APPRAISED
3316 W Dallas St
Houston, TX 77019

APPRAISED VALUE OF SUBJECT PROPERTY \$ 481,000ARV

LENDER/CLIENT

Name _____
 Company Name Red Door Funding
 Company Address _____
 Email Address dhoke@reddoorfunding.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____

Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

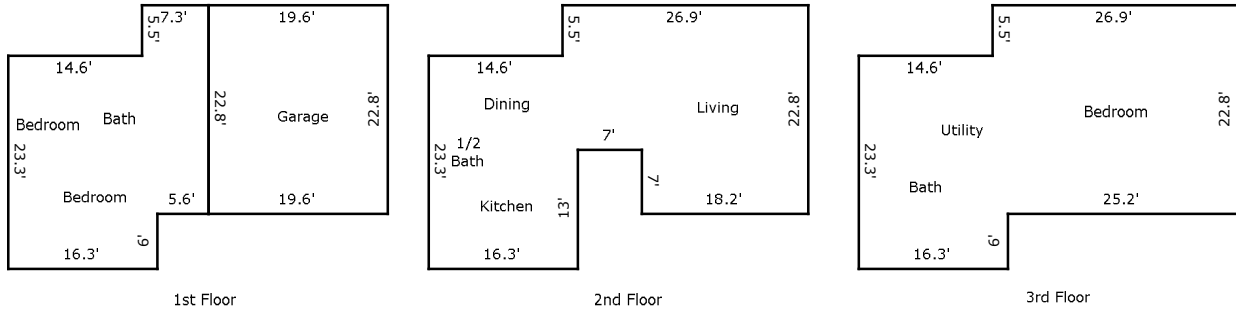
- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Building Sketch

Borrower/Client	Martian Fingerhut			
Property Address	3316 W Dallas St			
City	Houston	County Harris	State TX	Zip Code 77019
Lender	Red Door Funding			



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	516.82 Sq ft	$7.3 \times 5.5 = 40.15$ $21.9 \times 17.3 = 378.87$ $6 \times 16.3 = 97.8$
Second Floor	914.7 Sq ft	$22.8 \times 18.2 = 414.96$ $16.3 \times 13 = 211.9$ $10.3 \times 14.6 = 150.38$ $15.8 \times 8.7 = 137.46$
Third Floor	963.7 Sq ft	$22.8 \times 25.2 = 574.56$ $16.3 \times 23.3 = 379.79$ $5.5 \times 1.7 = 9.35$
Total Living Area (Rounded):	2395 Sq ft	
Non-living Area		
2 Car Attached	446.88 Sq ft	$19.6 \times 22.8 = 446.88$

Market Conditions Addendum to the Appraisal Report

File No. CAS0910154

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 **3316 W Dallas St** City **Houston** State **TX** ZIP Code **77019**

Borrower **Martian Fingerhut**

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)	20	9	3	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.33	3.00	1.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	30	32	32	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	9.0	10.7	32.0	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" 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	437,883	483,000	526,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	35	23	34	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	479,500	479,500	479,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	122	120	86	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97.50	97.35	96.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent? Yes No Declining Stable 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 is no significant change is seller contributions within the time periods reviewed.**

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).

Cite data sources for above information. **Houston MLS.**

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.

After analysis it is determined the market is stable.

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

Project Name:

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

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

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

Signature *Robert M. Challenger*
 Appraiser Name **Robert M. Challenger**
 Company Name **Challenger Appraisal Service**
 Company Address **1 Highland Dr., Bayou Vista, Tx. 77563**
 State License/Certification # **1337565-L** State **TX**
 Email Address **bob_challenger@earthlink.net**

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Supplemental Addendum

File No. CAS0910154

Borrower/Client	Martian Fingerhut			
Property Address	3316 W Dallas St			
City	Houston	County	Harris	State TX Zip Code 77019
Lender	Red Door Funding			

ADDITIONAL COMMENTS:

The estimated value is made upon the condition that title to the subject is marketable and free of all liens, encumbrances, easements, and restrictions except those specifically discussed in this report.

By Texas Law, any inspection of real estate involving a contract must be made by a bonded real estate inspector, and any survey by a licensed surveyor. This appraisal is not for such purpose. This appraisal should not be considered a report on the physical items that are part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition). It should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical inspection report. The appraiser is not qualified to render an opinion in these areas. If any interested party is concerned about the existence or adequacy of any particular item, we would strongly suggest that a home inspector, licensed by the Texas Real Estate Commission, be hired for a detailed inspection. This appraisal does not warranty, guarantee, or imply as to the condition of the roof, slab, electrical and plumbing systems, mechanical equipment, HVAC, appliances, or any other component of the improvements. Likewise, no determination of the existence of termites or other infestation is made.

The value estimated 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 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 tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous material and environmental conditions on or around the property that would negatively affect its value. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building such as the presence of UREA-formaldehyde foam insulation, asbestos, leaded paint, and/or toxic waste (which may or may not be present on the property) was not observed by me; not do we have 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 hazardous waste (leaded paint, asbestos, toxic 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.

- **URAR: Cost Approach Comments**

The site value is estimated after consideration of sales and listings of similar sites in the area. "As is" value of site improvements includes contributory value of covered porch, patio, fence, landscaping, and concrete walks and driveway. See attached floor plan for living area calculations.

The Physical Depreciation estimate was calculated utilizing the Economic Age/Life Method, which estimates the accrued depreciation by applying to the reproduction cost new of the property the ratio of the property's effective age to its economic useful life. The formula is as follows: Effective Age divided by the Total Economic Life, multiplied by the Reproduction/Replacement Cost, equals the Depreciation estimate. The cost estimates, including reproduction costs and economic life of property, are taken from the Marshall and Swift Residential Cost Handbook and builders familiar with the area. The estimated total economic life of the subject less the estimated effective age determines the estimated remaining economic life of the subject.

- **URAR : Neighborhood - Market Conditions**

General economic conditions are good. Property values within the subject neighborhood appear to be increasing at a modest rate with supply/demand in balance, evidenced by the MLS report of 8 listings for sale and 32 closed sales in the prior twelve months. Properties in the subject neighborhood will qualify for Conventional, FHA, and VA financing. Typical marketing time is 3 to 6 months, with sellers typically paying up to 3% of the financed amount for the buyers' closing costs. The estimated marketing time indicated herein is based on an observation of the marketing time for sales and listings within the subject area. These factors been considered in the final value estimate.

- **URAR : Neighborhood - Description**

The subject property is located in Harris County, approximately 2.8 radial miles west of Houston's Central Business District. The subject neighborhood is served by Houston Independent School District and is located in close proximity to schools, religious facilities, employment and shopping centers. The subject neighborhood is characterized by traditional one- and two-story brick veneer single-family residential properties. Access to the freeway system is located 2.5 miles north to IH10.

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Challenger Appraisal Service (832) 643-9767

Borrower/Client	Martian Fingerhut			
Property Address	3316 W Dallas St			
City	Houston	County	Harris	State TX Zip Code 77019
Lender	Red Door Funding			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on Marshall & Swift Cost Handbook and local builder costs supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

- According to MLS and the homeowner, _____ the subject property:
- has not been offered for sale in the past: 30 days 1 year 3 years.
 - is currently offered for sale for \$ _____.
 - was offered for sale within the past: 30 days 1 year 3 years for \$ 424,900.
 - Offering information was considered in the final reconciliation of value.
 - Offering information was not considered in the final reconciliation of value.
 - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

- According to Tax Records _____ the subject property:
- Has not transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
 - Has transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
 - All prior sales which have occurred in the past _____ are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.
- | Date | Sales Price | Document # | Seller | Buyer |
|------|-------------|------------|--------|-------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
 - Subject property is located in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel # | Map Date | Name of Community |
|------|------------------|------------|-------------------|
| X | 48201C0670M | 06/09/2014 | Houston |
- The community does not participate in the National Flood Insurance Program.
 - The community does participate in the National Flood Insurance Program.
 - It is covered by a regular program.
 - It is covered by an emergency program.

CURRENT SALES CONTRACT

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller
8/11/2015	9/1/2015	365,000	Joanna Rigdon

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____.
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: _____
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW Include an explanation of current market conditions and trends.

3-6 months is considered a reasonable marketing period for the subject property based on MLS and local statistics

ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:

- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of 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.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. 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 unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

This report conforms to USPAP and is considered to be a complete appraisal in a summary format. The departure provision was not invoked for the purpose of this report.

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature Robert M. Challenger Effective Date 9/10/2015 Date Prepared September 11, 2015
 Appraiser's Name (print) Robert M. Challenger Phone # 832.643.9767
 State TX License Certification # 1337565-L Tax ID # _____

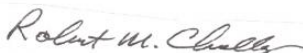
CO-SIGNING APPRAISER'S CERTIFICATION

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not personally inspected the interior of the subject property and:
 - has not inspected the exterior of the subject property and all comparable sales listed in the report.
 - has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____
 Co-Signing Appraiser's Name (print) _____ Phone # _____
 State _____ License Certification # _____ Tax ID # _____

FIRREA / USPAP ADDENDUM

Borrower/Client	Martian Fingerhut		
Property Address	3316 W Dallas St		
City	Houston	County	Harris
		State	TX
		Zip Code	77019
Lender	Red Door Funding		
Purpose			
The purpose of the appraisal is to estimate the market value of the subject property, as defined in this report, as of the effective date of this report.			
Scope			
This report is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid, along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis applied to this assignment may be further imparted within the report. The Appraiser's Certification below and/or any other Statement of Limiting Conditions and Appraisers Certification may be utilized within the Freddie Mac form 439 or Fannie Mae form 1004b (dated 6/93), when applicable.			
Intended Use / Intended User			
The intended user of the appraisal is to assist the client and any other intended users in the underwriting, approval, and funding of the mortgage loan. No one else, including the purchaser and seller, should rely on the estimate of value or any other conclusions in this appraisal report.			
History of Property			
Current listing information: According to MLS and the homeowner, the subject property has been offered for sale in the past 36 months (3 years). Terminated listing - MLS#90132212, \$424,900, 3/30/2015.			
Prior sale: According to Tax Records, title to the subject property has not transferred in the prior 36 months (3 years).			
Exposure Time / Marketing Time			
A reasonable marketing time for the subject property is 150 days, utilizing market conditions pertinent to the appraisal assignment. A reasonable exposure time for the subject property is 120 days.			
Personal (non-realty) Transfers			
Personal property was not considered in the final estimate of value.			
Additional Comments			
1) This is a Complete Appraisal written in a Summary Report format and the USPAP Departure Rule was not invoked.			
2) The value estimate is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions, unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection or 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 unless otherwise stated in this report. It is possible that test and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the subject property that would negatively affect value and/or marketability.			
3) The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions, and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence, these signatures have more safeguards and carry the same validity as the individual's hand-applied signature. If the report has a hand-applied signature, this comment does not apply.			
Certification Supplement			
1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.			
2. My 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.			
3. The current Uniform Standards of Professional Practice defines the market value conclusions as an opinion of market value and not an estimate of market value.			
 Appraiser(s): <u>Robert M. Challenger</u>		Supervisory Appraiser(s): _____	
Effective date / Report date: <u>9/10/2015</u>		Effective date / Report date: _____	

Subject Photo Page

Borrower/Client	Martian Fingerhut						
Property Address	3316 W Dallas St						
City	Houston	County	Harris	State	TX	Zip Code	77019
Lender	Red Door Funding						



Subject Front

3316 W Dallas St
 Sales Price 365,000
 Gross Living Area 2,395
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.5
 Location Suburban
 View Residential
 Site 1,600 Sq. Ft. per CAD
 Quality Good
 Age Blt 1998



Subject Rear



Subject Street

Subject Photo Page

Borrower/Client	Martian Fingerhut			
Property Address	3316 W Dallas St			
City	Houston	County Harris	State TX	Zip Code 77019
Lender	Red Door Funding			



Subject: Living Room

3316 W Dallas St
 Sales Price 365,000
 Gross Living Area 2,395
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.5
 Location Suburban
 View Residential
 Site 1,600 Sq. Ft. per CAD
 Quality Good
 Age Blt 1998



Subject: Kitchen



Subject: Bathroom

Subject Photo Page

Borrower/Client	Martian Fingerhut			
Property Address	3316 W Dallas St			
City	Houston	County Harris	State TX	Zip Code 77019
Lender	Red Door Funding			



Subject Bathroom (2)

3316 W Dallas St
 Sales Price 365,000
 Gross Living Area 2,395
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.5
 Location Suburban
 View Residential
 Site 1,600 Sq. Ft. per CAD
 Quality Good
 Age Blt 1998



Subject Bathroom (1/2)

Comparable Photo Page

Borrower/Client	Martian Fingerhut			
Property Address	3316 W Dallas St			
City	Houston	County	Harris	State TX Zip Code 77019
Lender	Red Door Funding			



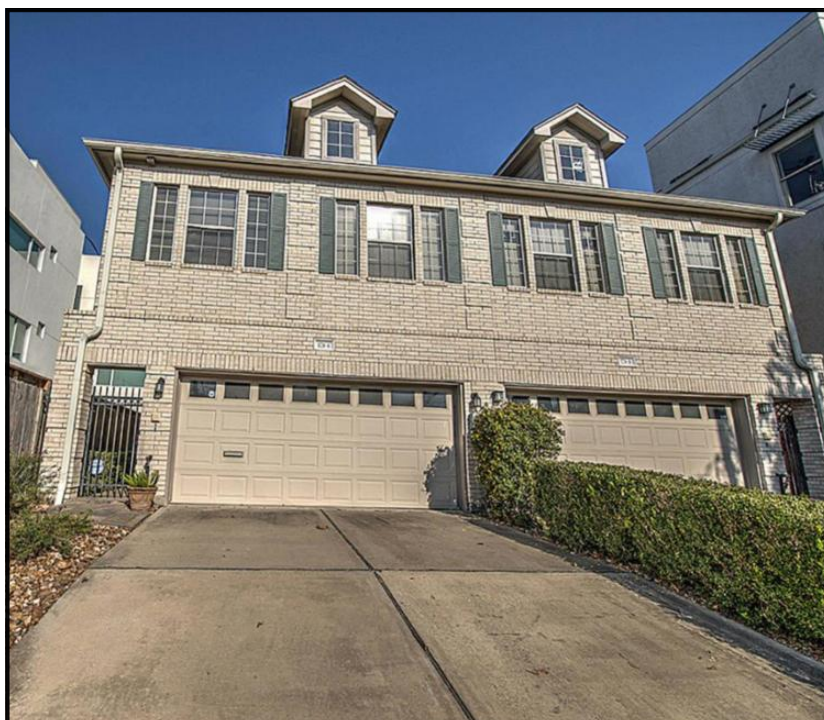
Comparable 1

1945 Vermont St
 Prox. to Subject 0.63 miles SW
 Sale Price 481,500
 Gross Living Area 2,410
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 3.5
 Location Suburban
 View Residential
 Site 1600 Sq. Ft.
 Quality Good
 Age Blt 1995



Comparable 2

1818 W Bell St Unit A
 Prox. to Subject 0.19 miles S
 Sale Price 480,000
 Gross Living Area 2,399
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 3.5
 Location Suburban
 View Residential
 Site 2500 Sq. Ft.
 Quality Good
 Age Blt 2004

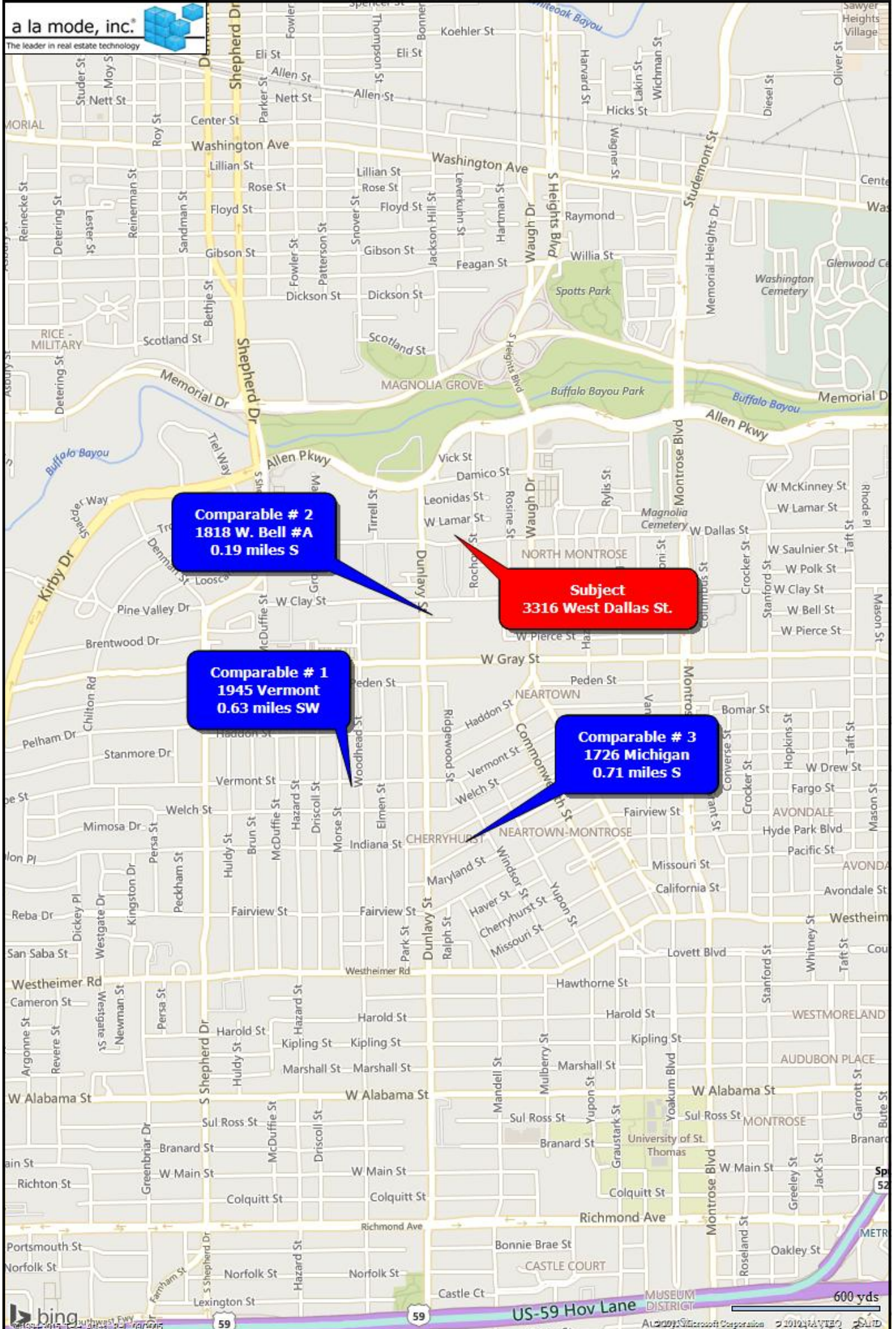


Comparable 3

1726 Michigan St
 Prox. to Subject 0.71 miles S
 Sale Price 516,700
 Gross Living Area 2,608
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.5
 Location Suburban
 View Residential
 Site 2500 Sq. Ft.
 Quality Good
 Age Blt 2002

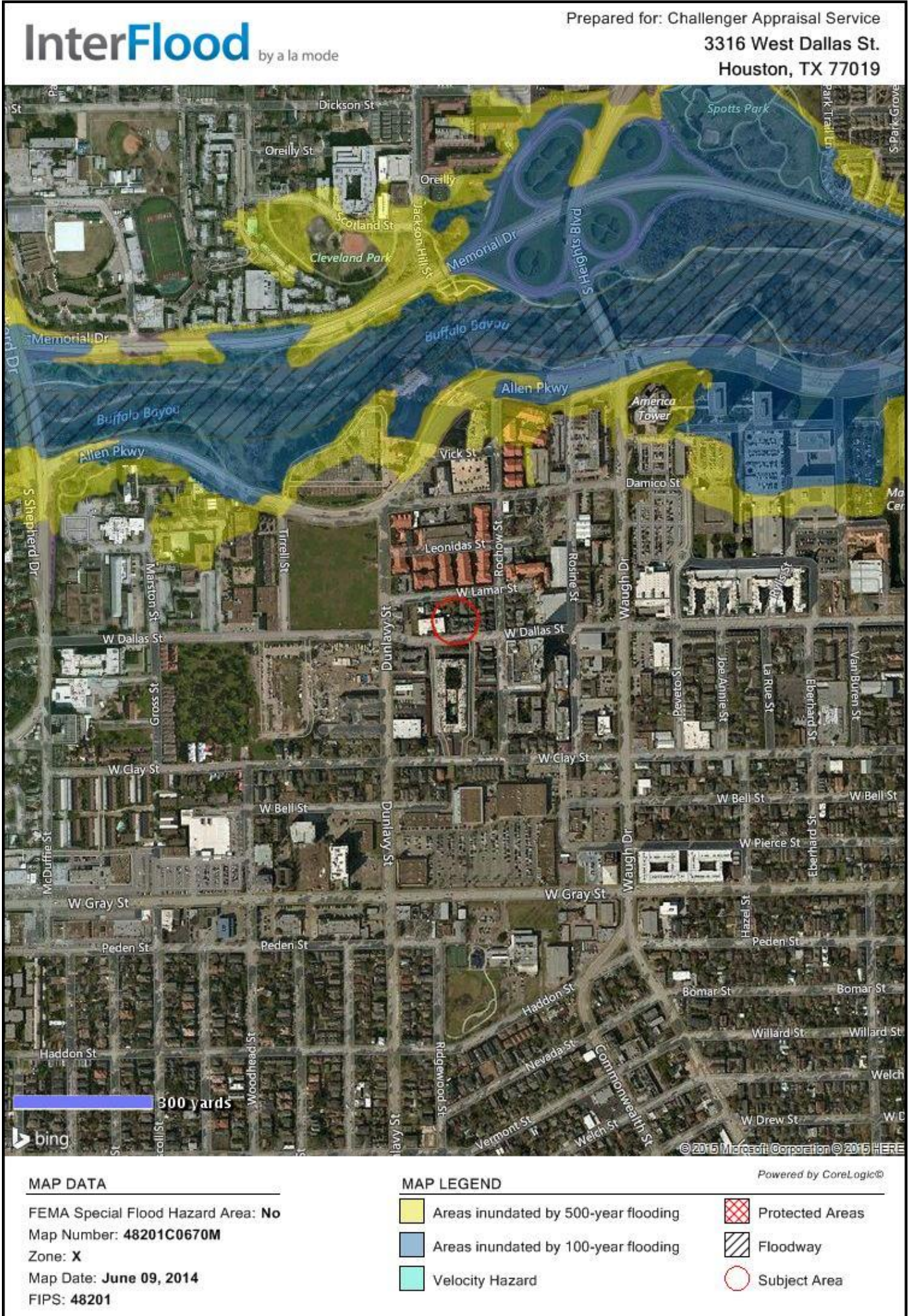
Location Map

Borrower/Client	Martian Fingerhut			
Property Address	3316 W Dallas St			
City	Houston	County	Harris	State TX Zip Code 77019
Lender	Red Door Funding			



Flood Map

Borrower/Client	Martian Fingerhut			
Property Address	3316 W Dallas St			
City	Houston	County	Harris	State TX Zip Code 77019
Lender	Red Door Funding			



License

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Licensed Real Estate Appraiser

Number: **TX 1337565 L**

Issued: **10/02/2013**

Expires: **11/30/2015**

Appraiser: **ROBERT MILES CHALLENGER**

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, Licensed Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner