

Uniform Residential Appraisal Report

160403468
File # 68856

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 1030 Curtin St City Houston State TX Zip Code 77018
Borrower Robert Ferrier Owner of Public Record Suzanne Mosqueda County Harris
Legal Description Lt 202 & Tr 203b Blk 8 Shepherd Park Plaza Sec 1
Assessor's Parcel # 092-395-000-0202 Tax Year 2015 R.E. Taxes \$ 10,816
Neighborhood Name Shepherd Park Plaza Map Reference 452L Census Tract 5309.00
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ 0 [X] PUD HOA \$ 0 [X] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [X] Purchase Transaction [] Refinance Transaction [] Other (describe)
Lender/Client HomeBridge Financial Services, Inc Address 4965 Preston Park Boulevard, Suite 195, Plano, TX 75093
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? [X] Yes [] No
Report data source(s) used, offering price(s), and date(s). DOM 47;Subject property is currently offered for sale for \$579,000. List date 06/09/2016. The Data Source is HAR#80841004.

CONTRACT

I [X] did [] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;All information provided indicate that the contract was an arms length sale.
Contract Price \$ 565,000 Date of Contract 07/26/2016 Is the property seller the owner of public record? [X] Yes [] No Data Source(s) Tax Records/MLS
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 [X] No
If Yes, report the total dollar amount and describe the items to be paid. \$0;;Per Contract.

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 [] Urban [X] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 68 %
Built-Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit 6 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 65 Low 0 Multi-Family 8 %
Neighborhood Boundaries W Tidwell Rd to the north, N Main St to the east, Rosslyn Rd to the west, and 1,226 High 96 Commercial 10 %
W 34th St to the south. 470 Pred. 41 Other 8 %
Neighborhood Description The subject has good access to all necessary and expected support facilities such as schools, shopping, recreational facilities, employment, and the freeway system. There are no apparent adverse factors which would affect the subject or immediate neighborhood's marketability. The subject is located in the Houston Independent School District. Other land usage consists of undeveloped, public, educational, and recreational land uses.
Market Conditions (including support for the above conclusions) Market activity and values are currently stable with supply and demand in balance.
Marketing time is average below six months and typically in range of zero to three months. Typical financing is conventional with seller contributions ranging from 0 to 3.9% and slightly higher on typical FHA transactions ranging from 0 to 4.5%.

SITE

Dimensions Rely on Survey Area 9775 sf Shape Rectangular View N;Res;
Specific Zoning Classification No Zoning Zoning Description No Zoning
Zoning Compliance [] Legal [] Legal Nonconforming (Grandfathered Use) [X] 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? [X] Yes [] No If No, describe
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [] Water [X] [] Street Concrete [X] []
Gas [X] [] Sanitary Sewer [X] [] Alley None [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 48201C0660M FEMA Map Date 06/09/2014
Are the utilities and off-site improvements typical for the market area? [X] Yes [] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe
Subject site is surrounded by single family dwellings; therefore, highest and best use of the site and improvement is single family residential. Survey was not provided; easements/encroachments are unknown. The Houston area is not typically zoned, therefore no adverse effect on value or marketability is noted for of zoning.

IMPROVEMENTS

General Description Foundation Exterior Description materials/condition Interior materials/condition
Units [X] One [] One with Accessory Unit [X] Concrete Slab [] Crawl Space Foundation Walls Concrete Slab/Avg Floors Crpt/Wood/Tile/Avg
of Stories 1 [] Full Basement [] Partial Basement Exterior Walls BV/Siding/Avg Walls Drywall/Paint/Avg
Type [X] Det. [] Att. [] S-Det./End Unit Basement Area 0 sq.ft. Roof Surface Composition/Avg Trim/Finish Wood/Avg
[X] Existing [] Proposed [] Under Const. Basement Finish 0 % Gutters & Downspouts Adequate/Avg Bath Floor Tile/Avg
Design (Style) Neo-Eclectic [] Outside Entry/Exit [] Sump Pump Window Type Alum/Double/Avg Bath Wainscot Ceramic/Avg
Year Built 1963 Evidence of [] Infestation None Storm Sash/Insulated No Car Storage [] None
Effective Age (Yrs) 12 [] Dampness [] Settlement Screens Yes/Avg [X] Driveway # of Cars 2
Attic [] None Heating [X] FWA [] HWBB [] Radiant Amenities [] Woodstove(s) # 0 Driveway Surface Concrete
[X] Drop Stair [] Stairs [] Other Fuel Gas [X] Fireplace(s) # 1 [X] Fence Wood [X] Garage # of Cars 2
[] Floor [] Scuttle Cooling [X] Central Air Conditioning [X] Patio/Deck Conc [X] Porch Conc [] Carport # of Cars 0
[] Finished [] Heated [] Individual None [] Other [X] Pool In-Ground [] Other None [X] Att. [] Det. [] Built-in
Appliances [] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [] Washer/Dryer [] Other (describe)
Finished area above grade contains: 8 Rooms 3 Bedrooms 2.1 Bath(s) 2,835 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). Subject offers typical energy efficient items including ceiling fans. Additional features include: Granite counters in the kitchen and bathroom, stainless steel appliances, tile and hardwood flooring, standup shower, and pool.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;The subject is in average condition and has been well maintained. No functional or external obsolescence was noted. The subject does not appear to be in need of any repairs, however the appraiser is not a home inspector. An inspection of the attic was made. The utilities were on and in working order at the time of inspection of the subject property.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No If Yes, describe
No physical deficiencies or adverse conditions that would affect the livability, soundness, or structural integrity of the subject were noted.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe