

# INVOICE

**FROM:**

Home Team Appraisals  
 Home Team Appraisals  
 3111 Edgewood Dr  
 Pearland, TX 77584-9546

Telephone Number: (832) 637-7705 Fax Number:

**INVOICE NUMBER**

**DATE**

10/25/2022

**REFERENCE**

Internal Order #: 2022  
 Client File #:  
 Main File # on form: 8675309  
 Other File # on form: 2022  
 Federal Tax ID:  
 Employer ID:

**TO:**

Alexander Weinman & Kelley Elaine Swann

Telephone Number: Fax Number:  
 Alternate Number: E-Mail:

**DESCRIPTION**

Client: Alexander Weinman & Kelley Elaine Swann  
 Property Address: 8403 Pontchartrain Psge  
 City: Missouri City State: TX Zip: 77459  
 County: Fort Bend  
 Legal Description:

**FEES**

**AMOUNT**

Sketch	100.00
<b>SUBTOTAL</b>	100.00

**PAYMENTS**

**AMOUNT**

Check #: 1151 Date: 10/25/2022 Description: Paid	100.00
Check #: Date: Description:	
Check #: Date: Description:	
<b>SUBTOTAL</b>	100.00
<b>TOTAL DUE</b>	<b>\$ 0</b>

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

8403 Pontchartrain Psge  
Missouri City, TX 77459

## FOR

Alexander Weinman & Kelley Elaine Swann

## OPINION OF VALUE

## AS OF

06/11/2015

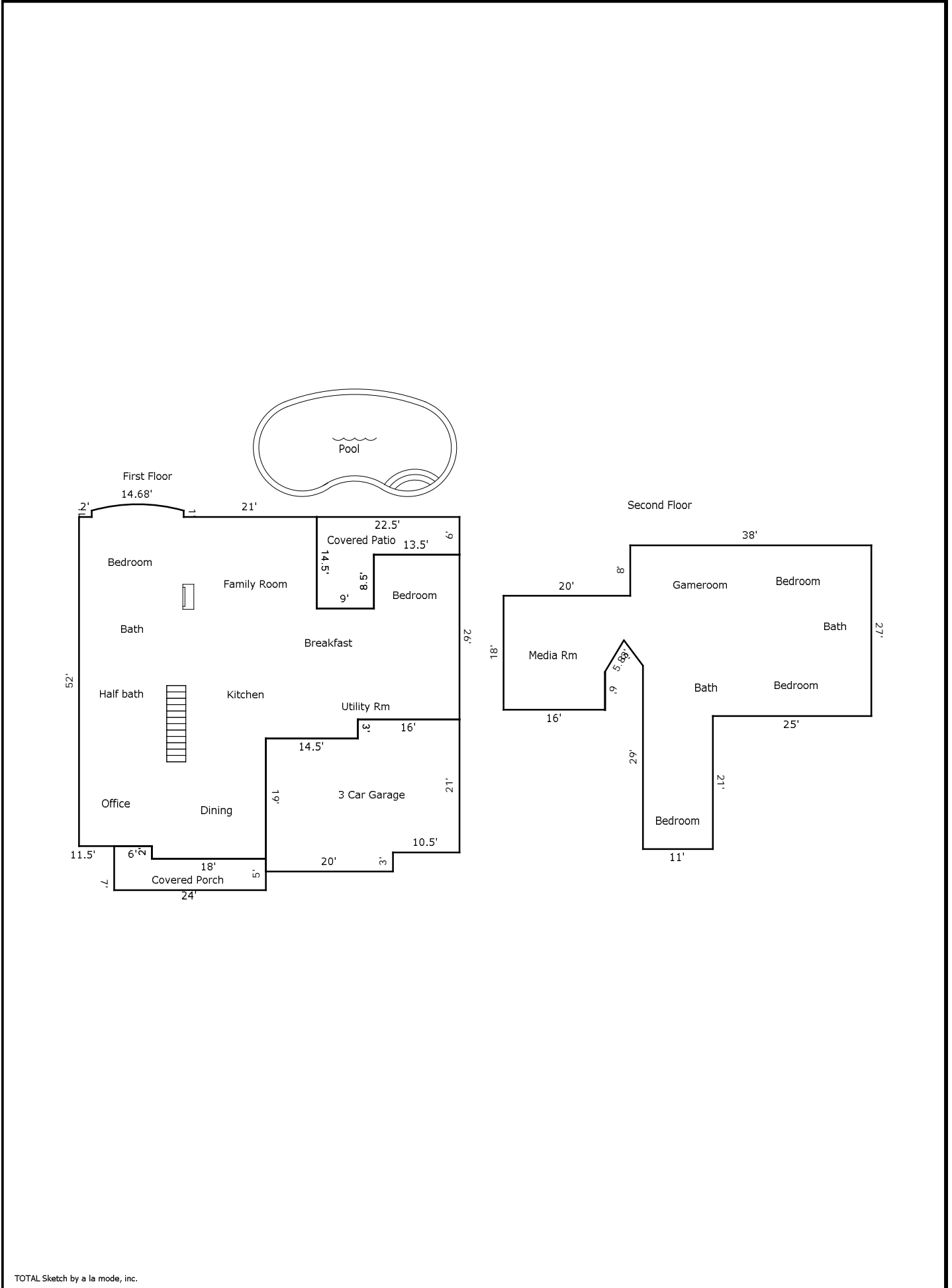
## BY

Robert Dieudonne  
Home Team Appraisals  
3111 Edgewood Dr  
Pearland, TX 77584  
(832) 637-7705

Robert@hometeamappraisals.com  
<http://www.hometeamappraisals.com>

# Building Sketch (Page - 1)

Borrower	Alexander Weinman & Kelley Elaine Swann			
Property Address	8403 Pontchartrain Psge			
City	Missouri City	County	Fort Bend	State TX Zip Code 77459
Lender/Client	Alexander Weinman & Kelley Elaine Swann			



## Building Sketch (Page - 2)

Borrower	Alexander Weinman & Kelley Elaine Swann			
Property Address	8403 Pontchartrain Psge			
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Living Area	Calculation Details	
First Floor	2402.2 Sq ft	$14.5 \times 1 = 14.5$ $26 \times 13.5 = 351$ $37.5 \times 14.5 = 543.75$ $46.5 \times 17.5 = 813.75$ $20 \times 11.5 = 230$ $18 \times 19 = 342$ $3 \times 32.5 = 97.5$ Arc = 9.7
Second Floor	1562.5 Sq ft	$27 \times 25 = 675$ $18 \times 16 = 288$ $13 \times 8 = 104$ $17 \times 7 = 119$ $0.5 \times 3 \times 5 = 7.5$ $11 \times 29 = 319$ $4 \times 11 = 44$ $0.5 \times 4 \times 3 = 6$
<b>Total Living Area (Rounded):</b>	<b>3965 Sq ft</b>	
Non-living Area		
3 Car Attached	657 Sq ft	$21 \times 14.5 = 304.5$ $16 \times 21 = 336$ $3 \times 5.5 = 16.5$
Open Porch	132 Sq ft	$7 \times 6 = 42$ $5 \times 18 = 90$
Covered patio	211.5 Sq ft	$9 \times 8.5 = 76.5$ $22.5 \times 6 = 135$

## Subject Photo Page

Borrower	Alexander Weinman & Kelley Elaine Swann			
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**Subject Front**  
 8403 Pontchartrain Psge  
 Sales Price  
 G.L.A. 3,965  
 Tot. Rooms  
 Tot. Bedrms.  
 Tot. Bathrms.  
 Location N;Res;Res  
 View N;Res;Res  
 Site SF  
 Quality Q4  
 Age



Subject Side



Subject Side

Subject Interior Photo Page

Borrower	Alexander Weinman & Kelley Elaine Swann		
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		State	TX
		Zip Code	77459
Lender/Client	Alexander Weinman & Kelley Elaine Swann		



Rear/Side  
 8403 Pontchartrain Psge  
 Sales Price  
 G.L.A. 3,965  
 Tot. Rooms  
 Tot. Bedrms.  
 Tot. Bathrms.  
 Location N;Res;Res  
 View N;Res;Res  
 Site SF  
 Quality Q4  
 Age



Side/ Rear



Subject Rear

Subject Interior Photo Page

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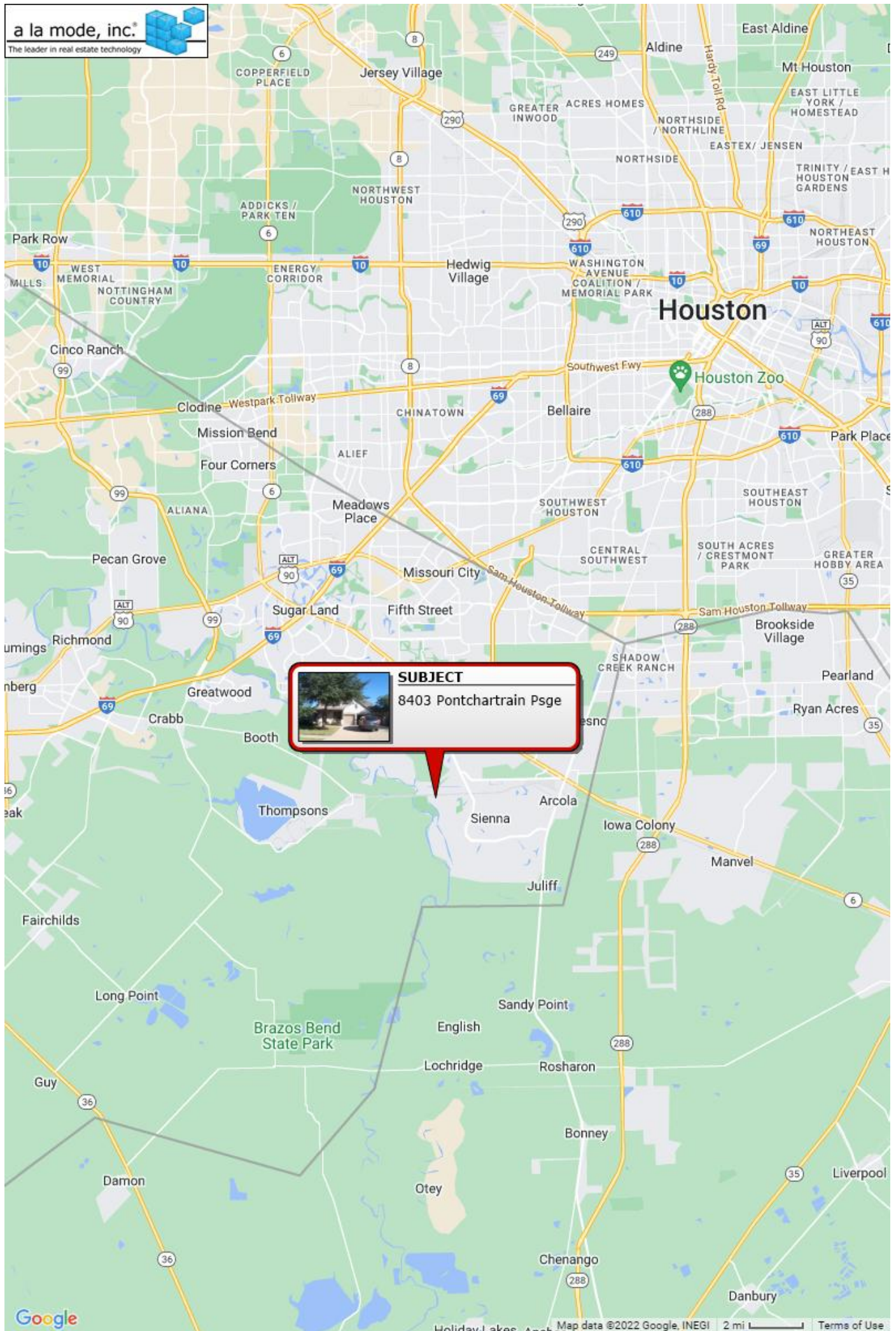
Pool  
8403 Pontchartrain Psge  
Sales Price  
G.L.A. 3,965  
Tot. Rooms  
Tot. Bedrms.  
Tot. Bathrms.  
Location N;Res;Res  
View N;Res;Res  
Site SF  
Quality Q4  
Age



Subject Street

# Location Map

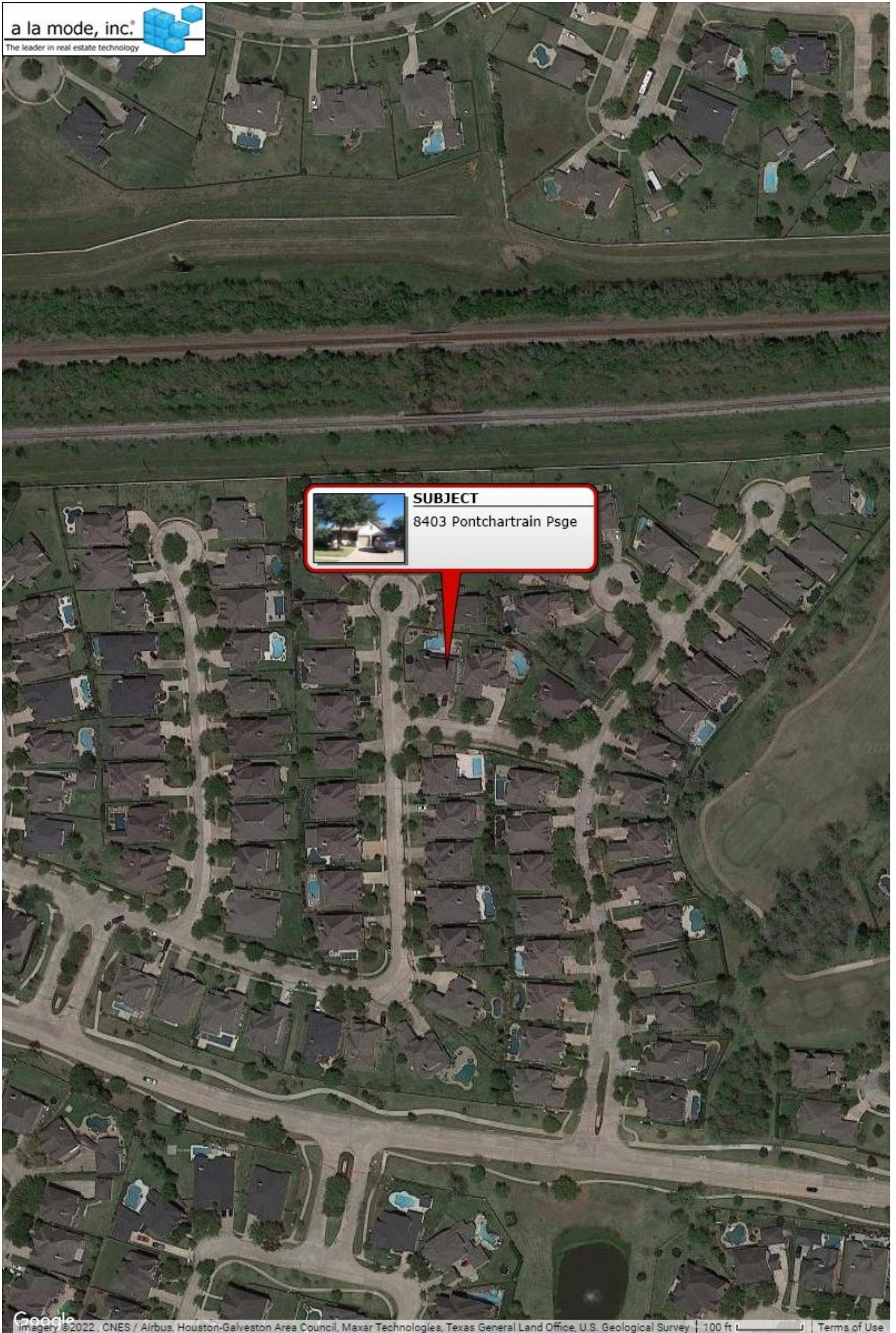
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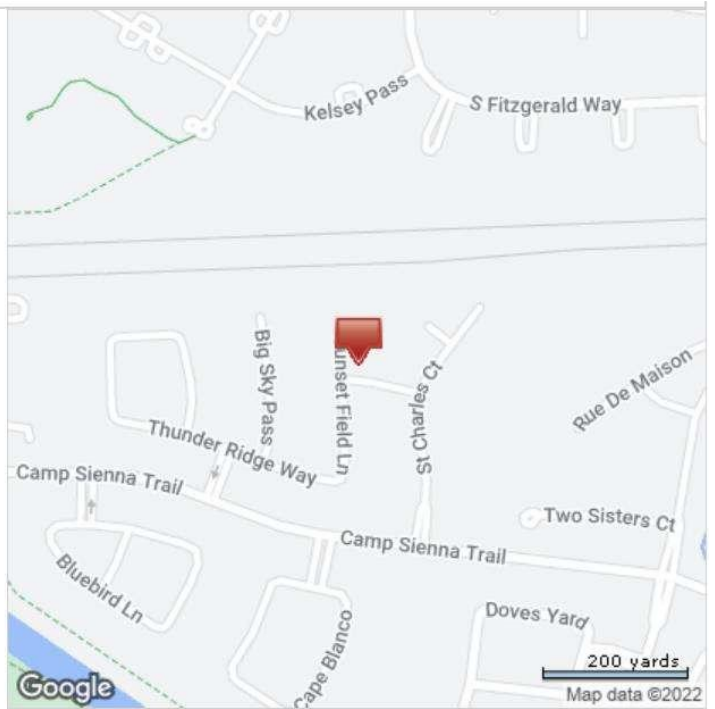
# Location Map

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# Plat Map

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## Appraisal Independence Requirements

Borrower	Alexander Weinman & Kelley Elaine Swann				
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Lender/Client	Alexander Weinman & Kelley Elaine Swann				

### Appraiser Independence Requirements (AIR) Affidavit of Appraiser - Certification of Non-Influence

The appraiser named respectfully submits and represents to the following:

I hereby acknowledge to the best of my ability the following:

1. There have been no written or verbal communications or conversations between the mortgage lender or any staff person thereof and myself, my assistant, or any other staff member working on my behalf during the completion of this particular assignment or review assignment regarding a predetermined value for the subject property of this assignment.
2. I acknowledge that I have not been influenced, coerced, extorted, or bribed regarding the outcome of this appraisal report, nor am I knowingly aware of being recommended by any staff member, director, or agent of the mortgage lender's loan production staff, including the loan officer, to complete this assignment.
3. I certify that I have been engaged to provide a complete order with the information required for me to agree and complete a full appraisal assignment that meets USPAP guidelines and standards. Included on their order form was the originating lender's company name and address for purposes of inclusion on the appraisal report. No individual names from lender's staff, including loan officer name, was provided to me. No preliminary estimation of value, loan amount, or any similar information was provided to me or communicated to me or any staff person within my company. With respect to a Purchase Transaction, the Purchase Agreement (Sales Contract) was made available in its entirety (as required by USPAP Standard Rule 1- 5a). In the event the loan is an FHA transaction, I understand that the lender may require my identity, including my State Certification number; however, no attempt was made to coerce or influence the outcome of this appraisal report.
4. I acknowledge that I have completed this assignment and have only acted with the highest integrity and in a manner considered ethical to my profession, and consistent both with USPAP standards and the Appraiser Independence Requirements rules and regulations.
5. I acknowledge that I am not an employee of nor affiliated with the mortgage lender, and that I am not a staff appraiser to any entity that is either wholly or partially owned by the lender/investor or by any entity that is owned in whole or in part by a "Settlement Services" provider. By including this document within this appraisal report, I acknowledge to the best of my ability that all of the above statements are valid and true, I have honestly agreed with them, and that I have no objections or reservations to their contrary.

E/O Insurance

Borrower	Alexander Weinman & Kelley Elaine Swann		
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**HUDSON INSURANCE COMPANY**  
 100 William Street, 5<sup>th</sup> Floor  
 New York, NY 10038



**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS**

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.**

**THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.**

**PLEASE READ THIS POLICY CAREFULLY.**

**Policy Number:** PRA-2AX-1010153 **Renewal of:** PRA-2AX-1002747

**1. Named Insured:** Robert Dieudonne

**2. Address:** 3111 Edgewood Dr  
 Pearland, TX 77584

**3. Policy Period:** **From:** June 1, 2022 **To:** June 1, 2023

12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

<b>4. Limit of Liability</b>	Each Claim	Policy Aggregate
<b>Damages</b> Limit of Liability	<b>A. \$1,000,000</b>	<b>B. \$1,000,000</b>
<b>Claims Expense</b> Limit of Liability	<b>C. \$1,000,000</b>	<b>D. \$1,000,000</b>

**5. Deductible (Inclusive of Claims Expenses):**  
**5A. \$ 500** Each Claim **5B. \$ 1,000** Aggregate

**6. Policy Premium:** \$714.00 **State Taxes/Surcharges:** \$0.00

**7. Retroactive Date:** June 1, 2010

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:

Hudson Insurance Group  
 100 William Street, 5<sup>th</sup> Floor  
 New York, NY 10038  
 Fax: 646-216-3786  
 Email: [HUDSONCLAIMS300@HUDSONINSGROUP.COM](mailto:HUDSONCLAIMS300@HUDSONINSGROUP.COM)

**9. A. Program Administrator:** Riverton Insurance Agency Corp.  
**B. Agent/Broker:** OREP Insurance Services, LLC  
 (888) 347-5273

*IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York*

President

Secretary

Appraiser License

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ROBERT L DIEUDONNE  
3111 EDGEWOOD DR  
PEARLAND, TX 77584




**Certified Residential  
Real Estate Appraiser**

Appraiser: **Robert L Dieudonne**  
License #: **TX 1337316 R** License Expires: **09/30/2023**

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

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).



**Chelsea Buchholtz**  
Commissioner