

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

1039 Lakeland Cir  
Rosharon, TX 77583

The Oaks At Suncreek Estates (a0067 & A0068 & A0069) Blk 3 Lot 16 Acres 1.

## FOR

Janus Appraisal Manager

## OPINION OF VALUE

435,000

## AS OF

05/04/2018

## BY

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Serial# 2A6AB5A8

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Uniform Residential Appraisal Report

180405029
File # 77458

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 1039 Lakeland Cir City Rosharon State TX Zip Code 77583
Borrower Freeman SR, Nathaniel Owner of Public Record Nathaniel Freeman County Brazoria
Legal Description The Oaks At Suncreek Estates (a0067 & A0068 & A0069) Blk 3 Lot 16 Acres 1.
Assessor's Parcel # 7944-0003-016 Tax Year 2017 R.E. Taxes \$ 398
Neighborhood Name The Oaks At Suncreek Estates Map Reference 26420 Census Tract 6619.00
Occupant [ ] Owner [ ] Tenant [x] Vacant Special Assessments \$ 0 [x] PUD HOA \$ 451 [x] per year [ ] per month
Property Rights Appraised [x] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [x] Other (describe) Construction Loan
Lender/Client Homewood Mortgage Address 18170 Dallas Parkway 304, Dallas, TX 75287
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 [x] No
Report data source(s) used, offering price(s), and date(s). HARMLS

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.
Contract Price \$ Date of Contract Is the property seller the owner of public record? [ ] Yes [ ] 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? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

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 90 %
Built-Up [x] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [x] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit %
Growth [ ] Rapid [x] Stable [ ] Slow Marketing Time [x] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 75 Low 0 Multi-Family %
Neighborhood Boundaries The subject's market area is located north of 35, east of Cow Creek, south of Hwy 6, and west of 288. 568 High 30 Commercial 10 %
335 Pred. 15 Other %
Neighborhood Description Several employers are within reasonable commuting distance. Schools, shopping, medical facilities, and places of worship, are all nearby. The amenities available in the area are typical and similar to others in the market.
Market Conditions (including support for the above conclusions) Overall time on the market in the neighborhood is less than 90 days in the last 12 months, with an adequate supply of houses listed for sale currently. Conventional financing is predominate in this area with some FHA, VA, and Cash transactions. Availability of financing is good. Rates are currently 4% to 8% for 30 year fixed.

SITE

Dimensions Survey Not Provided Area 1.00 ac Shape Rectangular View N;Res;Res
Specific Zoning Classification Deed Restricted/SFR 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 Asphalt [x] [ ]
Gas [x] [ ] Sanitary Sewer [x] [ ] Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [x] No FEMA Flood Zone X FEMA Map # 48039C0275H FEMA Map Date 06/05/1989
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

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/Avg Floors Carpet/Tile/Wd/Avg
# of Stories 2 [ ] Full Basement [ ] Partial Basement Exterior Walls Brick/Stuc/Wd/Avg Walls Sheetrock/Avg
Type [x] Det. [ ] Att. [ ] S-Det./End Unit Basement Area 0 sq.ft. Roof Surface Composition/Avg Trim/Finish Softwood/Avg
[ ] Existing [ ] Proposed [x] Under Const. Basement Finish 0 % Gutters & Downspouts Aluminum/Avg Bath Floor Tile/Avg
Design (Style) Traditional [ ] Outside Entry/Exit [ ] Sump Pump Window Type Alum Insulated/Avg Bath Wainscot Tile/Avg
Year Built 2018 Evidence of [ ] Infestation None Storm Sash/Insulated Insulated/Avg Car Storage [ ] None
Effective Age (Yrs) 0 [ ] Dampness [ ] Settlement Screens Yes/Avg [x] Driveway # of Cars 3
Attic [ ] None Heating [x] FWA [ ] HWBB [ ] Radiant Amenities [ ] Woodstove(s) # 0 Driveway Surface Rock
[x] Drop Stair [ ] Stairs [ ] Other Fuel Gas [ ] Fireplace(s) # 0 [x] Fence Wood [x] Garage # of Cars 3
[ ] Floor [ ] Scuttle Cooling [x] Central Air Conditioning [x] Patio/Deck Cncrt [x] Porch Covered [ ] Carport # of Cars 0
[ ] Finished [ ] Heated [ ] Individual [ ] Other [ ] Pool None [ ] Other None [x] Att. [ ] Det. [ ] Built-in
Appliances [ ] Refrigerator [ ] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 10 Rooms 4 Bedrooms 4.1 Bath(s) 4,079 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) None Noted
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C1;No updates in the prior 15 years;C1 The subject is a new construction that is currently unfinished. The report is being done subject to the completion per plans and specs. T
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
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [x] Yes [ ] No If No, describe

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There are <b>34</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>149,800</b> to \$ <b>1,150,000</b>					
There are <b>73</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>75,000</b> to \$ <b>568,000</b>					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	1039 Lakeland Cir Rosharon, TX 77583	17102 Hamill Dr Rosharon, TX 77583	7619 Nottaway Ct Rosharon, TX 77583	811 W FM 1462 Rosharon, TX 77583	
Proximity to Subject		2.15 miles NW	8.16 miles E	2.80 miles NW	
Sale Price	\$	\$ 464,900	\$ 399,990	\$ 469,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 107.29 sq.ft.	\$ 132.27 sq.ft.	\$ 125.84 sq.ft.	
Data Source(s)		HARMLS#43319671;DOM 49	HARMLS#97145445;DOM 272	HARMLS#19310459;DOM 82	
Verification Source(s)		Inspection	Inspection	Inspection	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0	
Date of Sale/Time		s09/17;c08/17		s10/17;c10/17	
Location	N;Res;Res	N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	1.00 ac	2.00 ac	-15,000	1.77 ac	-11,550
View	N;Res;Res	N;Res;Res		N;Res;Res	
Design (Style)	DT2;Traditional	DT2;Traditional		DT1;Traditional	0
Quality of Construction	Q3	Q3		Q3	
Actual Age	0	12	+12,000	2	0
Condition	C1	C3	+2,000	C1	
Above Grade					
Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
	10 4 4.1	10 4 4.0	+1,500	10 4 3.0	+3,000
Gross Living Area	4,079 sq.ft.	4,333 sq.ft.	-10,160	3,024 sq.ft.	+42,200
Basement & Finished Rooms Below Grade	Osf	Osf		Osf	
Functional Utility	Typical	Typical		Typical	
Heating/Cooling	Central HVAC	Central HVAC		Central HVAC	
Energy Efficient Items	Typical	Typical		Typical	
Garage/Carport	3ga3dw	3ga3dw		2ga2dw	+2,000
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio	
Pool Description	None	None		None	-10,000
# of Fireplaces	None	None		1 Fireplace	-1,000
Other	None	None		None	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -9,660		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 34,650	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -37,920
Adjusted Sale Price of Comparables		Net Adj. 2.1 % Gross Adj. 8.7 % \$ 455,240		Net Adj. 8.7 % Gross Adj. 14.9 % \$ 434,640	Net Adj. 8.1 % Gross Adj. 22.2 % \$ 431,080

SALES COMPARISON APPROACH

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) HARMLS, Tax Records

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) HARMLS, 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				
Price of Prior Sale/Transfer				
Data Source(s)	HARMLS	HARMLS	HARMLS	HARMLS
Effective Date of Data Source(s)	05/04/2018	05/04/2018	05/04/2018	05/04/2018

Analysis of prior sale or transfer history of the subject property and comparable sales A search of HARMLS records revealed no sales activity in the last 3 years. No prior sale of the comps occurred in the last 12 months.

Summary of Sales Comparison Approach All comparables were of similar age, condition, and quality of construction. All sales received weight in the final reconciliation. See the attached addendum for a discussion of the adjustments made.

Indicated Value by Sales Comparison Approach \$ 435,000

Indicated Value by: Sales Comparison Approach \$ 435,000 Cost Approach (if developed) \$ 435,930 Income Approach (if developed) \$

More emphasis was placed on the direct sales comparison approach, and it was closely supported by the cost approach. The income approach was not used as the subject is in a predominately owner occupied area, not sought by investors.

RECONCILIATION

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. The subject is a new construction that is currently 50% complete. The report is being done subject to completion using plans and specs.

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 \$ 435,000 , as of 05/04/2018 , which is the date of inspection and the effective date of this appraisal.

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**Addenda to Scope of Work:**

I have not checked the land records for recorded easements and have reported only apparent easements, encroachments, and other apparent adverse conditions.  
 Owner of record on page one of the URAR was confirmed through available public records which include county records and the Stewart Title report.  
 The subject property is served by police and paid or volunteer fire protection.

If the subject was destroyed it could be rebuilt as a single family home.

I have not performed any 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.

ADDITIONAL COMMENTS

**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 value was determined by extraction method.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ 17,000
Source of cost data <b>Marshal and Swift</b>	DWELLING 4,079 Sq.Ft. @ \$ 96.36 ..... = \$ 393,052
Quality rating from cost service <b>Average</b> Effective date of cost data <b>01/2017</b>	0 Sq.Ft. @ \$ ..... = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	FP,Prch,Pt,Etc.... ..... = \$ 5,263
Marshall & Swift Residential Cost manual was used to estimate the replacement cost. Site value was determined by extraction method.	Garage/Carport 754 Sq.Ft. @ \$ 20.54 ..... = \$ 15,487
	Total Estimate of Cost-New ..... = \$ 413,802
	Less Physical Functional External
See sketch attached for building area square footage calculations.	Depreciation ..... = \$( )
Physical depreciation determined by age life method.	Depreciated Cost of Improvements ..... = \$ 413,802
	"As-is" Value of Site Improvements ..... = \$ 5,128
Estimated Remaining Economic Life (HUD and VA only) <b>60 Years</b>	<b>INDICATED VALUE BY COST APPROACH</b> ..... = \$ 435,930

INCOME

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ **X** Gross Rent Multiplier = \$ Indicated Value by Income Approach  
 Summary of Income Approach (including support for market rent and GRM) More emphasis was placed on the direct sales comparison approach, and it was closely supported by the cost approach. The income approach was not used as the subject is in a predominately owner occupied area.

PUD INFORMATION

**PROJECT INFORMATION FOR PUDs (if applicable)**

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



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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.

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

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

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

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

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

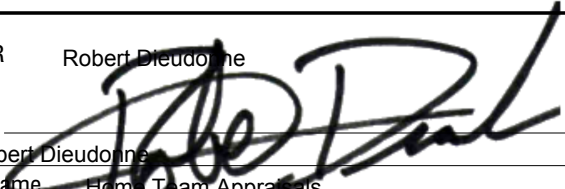
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation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

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

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

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

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APPRaiser Robert Dieudonne  
 Signature   
 Name Robert Dieudonne  
 Company Name Home Team Appraisals  
 Company Address 3111 Edgewood Dr  
 Pearlard, TX 77584  
 Telephone Number (832) 637-7705  
 Email Address Robert@hometeamappraisals.com  
 Date of Signature and Report 05/09/2018  
 Effective Date of Appraisal 05/04/2018  
 State Certification # 1337316-R  
 or State License #  
 or Other (describe) State #  
 State TX  
 Expiration Date of Certification or License 09/30/2019

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  
 1039 Lakeland Cir  
 Rosharon, TX 77583  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 435,000

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 Janus Appraisal Manager  
 Company Name Homewood Mortgage  
 Company Address 18170 Dallas Parkway 304, Dallas, TX 75287  
 Email Address \_\_\_\_\_

COMPARABLE SALES  
 Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_







Borrower	Freeman SR, Nathaniel						
Property Address	1039 Lakeland Cir						
City	Rosharon	County	Brazoria	State	TX	Zip Code	77583
Lender/Client	Homewood Mortgage						

## ADDENDUM PAGE

### DEFINITION OF MARKET VALUE

Market value means 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 and 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 acting in what they consider their own best interests;
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.

\* This example definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

### FEMA FLOOD ZONE DETERMINATION

The location of the subject relative to 100 year flood plain has been estimated using the data available. This can be considered only an estimate and it is the clients responsibility to make the 100 year flood zone determination using the survey that is performed by a qualified and licensed survey engineer.

### DEED RESTRICTIONS

The subject is in an area where property use and building specifications are controlled by deed restrictions established by the developer at the time the subdivision was originally developed. No zoning is very common in Harris and surrounding counties, and subdivisions commonly define and maintain conformity of use via deed restrictions which are specified and filed with each sale and resale. Deed restrictions are enforced by the developer while they are in control of the subdivision, and then enforced by the home owners association when the development matures. Deed restrictions are the most common method of controlling development and property use in the Greater Houston SMSA and are recognized and accepted by the market as a proven method of promoting and supporting property use and values.

### ADJUSTMENTS DISCUSSION

Concessions - Several of the comparables were sold with the seller agreeing to make minor repairs and/or pay a portion of the buyers closing costs as a condition of sale. Such concessions are common in this market. We reviewed the comparable sales used in this study to determine if an adjustment was warranted.

Date of Sale - Comparables 1, 2, 3, 5, 6, & 7 have sold more than 3 months from the time of inspection but were included due to the lack of comparable sales in this market. Market data suggests that a time adjustment is not warranted for homes which have sold more than 3 months back. Therefore, no time adjustment has been applied.

Listing - Comps 8 & 9 are listings. Houses in this neighborhood typically sell for 98% of their list price so we made a 2% adjustment to account for this.

Site - The subject has a different lot size than some of the comparables. We reviewed the county lot values of the subject and each sale and found they agreed with our field observations of relative site values. We applied a \$15000 per acre adjustment to each comp to account for the lot size difference.

Design - The market data suggests that there is no adjustment needed for a one story versus a two story in this market area.

Age - Some of the comps had a different actual age than the subject. I applied a \$1000 per year adjustment using paired data analysis to account for the difference in age greater than 3 years old.

Condition - The subject was an average condition (C-1) while some of the comps were not. I applied a \$1000 adjustment per unit to account for the difference in condition.

Room Count - It was not possible from the sales researched for this study to determine a market value for either a full or half bath using paired data analysis. We selected a value of \$1,500 for a half bath and \$3,000 for a full bath to adjust for these features. I applied a \$1,000 per bedroom adjustment to account for the bedroom difference. These values are within the range of values we observe in single family residences of similar quality of construction.

Gross Living Area - Studies of similar quality of construction and similar age homes which we have recently completed indicate an adjustment range between \$10 and \$60 per square foot. We selected \$40 per square foot as our size adjustment.

Garage - It was not possible to extract an adjustment for this feature using paired data analysis. I used the replacement cost for the additional garage space as extrapolated from the Marshall Swift cost calculations for this adjustment.

Fireplace - It was not possible to use paired data analysis to determine the value of this feature. I used the Marshall Swift cost manuals to estimate the replacement cost of this typical improvement to determine this adjustment.

Pool - Comparables 3 & 7 had a pool while the subject did not. It was not possible to derive this adjustment using paired sales

# Supplemental Addendum

File No. 77458

Borrower	Freeman SR, Nathaniel						
Property Address	1039 Lakeland Cir						
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analysis. I used the replacement cost of a this typical feature as determined by the Marshall Swift Cost manuals, adjusted for 60 percent functional and physical depreciation as the adjustment.

Workshop - Comparables 4, 5, 7, & 8 had a workshop while the subject did not. It was not possible to derive this adjustment using paired sales analysis. I used the replacement cost of a this typical feature as determined by the Marshall Swift Cost manuals, adjusted for 60 percent functional and physical depreciation as the adjustment.

## ADDITIONAL COMMENTS

Some adjustments exceed our ideal guidelines for line, net, and gross adjustments. However, the subject was located in a market area where comparables similar in GLA, lot size, and quality of construction were extremely limited. Therefore, some large adjustments were warranted which exceed our line, net, and gross adjustment guidelines. The comps used in this report were the best sales available to us at this time.

Some of the comps exceed the ideal 1-mile proximity guideline. However, the subject was a unique property where sales of comparable homes with similar features were very limited. Therefore, we had to extend our search past the ideal 1 mile guideline. All comps were located in the subject's market area so no location adjustment was warranted. The comps used in this report were the best sales available in this market.

The predominant value in the market area is \$335,000 and the appraised value is \$450,000. The subject was one of the larger homes in the market area making the subject higher than the predominant value. The subject is not considered to be an over improvement.

The gas, electric, and water were all functional at the time of inspection.

The subject is located in a PUD and have common amenities such as sidewalks, jogging trails, and parks. The comps used were all located in a similar PUD as the subject. The surrounding PUDs have similar amenities as the subject.

The subject is located with in 30 miles of the appraisers office.

A reasonable exposure time for the subject is 90 days.

There was no surface drilling visible at the time of inspection.

I have not performed any 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.

The range of adjusted comparables is wider than what I would ideally like. However, comparable sales were very limited and the comps selected are the best sales available at the time of the appraisal.

No Water/Property damage due to flood/FEMA disaster in the area between 10/22/2015-10/31/2015.

No Water/Property damage due to flood/FEMA disaster in the area between 04/17/2016-04/26/2016.

No Water/Property damage due to flood/FEMA disaster in the area between 05/26/2016-06/26/2016.

No Water/Property damage due to flood/FEMA disaster in the area between 08/23/2017-09/15/2017.

The property was free from damage and the disaster had no effect on value or marketability. The subject's neighborhood did not have any flooding or damage done by the storms. The home is habitable.

# Market Conditions Addendum to the Appraisal Report

180405029  
File No. 77458

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 **1039 Lakeland Cir** City **Rosharon** State **TX** ZIP Code **77583**

Borrower **Freeman SR, Nathaniel**

**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)	37	19	18	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	6.17	6.33	6.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	None	None	34	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	None	None	5.7	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	325,000	350,000	337,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	54	64	52	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	None	None	425,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	None	None	62	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97	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 checked="" 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.). **Several of the comparables were sold with the seller agreeing to make minor repairs and/or pay a portion of the buyers closing costs as a condition of sale. Such concessions are common in this market. The amount of seller contributions appear to be stable.**

Our MLS does not provide the capability of producing historical active listing data therefore we have put N/A for months 7-12 and 4-6.

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. **MLSHAR**

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.

The subject's market area has been stable over the past year. The above data supports the data on the first page of the URAR form.

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

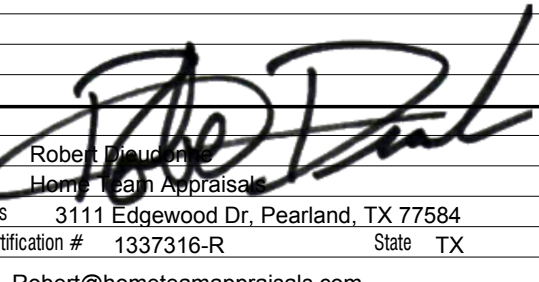
**Project Name:**

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.

[esign.alamode.com/verify](http://esign.alamode.com/verify) Serial:2A6AB5A8

Signature   
 Appraiser Name **Robert Drouot**  
 Company Name **Home Team Appraisals**  
 Company Address **3111 Edgewood Dr, Pearland, TX 77584**  
 State License/Certification # **1337316-R** State **TX**  
 Email Address **Robert@hometeamappraisals.com**

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER



## 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 very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

#### 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.

#### 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.

#### 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.

#### 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.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### 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.



# Supplemental Addendum

File No. 77458

Borrower	Freeman SR, Nathaniel				
Property Address	1039 Lakeland Cir				
City	Rosharon	County	Brazoria	State	TX Zip Code 77583
Lender/Client	Homewood Mortgage				

## Clarification of Assumptions, Limiting Conditions, Certifications and Scope of Work

The following is noted in order to define terms as they are used in the appraisal report. This is not intended to be a modification of the certification, but a clarification, which is required to be in compliance with USPAP.

The URAR appraisal form was used to report the results of my (our) appraisal. The scope of work explanations discussed here and within the body of the report, reference by number and page, the Scope of Work, Assumptions and Limiting Conditions and Certifications as shown on pages 4-6 of the FNMA Form 1004/Freddie Mac Form 70 to further define, clarify and document what the appraiser(s) did and or did not do in order to develop the appraisal and report the value opinion, based on the complexity of this appraisal assignment and or as a result of a supplementary Agreement or Engagement Letter as accepted by the appraiser(s) and client identified within the appraisal report.

If no written specific and or supplemental Scope of Work was agreed upon with the client (prior to accepting the assignment, by formal engagement letter and included in this report) the Scope of Work outlined here and within the report, is considered to be representative of what typical users of appraisal services would require and in general, what appraisers would provide as reasonable, acceptable and sufficient for the stated intended user's needs.

**SCOPE OF WORK** (Pg 4 & Pg 5, Cert. 2): Item (1) - it should be noted that the Appraiser(s) conducted a visual inspection of only the readily accessible areas of the property, viewing only those components of the property which were clearly visible from the ground or floor level. No tests were made of the mechanical, plumbing and electrical systems as such tests are not within the standard guidelines of FNMA or FHLMC. Comments on the condition of the foundation, roof, exterior, interior, floors, mechanical, plumbing, electrical, insulation and all other matters relating to the construction of the subject property is based on a casual observation only and which may have been limited by the placement of personal property, furnishings, etc. so as to preclude observation of the items blocked by same. There was not observation of the attic, crawl space or other areas that would not be visible by the typical visitor to the home and or components that are hidden within walls.

Although the report may cite a general rating of the adequacy and or condition (based on observation only) it should be clearly understood that these statements are a general guide for comparison purposes (as part of the valuation process) and are not a detailed report on the physical and or operational condition of these items. The appraiser(s) is not an expert in these matters and any opinion stated is advisory based only upon observation. This report is not a home inspection. While others may choose to rely on the report, they should not rely on it to disclose condition and defects. Such knowledge goes beyond the scope of this appraisal and as such, comments on observed conditions given in this report should not be taken as a guarantee that a problem does not exist.

The following chart is to assist the intended user in understanding the scope of a complete visual inspection:

Complete Visual Inspection Includes: Complete Visual Inspection Does/Did NOT Include:

List the amenities Testing or activating mechanical systems  
View readily observable exterior areas Activating appliances  
View readily observable interior areas Observation of crawl and attic areas  
Note quality of materials and workmanship Observation of areas not readily accessible  
Measure the exterior of the improvements Building Code compliance issues  
Observe the floor plan and room layout Moving furniture or personal property  
Assess the functional utility of the property Mold Assessment  
Note the subject's conformity to the market area. Removing (or moving) floor coverings  
Note style / design. Testing or inspection of the well and septic.  
Observe the general condition of the improvements Reporting personal property.  
Observe a representative sampling of closets, windows, electrical switches, and doors.  
Roof Condition report beyond an observation from ground level.  
Photograph exterior and view site around the improvements Radon Assessment  
Item (2,3,4 & 5) where it states "inspect the neighborhood" the observation was limited to driving through the area and a representative number of streets, reviewing maps and other appropriate data including observing the comparables from the street, to determine the general factors that may or may not influence the value of the subject property and research to the extent further defined in the sections below.

**REPAIRS/DETERIORATION** (Pg. 4, item 5 & Pg. 5, Cert. 2): The terms deficiency and livability have not been defined in the appraisal report. An effort was made to report ONLY those repair items that, in the appraiser's opinion, will affect safety, adequacy, and marketability of the property. Deterioration consistent with the age of the home has not been itemized.

**COST APPROACH** (Pg. 5, Cert. 4): The cost approach is typically utilized when improvements are new, near new or are of an unusual construction method. Additionally, the cost approach is only considered appropriate when sufficient land; building sites, etc. are available to a potential purchaser so as to make construction of improvements similar to the subject, a viable alternative to purchasing the subject. In areas where vacant sites (similar to the subject property in location, zoning, use and utility) are not available to a potential purchaser, use of the cost approach and reliability on the same as a value indicator could be misleading. In cases where the Cost Approach is not required (per USPAP) or deemed necessary to the development of a reliable value opinion, the cost approach has been excluded and such exclusion has been so stated with the body of the report. If the cost approach was used it represents the "replacement cost estimate," and is for "valuation purposes only." As such, it should not be relied upon for insurance purposes. The definition of "market value" on page 4 of this report is not consistent with the definition of "insurable value." If the cost approach was presented, a cost service such as "Marshall & Swift" (or other similar source) was used to develop the estimate. The site value opinion is based on one of several methods: extraction, allocation, the developmental method or from a review and analysis of sales of similar sites within the market area.

**INCOME APPROACH** (Pg. 5, Cert. 4): The income approach is typically utilized when sufficient investor owned properties exist with the subject's immediate area or neighborhood and when investors regularly acquire such properties that are similarly desirable to the subject for the express purpose of the investment income they provide. While rental properties may exist within any area, their existence alone should not be considered as evidence of a viable rental and investor marketplace. As such, in areas dominated by "owner occupied" units, it may not be appropriate to present or employ the income approach, unless the approach clearly represents the motivations and actions of investors in the marketplace as it relates to the subject property and immediate area. If the approach is included within the report, it was because sufficient data was found to support conclusions by the appraiser(s) that it was appropriate and meaningful to the analysis and value opinion. If the approach was not included, it was the appraiser's opinion that the data was insufficient to provide a useful and meaningful conclusion.

**EXTENT OF DATA RESEARCH – SALES/LISTINGS** (Pg. 5, Cert. 5 thru 9): Sales and listings of the subject property and comparables have been researched, verified, analyzed, and reported in compliance with Certifications 5 thru 9 of this URAR. Sales data (including listed, closed, pending and expired listings) of properties that are geographically, physically, functionally and economically similar to the subject property and that are sufficiently recent to reflect current buyer and seller actions were researched and considered. If necessary and applicable, the appraiser(s) also researched data on comparable land and improved sales, income and expense information and construction costs; confirmed comparable sales information (as noted under "EXTENT OF INFORMATION VERIFICATION;"(see next section) and analyzed the information in applying the



## Supplemental Addendum

File No. 77458

Borrower	Freeman SR, Nathaniel				
Property Address	1039 Lakeland Cir				
City	Rosharon	County Brazoria	State TX	Zip Code 77583	
Lender/Client	Homewood Mortgage				

(es) used.

Depending upon the availability and reliability of various data sources, the appraiser(s) used any combination of reasonably available information from city/county records, real estate agents, owner's comments, buyer's description, assessor's records, multiple listing service (MLS) data, brochures, web site listings and visual observation to identify the relevant characteristics of the subject property. Comparables were selected based on physical, functional, economic and location characteristics with the sales cited in the report considered to be most relevant to the analysis of subject property. These sales were adjusted to the subject to reflect the market's reaction to differences (if any).

**EXTENT OF INFORMATION VERIFICATION** (Pg. 5, Cert. 10 & 13): Representative samples of disinterested sources for information and data verification include but are not limited to County/City online records – Recorder, Treasurer, Zoning, GIS, Online Assessor Property Databases – Sales, Property Characteristics, Personal observation – Condition, Location, Physical attributes, Real Estate Transaction Declaration documents – Sale date, Personal property. In addition, the subject's market area was examined to determine the demand for and marketability of the property within the subject's classification. When and where possible, the applicable information was verified with sources deemed to be reliable and from a disinterested party or corroborated with a 3rd party source. In some cases, the motivations of the parties and other factors (terms, arms-length transactions, etc.) may not have been available and the data was used at "face value as factually accurate." The appraiser(s) was not supplied with a survey of the subject site and did not check the land records for recorded easements and have reported only apparent easements and encroachments. Unless otherwise stated within the report, no effort was made to ascertain whether the subject is located within the appropriate setbacks, as dictated by zoning, building or other regulations.

**PUBLIC / PRIVATE DATA SOURCES** (Pg. 5, Cert. 12): My (our) appraisal practice is limited to (Houston MSA). I have access to public data; the local Multiple Listing Service; a nationally recognized cost estimation service; FNMA flood data and maps; and private information contained within my office files considered necessary and appropriate for this assignment.

**ADVERSE FACTORS** (Pg 4 item 5 & Pg. 5, Cert. 14): As cited in the "Assumptions & Limiting Conditions," is subjective and subject to broad interpretation. Many properties will have some form of physical depreciation, deficiency or livability issues, dependent upon the motivations and standards of the party observing the property. A property may also be impacted to varying degrees by a wide-range of factors internal or external to the property that could be considered "adverse" by someone. Absent detailed written directives and specific guidelines from the lender/client, the appraiser(s) made a visual inspection of the property and its market environment (as cited elsewhere in the Scope of Work) and noted factors that may impact the marketability and livability to potential buyers based upon the appraiser's knowledge of the market and or as evidenced by sales of properties with similar or comparable conditions. Such items noted in the report were considered within the valuation approaches that were applied to the analysis.

While some in the market may consider factors such as drug labs, registered sex offenders, criminal activity, interim rehabilitation facilities halfway houses or similar uses as "adverse," unless cited within the report, the appraiser(s) has made no attempt to investigate or discover such activities as part of this assignment, unless such factors were readily apparent and obviously impacting the subject property as evidenced by market data. If the intended user has concerns in these areas, it is highly recommended that they secure this information from a reliable source.

**DISCLOSURE/DISTRIBUTION** (Pg. 6, Cert. 21 & Cert. 23): Regardless of who paid for this assignment, the intended user is only the lender/client stated within the report. The appraisal and report may be inappropriate for use by parties other than the intended user and could place them at risk. Despite the means of possession of the report, this appraisal should not be used or relied on by anyone other than the stated intended user and for the stated/intended purpose. Certification 23 – Per FNMA - "The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser."

**THE VALUE OPINION:** The value opinion stated in the report is based on my (our) analysis as of the effective date shown in the report. The value opinion considers the productivity, economic and physical conditions of the property only as of the date of value cited. As market conditions change, this value opinion may not be valid in another time period. Personal property such as furnishings, equipment or other items that may be included with a sale or transfer of the property were excluded from the value unless such items are necessary for the operations of the property (garage door remotes, pool remotes, etc) and would normally be a part of the mechanical or operational equipment that is considered realty.

## Subject Photo Page

Borrower	Freeman SR, Nathaniel						
Property Address	1039 Lakeland Cir						
City	Rosharon	County	Brazoria	State	TX	Zip Code	77583
Lender/Client	Homewood Mortgage						

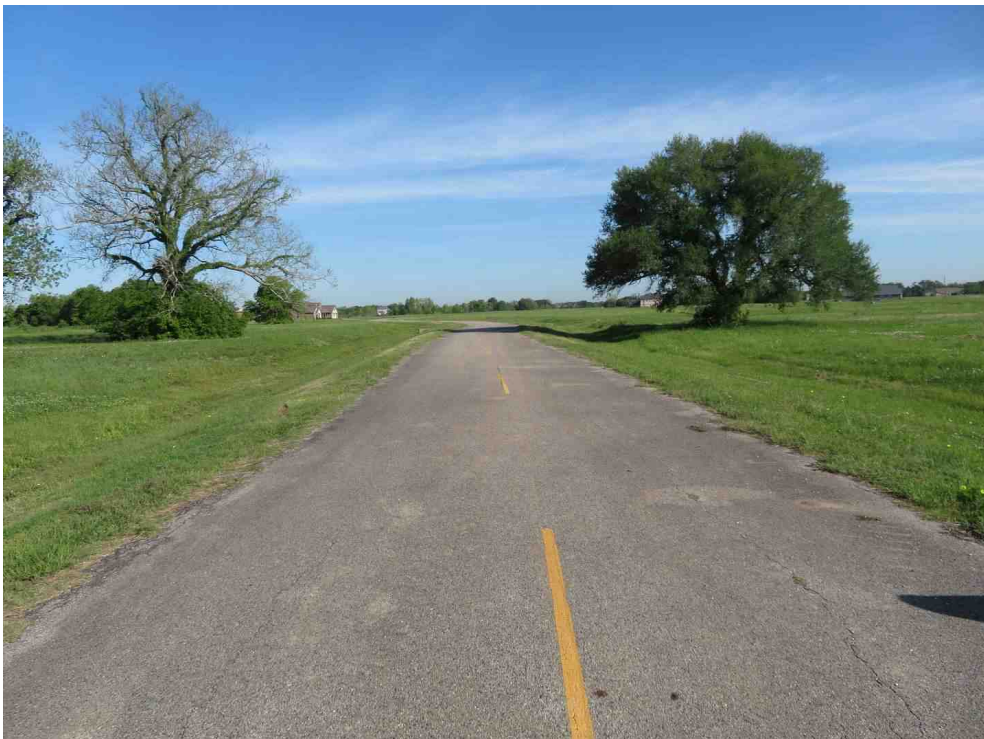


### Subject Front

1039 Lakeland Cir  
Sales Price  
G.L.A. 4,079  
Tot. Rooms 10  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;Res  
View N;Res;Res  
Site 1.00 ac  
Quality Q3  
Age 0



### Subject Rear



### Subject Street



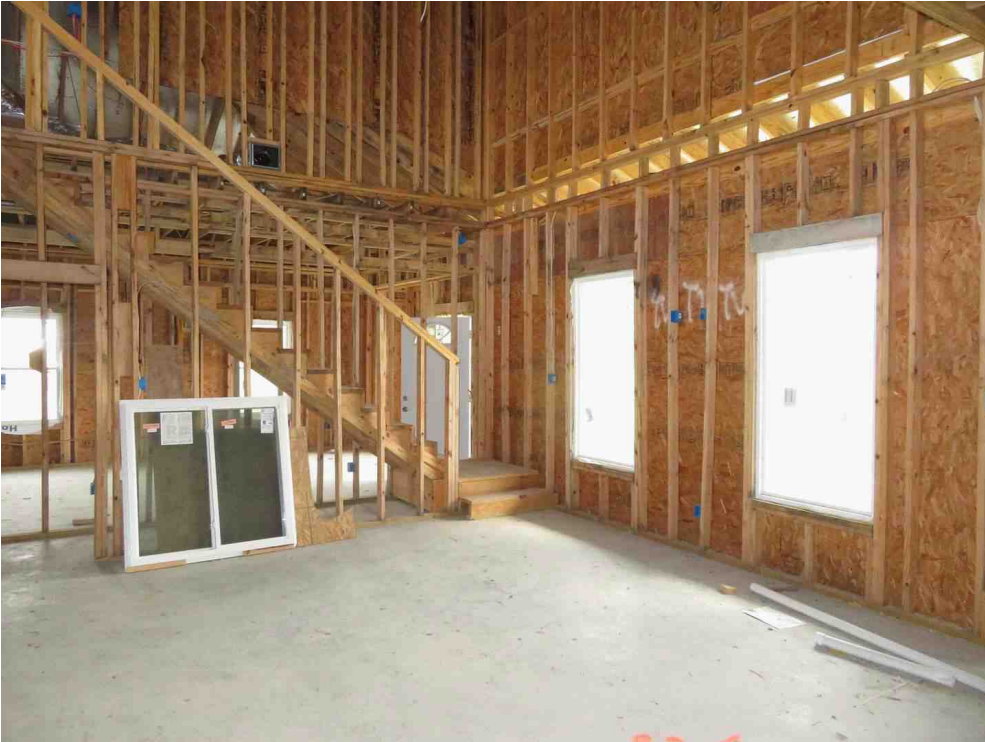
## Subject Interior Photo Page

Borrower	Freeman SR, Nathaniel						
Property Address	1039 Lakeland Cir						
City	Rosharon	County	Brazoria	State	TX	Zip Code	77583
Lender/Client	Homewood Mortgage						



### Subject Kitchen

1039 Lakeland Cir  
Sales Price  
G.L.A. 4,079  
Tot. Rooms 10  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;Res  
View N;Res;Res  
Site 1.00 ac  
Quality Q3  
Age 0



### Subject Family Room



### Subject Dining



## Subject Interior Photo Page

Borrower	Freeman SR, Nathaniel				
Property Address	1039 Lakeland Cir				
City	Rosharon	County	Brazoria	State	TX Zip Code 77583
Lender/Client	Homewood Mortgage				

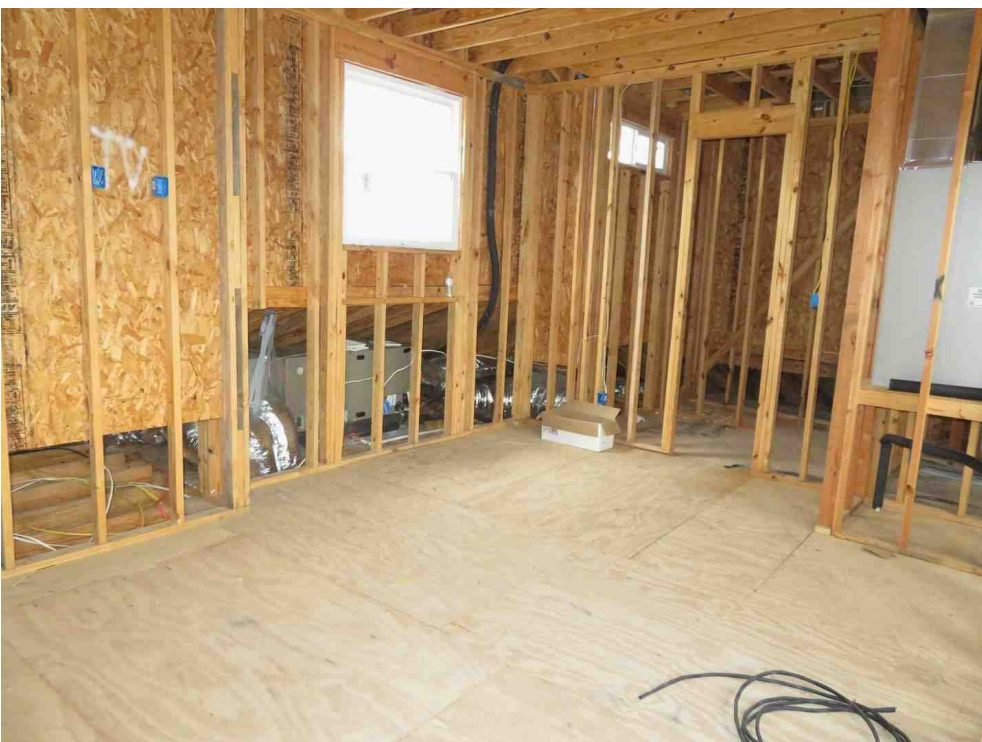


### Subject Breakfast

1039 Lakeland Cir  
Sales Price  
G.L.A. 4,079  
Tot. Rooms 10  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;Res  
View N;Res;Res  
Site 1.00 ac  
Quality Q3  
Age 0



### Subject Gameroom



### Subject Media



## Subject Interior Photo Page

Borrower	Freeman SR, Nathaniel						
Property Address	1039 Lakeland Cir						
City	Rosharon	County	Brazoria	State	TX	Zip Code	77583
Lender/Client	Homewood Mortgage						

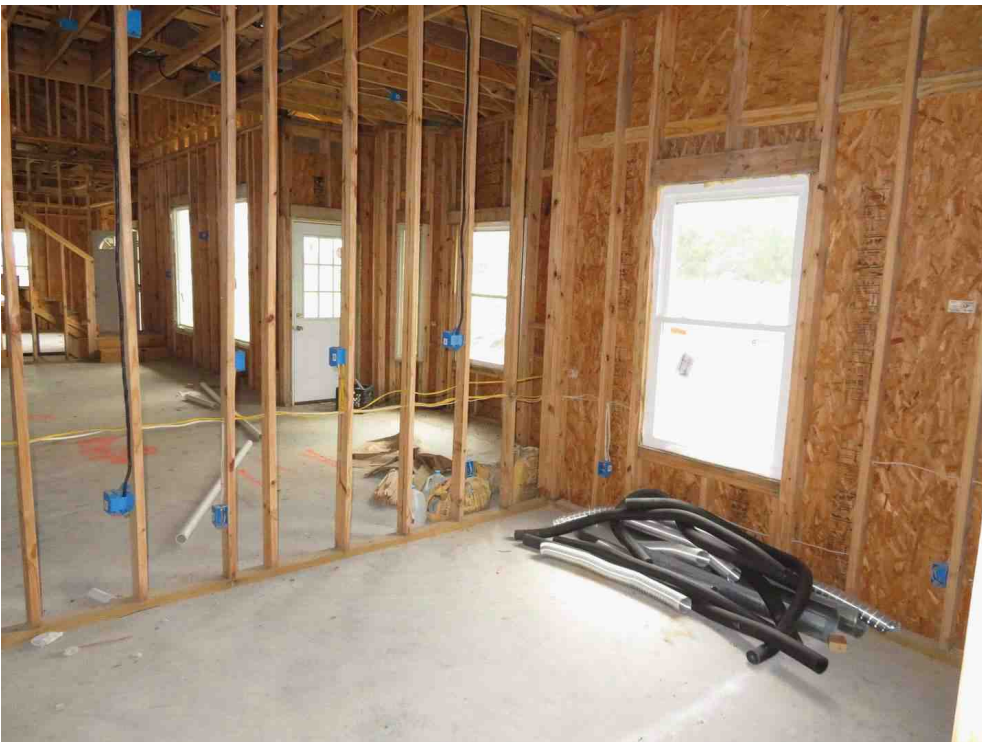


### Subject Bedroom

1039 Lakeland Cir  
Sales Price  
G.L.A. 4,079  
Tot. Rooms 10  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;Res  
View N;Res;Res  
Site 1.00 ac  
Quality Q3  
Age 0



### Subject Bedroom



### Subject Bedroom

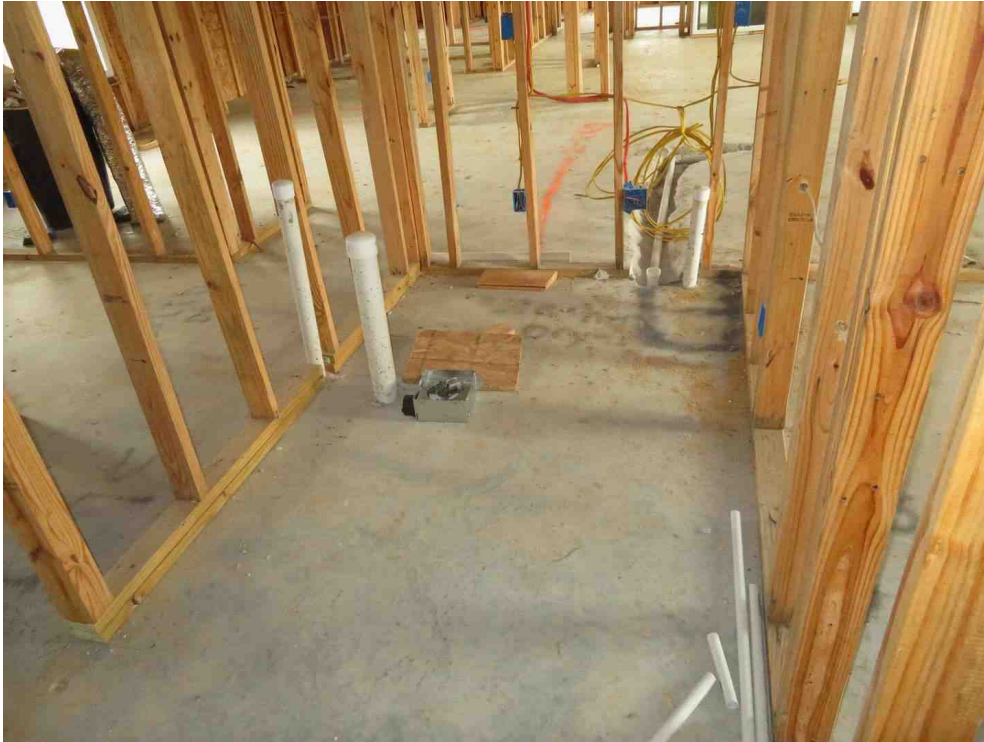
## Subject Interior Photo Page

Borrower	Freeman SR, Nathaniel						
Property Address	1039 Lakeland Cir						
City	Rosharon	County	Brazoria	State	TX	Zip Code	77583
Lender/Client	Homewood Mortgage						

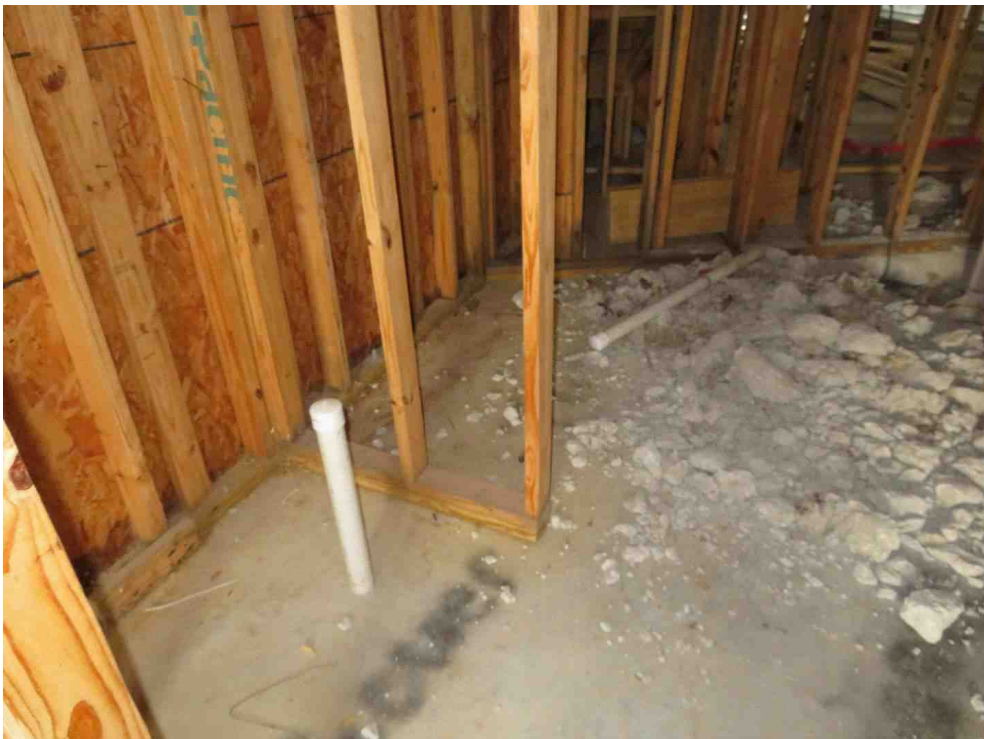


### Subject Bedroom

1039 Lakeland Cir  
Sales Price  
G.L.A. 4,079  
Tot. Rooms 10  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;Res  
View N;Res;Res  
Site 1.00 ac  
Quality Q3  
Age 0



### Subject Bathroom



### Subject Bathroom



## Subject Interior Photo Page

Borrower	Freeman SR, Nathaniel				
Property Address	1039 Lakeland Cir				
City	Rosharon	County	Brazoria	State	TX Zip Code 77583
Lender/Client	Homewood Mortgage				



### Subject Bathroom

1039 Lakeland Cir  
Sales Price  
G.L.A. 4,079  
Tot. Rooms 10  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;Res  
View N;Res;Res  
Site 1.00 ac  
Quality Q3  
Age 0



### Subject Bathroom



### Subject Attic

## Subject Interior Photo Page

Borrower	Freeman SR, Nathaniel						
Property Address	1039 Lakeland Cir						
City	Rosharon	County	Brazoria	State	TX	Zip Code	77583
Lender/Client	Homewood Mortgage						



### Subject Garage

1039 Lakeland Cir  
Sales Price  
G.L.A. 4,079  
Tot. Rooms 10  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;Res  
View N;Res;Res  
Site 1.00 ac  
Quality Q3  
Age 0



### Subject Side



### Subject Side



## Subject Photo Page

Borrower	Freeman SR, Nathaniel				
Property Address	1039 Lakeland Cir				
City	Rosharon	County	Brazoria	State	TX Zip Code 77583
Lender/Client	Homewood Mortgage				



### Subject Closer Front

1039 Lakeland Cir  
Sales Price  
G.L.A. 4,079  
Tot. Rooms 10  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;Res  
View N;Res;Res  
Site 1.00 ac  
Quality Q3  
Age 0



### Subject Street



## Comparable Photo Page

Borrower	Freeman SR, Nathaniel			
Property Address	1039 Lakeland Cir			
City	Rosharon	County Brazoria	State TX	Zip Code 77583
Lender/Client	Homewood Mortgage			



### Comparable 1

17102 Hamill Dr  
 Prox. to Subj. 2.15 miles NW  
 Sales Price 464,900  
 G.L.A. 4,333  
 Tot. Rooms 10  
 Tot. Bedrms. 4  
 Tot. Bathrms. 4.0  
 Location N;Res;Res  
 View N;Res;Res  
 Site 2.00 ac  
 Quality Q3  
 Age 12



### Comparable 2

7619 Nottaway Ct  
 Prox. to Subj. 8.16 miles E  
 Sales Price 399,990  
 G.L.A. 3,024  
 Tot. Rooms 10  
 Tot. Bedrms. 4  
 Tot. Bathrms. 3.0  
 Location N;Res;Res  
 View N;Res;Res  
 Site 1.77 ac  
 Quality Q3  
 Age 2



### Comparable 3

811 W FM 1462  
 Prox. to Subj. 2.80 miles NW  
 Sales Price 469,000  
 G.L.A. 3,727  
 Tot. Rooms 10  
 Tot. Bedrms. 4  
 Tot. Bathrms. 3.1  
 Location N;Res;Res  
 View N;Res;Res  
 Site 5.00 ac  
 Quality Q3  
 Age 14



## Comparable Photo Page

Borrower	Freeman SR, Nathaniel			
Property Address	1039 Lakeland Cir			
City	Rosharon	County Brazoria	State TX	Zip Code 77583
Lender/Client	Homewood Mortgage			



### Comparable 4

4710 Magnolia Bend Dr  
 Prox. to Subj. 7.15 miles NE  
 Sales Price 410,000  
 G.L.A. 3,753  
 Tot. Rooms 10  
 Tot. Bedrms. 4  
 Tot. Bathrms. 3.1  
 Location N;Res;Res  
 View N;Res;Res  
 Site 1.00 ac  
 Quality Q3  
 Age 9



### Comparable 5

726 Comanche Trail Dr  
 Prox. to Subj. 1.26 miles NW  
 Sales Price 425,500  
 G.L.A. 3,784  
 Tot. Rooms 10  
 Tot. Bedrms. 4  
 Tot. Bathrms. 3.1  
 Location N;Res;Res  
 View N;Res;Res  
 Site 2.00 ac  
 Quality Q3  
 Age 13



### Comparable 6

5002 Magnolia Bend Dr  
 Prox. to Subj. 7.28 miles NE  
 Sales Price 356,000  
 G.L.A. 3,140  
 Tot. Rooms 10  
 Tot. Bedrms. 5  
 Tot. Bathrms. 3.1  
 Location N;Res;Res  
 View N;Res;Res  
 Site 1.00 ac  
 Quality Q3  
 Age 4



## Comparable Photo Page

Borrower	Freeman SR, Nathaniel			
Property Address	1039 Lakeland Cir			
City	Rosharon	County Brazoria	State TX	Zip Code 77583
Lender/Client	Homewood Mortgage			



### Comparable 7

16718 Wrangler Rd  
 Prox. to Subj. 2.38 miles NW  
 Sales Price 498,500  
 G.L.A. 4,698  
 Tot. Rooms 10  
 Tot. Bedrms. 4  
 Tot. Bathrms. 3.2  
 Location N;Res;Res  
 View N;Res;Res  
 Site 5.00 ac  
 Quality Q3  
 Age 11



### Comparable 8

1351 Lakeland Cir  
 Prox. to Subj. 0.20 miles E  
 Sales Price 499,000  
 G.L.A. 3,647  
 Tot. Rooms 10  
 Tot. Bedrms. 4  
 Tot. Bathrms. 3.1  
 Location N;Res;Res  
 View N;Res;Res  
 Site 1.00 ac  
 Quality Q3  
 Age 10



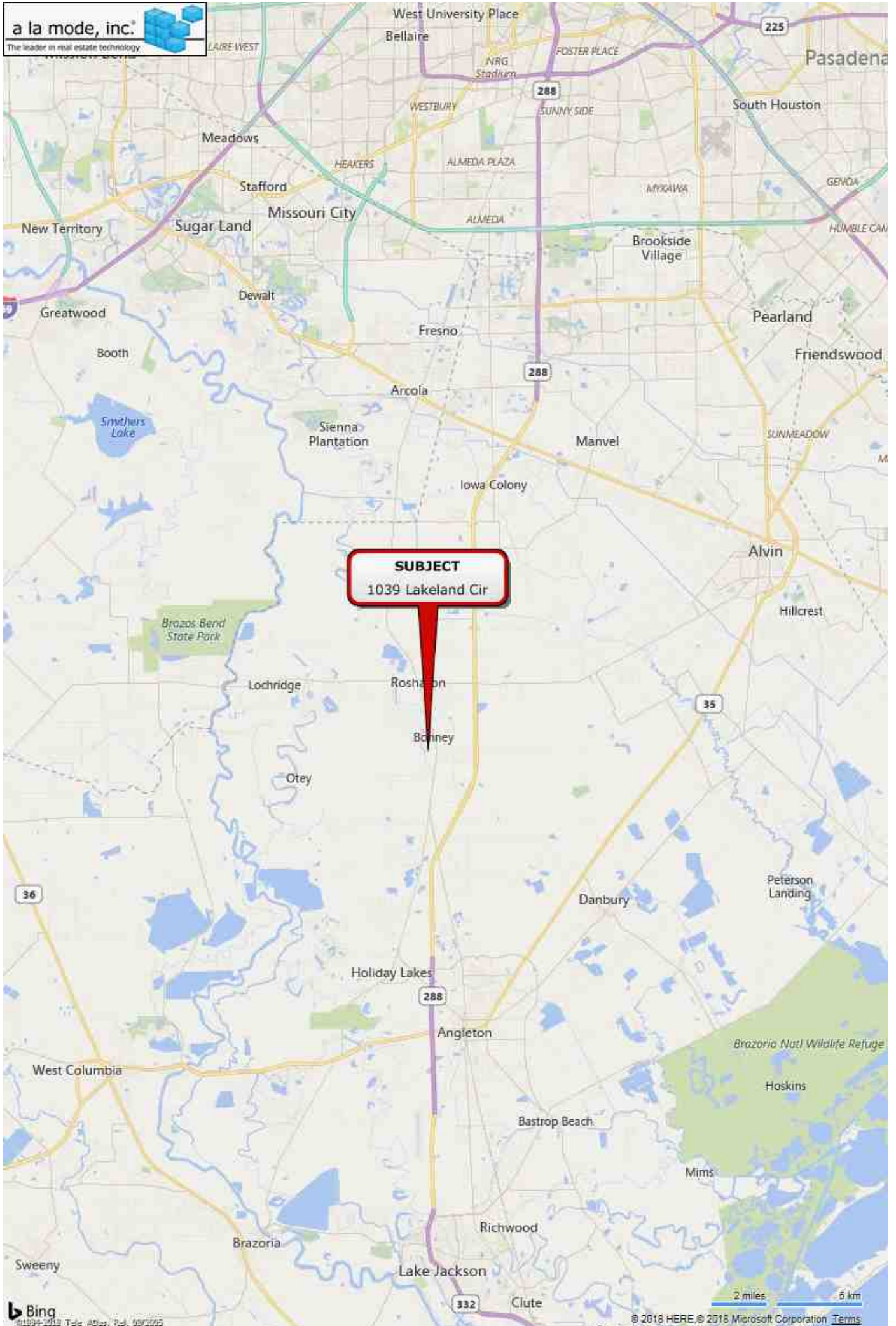
### Comparable 9

2926 Pearce Ln  
 Prox. to Subj. 4.03 miles NW  
 Sales Price 445,000  
 G.L.A. 4,107  
 Tot. Rooms 10  
 Tot. Bedrms. 4  
 Tot. Bathrms. 3.1  
 Location N;Res;Res  
 View N;Res;Res  
 Site 2.00 ac  
 Quality Q3  
 Age 15



## Location Map

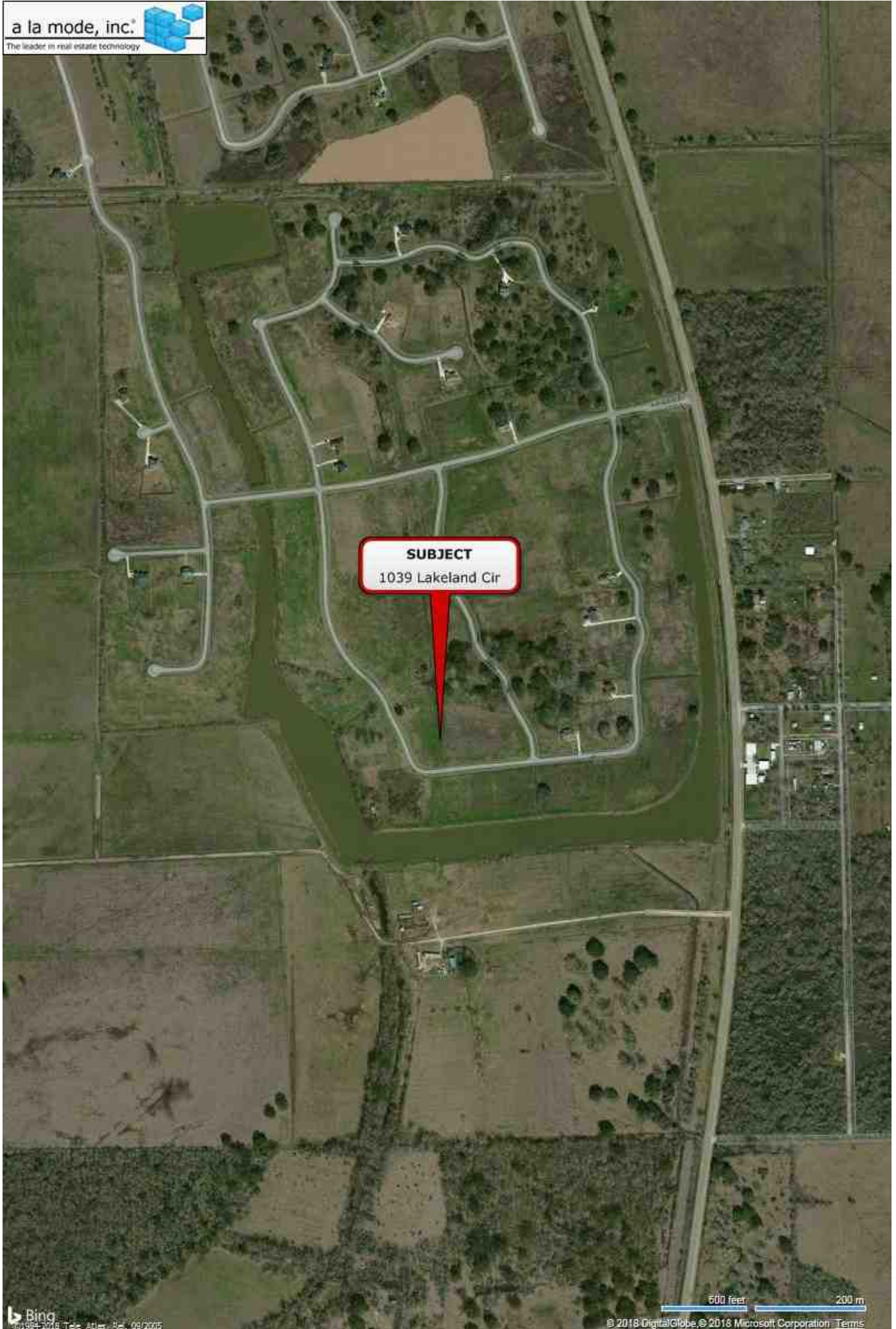
Borrower	Freeman SR, Nathaniel			
Property Address	1039 Lakeland Cir			
City	Rosharon	County Brazoria	State TX	Zip Code 77583
Lender/Client	Homewood Mortgage			





## Location Map

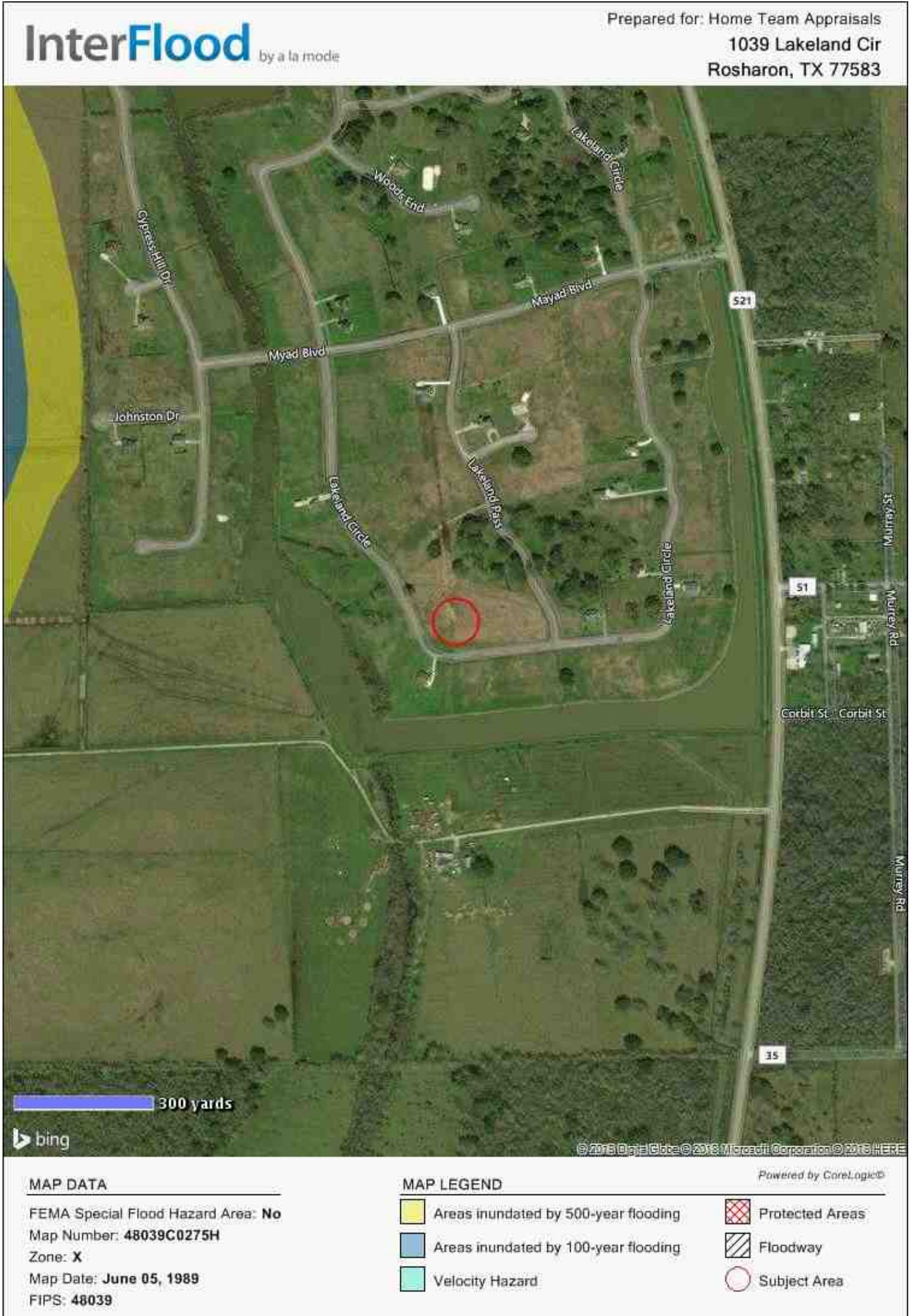
Borrower	Freeman SR, Nathaniel				
Property Address	1039 Lakeland Cir				
City	Rosharon	County	Brazoria	State	TX Zip Code 77583
Lender/Client	Homewood Mortgage				





# Flood Map

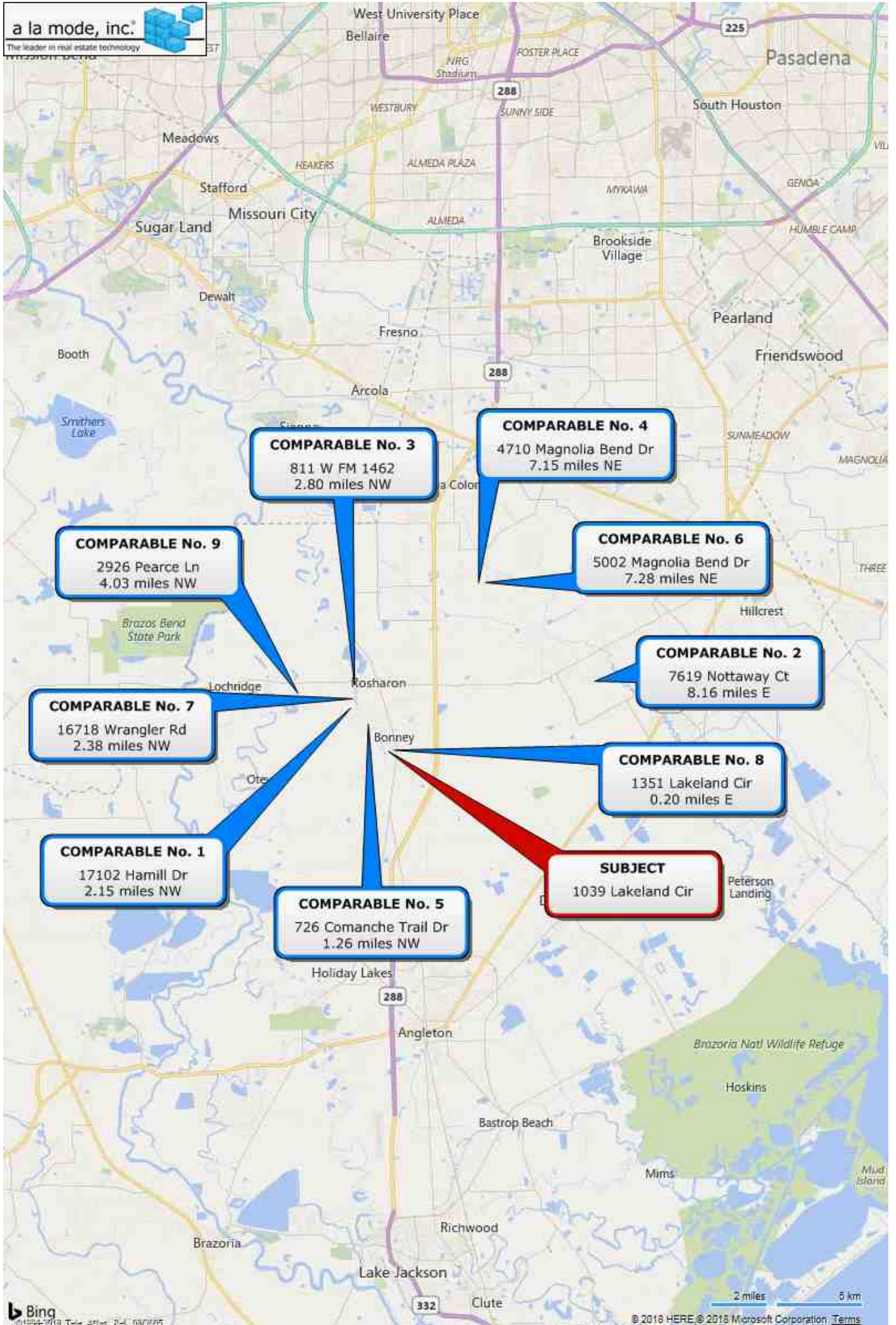
Borrower	Freeman SR, Nathaniel			
Property Address	1039 Lakeland Cir			
City	Rosharon	County Brazoria	State TX	Zip Code 77583
Lender/Client	Homewood Mortgage			





## Location Map

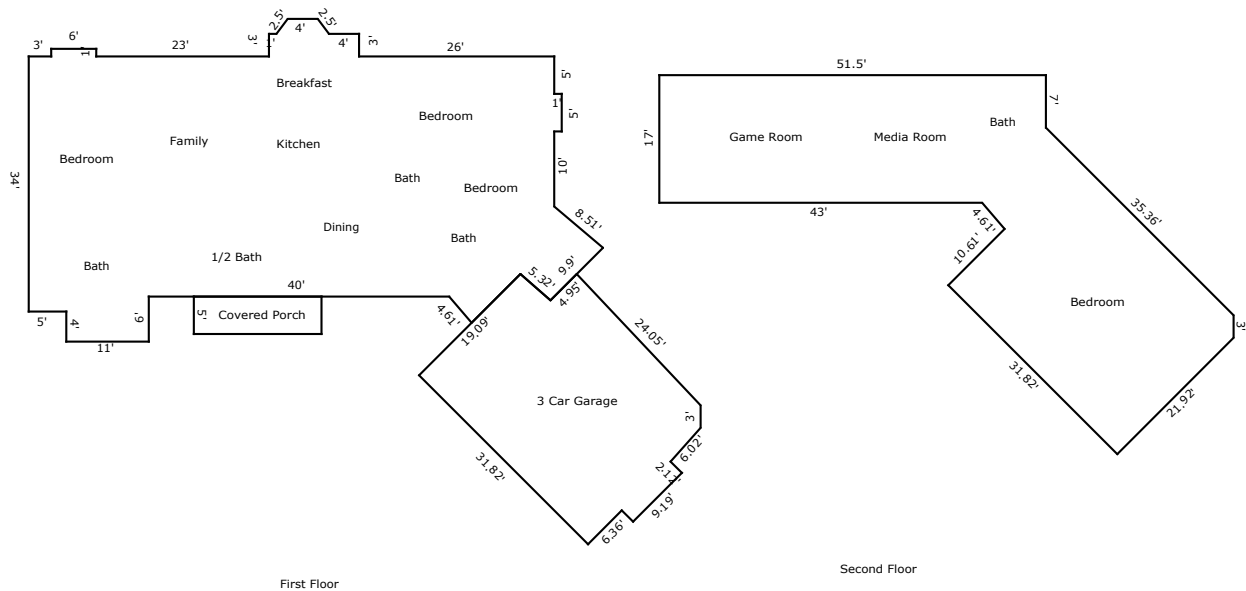
Borrower	Freeman SR, Nathaniel			
Property Address	1039 Lakeland Cir			
City	Rosharon	County Brazoria	State TX	Zip Code 77583
Lender/Client	Homewood Mortgage			





## Building Sketch (Page - 1)

Borrower	Freeman SR, Nathaniel			
Property Address	1039 Lakeland Cir			
City	Rosharon	County Brazoria	State TX	Zip Code 77583
Lender/Client	Homewood Mortgage			



TOTAL Sketch by a la mode, inc.

## Building Sketch (Page - 2)

Borrower	Freeman SR, Nathaniel			
Property Address	1039 Lakeland Cir			
City	Rosharon	County Brazoria	State TX	Zip Code 77583
Lender/Client	Homewood Mortgage			

TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details														
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">First Floor</td> <td style="width: 30%; text-align: right;">2415 Sq ft</td> <td style="width: 30%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td style="vertical-align: top;">Second Floor</td> <td style="text-align: right;">1663.63 Sq ft</td> <td></td> <td></td> </tr> <tr> <td colspan="2"><b>Total Living Area (Rounded):</b></td> <td style="text-align: right;"><b>4079 Sq ft</b></td> <td></td> </tr> </table>	First Floor	2415 Sq ft			Second Floor	1663.63 Sq ft			<b>Total Living Area (Rounded):</b>		<b>4079 Sq ft</b>				
First Floor	2415 Sq ft														
Second Floor	1663.63 Sq ft														
<b>Total Living Area (Rounded):</b>		<b>4079 Sq ft</b>													
Non-living Area															
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">3 Car Attached</td> <td style="width: 30%; text-align: right;">754.25 Sq ft</td> <td style="width: 30%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td style="vertical-align: top;">Open Porch</td> <td style="text-align: right;">85 Sq ft</td> <td></td> <td></td> </tr> </table>	3 Car Attached	754.25 Sq ft			Open Porch	85 Sq ft									
3 Car Attached	754.25 Sq ft														
Open Porch	85 Sq ft														



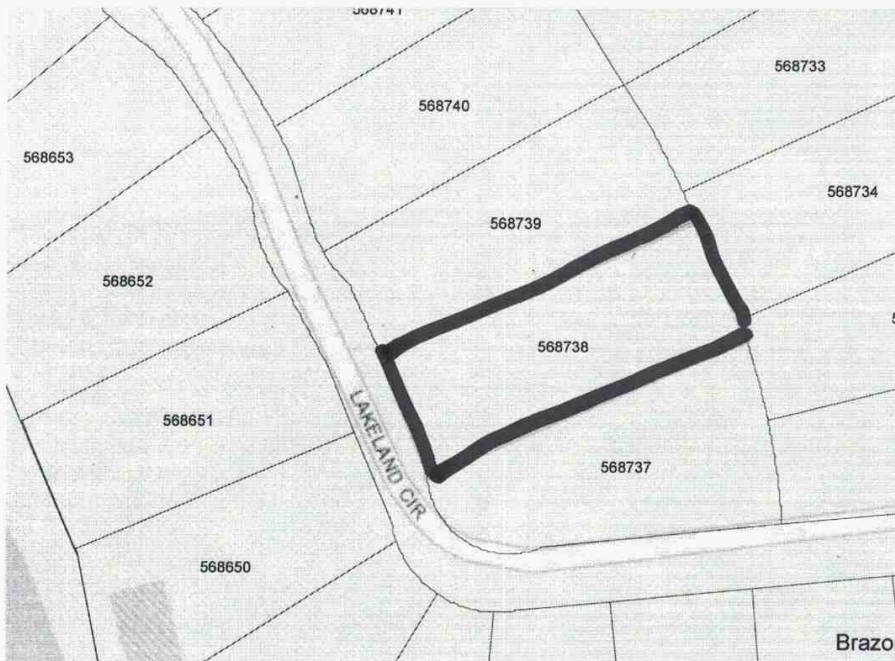
# plat Map

Borrower	Freeman SR, Nathaniel						
Property Address	1039 Lakeland Cir						
City	Rosharon	County	Brazoria	State	TX	Zip Code	77583
Lender/Client	Homewood Mortgage						

## Brazoria CAD Map Search

Page 1

Property Identification #: 568738	Property Information: 2018	Owner Identification #: Null
Geo ID: 7944-0003-016 Situs Address: 1039 LAKELAND CIR , Property Type: Real State Code: Null	Legal Description: Null Abstract: S7944 Neighborhood: THE OAKS AT SC EST Appraised Value: \$264,740.00 Jurisdictions: GBC, NAV, CAD, HAD, EM3, SAN, RDB	Name: FREEMAN NATHANIEL Exemptions: DBA: Null



### Brazoria CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.

<https://propaccess.trueautomation.com/mapSearch/propertyPrint.html?cid=51&p=568738>

5/9/2

## Appraisal Independence Requirements

Borrower	Freeman SR, Nathaniel				
Property Address	1039 Lakeland Cir				
City	Rosharon	County	Brazoria	State	TX Zip Code 77583
Lender/Client	Homewood Mortgage				

### 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	Freeman SR, Nathaniel				
Property Address	1039 Lakeland Cir				
City	Rosharon	County	Brazoria	State	TX Zip Code 77583
Lender/Client	Homewood Mortgage				



General Star National Insurance Company  
P O Box 10360 (Attn: GSN)  
Stamford, Connecticut 06904

### REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

#### DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA859236E

Renewal of Number: NJA859236D

- NAMED INSURED:** Robert Dieudonne  
**STREET ADDRESS:**  
3111 Edgewood Drive  
Pearland, TX 77584
- POLICY PERIOD:** Inception Date: 06/01/2017      Expiration Date: 06/01/2018  
Effective 12:01 a.m. Standard Time at the address of the Named Insured.
- LIMITS OF LIABILITY:**  
Each Claim: \$1,000,000  
Aggregate: \$2,000,000  
**Claim Expenses** have a separate Limit of Liability:  
Each Claim: \$1,000,000  
Aggregate: \$2,000,000
- DEDUCTIBLE:** Each Claim: \$0      Aggregate: \$0
- RETROACTIVE DATE:** 06/01/2010  
If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.
- ANNUAL PREMIUM:** \$690.00  
  
TOTAL Premium and Taxes/Surcharge : \$690.00
- ENDORSEMENTS:**  
This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).  
AP 00 0001 (06/11), AP 04 0001 (06/11), AP 04 0003 (07/14), AP 04 0004 (07/14), AP 21 0002 (06/11),  
AP 27 0004 (06/11), SGN 90 0001 (07/10), AP 01 0038TX (06/11),  
AP 08 0044TX (06/11), AP 27 0006 (10/16)
- PRODUCER NAME:** Mercer Consumer  
**STREET ADDRESS:** P. O. Box 8146  
Des Moines, IA 50306-8146

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 05/23/2017

AP 10 0001 06 11

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Page 1 of 1

## Appraiser License

Borrower	Freeman SR, Nathaniel			
Property Address	1039 Lakeland Cir			
City	Rosharon	County	Brazoria	State TX Zip Code 77583
Lender/Client	Homewood Mortgage			

### Texas Appraiser Licensing and Certification Board

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

#### Certified Residential Real Estate Appraiser

Number: **TX 1337316 R**  
Issued: **10/03/2017** Expires: **09/30/2019**  
Appraiser: **ROBERT L DIEUDONNE**

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