

APPRAISAL OF REAL PROPERTY



LOCATED AT

5927 Sanford Rd
Houston, TX 77096-5836
E 34 Ft Of Lt 13 & W 28 Ft Of Lt 14 Blk 159 Westbury Sec 5

FOR

Crosscountry Mortgage LLC
2020 Southwest FWY Suite 200, Houston TX 77098

OPINION OF VALUE

\$544,000

AS OF

10/20/2022

BY

James Austin Setterlund
Appraisal & Measurements
Katy, Texas 77450

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Uniform Residential Appraisal Report

2210-03252
File # 33252210281121

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

Property Address **5927 Sanford Rd** City **Houston** State **TX** Zip Code **77096-5836**
 Borrower **Yvonne Cazares** Owner of Public Record **Key Iq Llc** County **Harris**
 Legal Description **E 34 Ft Of Lt 13 & W 28 Ft Of Lt 14 Blk 159 Westbury Sec 5**
 Assessor's Parcel # **088-080-000-0039** Tax Year **2021** R.E. Taxes \$ **5,324**
 Neighborhood Name **Westbury** Map Reference **531W** Census Tract **4224.03**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client **Crosscountry Mortgage LLC** Address **2020 Southwest FWY Suite 200, Houston TX 77098**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **DOM 3; Subject was listed on 10/17/2022 for \$3,900. It is in active status as of the effective date of this appraisal; HARMLS#94758104; DOM 7; Subject was listed on 10/13/2022 for \$536,990. It is in active status as of the effective date of this appraisal.**

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	3 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	138	Low	0	Multi-Family	2 %	
Neighborhood Boundaries Subject is generally bounded to the north by N Braeswood Blvd; to the east by S Post Oak; to the south by Hwy 90; and to the west by S Gessner Rd.		1,580	High	80	Commercial	15 %	
Neighborhood Description Westbury is a single family residential subdivision located approximately 9 miles southwest of Houston's CBD. The area consists of homes in the moderate to middle price range. Values appear stable in the area. No major negative or positive factors are foreseen to impact the subject's marketing area in the foreseeable future. The area is served by the Houston ISD. Other = vacant/undeveloped land. See Additional Comments....		354	Pred.	59	Other	5 %	
Market Conditions (including support for the above conclusions) Properties appear to be absorbed in this market area within a 3 month marketing period. There does not appear to be an overabundance of properties for sale, with market supply/demand in equilibrium. Typical financing available in subject's market area including Conventional, FHA and VA loans.							

Dimensions **61x120x62x120** Area **7,440 sf** Shape **Basically Rectangular** View **N;Res;**
 Specific Zoning Classification **Deed Restrictions-SFR** Zoning Description **No Zoning, subject can be rebuilt if destroyed**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **The highest and best use of the subject property is the current use.**
 Utilities **Public** Other (describe) _____ **Public** Other (describe) _____ Off-site Improvements - Type **Public** Private
 Electricity Water Street **Concrete**
 Gas Sanitary Sewer Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **48201C0865M** FEMA Map Date **05/02/2019**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____
Typical utility easements of record noted - no detrimental market effect. No encroachments or adverse conditions noted upon site inspection. The appraiser recommends that a survey be made to verify that no adverse easements or encroachments exist.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/New	Floors	Crt/Tile/New
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	CB/Brick/New	Walls	Sheetrock/New
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Composition/New	Trim/Finish	Wood/New
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/New	Bath Floor	Tile/New
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Double/New	Bath Wainscot	Tile/New
Year Built 1965	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 05	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Alumium/New	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete	
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck None	<input checked="" type="checkbox"/> Porch Cvrd	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) _____
 Finished area above grade contains: **7** Rooms **3** Bedrooms **2.1** Bath(s) **2,352** Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). **The subject has features that are consistent with similar homes in the area.**
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **C3;Kitchen-remodeled-less than one year ago;Bathrooms-remodeled-less than one year ago;The subject is improved with a story brick/cement board veneer siding single family residence. It is approximately 57 years old, has been adequately maintained and is considered to be in average condition for its age and the neighborhood. Physical depreciation was calculated on an age/life basis. No functional or external depreciation is charged.**
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe _____
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe _____

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There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 339,000 to \$ 562,900											
There are 19 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 235,000 to \$ 575,000											
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3							
Address 5927 Sanford Rd Houston, TX 77096-5836		Address 5443 Kinglet St Houston, TX 77096-5014		Address 5906 Hummingbird St Houston, TX 77096-5828		Address 5942 Claridge Dr Houston, TX 77096-5823					
Proximity to Subject		0.88 miles E		0.33 miles N		0.16 miles NW					
Sale Price		\$ 575,000		\$ 565,800		\$ 519,000					
Sale Price/Gross Liv. Area		\$ 228.31 sq.ft.		\$ 244.79 sq.ft.		\$ 233.32 sq.ft.					
Data Source(s)		HARMLS#47238692;DOM 5		HARMLS#50741385;DOM 6		HARMLS#96998376;DOM 0					
Verification Source(s)		CAD/ExInsp/		CAD/ExInsp/		CAD/ExInsp/					
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION					
		+(-) \$ Adjustment		+(-) \$ Adjustment		+(-) \$ Adjustment					
Sales or Financing Concessions		ArmLth Unknown;0		ArmLth Unknown;0		ArmLth UnDisclsd;0					
Date of Sale/Time		s05/22;c04/22		s04/22;c04/22		s01/22;c12/21					
Location		N;Res;		N;Res;		N;Res;					
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple					
Site		7,440 sf		8,400 sf		11,844 sf					
View		N;Res;		N;Res;		N;Res;					
Design (Style)		DT1;Ranch		DT1;Ranch		DT1;Ranch					
Quality of Construction		Q3		Q3		Q3					
Actual Age		57		67		57					
Condition		C3		C3		C3					
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths					
Room Count		7 3 2.1		7 4 3.0		7 4 3.0					
Gross Living Area		2,352 sq.ft.		2,349 sq.ft.		2,425 sq.ft.					
Basement & Finished Rooms Below Grade		0sf		0sf		0sf					
Functional Utility		Average		Average		Average					
Heating/Cooling		Central/Central		Central/Central		Central/Central					
Energy Efficient Items		Typical		Typical		Typical					
Garage/Carport		2ga2dw		2ga2dw		2ga2dw					
Porch/Patio/Deck		None/Porch		Cvrd/Cvrd		Porch/Patio					
Fireplaces		1 Fireplace		None		1 Fireplace					
Net Adjustment (Total)		☐ + ☒ - \$ -5,000		☐ + ☒ - \$ -23,000		☒ + ☐ - \$ 1,735					
Adjusted Sale Price of Comparables		Net Adj. 0.9% Gross Adj. 1.7% \$ 570,000		Net Adj. 4.1% Gross Adj. 4.9% \$ 542,800		Net Adj. 0.3% Gross Adj. 4.8% \$ 520,735					
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain											
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.											
Data Source(s) MLS & Tax records											
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.											
Data Source(s) MLS & Tax records											
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).											
ITEM		SUBJECT		COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3			
Date of Prior Sale/Transfer		01/11/2022									
Price of Prior Sale/Transfer		\$285,000									
Data Source(s)		HARMLS and Tax Records		HARMLS and Tax Records		HARMLS and Tax Records		HARMLS and Tax Records			
Effective Date of Data Source(s)		10/20/2022		10/20/2022		10/20/2022		10/20/2022			
Analysis of prior sale or transfer history of the subject property and comparable sales				The subject was sold on 01/11/2022 for \$285,000.							
Summary of Sales Comparison Approach											
Comparable #4 was not adjusted downward for the typical negotiations. Age and condition adjustments were not deemed necessary due to the subject and all of the sales having a similar effective age. Site adjustments were made at \$3.00 per foot with respect to the estimated site value for 1,000 or more difference in SF. Bathroom adjustments were made at \$5,000 per room and \$2,500 for 1/2 bath. Equal emphasis was given to all comparables sales. All utilities were on and functional at the time of property inspection.											
Indicated Value by Sales Comparison Approach \$		544,000		Cost Approach (if developed) \$		548,647		Income Approach (if developed) \$		513,000	
Equal emphasis was given to all the comparables. The sales comparison approach was given the most weight towards value.											
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: None											
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 \$ 544,000 , as of 10/20/2022 , which is the date of inspection and the effective date of this appraisal.											

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ADDITIONAL COMMENTS	COMMENTS ON SALES COMPARISON APPROACH	
	The sales considered are among the most comparable in Houston's MLS. All sales used are located in the subject's marketing area, similar in size, and considered similar to the subject in quality of construction and condition.	
	In the Sales Comparison Approach, the appraiser makes adjustments to the comparable sales based on their differences with the subject. Most of the adjustments are for apparent and/or objective differences such as location (interior, corner or cul-de-sac lots), gross living area, age, bathrooms, car storage and fireplaces. Because these items are objective, they have been quantified based on the appraiser's observation of what the market will pay for the presence of, or lack of, these features based on a paired sales analysis of properties that are otherwise similar. Subjective adjustments such as quality of construction, condition, special or adverse locations and decor have been made based on the appraiser's knowledge of the market and/or conversations with knowledgeable agents and contractors within the market.	
	Typical financing in the area is conventional, FHA/VA, Bank loans or cash with sellers typically paying up to 3 point on new loan financing. No adjustment has been made for seller paid closing cost of 3% or less	
	Note : The photographs of comparable sales provided in this report are from original images. All comparable sales were inspected from the street and a photo image was taken. However, in instances that are deemed inappropriate, or in the case of a camera malfunction, an image provided by MLS has been utilized.	
	FINAL RECONCILIATION	
	In the final reconciliation of value, greatest emphasis has been given to the value indicated by the Sales Comparison Analysis, which is more indicative of Market Value under the willing Buyer and Seller concept and is supported by the Cost Approach. All sales have been considered in our final conclusion of value.	
	The income Approach is not considered as reliable insofar as single family properties are not typically purchased for their income producing ability.	
	INTENDED USE/USER: 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 the Definition of Market Value. No additional intended Users are identified by the appraiser.	
	PURPOSE OF REPORT: The purpose of this appraisal is to form an opinion of the Market Value of the subject for our Client as of the effective date contained in this report.	
COST APPROACH	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)	When addressing site values, the appraiser has
	relied on knowledge of the local market, which includes prior and/or current analysis of land sales and when necessary (due to lack of reasonable land sales) market extraction/allocation techniques. Based on an allocation ratio basis, sites of similar improvements appear to range in value on a per square foot basis from \$14.69 to \$17.20. Therefore, the value of the site is estimated to be \$17.20 per square foot or \$128,000 for the site.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 128,000
	Source of cost data DwellingCost.com	DWELLING 2,352 Sq.Ft. @ \$ 180.72 = \$ 425,053
	Quality rating from cost service 4.5 Effective date of cost data 10/22	0 Sq.Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch/Etc... = \$ 5,000
	Cost data was estimated with the aid of various sources including but not limited to the Dwellingcost.com Cost Service well as the appraiser's knowledge of the local market. Per Fannie Mae requirements since November 1, 2005 the cost approach is not deemed a reliable source of value for financing purposes. This appraisal is intended for financing purposes only. Cost approach to value only for financing purposes and is not intended for insurance purposes.	Garage/Carport 452 Sq.Ft. @ \$ 51.69 = \$ 23,364
	Estimated Remaining Economic Life (HUD and VA only) 55 Years	Total Estimate of Cost-New = \$ 453,417
INCOME APPROACH TO VALUE (not required by Fannie Mae)		
Estimated Monthly Market Rent \$ 2,700 X Gross Rent Multiplier 190 = \$ 513,000	Indicated Value by Income Approach	
Summary of Income Approach (including support for market rent and GRM) Gross Rent Multiplier was determined by analyzing the total average rent rate and the total average sale price within the subject subdivision within the past 12 months.(MLS#86249356) (MLS#92563875) (MLS#23834764)		
PROJECT INFORMATION FOR PUDs (if applicable)		
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> 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 rented	Total number of units for sale	
Data source(s)		
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.		
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source		
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.		
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> 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.

Uniform Residential Appraisal Report

2210-03252
File # 33252210281121

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

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

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

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

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

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

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

APPRaiser



Signature _____
 Name James Austin Setterlund
 Company Name Appraisal & Measurements
 Company Address 1402 Crossfield
Katy, Texas 77450
 Telephone Number (832) 693-6906
 Email Address austinsetterlund@gmail.com
 Date of Signature and Report 10/21/2022
 Effective Date of Appraisal 10/20/2022
 State Certification # 1360857
 or State License # _____
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 07/31/2023

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

5927 Sanford Rd
Houston, TX 77096-5836
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 544,000

LENDER/CLIENT

Name Bluebird Valuation LLC
 Company Name Crosscountry Mortgage LLC
 Company Address 2020 Southwest FWY Suite 200, Houston TX
77098
 Email Address reports@YourAMC.com

SUBJECT PROPERTY

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

COMPARABLE SALES

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

Appraisal & Measurements
SINGLE FAMILY COMPARABLE RENT SCHEDULE

2210-03252
 File # 33252210281121

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	5927 Sanford Rd Houston, TX 77096-5836	1131 Atwell Dr Houston, TX 77096		5446 Redstart St Houston, TX 77096-5032		5438 Briarbend Dr Houston, TX 77096-5002	
Proximity to Subject		1.22 miles NE		0.89 miles E		0.93 miles E	
Date Lease Begins		02/2022		07/2022		04/2022	
Date Lease Expires		02/2023		07/2023		04/2023	
Monthly Rental	If Currently Rented: \$ 0	\$ 2,100		\$ 3,000		\$ 3,200	
Less: Utilities	\$ 0	\$ 0		\$ 0		\$ 0	
Furniture	0	0		0		0	
Adjusted Monthly Rent	\$	\$ 2,100		\$ 3,000		\$ 3,200	
Data Source	HARMLS# CAD/ExInsp/	HARMLS#86249356;DOM CAD/ExInsp/		HARMLS#92563875;DOM 20 CAD/ExInsp/		HARMLS#23834764;DOM 3 CAD/ExInsp/	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-\$ Adjust.	DESCRIPTION	+(-\$ Adjust.	DESCRIPTION	+(-\$ Adjust.
Rent							
Concessions		0		0		0	
Location/View	N;Res; N;Res;	N;Res; N;Res;		N;Res; N;Res;		N;Res; N;Res;	
Design and Appeal	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Age/Condition	57 C3	65 C3	0	58 C3		62 C3	0
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	7 3 2.1	7 3 2.0	+50	7 4 2.1		7 4 3.1	-100
Gross Living Area	2,352 Sq. Ft.	2,517 Sq. Ft.	0	2,150 Sq. Ft.		2,569 Sq. Ft.	
Other (e.g., basement, etc.)	0sf	0sf		0sf		0sf	
Other:	None	None		None		Pool	-150
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 50		<input type="checkbox"/> + <input type="checkbox"/> - \$ 0		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -250	
Indicated Monthly Market Rent		\$ 2,150		\$ 3,000		\$ 2,950	

Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.)
 The market appears to be stable.
 All comparable rentals are within the subjects subdivision. Most units rent within 30 days and the appraiser estimates a 5% vacancy.

Final Reconciliation of Market Rent: The range of indicated rents are from \$2,150 to \$3,000 the estimated market rent rate is \$2,700

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 10/20/2022 TO BE \$ 2,700

Appraiser(s) SIGNATURE [Signature] Review Appraiser SIGNATURE _____
 NAME James Austin Setterlund (if applicable) NAME _____

Date Property Inspected 10/20/2022 Report Signed 10/21/2022 Date Property Inspected _____ Report Signed _____
 License or Certification # 1360857 State TX License or Certification # _____ State _____
 Expiration Date of License or Certification 07/31/2023 Expiration Date of License or Certification _____
 Review Appraiser Did Did Not Inspect Subject Property

Rental Photo Page

Borrower/Client	Yvonne Cazares			
Property Address	5927 Sanford Rd			
City	Houston	County Harris	State TX	Zip Code 77096-5836
Lender	Crosscountry Mortgage LLC			



Rental 1

1131 Atwell Dr
 Proximity to Subject 1.22 miles NE
 Adj. Monthly Rent 2,100
 Gross Living Area 2,517
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Condition C3
 Age/Year Built 65



Rental 2

5446 Redstart St
 Proximity to Subject 0.89 miles E
 Adj. Monthly Rent 3,000
 Gross Living Area 2,150
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Condition C3
 Age/Year Built 58



Rental 3

5438 Briarbend Dr
 Proximity to Subject 0.93 miles E
 Adj. Monthly Rent 3,200
 Gross Living Area 2,569
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Condition C3
 Age/Year Built 62

Uniform Residential Appraisal Report

2210-03252
File # 33252210281121

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	5927 Sanford Rd Houston, TX 77096-5836	5631 Sanford Rd Houston, TX 77096-6141											
Proximity to Subject		0.45 miles E											
Sale Price	\$	\$ 562,900			\$			\$					
Sale Price/Gross Liv. Area	\$ 228.31 sq.ft.	\$ 247.97 sq.ft.			\$	sq.ft.	\$	sq.ft.	\$	sq.ft.			
Data Source(s)		HARMLS#6160935;DOM 10											
Verification Source(s)		CAD/ExInsp/											
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment
Sales or Financing Concessions		Listing			0								
Date of Sale/Time		Active											
Location	N;Res;	N;Res;											
Leasehold/Fee Simple	Fee Simple	Fee Simple											
Site	7,440 sf	9,960 sf			-7,600								
View	N;Res;	N;Res;											
Design (Style)	DT1;Ranch	DT1;Ranch											
Quality of Construction	Q3	Q3											
Actual Age	57	63			0								
Condition	C3	C3											
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	
Room Count	7	3	2.1	7	3	2.0							+2,500
Gross Living Area	2,352 sq.ft.		2,270 sq.ft.		0		sq.ft.		sq.ft.		sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf											
Functional Utility	Average	Average											
Heating/Cooling	Central/Central	Central/Central											
Energy Efficient Items	Typical	Typical											
Garage/Carport	2ga2dw	2gd2dw			0								
Porch/Patio/Deck	None/Porch	Cvrd/Cvrd			-10,000								
Fireplaces	1 Fireplace	None			+2,500								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -12,600	<input type="checkbox"/> + <input type="checkbox"/> -			\$	<input type="checkbox"/> + <input type="checkbox"/> -			\$
Adjusted Sale Price of Comparables		Net Adj. 2.2%				Net Adj. %				Net Adj. %			
		Gross Adj. 4.0%			\$ 550,300	Gross Adj. %			\$	Gross Adj. %			\$

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

ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	01/11/2022									
Price of Prior Sale/Transfer	\$285,000									
Data Source(s)	HARMLS and Tax Records	HARMLS and Tax Records								
Effective Date of Data Source(s)	10/20/2022	10/20/2022								

Analysis of prior sale or transfer history of the subject property and comparable sales

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Analysis/Comments

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Supplemental Addendum

File No. 33252210281121

Borrower/Client	Yvonne Cazares						
Property Address	5927 Sanford Rd						
City	Houston	County	Harris	State	TX	Zip Code	77096-5836
Lender	Crosscountry Mortgage LLC						

The subject's subdivision PUD is voluntary.

My opinion of value of the subject property is higher than the predominant value of the subject's market area. This will not affect the use, value, enjoyment or marketability of the subject as it is well within the upper limit of the area's value range. The subject property is NOT an over improvement for the area.

Amenities for the HOA fees, they included playgrounds and green space.

APPRAISER INDEPENDENCE CERTIFICATION:

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following: I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignments and is reflected on the appraisal report. I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of **Appraisal & Measurements**, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of Appraisals & Measurements, influenced or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that **Bluebird Valuation LLC** has never participated in any of the following prohibited behavior in our business relationship: Withholding or threatening to withhold timely payment or partial payment for an appraisal report. Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me. Expressly or impliedly promising future business, promotions, or increased compensation for myself. Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me. Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report. Provided me an anticipated, estimated, encouraged, or desired value for a subject property or proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided. Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits. Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period preceding acceptance of this assignment.

NEIGHBORHOOD MARKETABILITY:

Adequate retail, employment and other support facilities are located in the area. Public transportation and houses of worship of most denominations are located nearby. Land uses are generally compatible in the area, with commercial properties primarily located along the principal streets. Residential properties use, maintenance, and alteration are controlled by deed restrictions which are locally enforced by the respective property owners association. No significant adverse physical conditions were observed which would have a detrimental effect on the marketability of properties within the neighborhood.

PLANNED UNIT DEVELOPMENT:

The home owners are in control of the Home Owner's Association (HOA), therefore, this project is considered to be a TYPE E PUD. The contribution for the maintenance of the common areas and amenities of the subdivision/project do not contribute more than two (2%) percent of a typical property's value. Therefore, the contribution is considered insignificant in terms of its influence on the use and enjoyment of the premises and has little or no effect on the value of a typical property. The information contained in this report was obtained from Houston's MLS.

SITE AND TAXES:

Title documents and survey were not available for the appraiser to review. Area properties are regulated under deed restrictions rather than zoning, and the subject appears to be in compliance.

The four criteria for the Highest and Best Use are: Legally permissible; Physically possible; Financially feasible; and Maximum profitability. The subject's current use meets all of the criteria for highest and best use; therefore it is our opinion that the highest and best use for the subject, both vacant and improved, is single family residential.

Based on review of the flood maps provided by Federal Emergency Management Agency (FEMA), the subject appears to be within the flood zone reported herein, however confirmation of the exact location should be obtained from current survey or other reliable source.

The valuation and tax rates in the area appear reasonable.

EXPOSURE TIME:

A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be the same as the marketing time reported in the neighborhood section on page one of this report.

SIGNIFICANT APPRAISAL ASSISTANCE:

I recognize that significant appraisal assistance was provided by the county appraisal district and tax assessment office.

In completing the 1004MC form and neighborhood section, I/we utilized DataMaster, an on-line TOTAL third party provider, to assist in analyzing recent HAR MLS data derived from my/our neighborhood and/or market area search. DataMaster integrates the HAR MLS data with CoreLogic Realist to verify properties against public record data. The data is then analyzed to determine recent neighborhood trends. The results have been retained electronically in my/our TOTAL workfile.

Supplemental Addendum

File No. 33252210281121

Borrower/Client	Yvonne Cazares						
Property Address	5927 Sanford Rd						
City	Houston	County	Harris	State	TX	Zip Code	77096-5836
Lender	Crosscountry Mortgage LLC						

ESTIMATE OF GROSS LIVING AREA:

The measurements and sketch contained herein are for the purposes of this appraisal when comparing the subject to the comparable sales in the Sales Comparison Analysis. The sketch herein is not an architectural rendering of the subject improvements and is not to be considered as such. I am not a licensed architect. The gross living area addressed herein is based on physical measurements taken by me utilizing the American National Standards Institute (ANSI) protocol adopted by the National Homebuilder's Association (NHA) for measuring square footage. The Gross Living Area stated in this report may or may not agree with Gross Living Area published by the tax assessor, the MLS, or the builder for the subject or for the comparable sales. The square footage estimate noted herein for the subject was calculated from physical measurements taken by me for the purposes of this assignment only. I do not guarantee the accuracy of this square footage ESTIMATE and it should not be relied upon by anyone for any other use.

CLARIFICATION OF ITEM 2 CERTIFICATION STATEMENT:

An appraiser's inspection is a data gathering task for comparative analyses only. The term/phrase "complete visual inspection" means a non-intrusive, visual observation of readily accessible areas on the effective date of the appraisal. The attic **was not** viewed from a head and shoulders stance and did not include any intense visual observation of the entire attic area or any mechanical systems within the attic. No warranty is given to the condition or continued functional operation of the mechanical, electrical, plumbing or any other systems in the dwelling beyond the effective date of the appraisal.

Any statement, comment, or conclusion made about the structural integrity is not a warranted fact, but an observation limited to the purview of my visual observation. For warranted fact about the structural integrity unless otherwise stated the user of the appraisal should have the improvement inspected by a licensed structural engineer or similar professional whose job is to determine structural integrity.

CLARIFICATION OF ITEM 7 CERTIFICATION STATEMENT:

My primary data source was the Houston Association of Realtor (HAR) MLS. The Dodd-Frank Act and Fannie Mae's Appraiser Independence Requirements (AIR) was enacted to prevent unreasonable expectations of appraisers who have already provided credible support for their conclusion of value. Unless there is data that was not available to me at the time of research for the appraisal on the effective date, I will not be influenced or coerced into performing additional analysis of sales that are deemed less comparable for the purpose of producing an influence or change to the value credibly developed.

In the event sales not chosen (i.e. those deselected by me in the final selection process) are asked to be analyzed by the client, such as additional research, will be subject to additional charges for the additional research, analysis, and communication. Such fees will be relative to the amount of additional information required and should be discussed with the client to ensure that they are prepared to pay any additional fees. If the client's request is based on data obtained from the same MLS system where there are no additional sales comparable to the subject that were not already researched, selected or disqualified at the time of the appraisal, such consideration of the same data researched would be an additional charge to the client for these added analyses.

CLARIFICATION OF ITEM 10 CERTIFICATION STATEMENT:

I attempted to adhere fully with the requirements set forth in Certification Item 10 and believe the sources used provided credible information, but strict adherence was not possible in the normal course of business. In the State of Texas and local jurisdiction, the non-disclosure status of law prevents me from any published non-interested party data other than that which is printed through the private source of Multiple Listing Service (MLS).

CLARIFICATION OF ITEM 14 CERTIFICATION STATEMENT:

The users and others who are choosing to rely on this appraisal report need to be aware of the limitations of the included 1004MC Form. This form only views transactions over a 12-month period, which makes each column a seasonal conclusion. As a consequence, the conclusions may vary from the one-unit housing trends reported in the Neighborhood Section and may not be consistent. Those circumstances will be further explained on the 1004MC Form where seasonal anomalies are addressed. Further, the comments about concessions are based on that data which is available to me through the primary data source. Inconsistencies exist in the reporting of concessions which impacts my conclusions and may be impacted to the degree concessions were not forthright by all of the MLS reporting members.

The information contained herein regarding the environmental conditions are not to be construed as a warranted fact. This information was the result of the non-intrusive physical observation and data gathered from the EPA website. For a warranted fact about environmental conditions the Intended User(s) of this appraisal report must seek from environmental professional's facts such as can be found from testing done in Phase II environmental reporting. I have made no environmental tests on the subject property.

CLARIFICATION OF ITEM 21 CERTIFICATION STATEMENT:

The parties identified in this item are given disclosure privileges of distribution rights. These distribution privileges are not equal nor should be construed as being the same privilege as an "Intended User". Only the client named herein has the privilege of being identified as the "Intended Users". I am not obligated nor will I discuss this Summary Appraisal Report with any of the entities listed in this section unless they have been specifically identified by me at the time of the assignment as an Intended User with similar privileges as the client in terms of direct communication rights.

HIGHEST AND BEST USE ANALYSIS:

In the site section of the URAR, a Highest and Best Use conclusion is reported. The Highest and Best Use is that reasonable and probable use that supports the highest present value, as defined on the effective date of this appraisal report. Alternately, it is that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest value. There are deed restrictions and covenants that require a single family residence, which is its present use. A copy of deed restrictions or covenants were not provided for review. Based on the subject site and surrounding sites, modifications of such land use regulations is not probable. The economic supply and demand of land use appears to be in balance. The site lends itself to single family residential use both because of its size and

Supplemental Addendum

File No. 33252210281121

Borrower/Client	Yvonne Cazares						
Property Address	5927 Sanford Rd						
City	Houston	County	Harris	State	TX	Zip Code	77096-5836
Lender	Crosscountry Mortgage LLC						

topography, and compatibility with surrounding sites.

USPAP 2016-2017 COMPLIANCE:

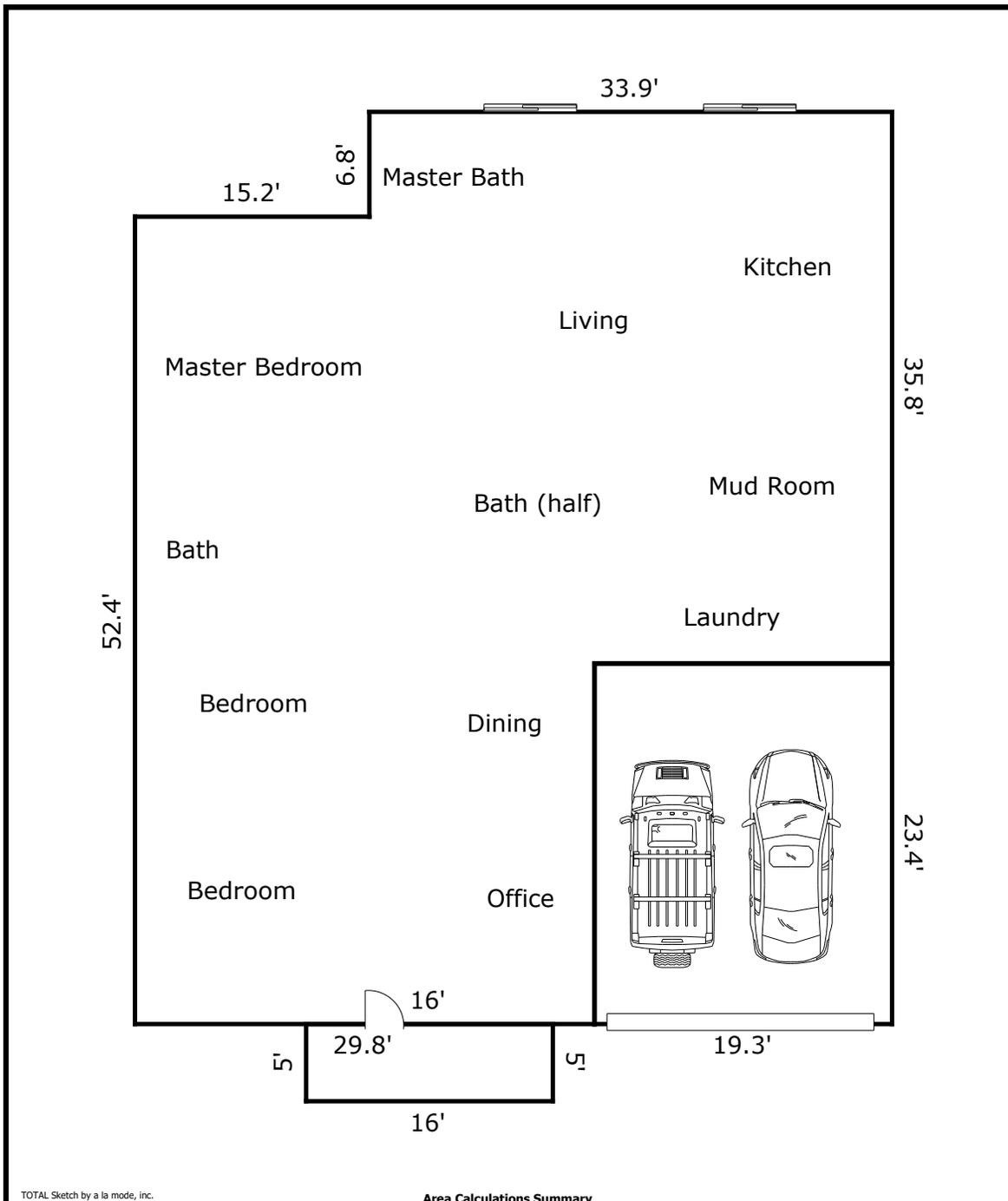
This appraisal form indicates it is a summary appraisal report. It has not been updated by FNMA to conform with 2016-2017 USPAP. The current USPAP has deleted the three types of appraisals known as Self Contained, Summary, and Restricted Used and replaced them with "Appraisal Report" and "Restricted Appraisal Report". This product is an "Appraisal Report".

The Cost Approach has been developed solely at the request of the client; and it has been given no weight in arriving at the final opinion of value. The "cost new" of a property is not typically part of the decision making process of a buyer desiring a property similar in age to the subject. This is consistent with FAQ#292 in the most current edition of USPAP.

In completing the Sales Comparison Approach, I/we utilized DataMaster, an on-line, TOTAL third party provider, to assist in extracting, importing and analyzing recent sales data from HAR MLS that I/we selected as being comparable to the subject. DataMaster verifies the subject and comparable sales transaction history against public records.

Building Sketch

Borrower/Client	Yvonne Cazares				
Property Address	5927 Sanford Rd				
City	Houston	County	Harris	State	TX
Zip Code	77096-5836				
Lender	Crosscountry Mortgage LLC				



TOTAL Sketch by a la mode, inc.

Area Calculations Summary		
Living Area	Calculation Details	
First Floor	2351.74 Sq ft	29.8 × 23.4 = 697.32 35.8 × 33.9 = 1213.62 29 × 15.2 = 440.8
Total Living Area (Rounded):	2352 Sq ft	
Non-living Area		
Covered Porch	80 Sq ft	16 × 5 = 80
2 Car Attached	451.62 Sq ft	23.4 × 19.3 = 451.62

Subject Photo Page

Borrower/Client	Yvonne Cazares				
Property Address	5927 Sanford Rd				
City	Houston	County	Harris	State	TX Zip Code 77096-5836
Lender	Crosscountry Mortgage LLC				

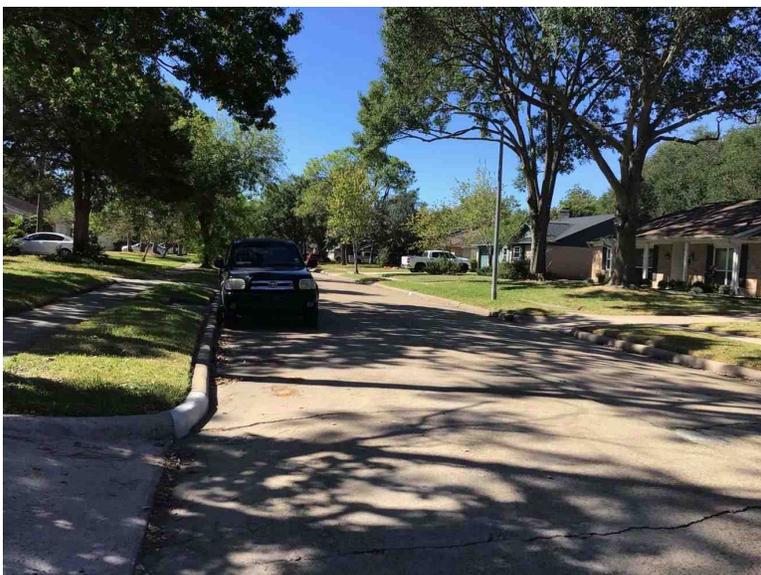


Subject Front

5927 Sanford Rd
Sales Price
Gross Living Area 2,352
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 7,440 sf
Quality Q3
Age 57



Subject Rear



Subject Street

Interior Photos

Borrower/Client	Yvonne Cazares						
Property Address	5927 Sanford Rd						
City	Houston	County	Harris	State	TX	Zip Code	77096-5836
Lender	Crosscountry Mortgage LLC						



Right side of subject



Left side of subject



Address



2 Car Attached



Attic door



Laundry



Bath (Half)



Kitchen



Kitchen



Mud Room



Living



Dining



Office



Foyer



Bedroom

Interior Photos

Borrower/Client	Yvonne Cazares						
Property Address	5927 Sanford Rd						
City	Houston	County	Harris	State	TX	Zip Code	77096-5836
Lender	Crosscountry Mortgage LLC						



Bedroom



Bath



Master Bedroom



Master Bath

Comparable Photo Page

Borrower/Client	Yvonne Cazares				
Property Address	5927 Sanford Rd				
City	Houston	County	Harris	State	TX
				Zip Code	77096-5836
Lender	Crosscountry Mortgage LLC				



Comparable 1

5443 Kinglet St
 Prox. to Subject 0.88 miles E
 Sale Price 575,000
 Gross Living Area 2,349
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 8,400 sf
 Quality Q3
 Age 67



Comparable 2

5906 Hummingbird St
 Prox. to Subject 0.33 miles N
 Sale Price 565,800
 Gross Living Area 2,425
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 11,844 sf
 Quality Q3
 Age 57



Comparable 3

5942 Claridge Dr
 Prox. to Subject 0.16 miles NW
 Sale Price 519,000
 Gross Living Area 2,223
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 8,760 sf
 Quality Q3
 Age 57

Comparable Photo Page

Borrower/Client	Yvonne Cazares				
Property Address	5927 Sanford Rd				
City	Houston	County	Harris	State	TX
				Zip Code	77096-5836
Lender	Crosscountry Mortgage LLC				



Comparable 4

5631 Sanford Rd
 Prox. to Subject 0.45 miles E
 Sale Price 562,900
 Gross Living Area 2,270
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 9,960 sf
 Quality Q3
 Age 63

Comparable 5

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

Comparable 6

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

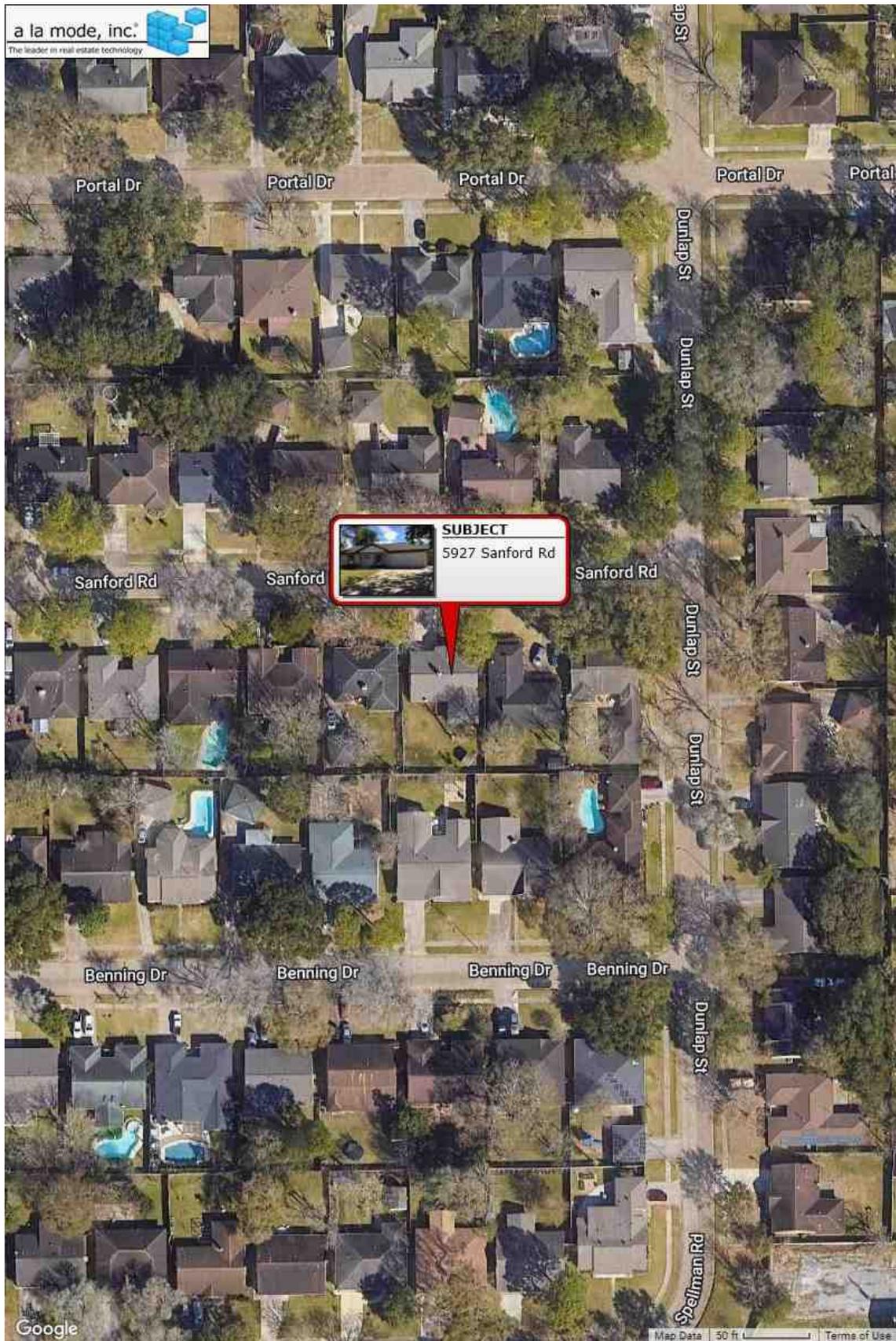
Location Map

Borrower/Client	Yvonne Cazares				
Property Address	5927 Sanford Rd				
City	Houston	County	Harris	State	TX
Lender	Crosscountry Mortgage LLC		Zip Code	77096-5836	



Location Map

Borrower/Client	Yvonne Cazares						
Property Address	5927 Sanford Rd						
City	Houston	County	Harris	State	TX	Zip Code	77096-5836
Lender	Crosscountry Mortgage LLC						



USPAP Compliance Addendum

Loan # 2210-03252
File # 33252210281121

Borrower/Client	Yvonne Cazares		
Property Address	5927 Sanford Rd		
City	Houston	County	Harris
		State	TX
		Zip Code	77096-5836
Lender	Crosscountry Mortgage LLC		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

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

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

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

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

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p style="text-align: center;"></p> <p>Signature _____</p> <p>Name <u>James Austin Setterlund</u></p> <p>Date of Signature <u>10/21/2022</u></p> <p>State Certification # <u>1360857</u></p> <p>or State License # _____</p> <p>State <u>TX</u></p> <p>Expiration Date of Certification or License <u>07/31/2023</u></p> <p>Effective Date of Appraisal <u>10/20/2022</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.



LIA Administrators & Insurance Services

**APPRAISAL, VALUATION AND PROPERTY SERVICES
PROFESSIONAL LIABILITY INSURANCE POLICY**



DECLARATIONS

Aspen American Insurance Company

(Referred to below as the "Company")
590 Madison Avenue, 7th Floor
New York, NY 10022
877-245-3510

Date Issued	Policy Number	Previous Policy Number
8/30/2022	AA1009884-04	AA1009884-03

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

<p>1. Customer ID: 170339 Named Insured: APPRAISAL & MEASUREMENT James Austin Setterlund 1402 Crossfield Katy, TX 77450</p>																																																	
<p>2. Policy Period: From: 09/18/2022 To: 09/18/2023 12:01 A.M. Standard Time at the address stated in 1 above.</p>																																																	
<p>3. Deductible: \$1000 Each Claim</p>																																																	
<p>4. Retroactive Date: 09/18/2019</p>																																																	
<p>5. Inception Date: 09/18/2019</p>																																																	
<p>6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate Subpoena Response: \$5,000 Supplemental Payment Coverage Pre-Claim Assistance: \$5,000 Supplemental Payment Coverage Disciplinary Proceeding: \$7,500 Supplemental Payment Coverage Loss of Earnings: \$500 per day Supplemental Payment Coverage</p>																																																	
<p>7. Covered Professional Services (as defined in the Policy and/or by Endorsement):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Real Estate Appraisal and Valuation:</td> <td style="width: 10%;">Yes</td> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td> <td style="width: 10%;">No</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Residential Property:</td> <td>Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Commercial Property:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):</td> <td>Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>If "yes", added by endorsement)</td> </tr> <tr> <td style="padding-left: 20px;">Right of Way Agent and Relocation:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Machinery and Equipment Valuation:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Personal Property Appraisal:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>If "yes", added by endorsement)</td> </tr> <tr> <td style="padding-left: 20px;">Real Estate Sales/Brokerage:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>If "yes", added by endorsement)</td> </tr> </table>	Real Estate Appraisal and Valuation:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		Residential Property:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		Commercial Property:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	If "yes", added by endorsement)	Right of Way Agent and Relocation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Machinery and Equipment Valuation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Personal Property Appraisal:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	If "yes", added by endorsement)	Real Estate Sales/Brokerage:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	If "yes", added by endorsement)	
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JAMES AUSTIN SETTERLUND
1402 CROSSFIELD DR
KATY, TX 77450



**Certified Residential
Real Estate Appraiser**

Appraiser: **James Austin Setterlund**

License #: **TX 1360857 R**

License Expires: **07/31/2023**

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.

Chelsea Buchholtz
Commissioner