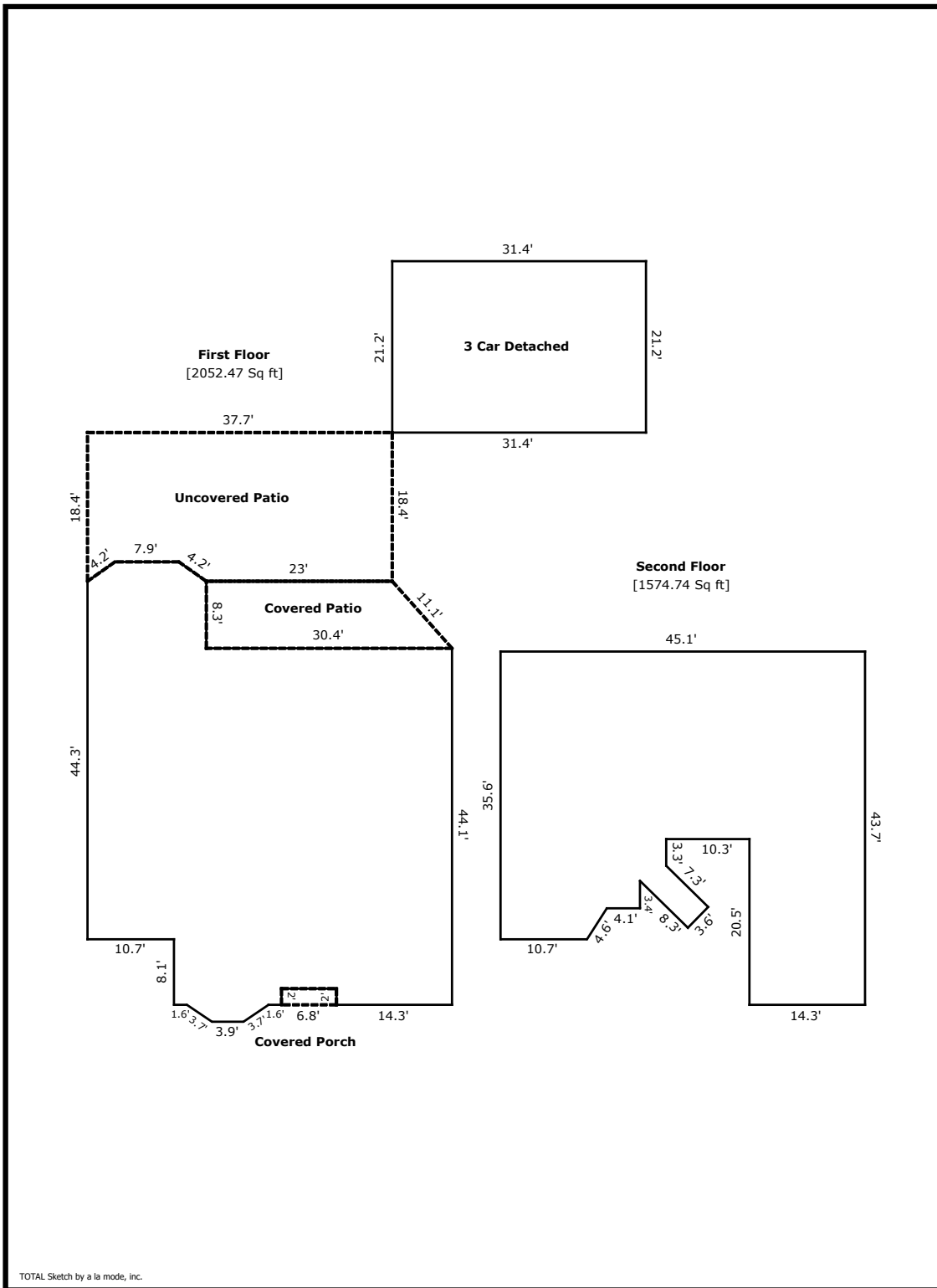


INVOICE

FROM: Lonestar Appraisals PO Box 455 Conroe, TX 77305 lonestarappraisals22@gmail.com Telephone Number: _____ Fax Number: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="background-color: #cccccc;">INVOICE NUMBER</th> </tr> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> <tr> <th colspan="2" style="background-color: #cccccc;">DATES</th> </tr> <tr> <td>Invoice Date:</td> <td>03/01/2023</td> </tr> <tr> <td>Due Date:</td> <td></td> </tr> <tr> <th colspan="2" style="background-color: #cccccc;">REFERENCE</th> </tr> <tr> <td>Internal Order #:</td> <td></td> </tr> <tr> <td>Lender Case #:</td> <td></td> </tr> <tr> <td>Client File #:</td> <td></td> </tr> <tr> <td>FHA/VA Case #:</td> <td></td> </tr> <tr> <td>Main File # on form:</td> <td></td> </tr> <tr> <td>Other File # on form:</td> <td></td> </tr> <tr> <td>Federal Tax ID:</td> <td></td> </tr> <tr> <td>Employer ID:</td> <td></td> </tr> </table>	INVOICE NUMBER				DATES		Invoice Date:	03/01/2023	Due Date:		REFERENCE		Internal Order #:		Lender Case #:		Client File #:		FHA/VA Case #:		Main File # on form:		Other File # on form:		Federal Tax ID:		Employer ID:	
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Other File # on form:																													
Federal Tax ID:																													
Employer ID:																													
TO: The Mike Seder Group 26203 Oakridge Dr The Woodlands, TX 77380 E-Mail: Telephone Number: _____ Fax Number: _____ Alternate Number: _____																													
DESCRIPTION																													
Lender: _____ Client: _____ Purchaser/Borrower: _____ Property Address: 242 Hazelcrest Dr City: The Woodlands County: Montgomery State: TX Zip: 77382 Legal Description: WDLNDS VIL INDIAN SPRG 18, BLOCK 1, LOT 31																													
FEES	AMOUNT																												
Measurement	150.00																												
SUBTOTAL	150.00																												
PAYMENTS	AMOUNT																												
Check #: _____ Date: _____ Description: _____ Check #: _____ Date: _____ Description: _____ Check #: _____ Date: _____ Description: _____																													
SUBTOTAL	0																												
TOTAL DUE	\$ 150.00																												

Building Sketch (Page - 1)

Borrower				
Property Address	242 Hazelcrest Dr			
City	The Woodlands	County	Montgomery	State TX Zip Code 77382
Lender/Client				



TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 2)

Borrower					
Property Address	242 Hazelcrest Dr				
City	The Woodlands	County	Montgomery	State	TX Zip Code 77382
Lender/Client					

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	2052.5 Sq ft	$0.5 \times 3.1 \times 2.1 = 3.3$ $0.5 \times 2.1 \times 3.1 = 3.3$ $3.9 \times 2.1 = 8.2$ $44.1 \times 14.3 = 630.6$ $42.1 \times 6.8 = 286.3$ $13.3 \times 8.1 = 107.7$ $24 \times 36 = 864$ $14.7 \times 8.3 = 122$ $7.9 \times 2.4 = 19$ $0.5 \times 2.4 \times 3.4 = 4.1$ $0.5 \times 3.4 \times 2.4 = 4.1$
Second Floor	1574.7 Sq ft	$35.6 \times 10.7 = 380.9$ $0.5 \times 2.5 \times 3.8 = 4.7$ $31.8 \times 2.5 = 77.9$ $31.8 \times 4.1 = 130.2$ $0.5 \times 3.2 \times 3.2 = 5.2$ $28.4 \times 3.2 = 92.1$ $0.5 \times 2.6 \times 2.7 = 3.5$ $0.5 \times 2.6 \times 2.7 = 3.5$ $2.4 \times 2.7 = 6.5$ $0.5 \times 5 \times 2.5 = 6.4$ $23.2 \times 10.3 = 239$ $43.7 \times 14.3 = 624.9$
Total Living Area (Rounded):	3627 Sq ft	
Non-living Area		
Uncovered Patio	666.6 Sq ft	$37.7 \times 16 = 603.2$ $2.4 \times 23 = 55.2$ $0.5 \times 2.4 \times 3.4 = 4.1$ $0.5 \times 3.4 \times 2.4 = 4.1$
Covered Porch	13.6 Sq ft	$2 \times 6.8 = 13.6$
Covered Patio	221.6 Sq ft	$8.3 \times 23 = 190.9$ $0.5 \times 8.3 \times 7.4 = 30.7$
3 Car Detached	665.7 Sq ft	$31.4 \times 21.2 = 665.7$

Supplemental Addendum

File No.

Borrower					
Property Address	242 Hazelcrest Dr				
City	The Woodlands	County	Montgomery	State	TX Zip Code 77382
Lender/Client					

ADDITIONAL COMMENTS:

Thank you for choosing Lonestar Appraisals for your measurement service. Please see below for a brief explanation of the services we provide and the logistics of having your home measured.

Predetermined Results

Please inform us immediately if there are any predetermined results that are a condition of the service. Per USPAP ETHICS RULE: "It is unethical for an appraiser to accept an assignment, or to have a compensation arrangement for an assignment, that is contingent on any of the following:

1. the reporting of a predetermined result (e.g., opinion of value, square footage of the home);
2. a direction in assignment results that favors the cause of the client;
3. the amount of a value opinion;
4. the attainment of a stipulated result; or
5. the occurrence of a subsequent event directly related to the appraiser's opinions and specific to the assignment's purpose." If there are predetermined results (ie "The square footage needs to be at least XX), which are a condition of this assignment, please let us know so that we can decline the service.

Measurement

Measurements are taken from the exterior of the property to create the footprint based upon ANSI standards. Second floor areas are measured from the exterior when possible and supplemented with interior measurements. Interior measurements are converted to exterior length by adding or subtracting the width of exterior walls corresponding to them. The final footprint perimeter is uploaded to an appraisal software which calculates the square footage. Areas which do not qualify as gross living area (GLA) based upon ANSI standards are separated and listed individually on the measurement report.

Concerns

A PDF of the measurement will be emailed to the client who requested the measurement, which may be the owner or the realtor. Federal law requires the appraiser to only submit the results to the initiating party. If there are questions or concerns about the results or methods, feel free to email the appraiser at the email provided in the report. If you believe there is an error of fact, please provide evidence of the suspected error, such as a previous appraisal/measurement, builders plan with measurements, or actual measurement of the wall/area in question. Sources without actual measurements to review cannot be considered, such as tax records or builder's stated square footage (if it does not contain plans with measurements). Any relevant information will be reviewed, and you will receive a response within one business day.