

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

3104 New Meadow Dr  
Baytown, TX 77521  
Lt 184 Glen Meadow Sec 3

### FOR

United Wholesale Mortgage, LLC  
585 South Boulevard E  
Pontiac, MI 48341

### OPINION OF VALUE

190,000

### AS OF

10/31/2022

### BY

Aaron Dieudonne  
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Uniform Residential Appraisal Report

512-5043935
File # 1222680117

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

SUBJECT

Property Address 3104 New Meadow Dr City Baytown State TX Zip Code 77521
Borrower Jesus Ceja Ceja Owner of Public Record Shaunak Ghosh County Harris
Legal Description Lt 184 Glen Meadow Sec 3
Assessor's Parcel # 101-528-000-0184 Tax Year 2021 R.E. Taxes \$ 3,503
Neighborhood Name Glen Meadow Sec 03 Map Reference 26420 Census Tract 2538.00
Occupant [ ] Owner [ ] Tenant [x] Vacant Special Assessments \$ 0 [ ] PUD HOA \$ 0 [ ] per year [ ] per month
Property Rights Appraised [x] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [x] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client United Wholesale Mortgage, LLC Address 585 South Boulevard E, Pontiac, MI 48341
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [x] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 36;Subject Was Listed On 09/25/2022 For \$189,900. It Is In Active Status As Of The Effective Date Of This Appraisal;Harmls#43968208;

CONTRACT

I [x] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;l have reviewed the contract which totaled 11 pages. The contract was signed by both parties and dated. There are no other known amendments.
Contract Price \$ 189,900 Date of Contract 10/22/2022 Is the property seller the owner of public record? [x] Yes [ ] No Data Source(s) Tax Record/Contract
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? [x] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid. \$2,000;;Seller shall pay no more than \$2000 towards services contracts.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [ ] Urban [x] Suburban [ ] Rural Property Values [ ] Increasing [x] Stable [ ] Declining PRICE AGE One-Unit 95 %
Built-Up [x] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [x] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit %
Growth [ ] Rapid [x] Stable [ ] Slow Marketing Time [x] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 69 Low 0 Multi-Family %
Neighborhood Boundaries The subject's market area is located south of Blue Heron Pkwy, north of Hwy 365 High 90 Commercial 5 %
146, west of Cedar Bayou, and east of Spur 330. 205 Pred. 51 Other %
Neighborhood Description The subject is located in a deed restricted neighborhood surrounded by similar style homes with schools, shopping, medical facilities, and places of worship, are all nearby. The market area is approximately 25 miles east of Houston's CBD just south of I-10.
The market area is serviced by paid police and paid or volunteer fire departments.
Market Conditions (including support for the above conclusions) Conventional financing is predominate in this area with some FHA, VA, and Cash transactions. Availability of financing is good. Rates are currently 4% to 8% for 30 year fixed.

SITE

Dimensions 65 x 109 x 62 x 109 Area 6930 sf Shape Rectangular View N;Res;
Specific Zoning Classification No Zoning Zoning Description Unrestricted
Zoning Compliance [ ] Legal [ ] Legal Nonconforming (Grandfathered Use) [x] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [x] Yes [ ] No If No, describe The highest and best use is residential as this home is located in a residential neighborhood surrounded by other single family homes.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [x] [ ] Water [x] [ ] Street Concrete [x] [ ]
Gas [x] [ ] Sanitary Sewer [x] [ ] Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [x] No FEMA Flood Zone X FEMA Map # 48201C0765M FEMA Map Date 01/06/2017
Are the utilities and off-site improvements typical for the market area? [x] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [x] No If Yes, describe

IMPROVEMENTS

General Description Foundation Exterior Description materials/condition Interior materials/condition
Units [x] One [ ] One with Accessory Unit [x] Concrete Slab [ ] Crawl Space Foundation Walls Concrete/Avg Floors LWood/Tile/Avg
# of Stories 1 [ ] Full Basement [ ] Partial Basement Exterior Walls Brick Veneer/Avg Walls Sheetrock/Avg
Type [x] Det. [ ] Att. [ ] S-Det./End Unit Basement Area 0 sq.ft. Roof Surface Composition/Avg Trim/Finish Softwood/Avg
[x] Existing [ ] Proposed [ ] Under Const. Basement Finish 0 % Gutters & Downspouts Aluminum/Avg Bath Floor Tile/Avg
Design (Style) Traditional [ ] Outside Entry/Exit [ ] Sump Pump Window Type Alum Insulated/Avg Bath Wainscot Tile/Avg
Year Built 1971 Evidence of [ ] Infestation None Storm Sash/Insulated Insulated/Avg Car Storage [ ] None
Effective Age (Yrs) 15 [ ] Dampness [ ] Settlement Screens Yes/Avg [x] Driveway # of Cars 2
Attic [ ] None Heating [x] FWA [ ] HWBB [ ] Radiant Amenities [ ] Woodstove(s) # 0 Driveway Surface Concrete
[x] Drop Stair [ ] Stairs [ ] Other Fuel Gas [ ] Fireplace(s) # 0 [x] Fence Wood [x] Garage # of Cars 2
[ ] Floor [ ] Scuttle Cooling [x] Central Air Conditioning [x] Patio/Deck Cncrt [x] Porch Cncrt [ ] Carport # of Cars 0
[ ] Finished [ ] Heated [ ] Individual [ ] Other [ ] Pool None [ ] Other None [x] Att. [ ] Det. [ ] Built-in
Appliances [ ] Refrigerator [x] Range/Oven [x] Dishwasher [x] Disposal [x] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 6 Rooms 3 Bedrooms 1.1 Bath(s) 1,049 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). None Noted

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-less than one year ago;Bathrooms-updated-less than one year ago;The subject has granite countertops, stainless steel appliances, tile back splash, wood & tile flooring, interior paint, and new light fixtures. The utilities, appliances, and water were functional at the time of our walkthrough.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [x] No If Yes, describe None Noted. The appraiser is not a licensed home inspector and makes no warranties. The appraiser assumes no structural, mechanical or electric inadequacies were present at the time of the inspection. A licensed inspector should be engaged if warranted. Any adverse conditions noted by a licensed inspector could alter the value conclusion of this report.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [x] Yes [ ] No If No, describe
The subject is a typical single family home and conforms to the neighborhood in style, quality, and GLA.

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There are 19 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 99,900 to \$ 239,999		There are 56 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 105,000 to \$ 279,500	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	3104 New Meadow Dr Baytown, TX 77521	3001 Newcastle Dr Baytown, TX 77521	805 Briarcreek Dr Baytown, TX 77521
Proximity to Subject		0.14 miles SW	0.76 miles NW
Sale Price	\$ 189,900	\$ 189,000	\$ 185,000
Sale Price/Gross Liv. Area	\$ 181.03 sq.ft.	\$ 172.76 sq.ft.	\$ 180.14 sq.ft.
Data Source(s)		Harms#85295228;DOM 8	Harms#95483973;DOM 3
Verification Source(s)		Inspection/CAD	Inspection/CAD
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	0
Concessions		Conv;1000	0
Date of Sale/Time		s06/22;c06/22	0
Location	N;Res;	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	6930 sf	7876 sf	0
View	N;Res;	N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional	
Quality of Construction	Q3	Q3	
Actual Age	51	57	0
Condition	C3	C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	0
Room Count	6 3 1.1	6 3 1.1	0
Gross Living Area	1,049 sq.ft.	1,094 sq.ft.	-1,350
Basement & Finished Rooms Below Grade	0sf	0sf	0
Functional Utility	Average	Average	
Heating/Cooling	Central HVAC	Central HVAC	
Energy Efficient Items	Typical	Typical	
Garage/Carport	2ga2dw	2ga2dw	+5,000
Porch/Patio/Deck	Porch, Patio	Porch, Patio	
Fence	Fence	Fence	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,350	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,660
Adjusted Sale Price of Comparables		Net Adj. 0.7 % Gross Adj. 0.7 % \$ 187,650	Net Adj. 3.1 % Gross Adj. 3.1 % \$ 190,660

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain The sales history of the subject and comparable sales were researched via tax and MLS records.

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) MLS

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MLS

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
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)	MLS,Realist	MLS,Realist	MLS,Realist
Effective Date of Data Source(s)	10/31/2022	10/31/2022	10/31/2022

Analysis of prior sale or transfer history of the subject property and comparable sales A search of MLS reveals no sales or listing history of the subject in the past 36 months. No prior sale of the comps occurred in the past 12 months.

Summary of Sales Comparison Approach All comparables are considered to be good substitutes for the subject and were the best sales available in this market. The listings provided in the report were not closed sale and therefore received minimal weight in the final reconciliation of value.

See the attached addendum for a discussion of the adjustments made.

Indicated Value by Sales Comparison Approach \$ 190,000

Indicated Value by: Sales Comparison Approach \$ 190,000 Cost Approach (if developed) \$ 190,844 Income Approach (if developed) \$

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

RECONCILIATION

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

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 \$ 190,000 , as of 10/31/2022 , which is the date of inspection and the effective date of this appraisal.

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**FHA COMMENTS**

The appraiser did a head and shoulder inspection of the attic. The subject attic access was observed and ventilation is adequate.

The appraisal has been prepared "AS IS" and there is no information within the report that would suggest that the subject property does not meet minimum FHA guidelines.

The intended user of this appraisal report is Lender/HUD/FHA. 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 this appraisal, reporting requirements of this appraisal report form and definition of market value. No additional intended users are identified by the appraiser.

**SUBJECT PROPERTY MEETS HUD/FHA MINIMUM PROPERTY STANDARDS AND REQUIREMENTS OUTLINED IN HANDBOOK 4000.1**

**ADDITIONAL CERTIFICATION: PRIOR SERVICES STATEMENT**

I have performed no specified 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.

**EXPOSURE TIME**

Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. In this case, the exposure time is equal to the marketing time noted on the 1004mc and the top of the first page of the 1004.

A reasonable exposure time for the subject property developed independently from the stated marketing time is 30 days.

Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The Appraiser Independence guidelines outlined by FNMA, FMHLC and FHFA, were strictly adhered in the development of this report. The appraiser was not influenced or in any way with the development, reporting, result, or conclusion of value.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

**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) The subject is located in a planned development and there are no individual lot sales. Land value was estimated using the allocation method based on the tax assessors lot value ratios of the comparable properties.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	=\$	40,000
Source of cost data <b>Cost Manuals</b>	DWELLING 1,049 Sq.Ft. @ \$ 165.41 .....	=\$	173,515
Quality rating from cost service <b>Average</b> Effective date of cost data <b>Current</b>	0 Sq.Ft. @ \$ .....	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	.....	=\$	
Marshall & Swift Residential Cost manual was used to estimate the replacement cost. Site value was determined by allocation method.	Garage/Carport 478 Sq.Ft. @ \$ 36.84 .....	=\$	17,610
	Total Estimate of Cost-New .....	=\$	191,125
	Less Physical Functional External		
See sketch attached for building area square footage calculations.	Depreciation 47,781 .....	= \$(	47,781)
Physical depreciation determined by age life method.	Depreciated Cost of Improvements .....	=\$	143,344
	"As-is" Value of Site Improvements .....	=\$	7,500
The cost approach is not to be used for insurance purposes.			
Estimated Remaining Economic Life (HUD and VA only) 45 Years	INDICATED VALUE BY COST APPROACH .....	=\$	190,844

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

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

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

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.

Does the project contain any multi-dwelling units?  Yes  No Data Source

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

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

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

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

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

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

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

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

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

APPRAISER Aaron Dieudonne

Signature 

Name Aaron Dieudonne

Company Name AD Appraisal, Inc.

Company Address 1918 Misty Bend Dr  
Katy, TX 77494

Telephone Number 281-760-9229

Email Address aaron@adappraisalinc.com

Date of Signature and Report 10/31/2022

Effective Date of Appraisal 10/31/2022

State Certification # 1360035

or State License # \_\_\_\_\_

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State TX

Expiration Date of Certification or License 04/30/2023

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

3104 New Meadow Dr  
Baytown, TX 77521

APPRAISED VALUE OF SUBJECT PROPERTY \$ 190,000

LENDER/CLIENT

Name UWM Appraisal Direct

Company Name United Wholesale Mortgage, LLC

Company Address 585 South Boulevard E, Pontiac, MI 48341

Email Address \_\_\_\_\_

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 \_\_\_\_\_





**Supplemental Addendum**

File No. 1222680117

Borrower	Jesus Ceja Ceja		
Property Address	3104 New Meadow Dr		
City	Baytown	County	Harris
		State	TX
		Zip Code	77521
Lender/Client	United Wholesale Mortgage, LLC		

**FEMA FLOOD ZONE DETERMINATION**

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

**ADJUSTMENTS DISCUSSION**

Concessions - Several of the comparables were sold with the seller agreeing to make minor repairs and/or pay a portion of the buyers closing costs as a condition of sale. Such concessions are common in this market. I reviewed the comparable sales used in this study to determine if an adjustment was warranted. I concluded that the results were mixed and adjustment was not warranted.

Listing - Comparables 8 and 9 are listings from the subject's market area. I am seeing a 0% difference between the list price and the sales price, therefore no adjustment was applied.

Age - Some of the comps had a different actual age than the subject. All comps were perceived to have the same effective age so no adjustment was made.

Room Count - It was not possible from the sales researched for this study to determine a market value for either a full or half bath using paired data analysis. We selected a value of \$2,500 for a half bath and \$5,000 for a full bath to adjust for these features. These values are within the range of values we observe in single family residences of similar quality of construction.

Gross Livable Area - Studies of similar quality of construction and similar age homes which we have recently completed indicate an adjustment range between \$25 and \$40 per square foot. I selected \$30 per square foot as our size adjustment.

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

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

**ADDITIONAL COMMENTS**

Comps 2 and 4 sold within the past 90 days.

Unless otherwise noted, at least 2 of the comparables were verifiable through MLS as arm's length transactions.

County records show the subject has having a GLA of 1,061 square feet while our measurements indicate a GLA of 1,049 square feet. This variance is considered both minor and typical in this market area.

All line, net, and gross adjustments fall within ideal guidelines. This would indicate that the sales with very similar features are available in the subject's market area.

The subject property can be rebuilt if destroyed.

The subject property is served by police and paid or volunteer fire protection.

The subject tract has no agricultural exemptions or agricultural activity on the property. The property is not a working farm or income producing property through these means.

I certify that for this assignment, the calculations of square footage complied with the "Square Footage-Method for Calculating: ANSI Z765-2021."

**• URAR: Site - Highest and Best Use**

Considering what is financially feasible, legally permissible, maximally productive and physically possible, the highest and best use is as is. The subject has deed restrictions in lieu of zoning. This is typical for the market area. The deed restrictions are residential and restrict the minimum and maximum square footage of houses. the subject's GLA lies well within the range of those restrictions and within the range of houses commonly sold. The highest and best use is therefore as is.

# Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 3104 New Meadow Dr City Baytown State Tx ZIP Code 77521

Borrower Jesus Ceja Ceja

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	34	16	6	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	5.67	5.33	2	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	1	5	19	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.18	0.94	9.5	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$185,000	\$184,999.5	\$98,750	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	13	8.5	7.5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$195,000	\$199,900	\$189,900	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	61	24	46	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100	100	98.46	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **HARMLS** indicates there were 56 closed sales during the past 12 months and 16 of those sales contained seller concessions which is 29% of the total transactions in this market area. Prior Months 7-12: 34 Sales; 8 with concessions; 24% of sales for this period. 4-6: 16 Sales; 7 with concessions; 44% of sales for this period. 0-3: 6 Sales; 1 with concessions; 17% of sales for this period. The concessions ranged between \$1,000 and \$7,000. The median concession amount is \$4,050.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **HARMLS** was the data source used to complete the Market Conditions Addendum. 10/31/2022

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The subject's market is stable. According to the data above, the median days on market ranged from 0 - 90 which would indicate a marketing time of under 3 months. A total of 56 comparable sales occurred in the past year and 19 are currently listed for sale. These stats would indicate an absorption rate of 4.66 and a existing inventory of 4.07 months. Typical inventory in the Houston MSA is 3-12 months which would indicate that the subject's market is in balance.

The above data was taken from the subject's market area.

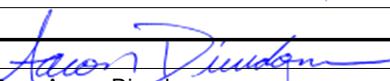
If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature   
 Appraiser Name Aaron Dieudonne  
 Company Name AD Appraisal, Inc.  
 Company Address 1918 Misty Bend Dr, Katy, TX 77494  
 State License/Certification # 1360035 State TX  
 Email Address aaron@adappraisalinc.com

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

## Subject Photo Page

Borrower	Jesus Ceja Ceja			
Property Address	3104 New Meadow Dr			
City	Baytown	County Harris	State TX	Zip Code 77521
Lender/Client	United Wholesale Mortgage, LLC			



### Subject Front

3104 New Meadow Dr  
 Sales Price 189,900  
 G.L.A. 1,049  
 Tot. Rooms 6  
 Tot. Bedrms. 3  
 Tot. Bathrms. 1.1  
 Location N;Res;  
 View N;Res;  
 Site 6930 sf  
 Quality Q3  
 Age 51



### Subject Rear



### Subject Street

**Photograph Addendum**

Borrower	Jesus Ceja Ceja				
Property Address	3104 New Meadow Dr				
City	Baytown	County	Harris	State	TX Zip Code 77521
Lender/Client	United Wholesale Mortgage, LLC				



**Kitchen**



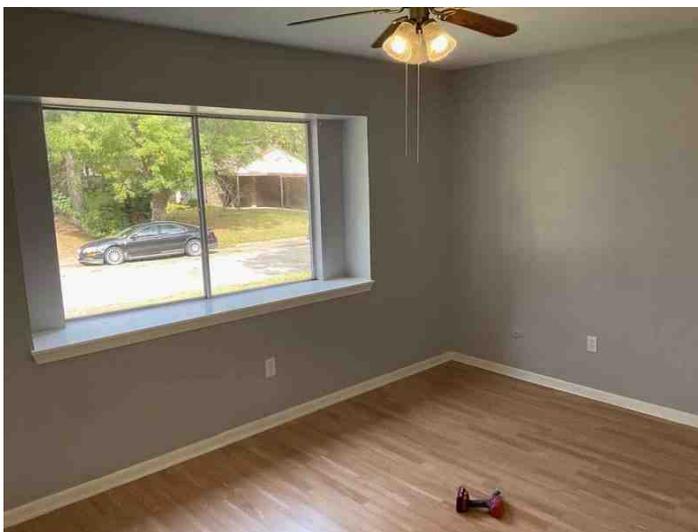
**Family Rm**



**1/2 Bath**



**Bathroom**



**M Bed**



**Bedroom**

**Photograph Addendum**

Borrower	Jesus Ceja Ceja				
Property Address	3104 New Meadow Dr				
City	Baytown	County	Harris	State	TX
Lender/Client	United Wholesale Mortgage, LLC				
				Zip Code	77521



**Bedroom**



**Breakfast Rm**



**Hot Water Heater**



**Attic**



**Breakfast Rm**



**Smoke / CO Detector**

### Photograph Addendum

Borrower	Jesus Ceja Ceja						
Property Address	3104 New Meadow Dr						
City	Baytown	County	Harris	State	TX	Zip Code	77521
Lender/Client	United Wholesale Mortgage, LLC						



**Left Side**



**Right Side**



**Rear**



**Street**

**Comparable Photo Page**

Borrower	Jesus Ceja Ceja				
Property Address	3104 New Meadow Dr				
City	Baytown	County	Harris	State	TX
Lender/Client	United Wholesale Mortgage, LLC				
				Zip Code	77521

**Comparable 1**

3001 Newcastle Dr  
Prox. to Subj. 0.14 miles SW  
Sales Price 189,000  
G.L.A. 1,094  
Tot. Rooms 6  
Tot. Bedrms. 3  
Tot. Bathrms. 1.1  
Location N;Res;  
View N;Res;  
Site 7876 sf  
Quality Q3  
Age 57

**Comparable 2**

805 Briarcreek Dr  
Prox. to Subj. 0.76 miles NW  
Sales Price 185,000  
G.L.A. 1,027  
Tot. Rooms 5  
Tot. Bedrms. 2  
Tot. Bathrms. 1.1  
Location N;Res;  
View N;Res;  
Site 5520 sf  
Quality Q3  
Age 38

**Comparable 3**

707 Meadowglen Dr  
Prox. to Subj. 0.13 miles W  
Sales Price 200,000  
G.L.A. 1,262  
Tot. Rooms 6  
Tot. Bedrms. 3  
Tot. Bathrms. 2.0  
Location N;Res;  
View N;Res;  
Site 7320 sf  
Quality Q3  
Age 57

## Comparable Photo Page

Borrower	Jesus Ceja Ceja				
Property Address	3104 New Meadow Dr				
City	Baytown	County	Harris	State	TX
Lender/Client	United Wholesale Mortgage, LLC				
				Zip Code	77521



### Comparable 4

3110 Newcastle Dr  
 Prox. to Subj. 0.06 miles NW  
 Sales Price 202,000  
 G.L.A. 1,219  
 Tot. Rooms 6  
 Tot. Bedrms. 3  
 Tot. Bathrms. 2.0  
 Location N;Res;  
 View N;Res;  
 Site 6490 sf  
 Quality Q3  
 Age 54



### Comparable 5

712 Northbend Dr  
 Prox. to Subj. 0.18 miles NW  
 Sales Price 199,000  
 G.L.A. 1,293  
 Tot. Rooms 6  
 Tot. Bedrms. 3  
 Tot. Bathrms. 2.0  
 Location N;Res;  
 View N;Res;  
 Site 7150 sf  
 Quality Q3  
 Age 48



### Comparable 6

60 Crestbriar Ct  
 Prox. to Subj. 0.72 miles N  
 Sales Price 180,000  
 G.L.A. 1,100  
 Tot. Rooms 5  
 Tot. Bedrms. 2  
 Tot. Bathrms. 1.1  
 Location N;Res;  
 View N;Res;  
 Site 6000 sf  
 Quality Q3  
 Age 39

**Comparable Photo Page**

Borrower	Jesus Ceja Ceja			
Property Address	3104 New Meadow Dr			
City	Baytown	County	Harris	State TX Zip Code 77521
Lender/Client	United Wholesale Mortgage, LLC			

**Comparable 7**

106 Schilling St  
 Prox. to Subj. 0.89 miles SW  
 Sales Price 195,000  
 G.L.A. 1,273  
 Tot. Rooms 7  
 Tot. Bedrms. 4  
 Tot. Bathrms. 2.0  
 Location N;Res;  
 View N;Res;  
 Site 9600 sf  
 Quality Q3  
 Age 67

**Comparable 8**

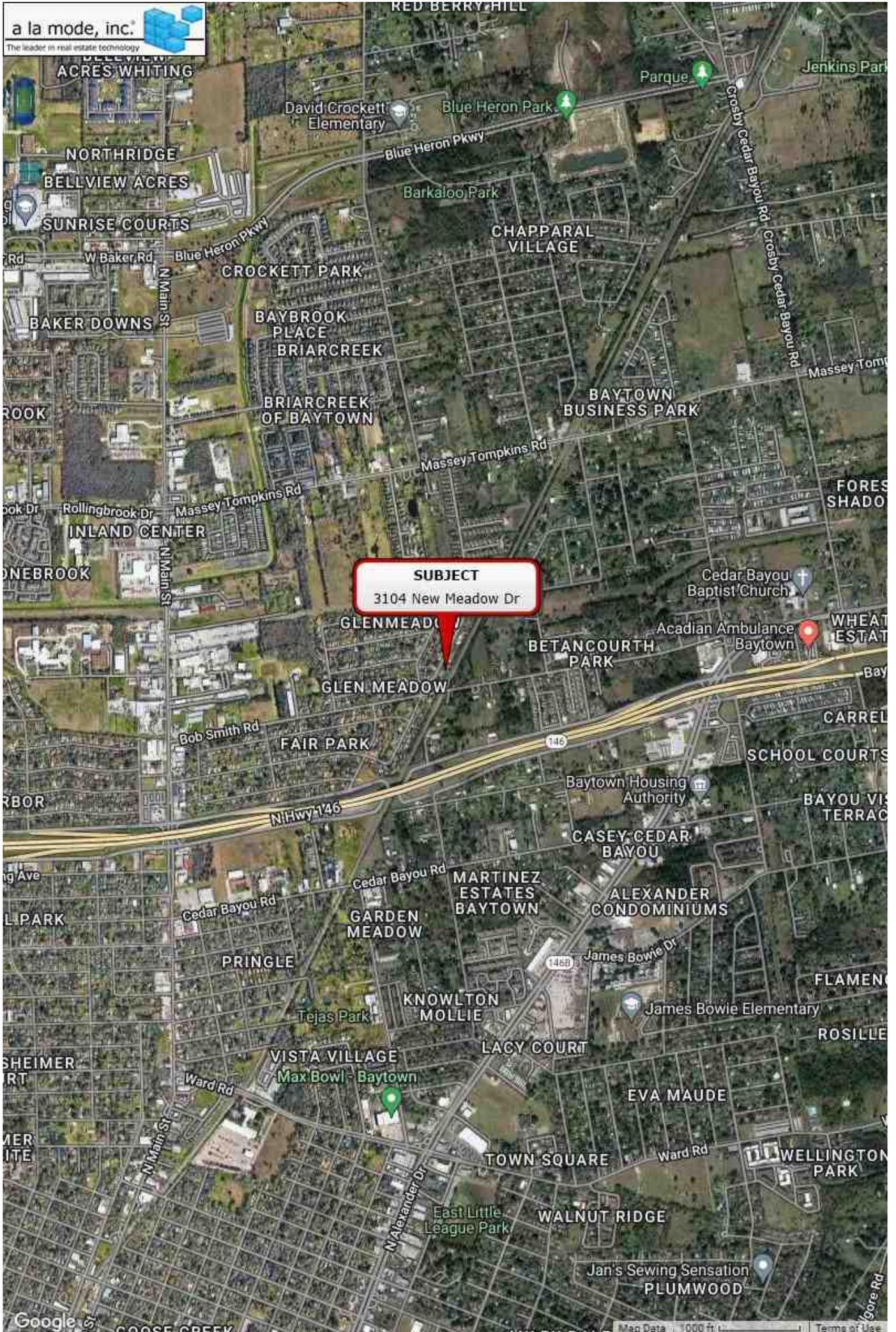
105 Park St  
 Prox. to Subj. 0.99 miles SW  
 Sales Price 197,500  
 G.L.A. 1,294  
 Tot. Rooms 6  
 Tot. Bedrms. 3  
 Tot. Bathrms. 1.0  
 Location N;Res;  
 View N;Res;  
 Site 8142 sf  
 Quality Q3  
 Age 72

**Comparable 9**

20 Parkbriar Cir  
 Prox. to Subj. 0.65 miles NW  
 Sales Price 189,999  
 G.L.A. 1,034  
 Tot. Rooms 5  
 Tot. Bedrms. 2  
 Tot. Bathrms. 1.1  
 Location N;Res;  
 View N;Res;  
 Site 7900 sf  
 Quality Q3  
 Age 39

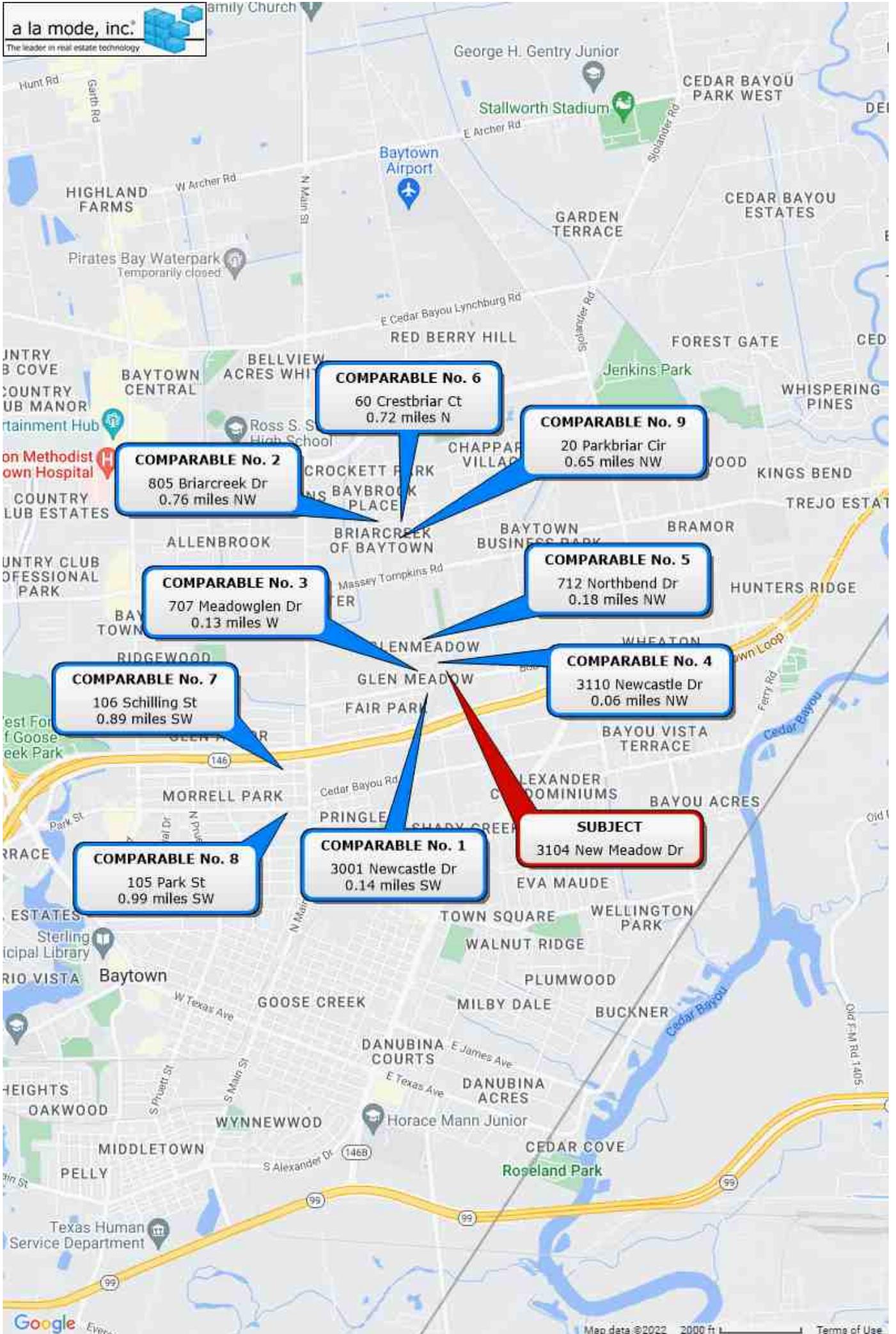
### Aerial Map

Borrower	Jesus Ceja Ceja						
Property Address	3104 New Meadow Dr						
City	Baytown	County	Harris	State	TX	Zip Code	77521
Lender/Client	United Wholesale Mortgage, LLC						



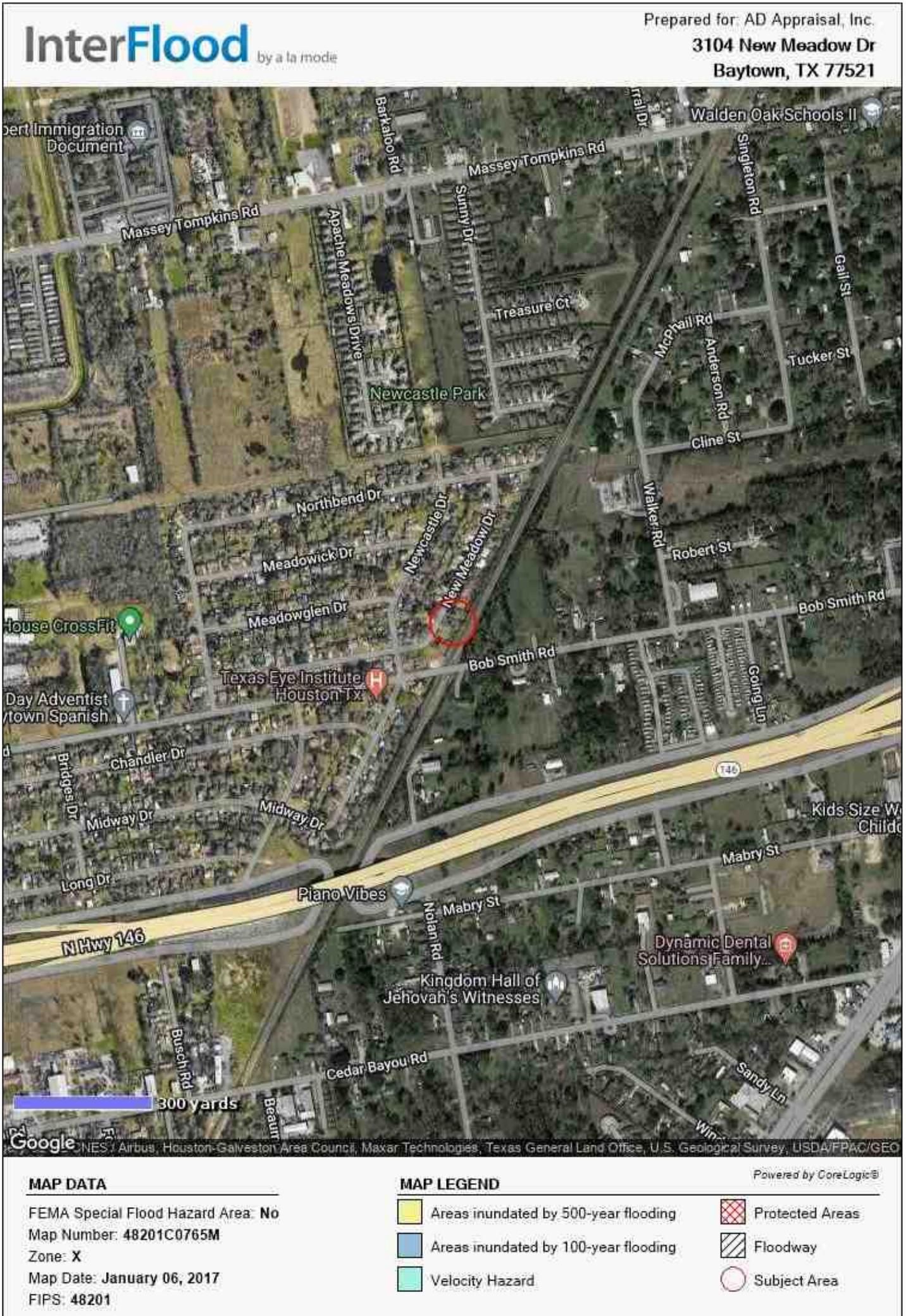
### Location Map

Borrower	Jesus Ceja Ceja			
Property Address	3104 New Meadow Dr			
City	Baytown	County	Harris	State TX Zip Code 77521
Lender/Client	United Wholesale Mortgage, LLC			



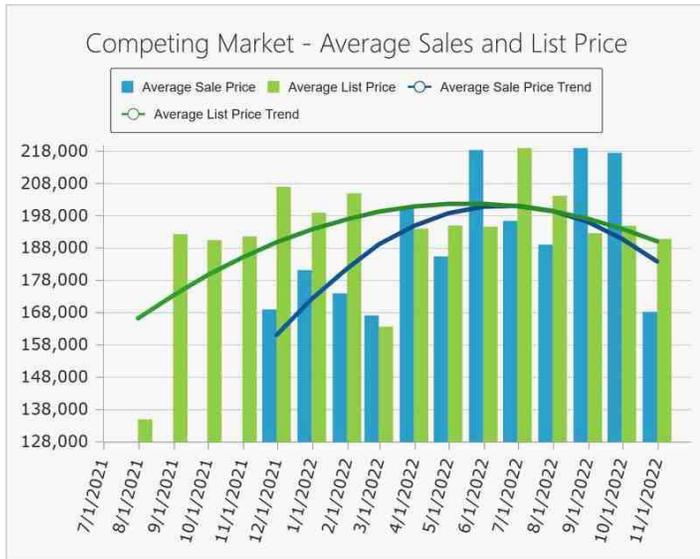
### Flood Map

Borrower	Jesus Ceja Ceja				
Property Address	3104 New Meadow Dr				
City	Baytown	County	Harris	State	TX
Lender/Client	United Wholesale Mortgage, LLC				
				Zip Code	77521



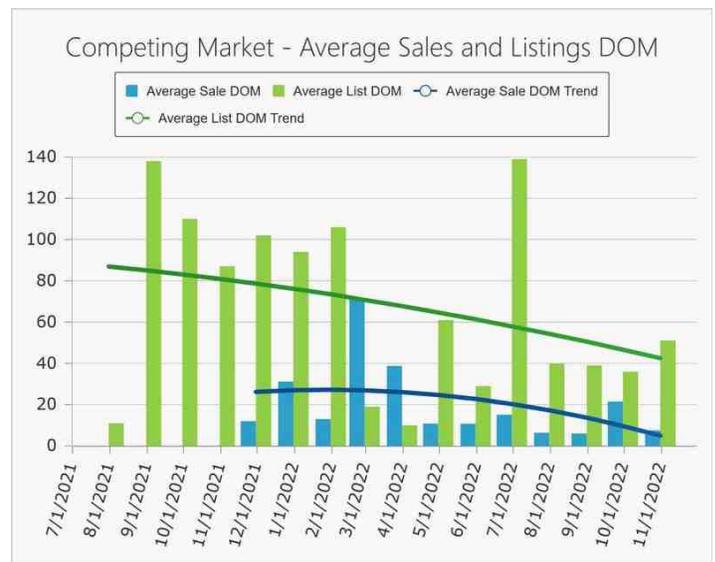
### DataMaster Market Graph Addendum

Borrower	Jesus Ceja Ceja			
Property Address	3104 New Meadow Dr			
City	Baytown	County	Harris	State TX Zip Code 77521
Lender/Client	United Wholesale Mortgage, LLC			



Comments:

Comments:

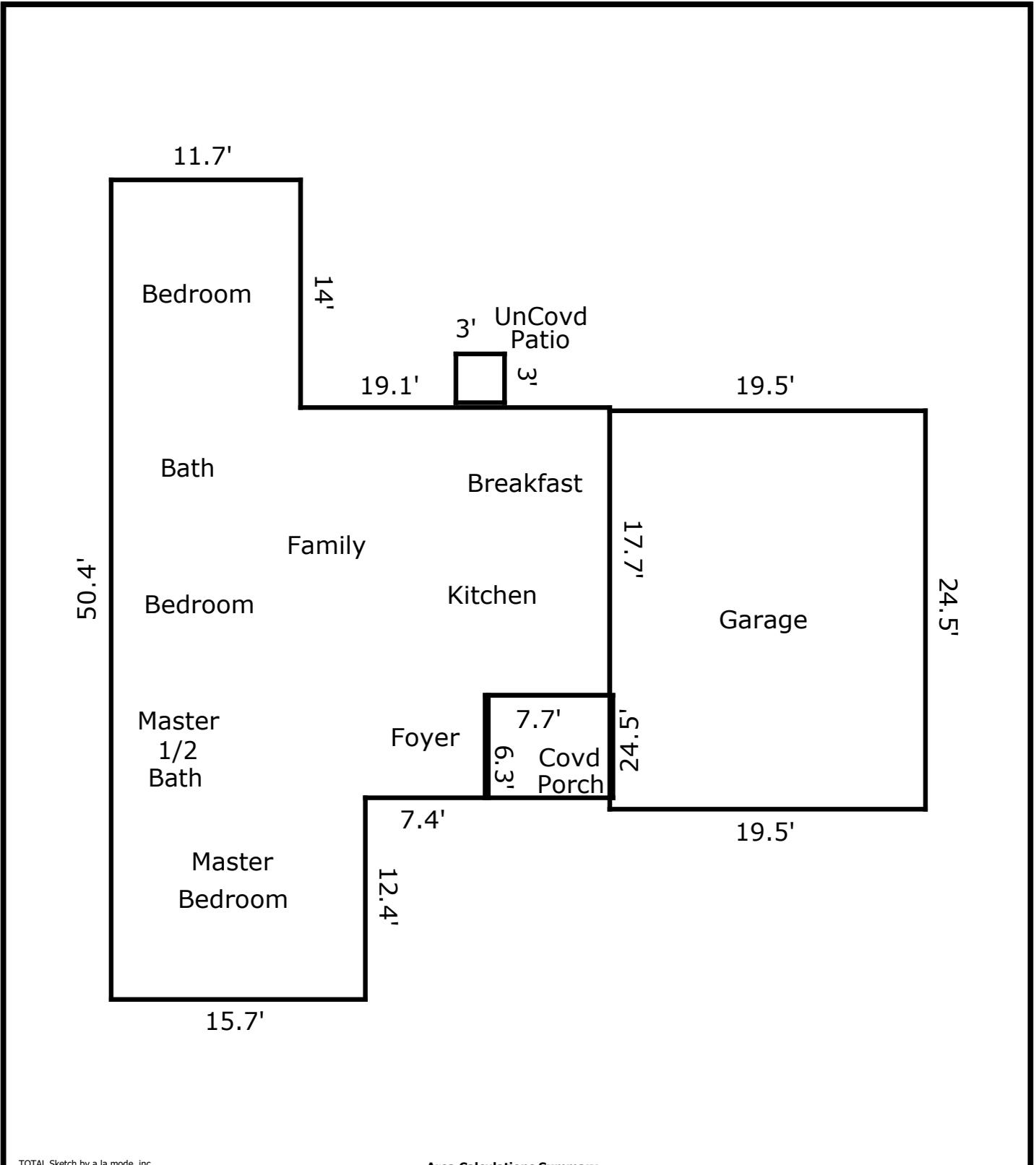


Comments:

Comments:

### Building Sketch

Borrower	Jesus Ceja Ceja			
Property Address	3104 New Meadow Dr			
City	Baytown	County	Harris	State TX Zip Code 77521
Lender/Client	United Wholesale Mortgage, LLC			



TOTAL Sketch by a la mode, inc.

#### Area Calculations Summary

Living Area	Calculation Details	
First Floor	1049.17 Sq ft	$11.7 \times 14 = 163.8$ $15.7 \times 12.4 = 194.68$ $24 \times 23.1 = 554.4$ $7.7 \times 17.7 = 136.29$
<b>Total Living Area (Rounded):</b>	<b>1049 Sq ft</b>	
Non-living Area		
Open Porch	48.51 Sq ft	$6.3 \times 7.7 = 48.51$
Concrete Patio	9 Sq ft	$3 \times 3 = 9$
2 Car Attached	477.75 Sq ft	$19.5 \times 24.5 = 477.75$

**License**

AARON FRANK DIEUDONNE  
1918 MISTY BEND DR  
KATY, TX 77494

**Certified Residential  
Real Estate Appraiser**

Appraiser: **Aaron Frank Dieudonne**

License #: **TX 1360035 R**

License Expires: **04/30/2023**

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

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



**Chelsea Buchholtz**  
Commissioner

**E&O****HUDSON INSURANCE COMPANY**100 William Street, 5<sup>th</sup> Floor  
New York, NY 10038**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE  
POLICY DECLARATIONS**

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

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

**PLEASE READ THIS POLICY CAREFULLY.**

**Policy Number:** PRA-2AX-1007341 **Renewal of:** PRA-2AX-1000227

**1. Named Insured:** Aaron Dieudonne

**2. Address:** 1918 Misty Bend Dr  
Katy, TX 77494

**3. Policy Period:** **From:** February 10, 2022 **To:** February 10, 2023

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

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

**5. Deductible (Inclusive of Claims Expenses):**

**5A. \$ 500** Each Claim **5B. \$ 1,000** Aggregate

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

**7. Retroactive Date:** February 10, 2014

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
Hudson Insurance Group  
100 William Street, 5<sup>th</sup> Floor  
New York, NY 10038  
Fax: 646-216-3786  
Email: hudsonclaims300@hudsoninsgroup.com

**9. A. Program Administrator:** Riverton Insurance Agency Corp.  
OREP- Organization of Real Estate Professionals

**B. Agent/Broker:** Insurance Services  
(888) 347-5273

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

A handwritten signature in cursive script, appearing to read 'Christy Z. Sallof'.

President

A handwritten signature in cursive script, appearing to read 'Dina Dostine'.

Secretary

## 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.

