

INVOICE

FROM:

Todd Davis
 Todd Davis Appraisals
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 Katy, TX 77450-7130

Telephone Number: (713) 383-7299

Fax Number:

INVOICE NUMBER

TX 5458

DATE

01/10/2023

REFERENCE

Internal Order #:

Lender Case #: File# 5044007569

Client File #: RLewis

Main File # on form: TX 5458

Other File # on form: File# 5044007569

Federal Tax ID:

Employer ID:

TO:

Silver City Funding, LLC
 25349 Borough Park
 Spring, TX 77379

Telephone Number:

Fax Number:

Alternate Number:

E-Mail:

DESCRIPTION

Lender: Silver City Funding, LLC Client: Mercury Network
 Purchaser/Borrower: Robert Lewis
 Property Address: 16210 Wimbledon Forest Dr
 City: Spring State: TX Zip: 77379
 County: Harris
 Legal Description: LT 3 BLK 3 WIMBLEDON FOREST SEC 1 AMENDED

FEES

AMOUNT

Appraisal Report 450.00
 1004, Map Pages, Photos, MC Addendum, Comments, License, E&O

SUBTOTAL 450.00

PAYMENTS

AMOUNT

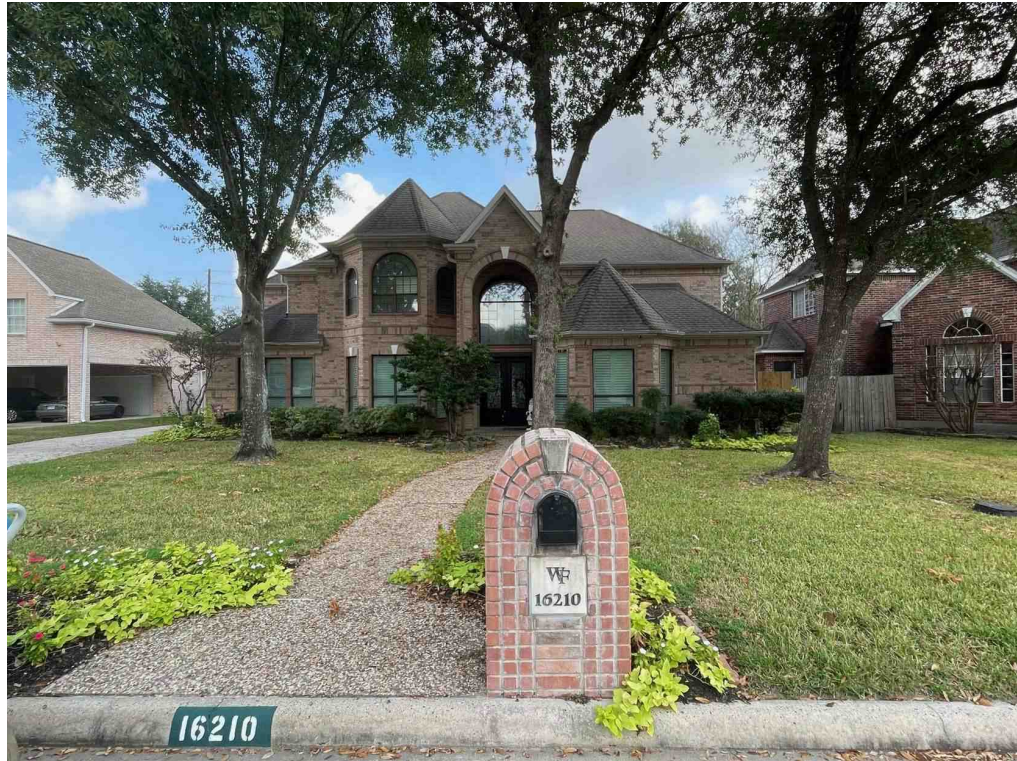
Check #: Date: Description:
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SUBTOTAL 0

TOTAL DUE \$ 450.00

Borrower	Robert Lewis	File No.	TX 5458
Property Address	16210 Wimbledon Forest Dr		
City	Spring	County	Harris State TX Zip Code 77379
Lender/Client	Silver City Funding, LLC		

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Ladd C. Davis

Scope of Work/Disaster Inspection Results File No. TX 5458

Borrower	Robert Lewis			
Property Address	16210 Wimbledon Forest Dr			
City	Spring	County	Harris	State TX Zip Code 77379
Lender/Client	Silver City Funding, LLC			

SCOPE OF WORK STATEMENTS

- * The scope of the appraisal report is based on a prearranged agreement with the client.
- * Create and complete a work file for this appraisal assignment.
- * Identify the subject property and obtain data specific to the subject from data sources (e.g. tax records, MLS, appraiser records, Realtors, etc.).
- * Inspect/observe the interior/exterior of the subject property.
- * Measure the subject residence and calculate its gross living area.

MARKET VALUE

Market Value refers to 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 they consider their 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.

DISASTER OBSERVATION

DISASTER OBSERVATION RESULTS CONCERNING THE FOLLOWING EVENT/TIMELINE

Texas Severe Winter Storms (DR-4586-TX) Incident Period: February 11, 2021 and continuing.

Incident Period: February 11, 2021 and continuing. Declaration Date: February 19, 2021

There was no observable damage to the subject per inspection performed. Marketability and market value of the subject are not affected by any observed damage from the above indicated winter storm.

SUBJECT PROPERTY

*---There was no noticeable damage to the subject as of an interior and exterior inspection performed. The appraiser is not a civil engineer, structural engineer, environmental engineer or home inspector. It is possible for there to be unseen damage to the property. Scope of work for this assignment includes an interior and exterior inspection. Per inspection, marketability and market value of the subject is not affected by damage (none observed) to the subject property. Typically, damage from a disaster such as this is observable from this type of inspection.

NEIGHBORHOOD

*---An inspection of the neighborhood as conducted from the street showed no signs of damage from the recent hurricane/storms/flooding. There was no evidence of water damaged furniture/dwelling materials on the curbs, evidence of high water levels on dwellings, limb/tree clean up, roof repair or other signs that are typically visible after an area has been affected by this type of disaster.

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	16210 Wimbledon Forest Dr
	Legal Description	LT 3 BLK 3 WIMBLEDON FOREST SEC 1 AMENDED
	City	Spring
	County	Harris
	State	TX
	Zip Code	77379
	Census Tract	5537.00
	Map Reference	330-M
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	Robert Lewis
	Lender/Client	Silver City Funding, LLC
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	5,487
	Price per Square Foot	\$
	Location	N;Res;
	Age	29
	Condition	C2
	Total Rooms	12
	Bedrooms	5
	Baths	3.1
APPRAISER	Appraiser	Todd E Davis
	Date of Appraised Value	01/09/2023
VALUE	Opinion of Value	\$ 708,000

Todd E. Davis

Uniform Residential Appraisal Report

File# 5044007569
File # TX 5458

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 16210 Wimbledon Forest Dr City Spring State TX Zip Code 77379
 Borrower Robert Lewis Owner of Public Record Robert Lewis County Harris
 Legal Description LT 3 BLK 3 WIMBLEDON FOREST SEC 1 AMENDED
 Assessor's Parcel # 117-351-003-0003 Tax Year 2022 R.E. Taxes \$ 11,210
 Neighborhood Name Wimbledon Forest Map Reference 330-M Census Tract 5537.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 670 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Silver City Funding, LLC Address 25349 Borough Park, The Woodlands, TX 77380
 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). Realtor.com, Zillow.com, Trulia.com, Owner, HAR.

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %			
Location	<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	77 %	
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	%	
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	470	Low	19	Multi-Family	6 %
Neighborhood Boundaries	Spring Cypress Rd to the North, FM 1960 to the South, Ella Blvd to the East, and Hwy 249 to the West.						1,200	High	43	Commercial	10 %	
						697	Pred.	29	Other	7 %		

Neighborhood Description The subject is located in a residential area in Harris County. Residential views are typical in this predominately owner-occupied area. Schools, shopping, places of worship, and medical facilities are located within acceptable distance. Land use is typical of the neighborhood. See Assignment Specific Comments Page for additional subject neighborhood information.
 Market Conditions (including support for the above conclusions) VA, FHA, and Conventional financing is readily available to qualified buyers. Interest rates remain in the single digits and 30 year fixed mortgages are readily available to qualified buyers. The subject falls within the range of sales for this neighborhood and is considered an appropriate improvement for this area.

SITE

Dimensions 85 x 126.20 Area 10727 sf Shape Rectangle View N;Res;
 Specific Zoning Classification A1 Zoning Description Residential Single Family Houses
 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 Single Family Residential
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Asphalt
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X500 FEMA Map # 48201C0245M FEMA Map Date 10/16/2013
 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

IMPROVEMENTS

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/Avg	Floors	Carpet/Tile/Good
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick/Avg	Walls	Drywall/Good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Composite Shg/Avg	Trim/Finish	Wood Painted/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Avg	Bath Floor	Tile/Avg
Design (Style) Trad	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Metal/SP/Avg	Bath Wainscot	Tile/Avg
Year Built 1994	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 8	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Wire Mesh/Avg	<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/Avg
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Natural Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Privacy	<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 checked="" type="checkbox"/> Patio/Deck Rear	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool Pool/Spa	<input type="checkbox"/> Other None	<input type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) Fan, Oven
 Finished area above grade contains: 12 Rooms 5 Bedrooms 3.1 Bath(s) 5,487 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). Additional features include a front covered porch, rear patio, fireplace, ceiling fans, low-e windows, attic radiant barrier, pool/spa & fence.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;Kitchen-remodeled-one to five years ago;Bathrooms-remodeled-one to five years ago;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.
 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

Todd C. Davis

Uniform Residential Appraisal Report

File# 5044007569
File # TX 5458

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 695,000 to \$ 695,000		There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 550,000 to \$ 775,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	16210 Wimbledon Forest Dr Spring, TX 77379	16123 Lafone Dr Spring, TX 77379	16203 Wimbledon Forest Dr Spring, TX 77379	16626 Wimbledon Forest Dr Spring, TX 77379	
Proximity to Subject		0.13 miles S	0.05 miles S	0.43 miles N	
Sale Price	\$	\$ 564,900	\$ 725,000	\$ 731,500	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 131.56 sq.ft.	\$ 174.03 sq.ft.	\$ 139.15 sq.ft.	
Data Source(s)		HARMLS#94671452;DOM 10	HARMLS #41418899;DOM 67	HARMLS#98072447;DOM 20	
Verification Source(s)		HCCAD/Realtor/Doc# 111150	HCCAD/Realtor/Doc# 479676	HCCAD/Realtor/Doc# 196881	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth	
Concessions		UnDisclsd;0		Unk;0	
Date of Sale/Time		s02/22;c01/22		s09/22;c09/22	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	10727 sf	11275 sf	0	13631 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2;Trad	DT2;Trad		DT2;Trad	
Quality of Construction	Q4	Q4		Q4	
Actual Age	29	29		28	0
Condition	C2	C3	+50,000	C2	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	Total Bdrms. Baths
Room Count	12 5 3.1	9 4 4.1	-4,000	9 4 3.1	0 12 5 4.2
Gross Living Area	5,487 sq.ft.	4,294 sq.ft.	+47,700	4,166 sq.ft.	+52,800
Basement & Finished Rooms Below Grade	Osf	Osf		Osf	Osf
Functional Utility	Functional	Functional		Functional	Functional
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	FWA/CAC
Energy Efficient Items	Insulation/CF	Insulation/CF		Insulation/CF	Insulation/CF
Garage/Carport	2gd2dw	3gd3dw	-12,000	3ga3dw	-12,000
Porch/Patio/Deck	Porch/Patios	Porch/Patios		Porch/Patios	Porch/Patios/Dk
Fence/Fireplace/Other	Fnce/1FPL	Fnce/1FPL		Fnce/1FPL	Fnce/1FPL
Other/Pool/Spa	Pool/Spa	Pool/Spa		Pool/Spa/SK/FP	-25,000
Other/Subdivision	Wimbledon Frst	Wimbledon Frst		Wimbledon Frst	Wimbledon Frst
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 81,700	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 15,800
Adjusted Sale Price of Comparables		Net Adj. 14.5 % Gross Adj. 20.1 %	\$ 646,600	Net Adj. 2.2 % Gross Adj. 12.4 %	\$ 740,800
				<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -15,300
				Net Adj. 2.1 % Gross Adj. 4.6 %	\$ 716,200

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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

Data Source(s) Harris County Appraisal District/HAR

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) Harris County Appraisal District/HAR

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		01/05/2022		03/30/2022
Price of Prior Sale/Transfer		\$0		\$0
Data Source(s)	HCAD/HAR	HCAD/HAR	HCAD/HAR	HCAD/HAR
Effective Date of Data Source(s)	01/09/2023	01/09/2023	01/09/2023	01/09/2023

Analysis of prior sale or transfer history of the subject property and comparable sales Some details of prior transfers of comparable 1 and 3 were unavailable, Texas is a non-disclosure state. There were no prior sales or transfers of the other comparables as improved in the applicable time

Summary of Sales Comparison Approach Comparable dissimilarities are monetarily adjusted for in the grid according to market reaction. Market adjustments were determined by paired sales analysis. Adjustments must be verifiable in the market. See attached Assignment-Specific Comments Page for additional sales comparison approach information and reconciliation results.

Indicated Value by Sales Comparison Approach \$ 708,000

Indicated Value by: Sales Comparison Approach \$ 708,000 Cost Approach (if developed) \$ 709,329 Income Approach (if developed) \$ 708,900

Primary reliance was given to the sales comparison approach because it best reflects the actions of the typically informed buyer and seller in the market. The cost approach was given supportive consideration. Most properties in the market area are purchased for owner occupancy and not for income purposes. The income approach was not completed.

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 \$ 708,000 , as of 01/09/2023 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Uniform Residential Appraisal Report

File# 5044007569
File # TX 5458

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

USPAP REPORTING OPTION			
Appraisal Report - This report was prepared in accordance with USPAP Standards Rule 2-2(a).			
PUD COMMON AREAS/AMENITIES			
PUD/HOA Management---Chapparral / 281-537-0957			
Common Areas/Amenities---Pool, walking paths, community center, playgrounds, green spaces.			
No adverse conditions were noted.			
SELLER CONCESSIONS COMMENT			
Per USPAP, 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 in sales transactions in the market area. 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. Seller concessions in the market area are normally 0% to 3% as stated in the MC Addendum "In the subject market the seller appears to typically pay closing costs from 0% to 3% on the effective date of this report." Comparable concessions fall within these parameters. No adjustment necessary.			
FIRREA STATEMENT			
The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 331 et seq.) and any applicable implementing regulations in effect at the time the appraiser signs the appraisal.			
Texas Severe Winter Storms (DR-4586-TX) Incident Period: February 11, 2021 and continuing. Incident Period: February 11, 2021 and continuing. Declaration Date: February 19, 2021 There was no observable damage to the subject per inspection performed. Marketability and market value of the subject are not affected by any observed damage from the above indicated winter storm.			
WATER HEATER STATEMENT (TEXAS)			
Per Local Codes, water heaters on residential properties are not required to be double strapped.			
ANSI REQUIREMENTS			
The GLA for the subject was determined by the calculation of direct physical measurements taken on the inspection date per ANSI Z765 2021. No information was available regarding the source or method of determining the GLA in public records or other sources.			
ANSI Declaration: The subject property was measured to the nearest inch or tenth of a foot. A 2 story DETACHED single-family house with 5487 above-grade finished square feet and 0 below-grade finished square feet and 0 below-grade unfinished square feet. In addition, the property includes a patio. A 3 car garage/conversion is also present.			
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)		Comparable land sales were used to determine the site value for the subject. A summary of this sales comparison approach includes determining a cost per sf site size and applying it to the subject's site size.	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	85,000
Source of cost data Marshall & Swift Xpress Software	DWELLING 5,487 Sq.Ft. @ \$ 108.00	= \$	592,596
Quality rating from cost service Good Effective date of cost data 01/09/2023	0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch/Patio	= \$	20,000
Replacement cost information was obtained from the Marshall & Swift Xpress Software. Depreciation was based on a modified age/life method. The "As-is" Value of Site Improvements include; privacy fence, sidewalks, concrete driveway, plumbing to street, & utilities installed.	Garage/Carport 714 Sq.Ft. @ \$ 28.00	= \$	19,992
This appraisal is not to be used by any party for insurance purposes.	Total Estimate of Cost-New	= \$	632,588
	Less Physical 63,259	= \$(63,259)
	Depreciated Cost of Improvements	= \$	569,329
	"As-is" Value of Site Improvements	= \$	55,000
Estimated Remaining Economic Life (HUD and VA only) 72 Years	INDICATED VALUE BY COST APPROACH	= \$	709,329
INCOME APPROACH TO VALUE (not required by Fannie Mae)			
Estimated Monthly Market Rent \$ 5,100	X Gross Rent Multiplier 139	= \$	708,900
Summary of Income Approach (including support for market rent and GRM)	A GRM of 139 was selected for the subject property, market rent is considered to be \$5100/month on a long term lease.		
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 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? <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.			

Todd C. Davis

Serial# 84119C7E
esign.alamode.com/verify

Uniform Residential Appraisal Report

File# 5044007569
File # TX 5458

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.

Uniform Residential Appraisal Report

File# 5044007569
File # TX 5458

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

File# 5044007569
File # TX 5458

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

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

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


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

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

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

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

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APPRAISER Todd Davis
Signature 
Name Todd E Davis
Company Name Todd Davis Appraisals
Company Address 5554 South Peek Rd Ste 4
Katy, TX 77450
Telephone Number 713-383-7299
Email Address todd.davis411@gmail.com
Date of Signature and Report 01/11/2023
Effective Date of Appraisal 01/09/2023
State Certification # 1360206
or State License # _____
or Other (describe) _____ State # _____
State TX
Expiration Date of Certification or License 05/31/2023

ADDRESS OF PROPERTY APPRAISED
16210 Wimbledon Forest Dr
Spring, TX 77379
APPRAISED VALUE OF SUBJECT PROPERTY \$ 708,000

LENDER/CLIENT
Name Mercury Network
Company Name Silver City Funding, LLC
Company Address 25349 Borough Park, The Woodlands, TX
77380
Email Address _____

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 _____

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 _____

Borrower	Robert Lewis	File No.	TX 5458
Property Address	16210 Wimbledon Forest Dr		
City	Spring	County	Harris
Lender/Client	Silver City Funding, LLC	State	TX
		Zip Code	77379

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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 immediately preceding acceptance of this assignment.
- 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

HIGHEST AND BEST USE

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. It is that use from among reasonably probable and legal alternative uses found to be physically possible, legally permissible, financially feasible, and which results in the highest value (maximally productive). The subject site is outside the city limits; therefore, there are no zoning ordinances that apply. There are deed restrictions that require a single-family residence, which is its present use. Based on the characteristics of the subject site and surrounding sites, modifications of such land use regulations are 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 topography, and compatibility with surrounding sites.

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APPRAISER:

Signature: Todd E. Davis
 Name: Todd E Davis
 State Certification #: 1360206
 or State License #: _____
 State: TX Expiration Date of Certification or License: 05/31/2023
 Date of Signature and Report: 01/11/2023
 Effective Date of Appraisal: 01/09/2023
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 01/09/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Inter Exterior-Only
 Date of Inspection (if applicable): _____

SINGLE FAMILY COMPARABLE RENT SCHEDULE

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	16210 Wimbledon Forest Dr Spring, TX 77379	17423 Wilton Park Ct Spring, TX 77379		16810 Southern Oaks Dr Houston, TX 77068		5506 Fellowship Pine Cir Spring, TX 77379	
Proximity to Subject		1.73 miles W		1.65 miles E		1.32 miles N	
Date Lease Begins		12/19/2022		06/20/2022		11/25/2022	
Date Lease Expires		12/19/2023		06/20/2023		11/25/2023	
Monthly Rental	If Currently Rented: \$	\$ 4,200		\$ 4,500		\$ 5,200	
Less: Utilities	\$	\$ 0		\$ 0		\$ 0	
Furniture		0		0		0	
Adjusted Monthly Rent	\$	\$ 4,200		\$ 4,500		\$ 5,200	
Data Source		HARMLS# 16107804 HCCAD/Agent		HARMLS# 50814194 HCCAD/Agent		HARMLS# 2173577 HCCAD/Agent	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
Rent		4200		4500		5200	0
Concessions		0		0			
Location/View	N;Res; N;Res;	N;Res; N;Res;		N;Res; N;Res;		N;Res; N;Res;	
Design and Appeal	DT2;Trad Good	DT2;Trad Good		DT2;Trad Good		DT2;Trad Good	
Age/Condition	29 C2	36 C3	0 +500	26 C3	0 +500	26 C2	0
Above Grade Room Count	Total : Bdrms : Baths 12 : 5 : 3.1	Total : Bdrms : Baths 12 : 4 : 3.1	0	Total : Bdrms : Baths 12 : 5 : 5.1	-50	Total : Bdrms : Baths 11 : 5 : 3.1	0
Gross Living Area	5,487 Sq. Ft.	5,018 Sq. Ft.	+200	5,544 Sq. Ft.	0	5,951 Sq. Ft.	-200
Other (e.g., basement, etc.)	0sf	0sf		0sf		0sf	
Other:	Pool/Spa	None	+200	None	+200	Pool/Spa	
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - : \$	900	<input checked="" type="checkbox"/> + <input type="checkbox"/> - : \$	650	<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$	-200
Indicated Monthly Market Rent			\$ 5,100		\$ 5,150		\$ 5,000

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.) Adjusted market rent for the neighborhood ranged from \$1050 to \$1690 for comparable properties. A 1% vacancy is typical in the market. Market adjustments include \$25 per bath, \$.50/sf GLA difference, \$50 per garage space, \$25 per patio. Stable market conditions exist in the neighborhood.

Final Reconciliation of Market Rent: Rent comparable 1 is given the most weight due to it's lower market adjustments and similarity to the subject. Market rent is considered to be \$5100/month per unit.

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I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 01/09/2023 TO BE \$ 5,100

Appraiser(s) SIGNATURE Todd E. Davis
NAME Todd E Davis

Review Appraiser SIGNATURE _____
(if applicable) NAME _____

Date Property Inspected 01/09/2023 Report Signed 01/11/2023
License or Certification # 1360206 State TX
Expiration Date of License or Certification 05/31/2023

Date Property Inspected _____ Report Signed _____
License or Certification # _____ State _____
Expiration Date of License or Certification _____
Review Appraiser Did Did Not Inspect Subject Property

Assignment-Specific Comments

File No. TX 5458

Borrower	Robert Lewis			
Property Address	16210 Wimbledon Forest Dr			
City	Spring	County	Harris	State TX Zip Code 77379
Lender/Client	Silver City Funding, LLC			

SITE SECTION

Properties in the market area are zoned by the municipalities in which they are located. Per Fort Bend Appraisal District, the property use code for the subject is A1 - Residential Single Family Houses. No existing regulations were found preventing the subject from being 100% rebuilt if destroyed. The subject site is an improved residential site and conforms to the neighborhood.

NEIGHBORHOOD SECTION

The subject's estimate of market value is within the low to high price range for this area, and is considered an appropriate improvement. The subject's opinion of market value lies above the neighborhood predominate value as is often typical within neighborhoods where a mixture of home sizes, design styles, and value ranges are present. The subject's marketability is not affected because of its above position in relation to the predominate neighborhood value as estimated by the appraiser. The subject is located in a well established neighborhood. The "Other" 7% present land use is made up of mostly unimproved lots, wooded areas, waterways.

SALES COMPARISON APPROACH

Differences in similar lot sizes used in this report had no impact on value and were not adjusted. GLA; GLA of the subject was derived from field measurements. No physical measurements of the included comparables have been made. GLA's of the comparable properties were obtained from tax records. Market reaction was not discernible for GLA differences less than 150 sq ft. Adjustments for differences include \$40 per sf GLA, \$2000 per bath/half, \$4000 per bath/full. A 3% SP/LP ratio market adjustment was revealed. The sale to list price percentage is within typical market area ranges.

SUMMARY/RECONCILIATION

Comparable dissimilarities are monetarily adjusted for in the grid according to market reaction. Market adjustments were determined by paired sales analysis. Adjustments must be verifiable in the market. The weighted average percentages applied to each comparable in reconciliation are as follows; Comp #1---23%, Comp #2---33%, Comp #3---44%. Due to a lack of buyer/seller activity in the subject's neighborhood, suggested distance and time guidelines were expanded to provide the most comparable solds & listings with similar amenities and external influences. NOTE---Any comparable photos from third party/mls sources is due to access issues from the owners, road construction, and/or gated community.

COMPARABLE SEARCH PARAMETERS

AREA---Harris County/77379
 GLA---4000-6000
 YR BLT---1970-2005
 SALE DATE---01/09/2022-01/09/2022
 SUBDIVISION---Wimbledon Forest
 COMPARABLE SEARCH COORDINATES---Latitude, Longitude is within 2.00 mi of 16210 Wimbledon Forest Dr, Spring, TX 77379

All comparables are located in the same or competing PUD. Your appraiser/agent is not aware of any current litigation against the HOA.

HIGHEST AND BEST USE

The highest and best use of the subject site is as an improved residential site, and through analysis, if the improvements make a positive contribution to the overall value.

UTILITIES

All available utilities were ON and observed. They were considered functional but not warranted by this appraiser.

ATTIC

An observation of the attic and roof was performed and no adverse conditions that affect stability, security, or safety was found.

APPRAISER OBSERVATIONS

The appraiser considers physical and economical characteristics of a property to provide an opinion of value to the Client/Lender. An appraiser's observation is limited to readily observable conditions and is not as comprehensive an inspection as one performed by a licensed home inspector.



General Comments

File No. TX 5458

Borrower	Robert Lewis			
Property Address	16210 Wimbledon Forest Dr			
City	Spring	County	Harris	State TX Zip Code 77379
Lender/Client	Silver City Funding, LLC			

NEIGHBORHOOD SECTION

The value entered in the Pred. field of the One-Unit Housing Section is an average value of comparable sales.

SALES COMPARISON APPROACH

Market reaction adjustments are made to comparable properties in the sales comparison grid. The resulting adjusted sale prices are the determining factor in the development of the market value of the subject. Adjustments made in the sales comparison grid are not based on cost. They are derived from how certain amenities affect similar sales in the area. A method using a combination of matched pairs and an understanding of what factors/amenities drive market values in the area was also used to determine the value of adjustments made in the sales comparison grid.

Indicated value of the subject property is determined by using the gross adjustment of sale price for each comparable as a measure of the relative quality of the comp. A lower adjustment indicates a better comp, and vice versa. The ratio of gross dollar adjustment to sale price for each of the comps is used to calculate the weight each comp should have in a weighted calculation. This weighted calculation is used as the indicated value of the subject.

As with any method, more weight is given to the most similar comps while at the same time minimizing values near the extremes of the indicated value range. The final market value estimate for the subject property may not represent the average or predominate value for residential properties in this market area, as shown on page 1 of the report. The subject property is within the stated price range for homes in this area; and the fact that the subject property does not represent the average value has no adverse effect on the subject's value or marketability.

PUD/HOA DATA COLLECTION

PUD/HOA information is obtained via internet searches, HOA web sites, HOA representatives, MLS data, agents, and property owners.

NOTE---This appraiser did not observe any personal property for functionality and no personal property value is included in this report.

COMMENTS TO THE BORROWER

This appraisal may not be used or relied upon by anyone other than the stated intended user(s), regardless of the means of possession of this report or who pays for the report without the express written consent of the appraiser. This appraiser or appraisal firm assume no obligation, liability, or accountability to any third party without such written consent.

This appraiser is not permitted to communicate/discuss any assignment results or other information designated as confidential by the client/lender with anyone other than the client/lender.

The lender will have a means of redress for inquiries concerning the results and methods of this appraisal report.

Todd C. Davis

Market Conditions Addendum to the Appraisal Report

File# 5044007569
File No. TX 5458

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 **16210 Wimbledon Forest Dr** City **Spring** State **TX** ZIP Code **77379**

Borrower **Robert Lewis**

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)	3	1	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.50	0.33	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	3.0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	731,500	725,000	708,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	10	32	17	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	0	0	695,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	0	0	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.85	100.00	98.95	<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.). **In the subject market, seller concessions remained stable over the past 12 months and range from 0% to 3% on the effective date of this report.**

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

Cite data sources for above information. **Data provided was generated using HAR, the market area multiple listing system.**

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.

Market research parameters are listed on the Assignment-Specific Comments Page. Subject property characteristics, Scope of Work, and assignment conditions affect market search parameters.

Analysis-Market sale and list prices are considered stable over the past 12 month period. Prices vary across a sine wave pattern which is typical for subdivisions in the market area. Statistics used in the above grid were extracted from the local MLS System, Houston Association of Realtors.

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

Project Name:

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

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

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

esign.alamode.com/verify Serial:84119C7E

Signature *Todd E. Davis*

Signature

Appraiser Name **Todd E Davis**

Supervisory Appraiser Name

Company Name **Todd Davis Appraisals**

Company Name

Company Address **5554 South Peek Rd Ste 4, Katy, TX 77450**

Company Address

State License/Certification # **1360206** State **TX**

State License/Certification # State

Email Address **todd.davis411@gmail.com**

Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Photo Page

Borrower	Robert Lewis						
Property Address	16210 Wimbledon Forest Dr						
City	Spring	County	Harris	State	TX	Zip Code	77379
Lender/Client	Silver City Funding, LLC						



Subject Front

16210 Wimbledon Forest Dr
Sales Price
Gross Living Area 5,487
Total Rooms 12
Total Bedrooms 5
Total Bathrooms 3.1
Location N;Res;
View N;Res;
Site 10727 sf
Quality Q4
Age 29



Subject Rear



Subject Street Right

Includes a portion of the subject's site

Ladd C. Davis

Photograph Addendum

Borrower	Robert Lewis						
Property Address	16210 Wimbledon Forest Dr						
City	Spring	County	Harris	State	TX	Zip Code	77379
Lender/Client	Silver City Funding, LLC						



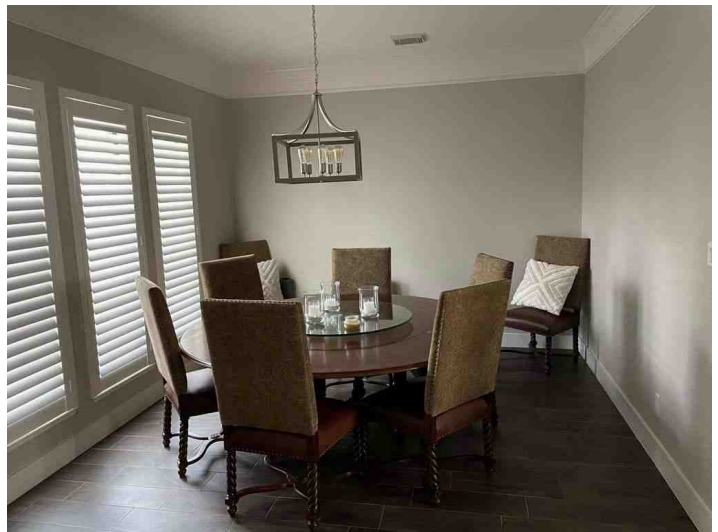
Entrance



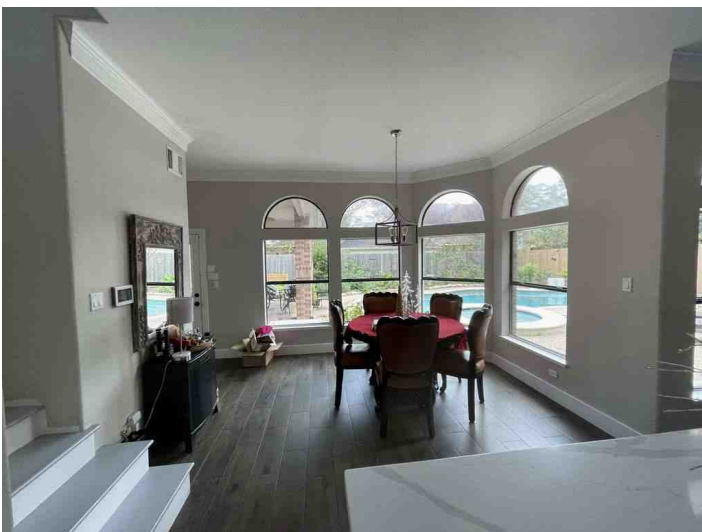
Family/Fireplace



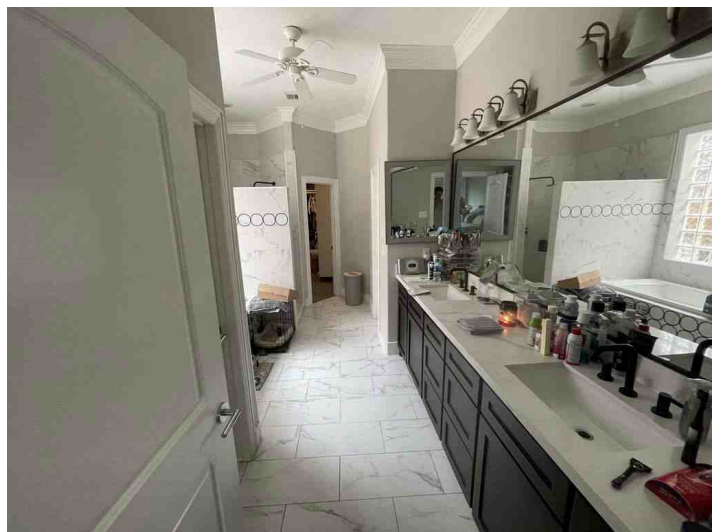
Kitchen



Dining



Breakfast



Full Bath

Photograph Addendum

Borrower	Robert Lewis						
Property Address	16210 Wimbledon Forest Dr						
City	Spring	County	Harris	State	TX	Zip Code	77379
Lender/Client	Silver City Funding, LLC						



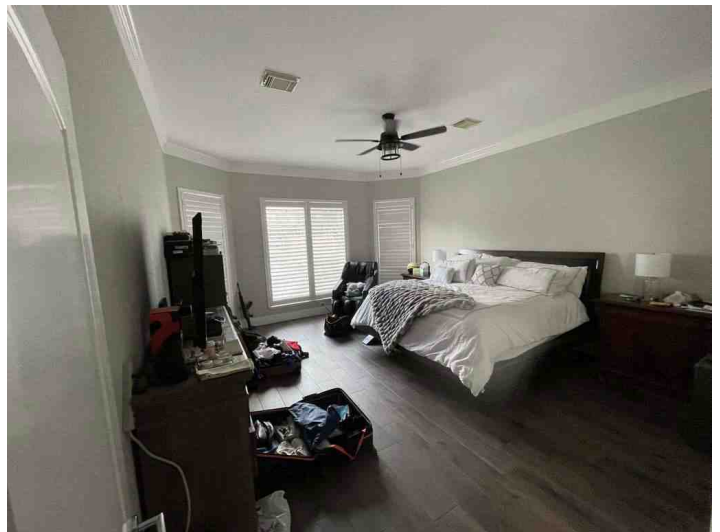
Full Bath



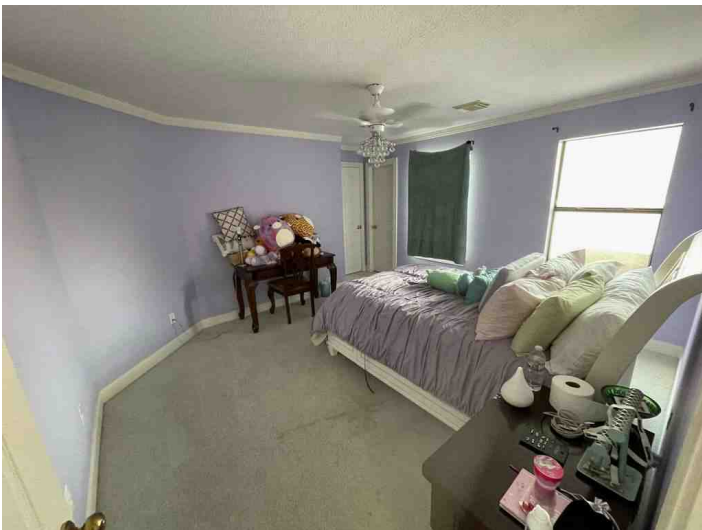
Full Bath



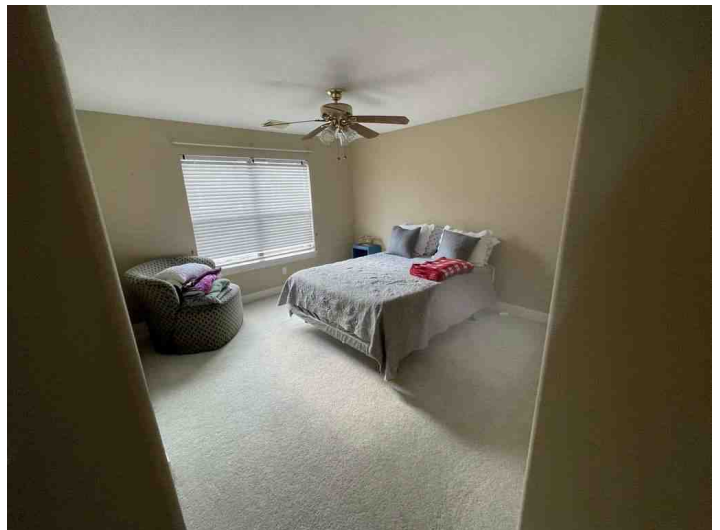
Half Bath



Bedroom



Bedroom



Bedroom

Photograph Addendum

Borrower	Robert Lewis						
Property Address	16210 Wimbledon Forest Dr						
City	Spring	County	Harris	State	TX	Zip Code	77379
Lender/Client	Silver City Funding, LLC						



Bedroom



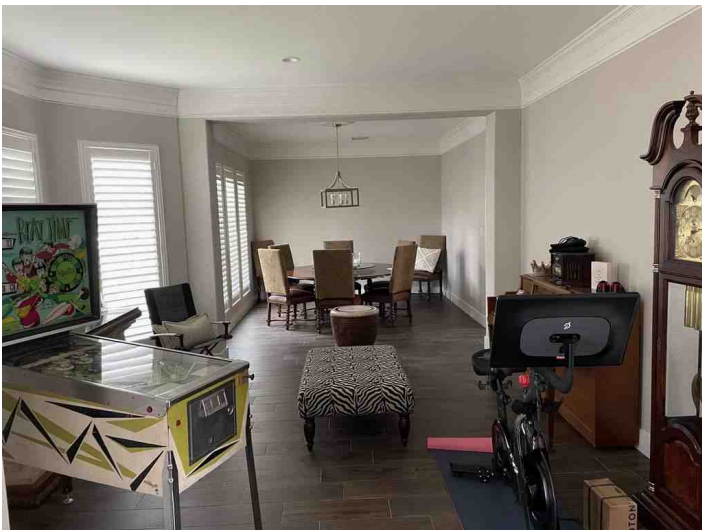
Bedroom



Study



Game



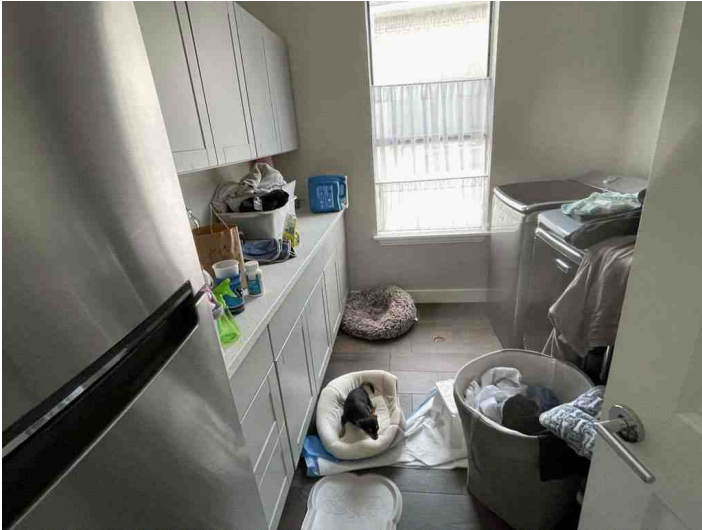
Living



Bonus

Photograph Addendum

Borrower	Robert Lewis						
Property Address	16210 Wimbledon Forest Dr						
City	Spring	County	Harris	State	TX	Zip Code	77379
Lender/Client	Silver City Funding, LLC						



Utility



Pool/Spa



Pool Equipment



AC Condensers



Front View



Front North View

Photograph Addendum

Borrower	Robert Lewis						
Property Address	16210 Wimbledon Forest Dr						
City	Spring	County	Harris	State	TX	Zip Code	77379
Lender/Client	Silver City Funding, LLC						



Rear View

Comments:



Site Rear

Comments:



Site Rear

Comments:



Street Left

Comments:

Comparable Photo Page

Borrower	Robert Lewis				
Property Address	16210 Wimbledon Forest Dr				
City	Spring	County Harris	State TX	Zip Code 77379	
Lender/Client	Silver City Funding, LLC				



Comparable 1

16123 Lafone Dr
 Prox. to Subject 0.13 miles S
 Sales Price 564,900
 Gross Living Area 4,294
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 4.1
 Location N;Res;
 View N;Res;
 Site 11275 sf
 Quality Q4
 Age 29



Comparable 2

16203 Wimbledon Forest Dr
 Prox. to Subject 0.05 miles S
 Sales Price 725,000
 Gross Living Area 4,166
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 13631 sf
 Quality Q4
 Age 28



Comparable 3

16626 Wimbledon Forest Dr
 Prox. to Subject 0.43 miles N
 Sales Price 731,500
 Gross Living Area 5,257
 Total Rooms 12
 Total Bedrooms 5
 Total Bathrooms 4.2
 Location N;Res;
 View N;Res;
 Site 19223 sf
 Quality Q4
 Age 37

Ladd C. Davis

Listing Photo Page

Borrower	Robert Lewis						
Property Address	16210 Wimbledon Forest Dr						
City	Spring	County	Harris	State	TX	Zip Code	77379
Lender/Client	Silver City Funding, LLC						



Listing 1

16107 Wimbledon Forest Dr
Proximity to Subject 0.12 miles S
List Price 695,000
Days on Market 5
Gross Living Area 4,364
Total Rooms 14
Total Bedrooms 5
Total Bathrooms 3.1
Age 30

Listing 2

Proximity to Subject
List Price
Days on Market
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Age

Listing 3

Proximity to Subject
List Price
Days on Market
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Age

Ladd C. Davis

Rental Photo Page

Borrower	Robert Lewis			
Property Address	16210 Wimbledon Forest Dr			
City	Spring	County Harris	State TX	Zip Code 77379
Lender/Client	Silver City Funding, LLC			



Rental 1

17423 Wilton Park Ct
 Proximity to Subject 1.73 miles W
 Adj. Monthly Rent 4,200
 Gross Living Area 5,018
 Total Rooms 12
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Condition C3
 Age/Year Built 36



Rental 2

16810 Southern Oaks Dr
 Proximity to Subject 1.65 miles E
 Adj. Monthly Rent 4,500
 Gross Living Area 5,544
 Total Rooms 12
 Total Bedrooms 5
 Total Bathrooms 5.1
 Location N;Res;
 View N;Res;
 Condition C3
 Age/Year Built 26



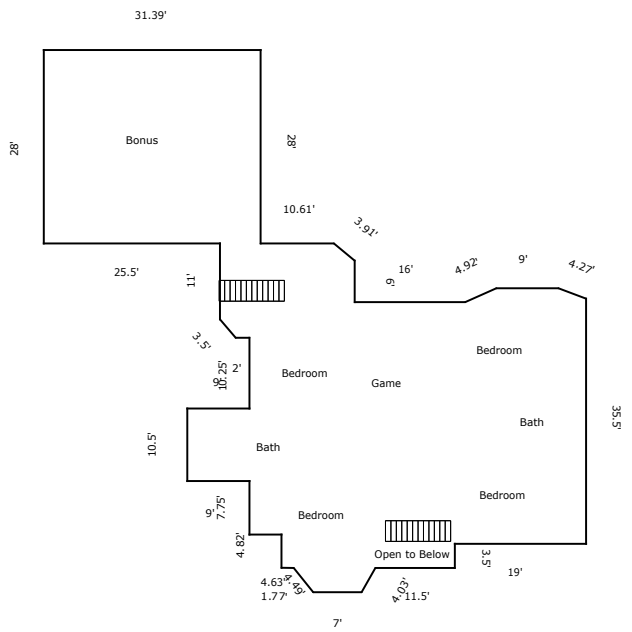
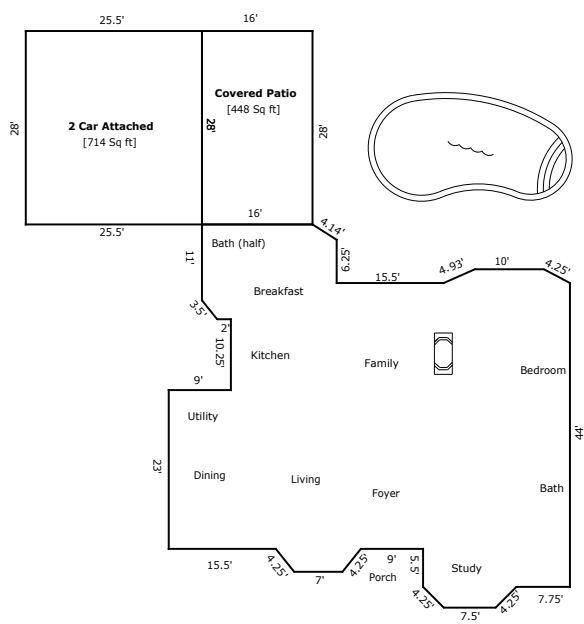
Rental 3

5506 Fellowship Pine Cir
 Proximity to Subject 1.32 miles N
 Adj. Monthly Rent 5,200
 Gross Living Area 5,951
 Total Rooms 11
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Condition C2
 Age/Year Built 26

Ladd C. Davis

Building Sketch (Page - 1)

Borrower	Robert Lewis			
Property Address	16210 Wimbledon Forest Dr			
City	Spring	County Harris	State TX	Zip Code 77379
Lender/Client	Silver City Funding, LLC			



TOTAL Sketch by a la mode, inc.

Lodd C. Davis

Building Sketch (Page - 2)

Borrower	Robert Lewis			
Property Address	16210 Wimbledon Forest Dr			
City	Spring	County Harris	State TX	Zip Code 77379
Lender/Client	Silver City Funding, LLC			

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details		
First Floor	2485.2 Sq ft		
		0.5 × 2.66 × 3.32 =	4.41
		0.5 × 3.32 × 2.66 =	4.41
		7 × 3.32 =	23.23
		0.5 × 3.01 × 3.01 =	4.52
		0.5 × 3.01 × 3.01 =	4.52
		7.5 × 3.01 =	22.54
		0.5 × 3.76 × 1.98 =	3.72
		0.5 × 1.98 × 4.51 =	4.47
		10 × 1.98 =	19.83
		44 × 21.26 =	935.46
		36.81 × 23 =	846.63
		15.5 × 12.51 =	193.86
		15.3 × 10.25 =	156.85
		11.5 × 3.49 =	40.13
		0.5 × 3.49 × 2.23 =	3.9
		13.73 × 13.81 =	189.7
		2.19 × 11 =	24.05
		0.5 × 2.19 × 2.73 =	2.99
Second Floor	3001.67 Sq ft		
		31.39 × 28 =	878.86
		10.5 × 9 =	94.5
		0.5 × 3 × 2.5 =	3.75
		16.5 × 2.5 =	41.25
		19.5 × 6 =	117
		0.5 × 4 × 1.5 =	3
		0.5 × 1.5 × 3.38 =	2.53
		9 × 1.5 =	13.5
		0.5 × 0.5 × 1.12 =	0.28
		16.38 × 0.5 =	8.19
		53 × 2.5 =	132.5
		0.5 × 2.28 × 2.66 =	3.03
		50.72 × 2.66 =	134.79
		48.72 × 28.5 =	1388.58
		44.09 × 1.34 =	59.19
		25.09 × 3.47 =	87.15
		0.5 × 1.77 × 0.03 =	0.02
		23.32 × 0.03 =	0.61
		0.5 × 2.82 × 3.5 =	4.93
		0.5 × 3.5 × 2 =	3.5
		7 × 3.5 =	24.5
Total Living Area (Rounded):	5487 Sq ft		
Non-living Area			
Covered Patio	448 Sq ft	16 × 28 =	448
2 Car Attached	714 Sq ft	28 × 25.5 =	714

Todd C. Davis

Location Map

Borrower	Robert Lewis			
Property Address	16210 Wimbledon Forest Dr			
City	Spring	County	Harris	State TX Zip Code 77379
Lender/Client	Silver City Funding, LLC			



Flood Map

Borrower	Robert Lewis			
Property Address	16210 Wimbledon Forest Dr			
City	Spring	County Harris	State TX	Zip Code 77379
Lender/Client	Silver City Funding, LLC			

InterFlood

by a la mode

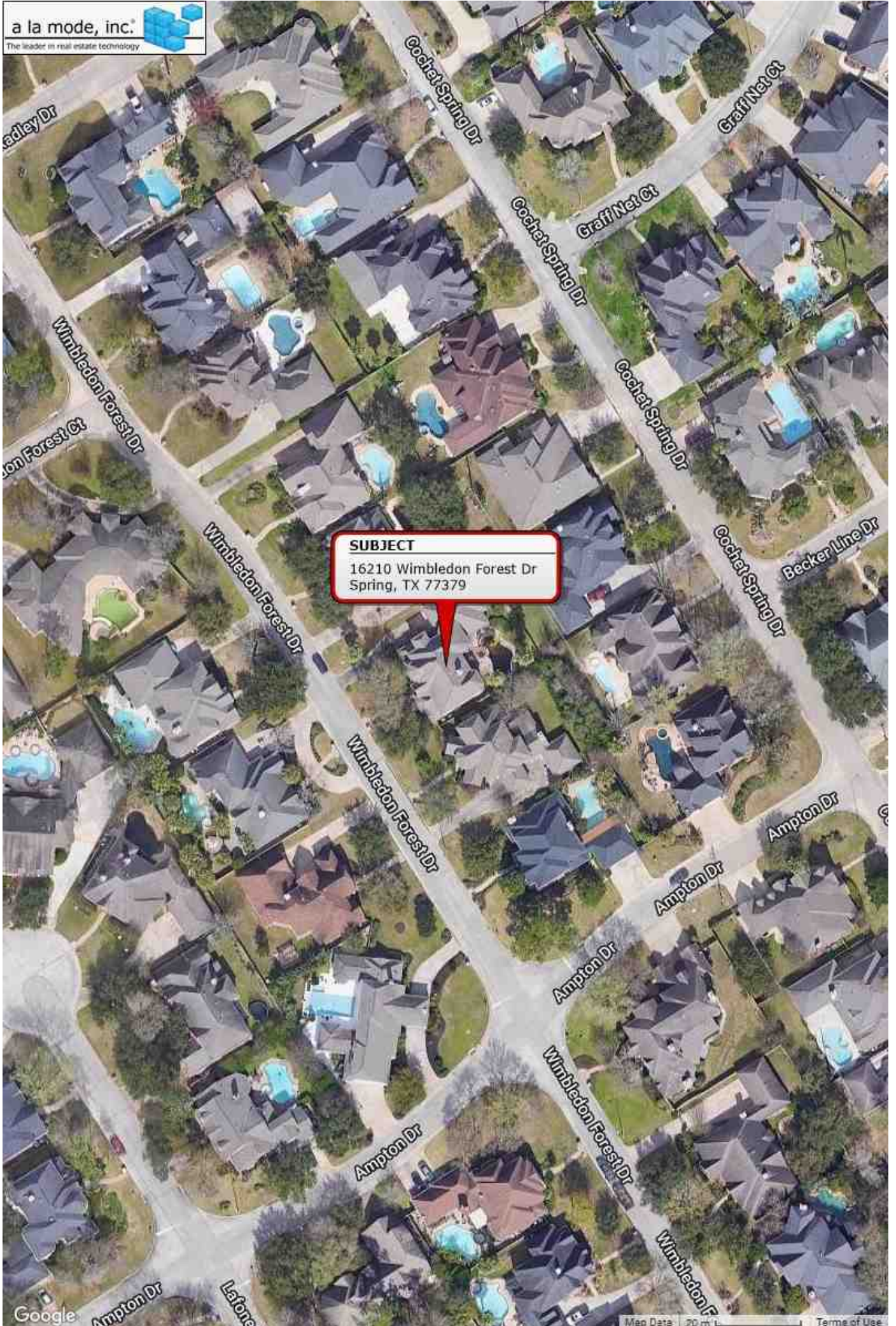
Prepared for: Todd Davis Appraisals
16210 Wimbledon Forest Dr
Spring, TX 77379



<p>MAP DATA</p> <p>FEMA Special Flood Hazard Area: No Map Number: 48201C0245M Zone: X500 Map Date: October 16, 2013 FIPS: 48201</p>	<p style="text-align: right; font-size: 10px;">Powered by CoreLogic®</p> <p>MAP LEGEND</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> Protected Areas Floodway Subject Area </td> </tr> </table>	<ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard 	<ul style="list-style-type: none"> Protected Areas Floodway Subject Area
<ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard 	<ul style="list-style-type: none"> Protected Areas Floodway Subject Area 		

Aerial Map

Borrower	Robert Lewis						
Property Address	16210 Wimbledon Forest Dr						
City	Spring	County	Harris	State	TX	Zip Code	77379
Lender/Client	Silver City Funding, LLC						



Plat Map

Borrower	Robert Lewis			
Property Address	16210 Wimbledon Forest Dr			
City	Spring	County	Harris	State TX Zip Code 77379
Lender/Client	Silver City Funding, LLC			



Property Detail Report - Page 1

HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1173510030003

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address:	LEWIS ROBERT T 16210 WIMBLEDON FOREST DR SPRING TX 77379	Legal Description:	LT 3 BLK 3 WIMBLEDON FOREST SEC 1 AMENDED	Property Address:	16210 WIMBLEDON FOREST DR SPRING TX 77379			
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{A®}
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	10,727 SF	4,689 SF	2717.04	17031	320 -- ISD 17 - Klein ISD	5068C	330M

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
Residential Homestead	017	KLEIN ISD	Pending	Pending	1.230000	
	040	HARRIS COUNTY	Pending	Pending	0.343730	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.030550	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.007990	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.148310	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004900	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107800	
	151	CYPRESS KLEIN UD	Pending	Pending	0.104800	
	635	HC EMERG SRV DIST 16	Pending	Pending	0.047107	
666	HC EMERG SERV DIST 11	Pending	Pending	0.029336		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations					
Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	78,093		Land		
Improvement	448,307		Improvement		
Total	526,400	512,431	Total	Pending	Pending

Land

Todd C. Davis

Property Detail Report - Page 2

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	10,727	1.04	1.00	1.00	--	1.04	Pending	Pending	Pending

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1994	2019	Residential Single Family	Residential 1 Family	Excellent	4,689 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Very Good
Foundation Type	Slab
Grade Adjustment	A-
Heating / AC	Central Heat/AC
Physical Condition	Very Good
Exterior Wall	Brick / Veneer
Cost and Design	Extensive
Element	Units
Room: Total	9
Room: Rec	1
Room: Half Bath	1
Room: Full Bath	3
Room: Bedroom	5
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
BASE AREA PRI	2,105
ONE STORY MAS PRI	129
CARPORT PRI	300
MAS/BRK GARAGE PRI	723
OPEN MAS PORCH PRI	210
ONE STORY MAS PRI	350
OPEN MAS PORCH PRI	48
BASE AREA UPR	2,105

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Gunite Pool	Average	Average	496.00	1994
2	Pool SPA with Heater	Average	Average	1.00	1994

Todd C. Davis

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
Contemp	Contemporary	Sales Comparison Approach
FBCAD	Harris County Central District	Throughout the Report
HAR	Houston Association of Realtors	Throughout the Report
MLS	Multiple Listing Service	Throughout the Report

AIR Compliance Document

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

The appraiser named respectfully submits and represents to the following:

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

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

Todd C. Davis

Appraiser Certification



Certified Residential Real Estate Appraiser

Appraiser: **Todd Eugene Davis**

License #: **TX 1360206 R**

License Expires: **05/31/2023**

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

