

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

2302 Honea Egypt Rd  
Magnolia, TX 77354  
S728100 - MONTGOMERY TRACE 01, BLOCK 2, LOT 3

## FOR

Texas Dow Employees Credit Union  
1001 FM 2004  
Lake Jackson, TX 77566

## OPINION OF VALUE

290,000

## AS OF

08/12/2023

LAND APPRAISAL REPORT

Borrower [Redacted] Census Tract 6905.01 Map Reference 26420
Property Address 2302 Honea Egypt Rd
City Magnolia County Montgomery State TX Zip Code 77354
Legal Description S728100 - MONTGOMERY TRACE 01, BLOCK 2, LOT 3
Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised [X] Fee [ ] Leasehold [ ] De Minimis PUD [ ]
Actual Real Estate Taxes \$ 2,726 (yr) Loan charges to be paid by seller \$ 0 Other sales concessions 0
Lender/Client Texas Dow Employees Credit Union Address 1001 FM 2004, Lake Jackson, TX 77566
Occupant Vacant Appraiser Timothy Garrett James Instructions to Appraiser Land Appraisal

Location [ ] Urban [ ] Suburban [X] Rural
Built Up [ ] Over 75% [X] 25% to 75% [ ] Under 25%
Growth Rate [ ] Fully Dev. [ ] Rapid [X] Steady [ ] Slow
Property Values [ ] Increasing [X] Stable [ ] Declining
Demand/Supply [ ] Shortage [X] In Balance [ ] Oversupply
Marketing Time [ ] Under 3 Mos. [X] 4-6 Mos. [ ] Over 6 Mos.
Present 50% One-Unit 0% 2-4 Unit 0% Apts. 0% Condo 10% Commercial
Land Use 5% Industrial 30% Vacant 5% Vacant/Undvl
Change in Present Land Use [X] Not Likely [ ] Likely (\*) [ ] Taking Place (\*)
Predominant Occupancy [X] Owner [ ] Tenant 5% Vacant
One-Unit Price Range \$ 22,000 to \$ 4,825,000 Predominant Value \$ 177,500
One-Unit Age Range 0 yrs. to 100 yrs. Predominant Age 25 yrs.
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject is located in Magnolia in Montgomery County. Predominant improvements in the subdivision are Single-Family Residential homes in the moderate price range. Values appear to be stable in the area. There are no known major negative factors that would impact the subjects's market area in the foreseeable future. The area is served by the Montgomery ISD. See additional comments.

Dimensions Survey not provided 2.06 ac [ ] Corner Lot
Zoning Classification No Zoning - Rura Present Improvements [X] Do [ ] Do Not Conform to Zoning Regulations
Highest and Best Use [ ] Present Use [X] Other (specify) Single-Family Residential
Elec. [X] Unknown OFF SITE IMPROVEMENTS Topo Basically Leve
Gas [X] Unknown Street Access [X] Public [ ] Private Size 2.063 ac
Water [X] Unknown Surface Concrete Shape Rectangular
San. Sewer [X] Unknown Maintenance [X] Public [ ] Private View B;Wtr;
[X] Underground Elect. & Tel. [X] Storm Sewer [ ] Curb/Gutter Drainage Adequate
[ ] Sidewalk [ ] Street Lights Is the property located in a FE Sp I Flood Hazard Area? [ ] Yes [X] No
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) Typical utility easements of record with no detrimental affect on market value. No encroachments or adverse conditions noted upon site inspection. No current survey has been provided.

Table with 5 columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Includes market data analysis with sales price, price per acre, and list price for subject and comparables.

## ADDITIONAL COMPARABLE SALES

230821904

File No. R23-021994

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	2302 Honea Egypt Rd Magnolia, TX 77354	11719 W Border Oak Dr Magnolia, TX 77354		6802 W Bluff Dr Magnolia, TX 77354			
Proximity to Subject		5.99 miles W		0.39 miles NE			
Sales Price	\$ N/A		\$ 205,000		\$ 139,500		\$
Price \$/acre	\$		\$ 140,411		\$ 94,256		\$
Data Source(s)	Cad/Insp	MLS#13863610;DOM 11		MLS#59695566;DOM 12			
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	N/A	s04/23;c03/23		Active			
Location	N;Res;	N;Res;		N;Res;			
Site/View	B;Wtr;	B;Wtr;		N;Rural;	+40,000		
Size	2.06 ac	1.46 ac	+72,000	1.48 ac	+66,000		
List price	\$289,000	\$210,000	0	\$139,500	0		
Sales or Financing Concessions	0	ArmLth Unk;0		Listing			
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/>	\$ 72,000	<input checked="" type="checkbox"/> + <input type="checkbox"/>	\$ 106,000	<input type="checkbox"/> + <input type="checkbox"/>	\$
Indicated Value of Subject			\$ 277,000		\$ 245,500		\$

Comments on Market Data \_\_\_\_\_

MARKET DATA ANALYSIS

**Supplement Addendum**

File No. R23-021994

Borrower	[REDACTED]		
Property Address	2302 Honea Egypt Rd		
City	Magnolia	County	Montgomery
Lender/Client	Texas Dow Employees Credit Union		

NEIGHBORHOOD BOUNDARIES

The subject is generally bounded to the north by Hwy 105; to the east by I 45; to the south by FM 1488; and to the west by 149

SITE FACTORS:

Based on review of the flood maps provided by Federal Emergency Management Agency (FEMA), the subject appears to be within the flood zone reported herein, however confirmation of the exact location should be obtained. It is believed that the above information appears reasonable.

NEIGHBORHOOD MARKETABILITY

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

COMMENTS ON SALES COMPARISON APPROACH

The selected transactions are considered the most comparable in SETXMLS.

DATA AND INFORMATION:

Main sources of data include the local MLS, public records, and contact with real estate agents and county/city representatives as needed. Data sources, software, and tools relied upon were typical in the normal course of appraisal business and were considered reliable and credible for purposes of obtaining data, data verification, and similar processes. Information was limited, such as appraising prices in public records, due to the nature of non-disclosure laws of Texas.

SCOPE OF WORK, INTENDED USER, INTENDED USE, INSPECTION TYPE, AND OTHER INFORMATION:

The purpose of the assignment is for the appraiser to develop an opinion of value, as defined in this report. An opinion of value is credible only within the context of the cited scope of work, effective date, report date (signature date), report type, intended user(s), intended use, assumptions and limiting conditions, type and definition of value, any hypothetical conditions and/or extraordinary assumptions, and other information. This report is prepared by the appraiser.

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R, p lity

The appraiser can discuss the appraisal report with the Client (or the AMC designated by the Client). The "Client" is the party that engages the appraiser's services (regardless of who pays for the appraisal and regardless of any additional intended users). The Client is named within the appraisal report. If a party other than the Client (such as the homeowner, borrower, or real estate agent) has questions regarding the appraisal report, those questions can be directed to the Client named in the appraisal report. If the Client is unable to answer the question, the Client should forward the question to the appraiser, who will respond.

**Supplement Addendum**

File No. R23-021994

Borrower	Cleveland Tower		
Property Address	2302 Honea Egypt Rd		
City	Magnolia	County	Montgomery
		State	Zip Code 735
Lender/Client	Texas Dow Employees Credit Union		

information is very important

TYPES OF NONPUBLIC PERSONAL INFORMATION WE COLLECT:

In the course of performing appraisals, the appraiser may collect what is known as "nonpublic personal information". This information is used to facilitate the appraisal services and may include the information p e app by tly by er p

PARTIES TO WHOM WE DISCLOSE INFORMATION:

The appraiser does not disclose any nonpublic personal information obtained in the course of the engagement with the Client to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to employees, and in certain situations to unrelated third parties assisting in work related to the appraisal services. All parties are informed that any information they see is to be maintained in strict confidence. A disclosure required by law would be a disclosure by the appraiser that is ordered by a court of competent jurisdiction with regard to a legal actio

CONFIDENTIALITY AND SECURITY:

The appraiser will retain records relating to services provided for a reasonable time or as required by law. In order to protect nonpublic personal information from unauthorized access by third parties, the appraiser maintains physical, electronic and procedural safeg mply h p standards to insure the security and integrity of information.



## Subject Photos

Borrower	████████████████████				
Property Address	2302 Honea Egypt Rd				
City	Magnolia	County	Montgomery	State	Zip Code 735
Lender/Client	Texas Dow Employees Credit Union				



### Subject Front

2302 Honea Egypt Rd  
Sales Price N/A  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location N;Res;  
View B;Wtr;  
Site  
Quality  
Age



### Subject Rear



### Subject Street



## Subject Photos

Borrower	Cleveland Owers				
Property Address	2302 Honea Egypt Rd				
City	Magnolia	County	Montgomery	State	Zip Code 735
Lender/Client	Texas Dow Employees Credit Union				



**Water View**



**Water View**



## Comparable Photos 1-3

Borrower	[REDACTED]					
Property Address	2302 Honea Egypt Rd					
City	Magnolia	County	Montgomery	State	Zip Code	735
Lender/Client	Texas Dow Employees Credit Union					



### Comparable 1

6715 S Trace Dr  
 Prox. to Subjec 0.30 miles SE  
 Sale Price 175,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View N;Rural;  
 Site  
 Quality Average  
 Age



### Comparable 2

0 Carrington NW  
 Prox. to Subjec 3.93 miles SW  
 Sale Price 425,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View N;Rural;  
 Site  
 Quality verage  
 Age



### Comparable 3

2302 E Blue Lake Dr  
 Prox. to Subjec 0.68 miles  
 Sale Price 185,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View N;Rural;



## Comparable Photo Page

Borrower	Cleveland Oware				
Property Address	2302 Honea Egypt Rd				
City	Magnolia	County	Montgomery	State	Zip Code 735
Lender/Client	Texas Dow Employees Credit Union				



### Comparable 4

11719 W Border Oak Dr  
 Prox. to Subject 5.99 miles W  
 Sale Price 205,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View B;Wtr;  
 Site  
 Quality  
 Age



### Comparable 5

6802 W Bluff  
 Prox. to Subject 0.39 miles NE  
 Sale Price 139,500  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View N;Rural;  
 Site  
 Quality average  
 Age

### Comparable 6

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

**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 considers his 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 judgement

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report 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 the appraisal report whether 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.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. 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 completion of the improvements will be performed in a workmanlike manner.

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

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to 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 the estimate of market value in the appraisal report on the race, color, religion, sex, 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.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity 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 as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report

**ADDRESS OF PROPERTY APPRAISED:** 2302 Honea Egypt Rd, Magnolia, TX 77354



# USPAP Compliance Addendum

Loa # 230821904

File # R23-021994

Borrower	Cleveland Cware		
Property Address	2302 Honea Egypt Rd		
City	Magnolia	County	Montgomery
		State	TX
		Zip Code	77354
Lender/Client	Texas Dow Employees Credit Union		

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

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

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement is independent and objective.
- My compensation is not contingent upon the development, reporting, or a predetermined value or direction in value that favors 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 are based on the inspection of the property and the information provided by the client.
- I have not performed any other services for the client that could be perceived as an unfair conflict of interest.

## PRIOR SERVICES

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

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

## PROPERTY INSPECTION

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

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

## APPRAISAL ASSISTANCE

Unless otherwise noted, the following significant real property appraisal assistance procedures are hereby identified along with a summary of the extent of the assistance provided in the report.

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## ADDITIONAL COMMENTS

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

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\_\_\_\_\_

\_\_\_\_\_

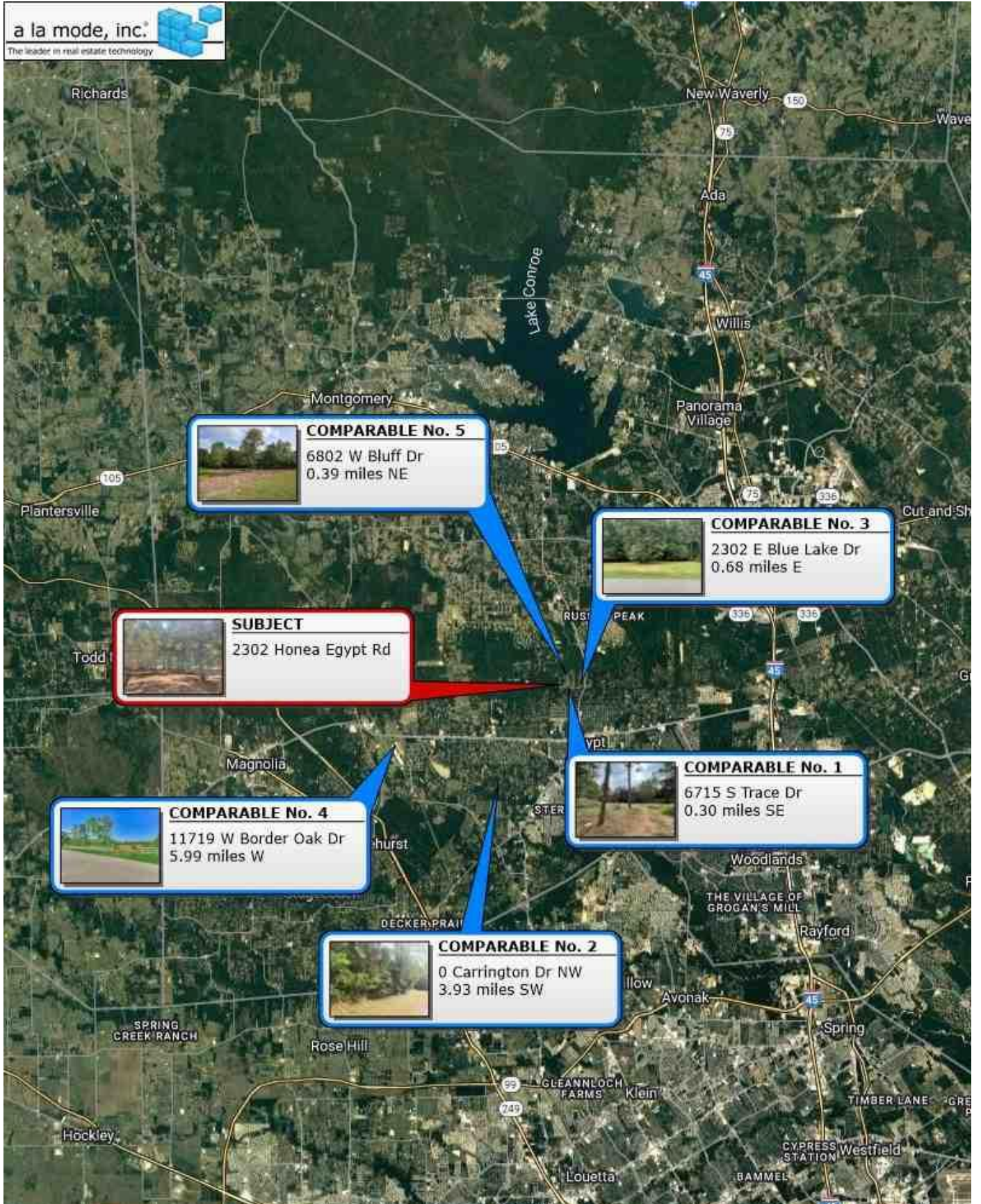
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## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 0-30 day(s) utilizing market conditions pertinent to the appraisal assignment.

# Location Map

Borrower	Cleveland Owens					
Property Address	2302 Honea Egypt Rd					
City	Magnolia	County	Montgomery	State	Zip Code	735
Lender/Client	Texas Dow Employees Credit Union					





# Timothy Garrett James Certification

TIMOTHY GARETT JAMES  
7465 PARK RD 7465 PARK RD  
LUMBERTON, TX 77657



## Certified Residential Real Estate Appraiser

Appraiser: **Timothy Garrett James**

License #: **TX 1361082 R**

License Expires: **05/31/2025**

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

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

A handwritten signature in blue ink, appearing to read 'Chelsea Buchholtz', is located in the bottom right corner of the certification box.

**Chelsea Buchholtz**  
Commissioner





**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)  
5/23/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Chicago, IL-Hub International Midwest West 55 East Jackson Boulevard Suite 14th Floor Chicago IL 60604  License#: 100290819 STOIINC-01	<b>CONTACT NAME:</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">PHONE (A/C, No, Ext): 312-922-5000</td> <td style="width:30%;">FAX (A/C, No): 312-922-5358</td> </tr> <tr> <td colspan="2"><b>E-MAIL ADDRESS:</b></td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Aspen Specialty Insurance</td> <td align="center">10717</td> </tr> <tr> <td>INSURER B : Hartford Fire Insurance Company</td> <td align="center">19682</td> </tr> <tr> <td>INSURER C : Trumbull Insurance Company</td> <td align="center">27120</td> </tr> <tr> <td>INSURER D : Hartford Casualty Insurance Company</td> <td align="center">29424</td> </tr> <tr> <td>INSURER E : Hartford Insurance Group</td> <td align="center">914</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	PHONE (A/C, No, Ext): 312-922-5000	FAX (A/C, No): 312-922-5358	<b>E-MAIL ADDRESS:</b>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Aspen Specialty Insurance	10717	INSURER B : Hartford Fire Insurance Company	19682	INSURER C : Trumbull Insurance Company	27120	INSURER D : Hartford Casualty Insurance Company	29424	INSURER E : Hartford Insurance Group	914	INSURER F :	
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INSURER D : Hartford Casualty Insurance Company	29424																		
INSURER E : Hartford Insurance Group	914																		
INSURER F :																			

**COVERAGES** **CERTIFICATE NUMBER:** 1433751516 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>  <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			83 UUN AE9945	12/29/2022	12/29/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> OTHER:			83UENAF0006	12/29/2022	12/29/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED. <input checked="" type="checkbox"/> RETENTION \$ 10,000			83 XHU AE9892	12/29/2022	12/29/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
E	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			83WEAP4K0E	12/29/2022	12/29/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Errors & Omissions			AMC000052-1223	5/27/2023	5/27/2024	Per Claim Aggregate Deductible \$1,000,000 \$1,000,000 \$25,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 Cyber Liability -- Lloyd's syndicates -- Policy # ESK0236710147 -- 12/21/2022 - 12/21/23 -- Each Claim Limit - \$5,000,000  
 Crime Liability -- Beazley Insurance Company, Inc -- Policy # V34A27230101 -- 4/3/23 - 4/3/24 -- Per Occurrence Limit - \$1,000,000

Insured: Brentwood Appraisal, LLC and  
 Reliable Valuation Services (RVS)  
 Elite Appraisal Center  
 Apple Appraisal  
 Guardian Solutions  
 See Attached...

**CERTIFICATE HOLDER** **CANCELLATION**

	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
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# E & O Insurance - Page 2

AGENCY CUSTOMER ID: STOIINC-01

LOC #: \_\_\_\_\_



## ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Chicago, IL-Hub International Midwest West		NAMED INSURED Trident Services, LLC 875 Old Roswell Rd. Suite G-300 Roswell GA 30076	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

### ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Solely for Appraisal Valuation Services