

# Manufactured Home Appraisal Report

File # 512-5377382  
551209

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

**Property Address** 10006 Trey Rd City **Needville** State **TX** Zip Code **77461**

**Borrower** Cristella Dawn Flores & Alien Markel **Owner of Public Record** Jesus Jr Botello & Ross Maria Botello County **FORT BEND**

**Legal Description** LOT 19, BLOCK 2, ROSEMEADOW, SEC 3

**Assessor's Parcel #** 6630-03-002-0190-906 **Tax Year** 2463 **R.E. Taxes \$** 2,463

**Neighborhood Name** ROSEMEADOW **Map Reference** 26420 **Census Tract** 6756.00

**Occupant**  Owner  Tenant  Vacant **Project Type (if applicable)**  PUD  Condominium  Cooperative  Other (describe)

**Special Assessments \$** 0 **HOA \$** 200  per year  per month

**Property Rights Appraised**  Fee Simple  Leasehold  Other (describe)

**Assignment Type**  Purchase Transaction  Refinance Transaction  Other (describe)

**Lender/Client** GENHOME MORTGAGE CORP **Address** 2300 MAIN STREET, 4TH FLOOR, IRVINE, CA 92614

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).** HOUSTON ASSOCIATION OF REALTORS HARMLS#96349750 / \$214,900 / LISTED ON 10/17/2023.

Manufactured homes located in either a condominium or cooperative project require the appraiser to inspect the project and complete the Project Information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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. **Arms length sale; THE SUBJECT IS UNDER CONTRACT FOR \$212,000.**

**Contract Price \$** 212,000 **Date of Contract** 11/20/2023 **Is the property seller the owner of public record?**  Yes  No **Data Source(s)** REALIST

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. **2,500**

I  did  did not analyze the manufacturer's invoice. Explain the results of the analysis of the manufacturer's invoice or why the analysis was not performed.

**THE SUBJECT DWELLING WAS MANUFACTURED ON 07/26/2000, PLAN 932, 64' DREAM 200.**

**Retailer's Name (New Construction)** CMH MANUFACTURING, INC

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

Neighborhood Characteristics		Manufactured Housing Trends		Manufactured Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	45 %
Built-Up	<input type="checkbox"/> Over 75% <input checked="" 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	0 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	68	Low 3	Multi-Family	0 %
Neighborhood Boundaries	NORTH TO US 59, SOUTH TO HWY 5, EAST TO F.M. 762, AND WEST TO US 59.			364	High 46	Commercial	10 %
OTHER 65% IS VACANT LAND.				230	Pred. 23	Other	45 %

**Neighborhood Description** THE SUBJECT IS LOCATED APPROXIMATELY MILES 36 SOUTHWEST OF THE HOUSTON CBD. THE SUBJECT MARKET AREA IS COMPRISED OF COMMERCIAL PROPERTIES, VACANT LAND AND SINGLE FAMILY HOMES OF SIMILAR DESIGN AND APPEAL AS THAT OF THE SUBJECT. THE SUBJECT HAS ACCESS TO PUBLIC TRANSPORTATION, EMPLOYMENT, SHOPPING, SCHOOLS, AND MAJOR THOROUGHFARES.

**Market Conditions (including support for the above conclusions)** SEE ATTACHED 1004MC.

**Dimensions** PER REALIST **Area** 32,827 sf **Shape** RECTANGULAR **View** N;Res;

**Specific Zoning Classification** NO ZONING **Zoning Description** NO ZONING

**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

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley NONE	<input type="checkbox"/>	<input type="checkbox"/>

**FEMA Special Flood Hazard Area**  Yes  No **FEMA Flood Zone** X **FEMA Map #** 48157C0400M **FEMA Map Date** 1/29/2021

Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe

Is the site size, shape and topography generally conforming to and acceptable in the market area?  Yes  No If No, explain

Is there adequate vehicular access to the subject property?  Yes  No If No, describe

Is the street properly maintained?  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

**THE SUBJECT IS LOCATED ON AN INTERIOR LOT WITH NORMAL UTILITY EASEMENTS. NO ADVERSE EASEMENTS, ENCROACHMENTS, OR ADVERSE CONDITIONS WERE NOTED.**

The HUD Data Plate/Compliance Certificate is located on the interior of the subject and contains, among other things, the manufacturer's name, trade/model name, year manufactured and serial number. The HUD Certification Label is located on the exterior of each section of the home.

Is the HUD Data Plate/Compliance Certificate attached to the dwelling?  Yes  No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. **LOCATED ON THE OUTSIDE LEFT CORNER FACING THE FRONT DOOR.**

Is a HUD Certification Label attached to the exterior of each section of the dwelling?  Yes  No If No, provide the data source(s) for the HUD Certification Label #'s

**THE HUD CERTIFICATION LABELS ARE STILL ATTACHED TO EACH SIDE THE UNIT; HOWEVER, DUE TO AGE THEY ARE NO LONGER LEGIBLE. PHOTOS OF THE LABELS HAVE BEEN ADDED TO THE REPORT.**

**Manufacturer's Serial #(s)/VIN #(s)** CW2007305TXAB

**HUD Certification Label #(s)** 301901 & 301902

**Manufacturer's Name** CMH MANUFACTURING, INC **Trade/Model** 64' DREAM **Date of Manufacture** 2000

Do the Wind, Roof Load, and Thermal Zones meet the minimum HUD requirements for the location of the subject property?  Yes  No If No, explain

# Manufactured Home Appraisal Report

512-5377382  
File # 551209

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
# of Units <input checked="" type="checkbox"/> One <input type="checkbox"/> Additions	<input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Runners	Skirting	HARDPLANK/AVG	Floors	LAMINATE/AVG
# of Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Block & Pier <input type="checkbox"/> Other-att. description	Exterior Walls	VINYL SIDING/AVG	Walls	DRYWALL/AVG
Design (Style) MANFCTRD	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Roof Surface	COMPOSITION/AVG	Trim/Finish	WOOD/AVG
# of Sections <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	Basement Area 0 sq.ft.	Gutters & Downspouts	PTD. MTL./AVG	Bath Floor	VINYLI/AVG
<input type="checkbox"/> Other	Basement Finish 0 %	Window Type	CASEMENT/AVG	Bath Wainscot	TILE/AVG
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Storm Sash/Insulated	NONE	Car Storage	<input type="checkbox"/> None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Evidence of <input type="checkbox"/> Infestation	Screens	NONE	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Year Built 2000 Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Doors	WOOD/AVG	Driveway Surface	GRAVEL
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	Garage	# of Cars 0
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 1 <input type="checkbox"/> Fence NONE		Carport	# of Cars 0
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck WOOD <input checked="" type="checkbox"/> Porch WOOD		Attached	<input type="checkbox"/> Detached
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool NONE <input type="checkbox"/> Other NONE		Built-in	
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,665 Square Feet of Gross Living Area Above Grade					
Describe any additions or modifications (decks, rooms, remodeling, etc.) THE SUBJECT FEATURES ARE TYPICAL OF OTHER MANUFACTURED HOMES IN THE AREA.					
Improvements					
Installer's Name N/A Date Installed 2000 Model Year 2000					
Is the manufactured home attached to a permanent foundation system? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the foundation system and the manner of attachment.					
Have the towing hitch, wheels, and axles been removed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain					
Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, explain THE SUBJECT DWELLING IS CONNECTED TO PUBLIC SEWER.					
Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain THE SUBJECT PROPERTY DOES MEET HUD MINIMUM PROPERTY STANDARDS ACCORDING TO HUD HANDBOOK 4000.1. AN INSPECTION OF THE ATTIC WAS NOT PERFORMED AT THE TIME OF INSPECTION, DUE TO THE SUBJECT WAS NOT CONSTRUCTED WITH AN ATTIC.					
Additional features (special energy efficient items, non-realty items, etc.) THE SUBJECT FEATURES ARE TYPICAL OF OTHER MANUFACTURED HOMES IN THE AREA HOMES IN THE AREA.					
The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide®, Marshall & Swift Residential Cost Handbook®, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.					
Quality <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Excellent Identify source of quality rating DWELLINGCOST.COM					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). THE SUBJECT IS 23 YEARS OF AGE WITH AN EFFECTIVE AGE OF 10 YEARS. NO FUNCTIONAL OR EXTERNAL INADEQUACIES WERE NOTED AT THE TIME OF THE SITE VISIT. PHYSICAL DEPRECIATION HAS BEEN DETERMINED THROUGH UTILIZATION OF THE AGE/LIFE METHOD.					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe See attached addenda.					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe N/A					
Provide adequate information for the lender/client to replicate the below cost figures and calculations.					
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The subject is located in an established neighborhood and no site sales have taken place in past several years; therefore, an accurate site value cannot be determined. The appraiser estimates the site value based on the Allocation method.					
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW					
Source of cost data DWELLINGCOST.COM Effective date of cost data 12/14/2023 Quality rating from cost service DWELLINGCOST					
OPINION OF SITE VALUE					
Section One	1,665 Sq. ft. @ \$ 74.50	\$ 124,043	26.4 X	63.9 =	1,687.0 Sq. ft.
Section Two	Sq. ft. @ \$	\$	X	=	Sq. ft.
Section Three	Sq. ft. @ \$	\$	X	=	Sq. ft.
Section Four	Sq. ft. @ \$	\$	X	=	Sq. ft.
					Total Gross Living Area: 1,687 Sq. ft.
Other Data Identification					
N.A.D.A. Data Identification Info: Edition Mo: JULY 26 Yr: 2000					
Sub-total: \$ 124,043 MH State: TX Region: Size: 26 ft. x 64 ft.					
Cost Multiplier (if applicable): x 1.0 Gray pg. White pg. Black SVS pg.					
Modified Sub-total: 124,043 15 years and older Conversion Chart pg. Yellow pg.					
Physical Depreciation or Condition Modifier: -31,011 Comments DWELLINGCOST.COM WAS USED FOR REPLACEMENT COST. BECAUSE OF THIS, GRAY, WHITE AND BLACK SVS PAGE NUMBERS ARE N/A.					
Functional Obsolescence (not used for N.A.D.A.):					
External Depreciation or State Location Modifier:					
Delivery, Installation, and Setup (not used for N.A.D.A.): \$					
Other Depreciated Site Improvements: \$ 5,563					
Market Value of Subject Site (as supported above): \$ 42,700					
Indicated Value by Cost Approach: \$ 141,295 Estimated Remaining Economic Life (HUD and VA only) 30 Years					
Summary of Cost Approach COST ESTIMATES HAVE BEEN BASED ON THE DWELLINGCOST.COM AS WELL AS MARKET DATA. PHYSICAL DEPRECIATION HAS BEEN BASED ON THE AGE/LIFE METHOD WITH AN EFFECTIVE AGE OF 10 YEARS VERSUS A LIFE EXPECTANCY OF 45 YEARS. NO FUNCTIONAL OR EXTERNAL INADEQUACIES WERE NOTED AT THE TIME OF INSPECTION.					

# Manufactured Home Appraisal Report

512-5377382  
File # 551209

There are <b>10</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>145,000</b> to \$ <b>487,000</b>															
There are <b>15</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>68,000</b> to \$ <b>364,000</b>															
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address		10006 Trey Rd Needville, TX 77461		10407 Harry Dr Needville, TX 77461			10403 Trey Rd Needville, TX 77461			17622 Road R Needville, TX 77461					
Proximity to Subject				0.43 miles SE			0.40 miles SE			8.33 miles SE					
Sale Price		\$ 212,000		\$ 195,000			\$ 230,000			\$ 301,000					
Sale Price/Gross Liv. Area		\$ 127.33 sq.ft.		\$ 160.36 sq.ft.			\$ 154.99 sq.ft.			\$ 153.57 sq.ft.					
Manufactured Home		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Data Source(s)				HARMLS#88201921;DOM 42			HARMLS#73250503;DOM 13			HARMLS#4563014;DOM 22					
Verification Source(s)				REALIST			REALIST			REALIST					
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sales or Financing				ArmLth				ArmLth				ArmLth			
Concessions				Conv;0				Conv;0				Conv;0			
Date of Sale/Time				s08/23;c06/23				s01/23;c12/22				s11/23;c10/23			
Location		NEEDVILLE		NEEDVILLE				NEEDVILLE				N;Res;			
Leasehold/Fee Simple		FEE SIMPLE		FEE SIMPLE				FEE SIMPLE				FEE SIMPLE			
Site		32,827 sf		30,070 sf				30,260 sf				1.16 ac		-22,800	
View		N;Res;		N;Res;				N;Res;				N;Res;			
Design (Style)		MANFCTRD		MANFCTRD				MANFCTRD				MANFCTRD			
Quality of Construction		AVERAGE		AVERAGE				AVERAGE				AVERAGE			
Actual Age		23		20		0 21		0 19		0		0		0	
Condition		AVERAGE		AVERAGE				AVERAGE				AVERAGE			
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths				Total Bdrms. Baths			
Room Count		5 3 2.0		5 3 2.0		0		5 3 2.0		0		6 4 2.0			
Gross Living Area		1,665 sq.ft.		1,216 sq.ft.		+26,491		1,484 sq.ft.		+10,679		1,960 sq.ft.		-17,405	
Basement & Finished		0		0				0				0			
Rooms Below Grade		0		0				0				0			
Functional Utility		AVERAGE		AVERAGE				AVERAGE				AVERAGE			
Heating/Cooling		FWA/CAC		FWA/CAC				FWA/CAC				FWA/CAC			
Energy Efficient Items		CEILING FANS		CEILING FANS				CEILING FANS				CEILING FANS			
Garage/Carport		NO GARAGE		2cp2dw		-1,000		NO GARAGE				NO GARAGE			
Porch/Patio/Deck		C.PRCH,C.DECK		C.PRCH,C.DECK				C.PRCH,C.DECK				C.PRCH,C.DECK			
FIREPLACE		1 FP		NONE		+1,000		1 FP				NONE		+1,000	
METAL BUILDING		NONE		NONE				M BUILDING		-20,000		M BUILDING		-20,000	
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 26,491		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -9,321		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -59,205	
Adjusted Sale Price				Net Adj. 13.6 %				Net Adj. 4.1 %				Net Adj. 19.7 %			
of Comparables				Gross Adj. 14.6 %		\$ 221,491		Gross Adj. 13.3 %		\$ 220,679		Gross Adj. 20.3 %		\$ 241,795	
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain															
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.															
Data source(s) (HAR) MLS/REALIST															
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.															
Data source(s) (HAR) MLS/REALIST															
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 4).															
ITEM		SUBJECT		COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3					
Date of Prior Sale/Transfer															
Price of Prior Sale/Transfer															
Data Source(s)		(HAR) MLS / REALIST		(HAR) MLS / REALIST			(HAR) MLS / REALIST			(HAR) MLS / REALIST					
Effective Date of Data Source(s)		12/12/2023		12/12/2023			12/12/2023			12/12/2023					
Analysis of prior sale or transfer history of the subject property and comparable sales															
<b>THE SUBJECT PROPERTY HAS NOT TRANSFERRED TITLE WITHIN THE PAST THREE YEARS. COMPARABLE NUMBERS 1, 2 AND 3 HAVE NOT SOLD OTHER THAN AS SHOWN WITHIN THE PAST TWELVE MONTHS.</b>															
Summary of Sales Comparison Approach															
RESEARCH PARAMETERS FOR MANUFACTURED AND SINGLE FAMILY PROPERTIES INCLUDING SALES AND/OR LISTINGS WITH TRANSACTION DATES WITHIN THE PAST 12 MONTHS, LOCATED WITHIN THE MARKET AREA BOUNDARIES. THE GLA SEARCH WAS BETWEEN 900 - 2,300 SF, WITH NO RESTRICTIONS ON AGE, OR LOT SIZE. WITHIN THE PAST 12 MONTHS, THERE WERE 15 SALES AND 10 LISTINGS. THE APPRAISER RELIED UPON HAR MLS, FBCAD.ORG AND REALIST AND/OR OTHER MARKET PARTICIPANTS SUCH AS THE SALES AGENT.															
Indicated Value by Sales Comparison Approach \$		221,000													
Indicated Value by:		Sales Comparison Approach \$		221,000		Cost Approach \$		141,295		Income Approach (if developed) \$		0			
<b>MOST CONSIDERATION WAS PLACED ON THE SALES COMPARISON APPROACH. SUPPORT IS NOT PROVIDED BY THE COST APPROACH AND HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSE ONLY. THE INCOME APPROACH IS CONSIDERED RELEVANT AS RESIDENTIAL PROPERTIES IN THE AREA ARE PURCHASED FOR INVESTMENT PURPOSES. " APPRAISAL REPORT."</b>															
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: <b>THE APPRAISAL FOR THE SUBJECT HAS BEEN PREPARED IN "AS IS" CONDITION.</b>															
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 \$ <b>221,000</b> , as of <b>12/12/2023</b> , which is the date of inspection and the effective date of this appraisal.															

# Manufactured Home Appraisal Report

512-5377382  
File # 551209

ADDITIONAL COMMENTS

INCOME

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

Estimated Monthly Market Rent \$	0	X Gross Rent Multiplier	0	= \$	0	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)						THE SUBJECT WILL NOT BE USED FOR INVESTMENT PURPOSES.

PUD INFORMATION

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

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

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

Legal name of project

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

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

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

Does the project contain any multi-dwelling units?  Yes  No Data source(s)

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

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

Describe common elements and recreational facilities.

## Manufactured Home Appraisal Report

512-5377382  
File # 551209

This report form is designed to report an appraisal of a one-unit manufactured home; including a manufactured home in a planned unit development (PUD). A Manufactured home located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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.

## Manufactured Home Appraisal Report

512-5377382  
File # 551209

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 also developed the cost approach to value as support for the sales comparison approach. I have adequate comparable market and cost data to develop reliable sales comparison and cost approaches for this appraisal assignment. I further certify that I considered the income approach to value but did not develop it, 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.

## Manufactured Home Appraisal Report

512-5377382  
File # 551209

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:

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

## APPRAISER

Signature


Name BARRY WILLIAM JOHNSONCompany Name BARRY JOHNSON & ASSOCIATES, LLCCompany Address 4523 CAMDEN BROOK LN, KATY, TX 77494Telephone Number (832) 437-2340Email Address Barry@ValueTX.comDate of Signature and Report 12/18/2023Effective Date of Appraisal 12/12/2023State Certification # 1332156

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

or Other \_\_\_\_\_

State TXExpiration Date of Certification or License 04/30/2025

## ADDRESS OF PROPERTY APPRAISED

10006 Trey RdNeedville, TX 77461APPRAISED VALUE OF SUBJECT PROPERTY \$ 221,000

## LENDER/CLIENT

Name ACT APPRAISAL, INCCompany Name GENHOME MORTGAGE CORPCompany Address 2300 MAIN STREET, 4TH FLOOR, IRVINE, CA92614

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 \_\_\_\_\_

# Manufactured Home Appraisal Report

512-5377382  
File # 551209

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	10006 Trey Rd Needville, TX 77461	10215 Harry Dr Needville, TX 77461			8908 Church St Needville, TX 77461					
Proximity to Subject		0.24 miles SE			2.01 miles W					
Sale Price	\$ 212,000	\$ 215,000			\$ 199,000					
Sale Price/Gross Liv. Area	\$ 127.33 sq.ft.	\$ 142.20 sq.ft.			\$ 153.55 sq.ft.					
Manufactured Home		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Data Source(s)		HARMLS#71307976;DOM 153			HARMLS#67402046;DOM 4					
Verification Source(s)		REALIST			REALIST					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment
Sales or Financing Concessions		Listing		-3,225	Listing		-2,985			
Date of Sale/Time		Active			Active					
Location	NEEDVILLE	N;Res;			N;Res;					
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE					
Site	32,827 sf	35,521 sf			14,700 sf		+23,600			
View	N;Res;	N;Res;			N;Res;					
Design (Style)	MANFCTRD	MANFCTRD			MANFCTRD					
Quality of Construction	AVERAGE	AVERAGE			AVERAGE					
Actual Age	23	22			25					
Condition	AVERAGE	AVERAGE			AVERAGE					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	5 3 2.0	5 3 2.0		0	6 3 2.0					
Gross Living Area	1,665 sq.ft.	1,512 sq.ft.		+9,027	1,296 sq.ft.		+21,771			
Basement & Finished Rooms Below Grade	0 0	0 0			0 0		0 0			
Functional Utility	AVERAGE	AVERAGE			AVERAGE					
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC					
Energy Efficient Items	CEILING FANS	CEILING FANS			CEILING FANS					
Garage/Carport	NO GARAGE	NO GARAGE			NO GARAGE					
Porch/Patio/Deck	C.PRCH,C.DECK	C.PRCH,C.DECK			C.PRCH, DECK					
FIREPLACE	1 FP	NONE		+1,000	NONE		+1,000			
METAL BUILDING	NONE	NONE			NONE					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 6,802	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 43,386	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables		Net Adj. 3.2 %			Net Adj. 21.8 %			Net Adj. %		
		Gross Adj. 6.2 %		\$ 221,802	Gross Adj. 24.8 %		\$ 242,386	Gross Adj. %		\$
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	(HAR) MLS / REALIST	(HAR) MLS / REALIST			(HAR) MLS / REALIST					
Effective Date of Data Source(s)	12/12/2023	12/12/2023			12/12/2023					
Analysis of prior sale or transfer history of the subject property and comparable sales										
COMPARABLE NUMBERS 4 AND 5 HAVE NOT SOLD WITHIN THE PAST TWELVE MONTHS.										
Analysis/Comments										



Market Conditions Addendum to the Appraisal Report

FHA/VA Case No. 512-5377382  
512-5377382  
File No. 551209

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 **10006 Trey Rd** City **Needville** State **TX** ZIP Code **77461**

Borrower **Cristella Dawn Flores & Alien Markel**

**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)	8	4	3	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.33	1.33	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	6	5	10	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	4.5	3.75	10	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$225,000	\$212,500	\$237,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	14	24	80	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$207,250	\$215,000	\$237,500	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	37	94	91	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.53%	95.63%	98.54%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **HARMLS indicates there were 15 closed sales during the past 12 months and 1 of those sales contained seller concessions which is 7% of the total transactions in this market area. Prior Months 7-12: 8 Sales; 1 with concessions; 13% of sales for this period. 4-6: 4 Sales; 0 with concessions; 0% of sales for this period. 0-3: 3 Sales; 0 with concessions; 0% of sales for this period. The concessions ranged between \$5,000 and \$5,000. The median concession amount is \$5,000.**

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

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

Cite data sources for above information. **HARMLS was the data source used to complete the Market Conditions Addendum. 12/14/2023**

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

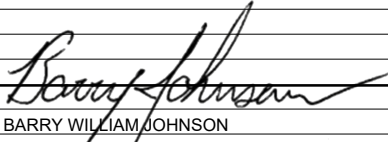
**THE TOTAL SALES ACTIVITY HAS DECLINED OVER THE PAST 12 MONTHS WHILE THE MEDIAN MARKETING TIME HAS INCREASED AND THE LIST-TO-SALES PRICE RATIO HAS BEEN STABLE. HOWEVER, THE MEDIAN COMPARABLE SALES PRICE INDICATES A STABLE TREND OVER THE PAST 12 MONTHS AND THIS IS ALSO SUPPORTED BY THE MEDIAN LIST PRICE. OVERALL, THE SUBJECT IS LOCATED IN A MARKET AREA WITH STABLE VALUES, THE SUPPLY/DEMAND IS IN BALANCE AND THE AVERAGE MARKETING TIME IS 0-3 MONTHS.**

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

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

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

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

Signature 	Signature
Appraiser Name <b>BARRY WILLIAM JOHNSON</b>	Supervisory Appraiser Name
Company Name <b>BARRY JOHNSON &amp; ASSOCIATES, LLC</b>	Company Name
Company Address <b>4523 CAMDEN BROOK LN, KATY, TX 77494</b>	Company Address
State License/Certification # <b>1332156</b> State <b>TX</b>	State License/Certification # State
Email Address <b>Barry@ValueTX.com</b>	Email Address

Borrower	Cristella Dawn Flores & Alien Markel				
Property Address	10006 Trey Rd				
City	Needville	County	FORT BEND	State	TX
				Zip Code	77461
Lender/Client	GENHOME MORTGAGE CORP				

## INTENDED USE AND USER

The Intended Use of this appraisal is solely FHA in assessing the risk of the Property securing the FHA-insured Mortgage (24 CFR 200.145(b)). FHA and the Mortgage are the intended users of the appraisal report. The FHA appraiser does not guarantee that the property is free from defects. The appraisal establishes the value of the Property for of mortgage insurance purpose only.

## Appraisal Development and Reporting Process (Extent)

This is an Appraisal Report.

This appraisal has been made in accordance with the requirements of USPAP as of the date of this appraisal.

## Environmental Concerns

The existence of hazardous substances including, without limitation, asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraisal site visit. The appraiser has no knowledge of the existence of such materials on or in the property, unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence substances, such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions are determined to exist, it may affect the value of the property. The opinion of value is predicted on the assumption that there is no such condition in the property or in such proximity that would cause a loss in value. No responsibility is assumed for any such conditions nor for any expertise or engineering knowledge required to discover them. The appraiser has no known knowledge and no representations are intended as to the subject's location in or out of an area determined to be wetlands. We are not qualified to make such determinations and we advise the user of this report to obtain an opinion of wetlands experts to make a conclusion. If the subject is determined to be located within an area designated as wetlands, it may affect the value of the property and the value estimate is predicted on the assumption that the subject site is not located in an area determined to be wetlands. The appraiser views accessible areas only. Mold may be present in areas the appraiser cannot see. A professional home inspection or environmental inspection may be performed at lenders discretion.

## Market Area

No adversities were noted for the subject development. Strip shopping centers and convenience type commercial properties are evident in the surrounding area. Other area support facilities include employment centers, places of worship, and schools. None of these uses adversely affect the value of residential properties in the area.

## Reasonable Exposure Time

The subject marketing area has shown recent stabilization of property values with marketing periods for realistically priced homes ranging from 0 to 3 months. Assuming adequate exposure and normal marketing efforts, it is our opinion that: the estimated exposure time based on current market conditions (i.e., the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation) would be about 0 to 3 months. These estimates were based on HAR MLS statistics in the local market and on the relative supply and demand of comparable properties in the subject's market area as indicated by comparable sales.

## Predominant Value

The predominant value of a project is defined as the mode or the value most frequently found in that project. The opinion of value of the subject is within the typical range of values for the area. Although the subject's estimated value lies below areas predominate value due to age, quality, and amenity, it is well within the range of property values, and is not considered to be an under-improvement. As indicated by the comparable sales utilized, there appears to be adequate activity to support this market reflection an adequate appeal from qualified buyers to create an active market.

## Highest & Best Use-Single Family Residential

Current use of the subject property is a existing single-family residence; this use is legally permissible, physically possible, economically feasible, and represents the highest and best use of the subject, both as-vacant and as-improved, as of the effective date of value. After the application of these test the highest and best is single family residential.

## MARKET VALUE DEFINITION

See page 5 on the 1004C for definition of market value.

## SCOPE OF WORK

This appraisal report and final valuation is based on consideration of two approaches to value, which includes the Sales Comparison Approach, and the Cost Approach. The subject neighborhood and market conditions were researched and analyzed based on available data as well as physical inspection of the subject property. Research

File No. 551209

Borrower	Cristella Dawn Flores & Alien Markel						
Property Address	10006 Trey Rd						
City	Needville	County	FORT BEND	State	TX	Zip Code	77461
Lender/Client	GENHOME MORTGAGE CORP						

and data collection of comparable sales includes the use of the Multiple Listing Service (MLS), County Appraisal District, and Public Records.

### **COST APPROACH**

Cost estimates were developed based on DwellingCost.com. ***Due to the age of the subject dwelling, the cost approach was not considered applicable in this instance, and is provided for informational purposes only.***

### **PURCHASE CONTRACT**

Based on the appraiser's research of sales through the Houston Association of Realtors MLS, seller contributions of 0 to 4% of the loan amount is common; however, due to the limited data available of comparable homes within the subject's defined market area, a trend could not be ascertained. Analysis of the sales contract reflects a transaction contract price of \$212,000, the contract price appears to be agreed upon with \$2,500 in seller contributions.

### **IMPROVEMENTS**

Adjustments were made for differences in physical size at a rate of \$59/sq.ft. No adjustments were made to comparables within 50 sf of the subject GLA. Comparable numbers 1 and 5 GLA adjustment exceeded 10% of the unadjusted sales, or list price.

### **SALES COMPARISON AND ADJUSTMENT SUPPORT**

All adjustments were market derived based on paired sales from the subject market area.

### **LOCATION**

The subject is located in the Needville market area. Comparable numbers 1, 2, 3, 4, 5, and 6 are considered similar to the subject with regard to location and required no adjustments. Due to lack of recent sales activity within the immediate area, the appraiser was forced to expand the search beyond the desired 1 mile radius for comparable numbers 3 and 5.

### **SITE/SIZE**

The comparable sales were adjusted for any significant differences in site size at \$1.30 sf when compared to the subject.

### **AGE/CONDITION**

The subject is 23 years of age with an effective age of 10 years. Comparable numbers 1, 2, 3, 4 and 5 were considered similar to the subject with regard quality of construction and required no adjustments.

### **QUALITY OF CONSTRUCTION**

Comparable numbers 1, 2, 3, 4 and 5 were considered similar to the subject with regard quality of construction and required no adjustments.

### **Bedrooms**

A difference in the number of bedrooms is not reflected in the subject's market area as a difference in value. Typically, homes in the subject neighborhood have 3 or 4 bedrooms, if all other items are equal, tend to have similar values. No adjustment for bedroom count was warranted, the difference is reflected in the GLA adjustment.

### **Bathrooms**

No additional adjustments were required.

### **Final Reconciliation**

The sales and analyses used in the Sales Comparison Approach provide a very reliable indication of market value for the subject and reflect the actions of market participants for this property type. Thus, significant weight has been attributed to the value indication provided by this approach. This analysis is supported by the Cost Approach.

### **WEIGHT OF SALES**

Comparable sales 1 and 2 were given the most weight in the final value determination, due to being located in the subject development. Comparable sale 3 was given secondary consideration in the final value opinion. Comparable listings 4 and 5 set the upper range of adjusted values and are given consideration as they represent the theory of substitution.

File No. 551209

Borrower	Cristella Dawn Flores & Alien Markel				
Property Address	10006 Trey Rd				
City	Needville	County	FORT BEND	State	TX
				Zip Code	77461
Lender/Client	GENHOME MORTGAGE CORP				

### Additional Comments

No warranty or guarantee is made or implied as to the condition of the roof, slab, and electrical systems, air conditioning and heating system, appliances, or any other components of the improvements. This would require an inspection from a qualified expert in these various areas. The appraiser is not qualified in these areas.

In this appraisal assignment the existence of potentially hazardous material used in the construction or remodeling of the building such as urea Chinese drywall, formaldehyde foam insulation and/or the existence of toxic waste (which may or may not be present on the property) were not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. However, the appraiser is not qualified to detect such substances or conditions; if the presence of substances, such as asbestos, urea formaldehyde foam insulation, or other potentially hazardous substances or environmental conditions are determined to exist, it may affect the value of the property.

Unless otherwise stated in this report, the appraiser assumes the subject property is owned fee simple estate. Unless otherwise noted, the appraiser is not aware of any factors that adversely affect the subject real estate including: easements; restrictions; encumbrances; leases; reservations; covenants; contracts; declarations; special assessments; or ordinances. Information the appraisers received from secondary sources is assumed to be accurate and correct.

### USPAP STANDARDS RULE 2-3

I have performed no prior 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.

### ADDITIONAL COMMENTS

No zoning is typical in the Needville and surrounding areas, and the lack of zoning does not adversely affect the marketability of the subject property. The dwelling can be reconstructed if destroyed by fire or natural disaster.

Comparable number 3 net adjustments exceeded 15%, due to the total number of negative adjustments.

Comparable number 5 net adjustments exceeded 15%, due to the total number of positive adjustments.

### ANSI

The gross living area in the appraisal is based on physical measurements taken by the appraiser on the effective date of the appraisal. The appraisers measurements are based on the American National Standards Institute (ANSI) protocol adopted by the National Homebuilder's Association (NHA) for measuring the GLA of a single family home.

All utilities were on and in working order as of the effective date.

### APPRAISAL UPDATE 12/18/2023

The condition has been added to the interior and exterior features.

A 0 has been added to the basement & finished areas.

Photos of the crawlspace have been added to the report.

## Subject Photo Page

Borrower	Cristella Dawn Flores & Alien Markel				
Property Address	10006 Trey Rd				
City	Needville	County	FORT BEND	State	TX
				Zip Code	77461
Lender/Client	GENHOME MORTGAGE CORP				



### Subject Front

10006 Trey Rd  
 Sales Price 212,000  
 Gross Living Area 1,665  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location NEEDVILLE  
 View N;Res;  
 Site 32,827 sf  
 Quality AVERAGE  
 Age 23



### Subject Rear



### Subject Street

### Interior Photos

Borrower	Cristella Dawn Flores & Alien Markel				
Property Address	10006 Trey Rd				
City	Needville	County	FORT BEND	State	TX
Lender/Client	GENHOME MORTGAGE CORP				
				Zip Code	77461



**SIDE**



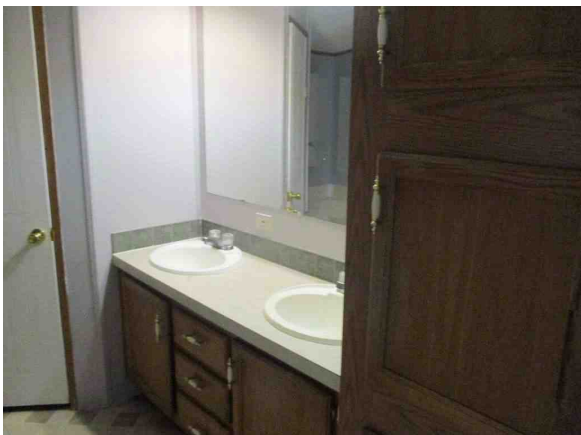
**SIDE**



**LIVING**



**BEDROOM 1**



**BATH 1**



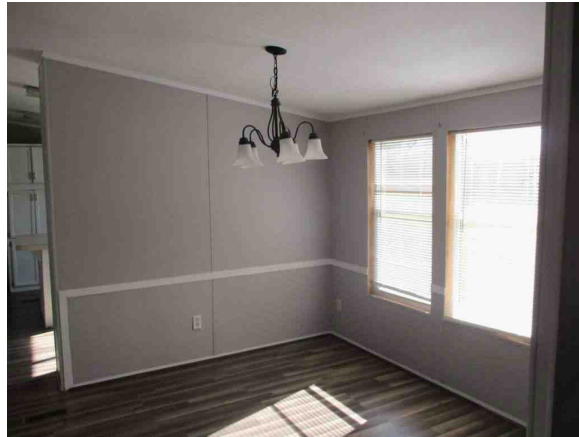
**BATH 1**

### Interior Photos

Borrower	Cristella Dawn Flores & Alien Markel				
Property Address	10006 Trey Rd				
City	Needville	County	FORT BEND	State	TX
Lender/Client	GENHOME MORTGAGE CORP				
				Zip Code	77461



**BATH 2**



**BRKFAST**



**KITCHEN**



**KITCHEN**



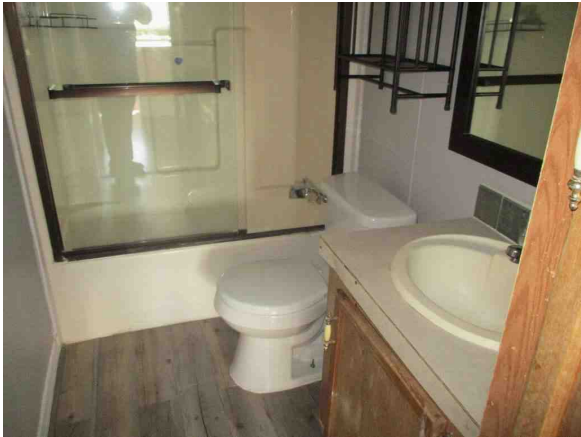
**BEDROOM 2**



**BEDROOM 3**

### Interior Photos

Borrower	Cristella Dawn Flores & Alien Markel				
Property Address	10006 Trey Rd				
City	Needville	County	FORT BEND	State	TX
Lender/Client	GENHOME MORTGAGE CORP				
				Zip Code	77461



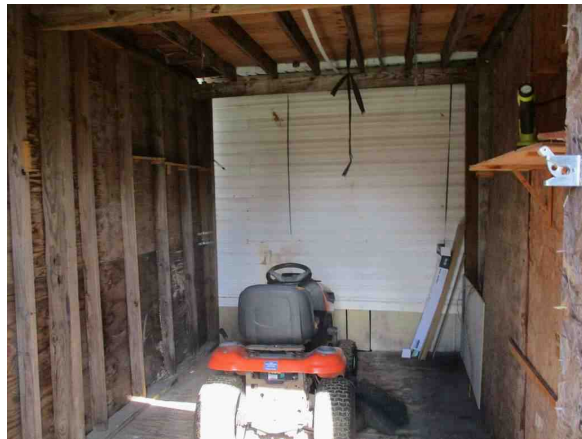
**BATH 2**



**BATH 2**



**SHED**



**SHED**



**HUD LABEL 1**



**HUD LABEL 2**

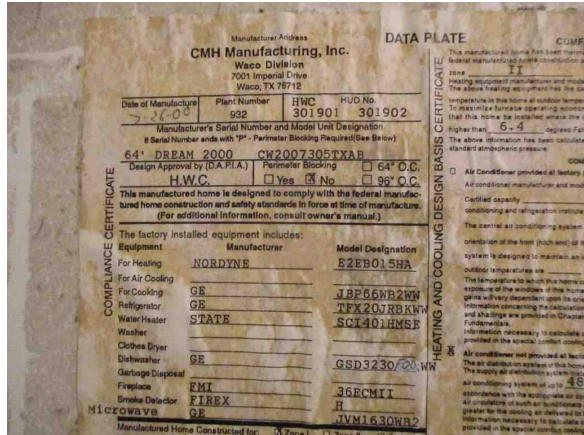


### Interior Photos

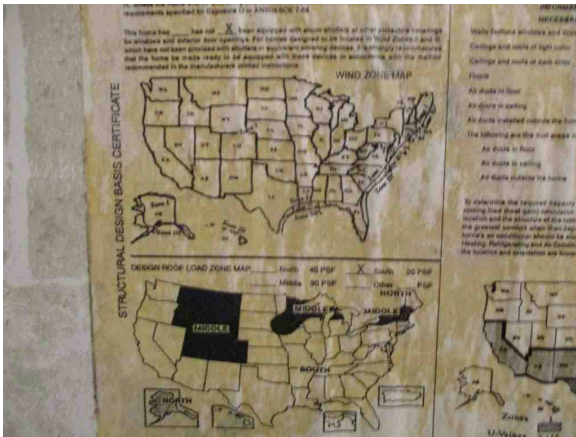
Borrower	Cristella Dawn Flores & Alien Markel		
Property Address	10006 Trey Rd		
City	Needville	County	FORT BEND
Lender/Client	GENHOME MORTGAGE CORP	State	TX
		Zip Code	77461



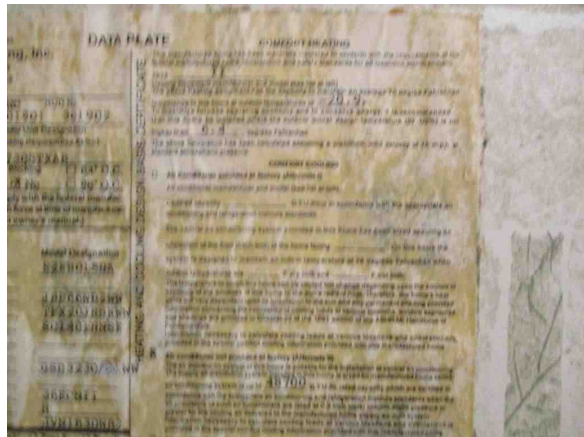
MANUF. INVOICE



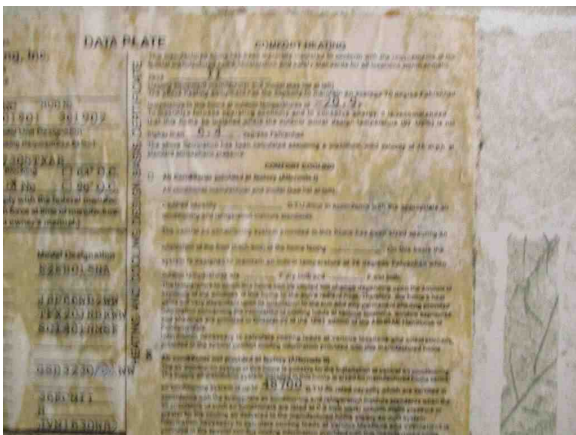
MANUF. INVOICE



MANUF. INVOICE



MANUF. INVOICE



MANUF. INVOICE



CRAWLSPACE

**Comparable Photo Page**

Borrower	Cristella Dawn Flores & Alien Markel				
Property Address	10006 Trey Rd				
City	Needville	County	FORT BEND	State	TX
				Zip Code	77461
Lender/Client	GENHOME MORTGAGE CORP				



**Comparable 1**

10407 Harry Dr  
 Prox. to Subject 0.43 miles SE  
 Sales Price 195,000  
 Kitchen 1,216  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location NEEDVILLE  
 View N;Res;  
 Site 30,070 sf  
 Quality AVERAGE  
 Age 20



**Comparable 2**

10403 Trey Rd  
 Prox. to Subject 0.40 miles SE  
 Sales Price 230,000  
 Gross Living Area 1,484  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location NEEDVILLE  
 View N;Res;  
 Site 30,260 sf  
 Quality AVERAGE  
 Age 21



**Comparable 3**

17622 Road R  
 Prox. to Subject 8.33 miles SE  
 Sales Price 301,000  
 Gross Living Area 1,960  
 Total Rooms 6  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 1.16 ac  
 Quality AVERAGE  
 Age 19

**Comparable Photo Page**

Borrower	Cristella Dawn Flores & Alien Markel						
Property Address	10006 Trey Rd						
City	Needville	County	FORT BEND	State	TX	Zip Code	77461
Lender/Client	GENHOME MORTGAGE CORP						



**Comparable 4**

10215 Harry Dr  
 Prox. to Subject 0.24 miles SE  
 Sales Price 215,000  
 Kitchen 1,512  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 35,521 sf  
 Quality AVERAGE  
 Age 22



**Comparable 5**

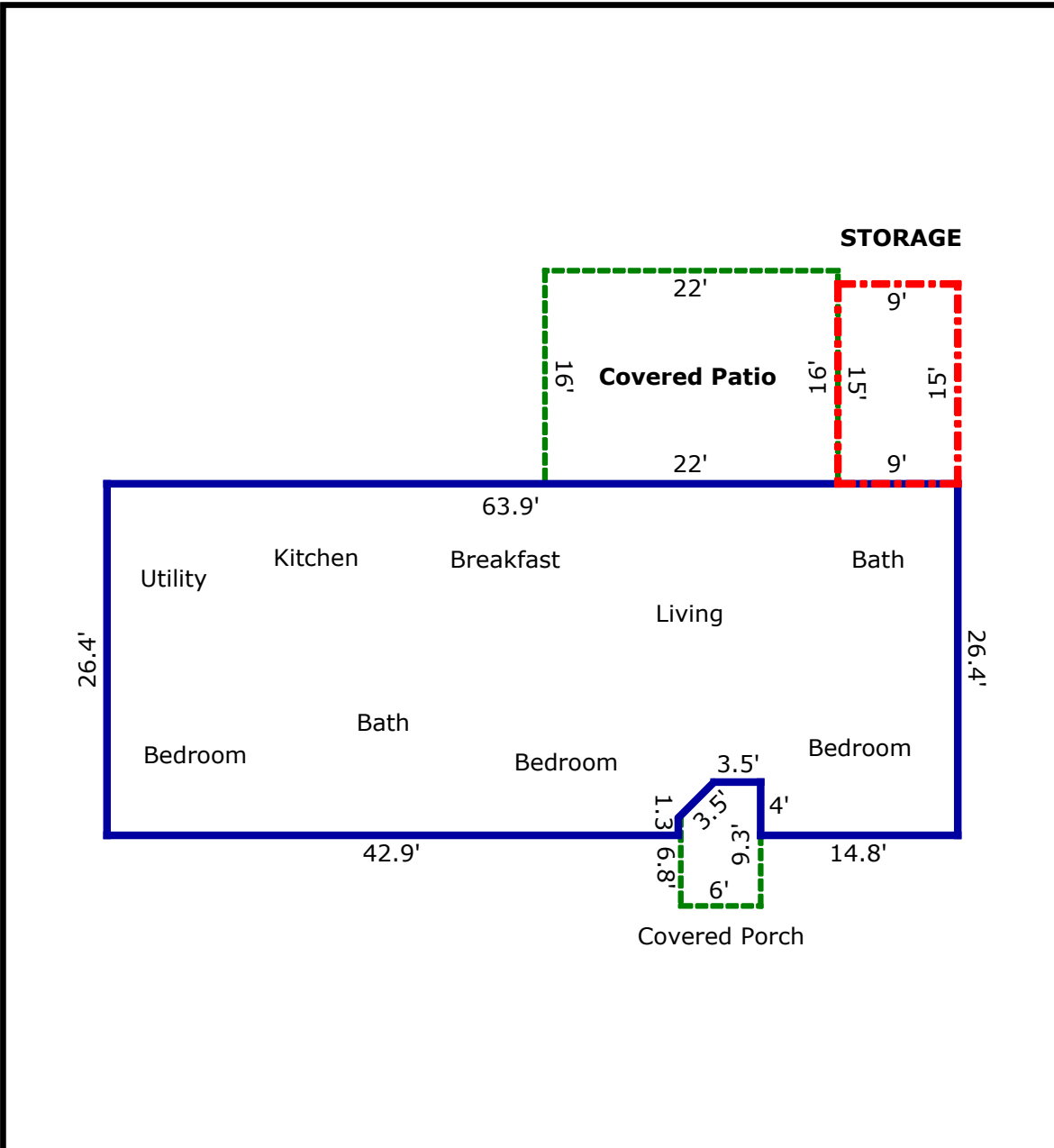
8908 Church St  
 Prox. to Subject 2.01 miles W  
 Sales Price 199,000  
 Gross Living Area 1,296  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 14,700 sf  
 Quality AVERAGE  
 Age 25

**Comparable 6**

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

### Building Sketch

Borrower	Cristella Dawn Flores & Alien Markel		
Property Address	10006 Trey Rd		
City	Needville	County	FORT BEND
		State	TX
		Zip Code	77461
Lender/Client	GENHOME MORTGAGE CORP		



TOTAL Sketch by a la mode

#### Area Calculations Summary

Living Area		Calculation Details	
First Floor	1665.5 Sq ft	$63.9 \times 22.4 =$	1431.1
		$14.8 \times 4 =$	59.2
		$4 \times 42.9 =$	171.6
		$0.5 \times 2.7 \times 2.7 =$	3.6
<b>Total Living Area (Rounded):</b>	<b>1665 Sq ft</b>		
Non-living Area			
Covered Patio	352 Sq ft	$22 \times 16 =$	352
Covered Porch	52.7 Sq ft	$6 \times 6.8 =$	40.8
		$2.5 \times 3.5 =$	8.8
		$0.5 \times 2.5 \times 2.5 =$	3.1
STORAGE	135 Sq ft	$9 \times 15 =$	135

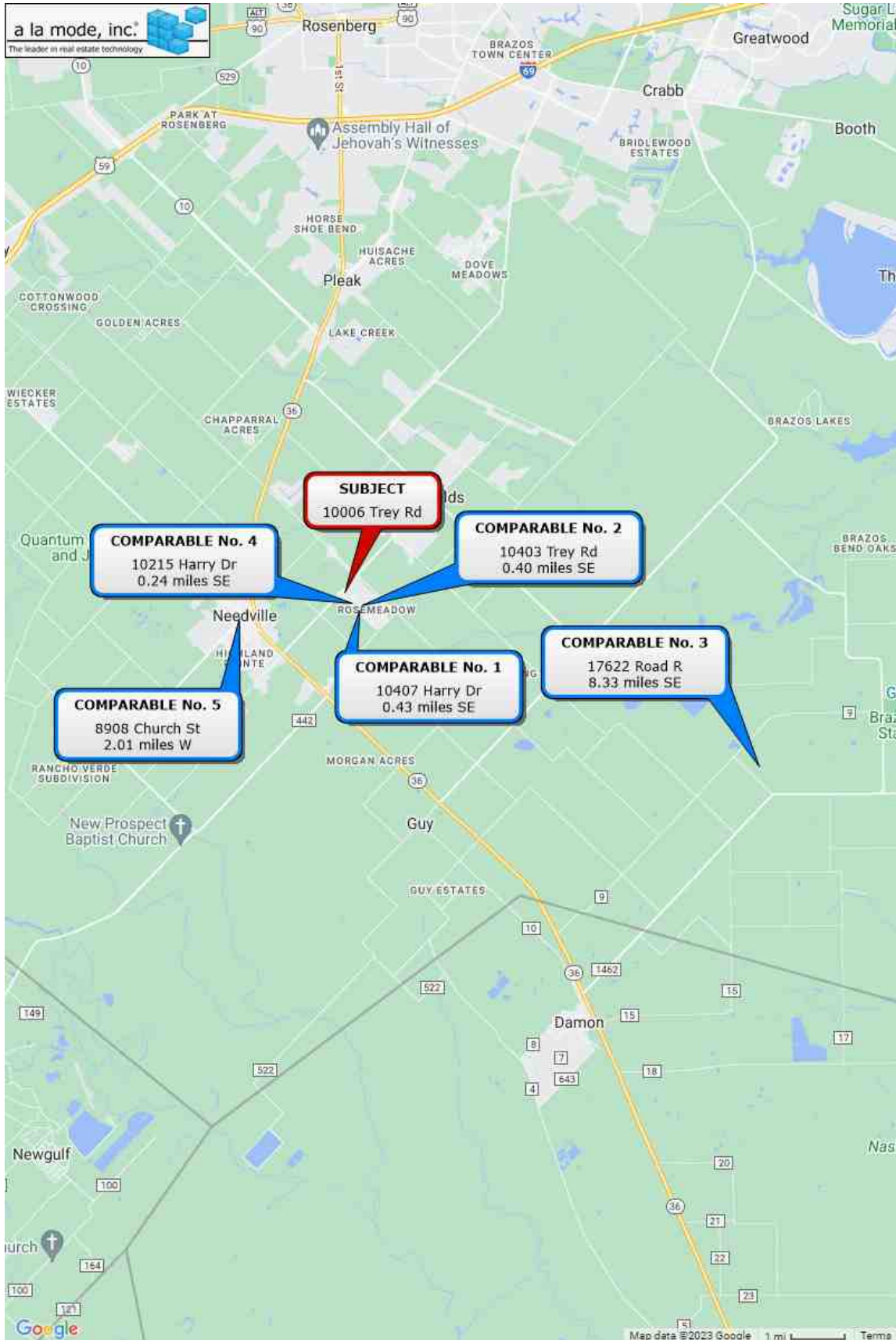
### Location Map

Borrower	Cristella Dawn Flores & Alien Markel						
Property Address	10006 Trey Rd						
City	Needville	County	FORT BEND	State	TX	Zip Code	77461
Lender/Client	GENHOME MORTGAGE CORP						



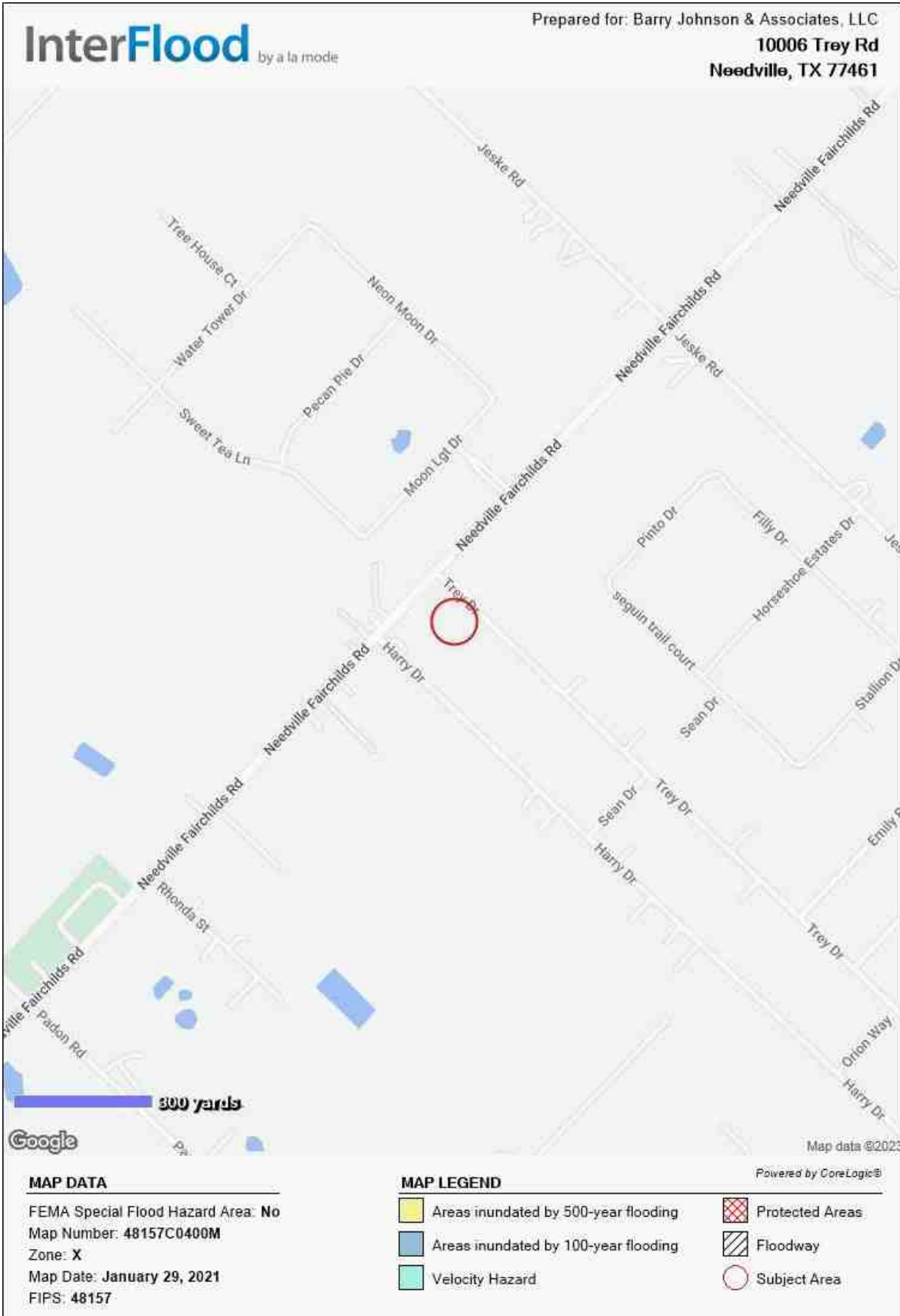
### Comparable Sales Map

Borrower	Cristella Dawn Flores & Alien Market				
Property Address	10006 Trey Rd				
City	Needville	County	FORT BEND	State	TX
Lender/Client	GENHOME MORTGAGE CORP				
				Zip Code	77461



### Flood Map

Borrower	Cristella Dawn Flores & Alien Markel				
Property Address	10006 Trey Rd				
City	Needville	County	FORT BEND	State	TX
Lender/Client	GENHOME MORTGAGE CORP				
				Zip Code	77461



**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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

\* 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 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 valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. 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.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. 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.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. 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.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. 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.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

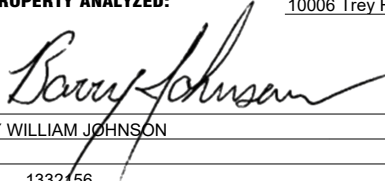


**CERTIFICATION:** The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. 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.
4. 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.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. 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.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. 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).

**ADDRESS OF PROPERTY ANALYZED:** 10006 Trey Rd, Needville, TX 77461

**APPRAISER:**

Signature:   
 Name: BARRY WILLIAM JOHNSON  
 Title: \_\_\_\_\_  
 State Certification #: 1332156  
 or State License #: \_\_\_\_\_  
 State: TX Expiration Date of Certification or License: 04/30/2025  
 Date Signed: 12/18/2023

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 Did  Did Not Inspect Property

**CERTIFICATION**

BARRY WILLIAM JOHNSON  
4523 CAMDEN BROOK LN  
KATY, TX 77494

**Certified Residential  
Real Estate Appraiser**

Appraiser: **BARRY WILLIAM JOHNSON**

License #: **TX 1332156 R**

License Expires: **04/30/2025**

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).

**Chelsea Buchholtz**  
Commissioner

**E & O**

**DECLARATIONS**  
for  
**REAL ESTATE PROFESSIONAL**  
**ERRORS & OMISSIONS INSURANCE POLICY**

**THIS IS A CLAIMS MADE INSURANCE POLICY.**

**THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAB4451607-23**

Renewal of: **RAB4451607-22**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**  
**100 River Ridge Drive, Suite 301**  
**Norwood, MA 02062**

Item 1. **Named Insured:** **Barry Johnson & Associates LLC**

Item 2. **Address:** **4523 Camden Brook Ln**

City, State, Zip Code: **Katy, TX 77494**

Attn:

Item 3. **Policy Period:** From 12/06/2023 To 12/06/2024  
*(Month, Day, Year) (Month, Day, Year)*

(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:** (inclusive of claim expenses):

- A. \$ 1,000,000 Limit of Liability - Each Claim
- B. \$ 2,000,000 Limit of Liability - Policy Aggregate
- C. \$ 500,000 Limit of Liability - Fair Housing Claims
- D. \$ 500,000 Limit of Liability - Fungi Claims

Item 5. **Deductible:** (inclusive of Claim Expense): \$ 5,000 Each Claim

Item 6. **Premium:** \$ 1,609.00

item 7. **Retroactive Date** (if applicable): **12/06/2019**

Item 8. **Forms, Notices and Endorsements** attached:

**D43100 (08/19) D43300 TX (05/13) D43444 (03/17) D43411 (05/13)**  
**D43442 (03/15) D43447 (06/17) D43448 (06/17) D43445 (06/17)**  
**D43427 (05/13) D43432 (05/13) D43421 (03/15) D43425 (05/13) IL7324 (07/21)**

*Betsy A. Maguon*  
Authorized Representative