

Supplemental Addendum

Form 422(2014)

Address	Melrose Connection Blvd
Location	Clarendon Va
City	New Market
County	Stafford
State	VA
Zip Code	22130
Listing Office	NextEra National Bank

Site Plan



Highest and Best Use

The subject's deed restrictions limit use to SFR. The property, as SFR, meets the Highest and Best Use decision criteria - The reasonable, probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

Land - Market Data Comments/Allocation Comments

All comps are from the subject's market area and appear to be reasonably similar with regard to size and location - the critical elements of value in this area.

Value Reclassification

All sales are given a proportional amount of consideration and weight based on physical and locational similarities due to the lack of any one sale with more similar physical and locational characteristics. We are also giving consideration to the subject's contract price and the indicated value of the listing.

Comparable sales over 6 months have been used in this report. These older sales are used due to a lack of more reliable indicators of value over a more recent time frame. Market conditions are shown to be stable within that these homes were contracted and closed.

Additional UW Comments

In 2016, this Company closing documents were changed to exclude the specifics with regard to types of financing, and as a result they are not typically being reported through MLS. As is our only source for this information. So, in many cases we are not able to identify the type of financing (Conv, FHA, Cash, etc). It is for this reason that we make the extraordinary assumption that the type of financing has no effect on the transaction price unless otherwise indicated by the listing agent. In cases where we don't have definitive proof of financing type, we report it as "Conventional".

Form 422 - 1/15/14; updated software to v. 1.00; 04/2015