

ORDER INFORMATION		
Inspection Date: 10/27/2023	Deal Name:	VMA Request ID:
Client: Fannie Mae	BPO Vendor: Voxtur Appraisal Services LLC	Vendor Tracking ID: 15639012.1_256064
Agent Name: Ruben Chan	Brokerage: Ruben Chan	Agent Phone: 8324554055

SUBJECT PROPERTY				
Property Address: 2401 LINDA LN	Unit:	City: BRENHAM	ST: TX	Zip: 77833
Assessor's Parcel #: 4802-000-00500	Subdivision Name: PECAN GLEN			
Occupant: Owner	Property Type: Single Family Detached	Inspection Type: Interior		
Manufactured House VIN/HUD Plate #(s):	Condo/HOA \$	per		
Legal Description: See Attached Addendum				
Is the subject property currently offered for sale or recently sold? Yes				
Original Listing Price	Sale Type:	Date:	Total DOM:	
Current Listing Price	\$1,199,999	Sale Type: Retail sale	Date: 07/28/2023	Current DOM: 91
Sales Price	Sale Type:	Date:	Total DOM:	
Comments:				
The subject appears to be in average condition. The subject is a typical residential site for this neighborhood.				

NEIGHBORHOOD			
Typical Marketing Time: 3-6 months	Property Prices (range): \$ \$900,000 to \$ \$1,750,000		
Estimated percentage of owners vs. tenants in neighborhood:	Owner % 90	Tenant % 10	
Number of Comparable Properties in the Subject Property's neighborhood currently on the market:	5	Price Range \$900,000	to \$1,750,000
Number of Comparable Properties in the Subject Property's neighborhood during the past 12 mo:	5	Price Range \$900,000	to \$1,750,000
Search Criteria: Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.			
Appropriately priced properties typically sell at what percentage of the listing price? 10			
Discuss neighborhood market trends and conditions including supply and demand, the prevalence of REO properties and seller concessions.			
The subject is located in a non reo market and stable area. Supply and demand appear to be in balance. The exposure time for the subject is less than 90 days. General economic conditions as well as property values appear to be stable at this time.			

SITE	
Zoning Classification: Residential	Zoning Compliance: Legal
Site Size: 13.15 ac	Site View: N;Res

CONDO			
Year Built:	Number of Units:	Est. Number Rented:	Number For Sale:
HOA Status:	Converted? (Y/N):	Project Maintenance:	
Subject Floor Location:	Project Total Number of Floors:		

CONDITION
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.):
C4 -- Per exterior and interior inspection the subject is not in need of repairs.

ITEMIZED UPDATES			
List of updates that took place after the origination of the current loan.			
INTERIOR		EXTERIOR	
Items	Date of Updates	Items	Date of Updates
1: PRIMARY JACUZZI TUB	09/09/2022	1: DRIVEWAY, BRICK	09/09/2022
2: WINDOW TREATMENTS	09/09/2022	2: LANDSCAPING AND GRADING	09/17/2022
3: DOOR CABINET HARDWARE	09/17/2022	3: TWO TANKLESS WATER HEATERS	08/02/2022
4: APPLIANCES IMPROVEMENT	09/17/2022	4: HVAC IMPROVEMENT	07/15/2022
5: WATER FILTRATION SYSTEM	08/02/2022	5: DETACHED GARAGE ADDITION	06/10/2022
6: HARDWOOD FLOORING	08/02/2022	6: ROOF IMPROVEMENT	06/10/2022
7: SHEETROCK IMPROVEMENT	07/15/2022	7: FRAMING IMPROVEMENT	06/02/2022
8: ELECTRIC REWIRE	06/22/2022	8: PLUMBING FIXTURES	09/17/2022
9: INTERIOR PAINT AND EXTERIOR...	09/17/2022	9: FOUNDATION REPAIRED	09/17/2022
		10: COMPLETELY GUTTED HOME	09/17/2022

COMPARABLE PROPERTIES - SALES & LISTINGS																						
FEATURE		SUBJECT			SALE 1			SALE 2			SALE 3			LISTING 1			LISTING 2			LISTING 3		
Address		2401 LINDA LN			2050 RANDLE HILL RD			5620 SPREEN RD			7690 WOLFF RD			60 WINDY ACRES RD			2388 BOEHMANN RD			7770 ROLLING CREEK RD		
		BRENHAM			BRENHAM			BRENHAM			BURTON			BRENHAM			BURTON			BURTON		
TX 77833		TX 77833			TX 77833			TX 77833			TX 77835			TX 77833			TX 77835			TX 77835		
Proximity to Subject (Miles)		5.07 miles			7.68 miles			8.29 miles			1.97 miles			8.32 miles			7.99 miles					
Current or Final List Price		\$ \$1,199,999			\$ \$995,000			\$ \$1,250,000			\$ \$1,300,000			\$ \$1,200,000			\$ \$1,298,000			\$ \$1,525,000		
Sale Price					\$ \$995,000			\$ \$1,194,000			\$ \$1,300,000											
Sale Price/Gross Liv. Area					\$ \$322.22			\$ \$398			\$ \$635.08											
DOM / CDOM		91 / 91			1 / 1			15 / 15			2 / 2			256 / 256			72 / 72			29 / 29		
Data Source(s)		County Tax R49423			MLS 49791842			MLS 67606342			MLS 34816077			MLS 37184926			MLS 43335764			MLS 61227020		
Rent (if applicable)		\$2,600																				
Financing Concessions					Conventional:\$0			Conventional:\$0			Conventional:\$0			Conventional:\$0			Conventional:\$0			Conventional:\$0		
Date of Sale / Time		Active			s02/23;Unk			s06/23;Unk			s06/23;Unk			Active			Active			c09/23		
Sale Type					Retail sale			Retail sale			Retail sale			Retail sale			Retail sale			Retail sale		
Location		N;Res			N;Res			N;Res			N;Res			N;Res			N;Res			N;Res		
Leasehold / Fee Simple		Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Common Elements and Rec. Facilities		NONE			NONE			NONE			NONE			NONE			NONE			NONE		
Site Size		13.15 ac			5.06 ac			21.94 ac			30.00 ac			1.32 ac			20.73 ac			8.78 ac		
Site View		N;Res			N;Res			N;Res			N;Res			N;Res			N;Res			N;Res		
Design		Ranch			Ranch			Ranch			Ranch			Ranch			Ranch			Ranch		
Quality of Construction		Q4			Q4			Q4			Q4			Q4			Q4			Q4		
Property Type		Single Family Detached			Single Family Detached			Single Family Detached			Single Family Detached			Single Family Detached			Single Family Detached			Single Family Detached		
Floor Location																						
Project Floors																						
Number of Levels		1			1			1			1			1			1			2		
# of Units		1			1			1			1			1			1			1		
# of Stories		1			1			1			1			1			1			2		
Year Built		2022			2022			2021			2002			2010			2013			2009		
Condition		C4			C4			C4			C4			C4			C4			C4		
Unit Breakdown		Total	Bdrms	Baths	Ttl	Bed	Bth	Ttl	Bed	Bth	Ttl	Bed	Bth	Ttl	Bed	Bth	Ttl	Bed	Bth	Ttl	Bed	Bth
Unit #1		14	4	3	14	5	3	14	4	3	14	3	3	14	4	3.5	14	4	2	14	5	4
Unit #2																						
Unit #3																						
Unit #4																						
Gross Living Area		2612 sq.ft.			3088 sq.ft.			3000 sq.ft.			2047 sq.ft.			3442 sq.ft.			2139 sq.ft.			3445 sq.ft.		
Basement & Finished Rooms Below Grade		0sf			0sf			0sf			0sf			0sf			0sf			0sf		
Heating/Cooling		ForceAirGas/AC			ForceAirGas/AC			ForceAirGas/AC			ForceAirGas/AC			ForceAirGas/AC			ForceAirGas/AC			ForceAirGas/AC		
Garage/Carport/Other		2ga2dw			2ga2dw			2ga2dw			2ga2dw			3ga2dw			2dw			4cp4gd2dw		
Porch/Patio/Deck		No / No / No			Yes / No / No			No / No / No			No / No / No			No / No / No			No / No / No			No / No / No		
Pool		No			No			No			No			No			No			Yes		

Source(s) Used for Physical Characteristics of Subject Property: Assessment & Tax Records

**COMMENTS ON COMPARABLE PROPERTIES**

Sale 1: \* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" \*

Sale 2: \* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" \*

Sale 3: \* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" \*

Listing 1: \* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" \*

Listing 2: \* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" \*

Listing 3: \* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" \*

**MARKETING STRATEGY**

BROKER	<b>'As-Is' Value</b>	
	Estimate of Value:	\$ \$1,175,000

Estimated Marketing Time: 90 to 120 days

Price Conclusion Summary: See Attached Addendum

**CERTIFICATION OF SALES AGENT OR BROKER**

The undersigned hereby certifies and agrees that:

1. I personally completed the inspection, took the pictures, selected comparables, and determined the price conclusion.
2. To the best of my knowledge, the statements of fact contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
4. 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.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point.

**Signature****VOXTUR**

Name Ruben Chan

Company Name Ruben Chan

Company Address 9226 Brahms Ln  
HOUSTON TX 77040

Telephone Number 8324554055

Email Address homeswithruben@yahoo.com

Date of Report 10/31/2023

**Real Estate Broker or Salesperson License Number:**

License # 487260

State TX

Expiration Date of License 2024-11-30T23:59:59

**ADDRESS OF PROPERTY**

2401 LINDA LN  
BRENHAM TX 77833

ADDITIONAL FIELD TEXT

File # 4029336791

Borrower/Client	unk unk		
Property Address	2401 LINDA LN		
City	BRENHAM	County	Washington
		State	TX
		Zip Code	77833
Lender	Fannie Mae		

COMMENT SALE 1

This newly built custom farmhouse is a buyer's dream! Built by Mercy Creek Homes, it is located in beautiful Washington County. Offering just the right balance of country and easy access to Brenham amenities, the property is only 7 minutes from 290 and 36, so you get the best of both worlds: idyllic country living with 5 acres and also the ability to jump into town quickly!

COMMENT SALE 2

Located just 12 minutes outside of Brenham, this countryside retreat awaits on one of the most scenic roads in all of Washington County. Sitting on just over 21 acres this 4Bed/3Bath custom built home has it all. There is plenty of space for all of your family or guests, front and back covered porches for watching the sunrise and sunset, large oaks, a stocked pond, and endless views of the rolling hills. Newly built in 2021 this property is move in ready and all set to become your permanent or weekend retreat.

COMMENT SALE 3

A nature lover's paradise located in the Latium area between Brenham & Round Top! Drive over the wooded bridge across the creek to this private retreat situated on a mostly wooded 30 acre tract with road frontage on two sides. Property highlights include lots of wooded trails, an abundance of wildlife, large pond with pier, a 2047 SF main house, a guest house, Metal Barn, pole barn for equipment and multiple other storage sheds. The main home was custom built by Tilson Homes for the current owners in 2002 and features 3 spacious bedrooms and 2 bathrooms. The foyer leads to the dining room and open-concept living area, kitchen and breakfast nook. The 1025 sf guest house/man cave, built in 1985, offering Living/Dining/Kitchen area, 2 bedrooms, 1 full bathroom and recently updated A/C Unit. Insulated 40x30 Metal Barn on slab with a 16 foot roll up door and 10 foot roll up door. 50x12 Mobile Home used as an office. Secondary gated entrance off of Homestead Lane, a private/dead-end road.

COMMENT LISTING 1

This beautiful home is situated on 1.3 acres close to town with a (approximate) 2000 sf (per owner) steel building with guest quarters and double garage. The main house has architectural niches throughout with canned lighting to accentuate these features as well as the rounded corners and arched doorways.

COMMENT LISTING 2

This is a beautiful, unrestricted country home sitting on 20+acres of land! 4 Bedrooms/2 bath spacious home. Nice size kitchen with Stainless Steel Appliances that has the open concept right into the living room. Lots of windows to look at the beautiful scenery from all around. This home is great for family gatherings! Large primary bedroom with nice size walk in closet. The 2nd and 3rd Bedroom is the Jack and Jill Bathroom with a triple sink. This Charming home sits on this GORGEOUS piece of property with Rolling Hills and a pond. This property has endless opportunities! It has a current Ag Exemption and only minutes away from Round Top, TX!

COMMENT LISTING 3

Charming farmhouse sits on a hilltop on 8.775 Acres in the established neighborhood of Rolling Creek. This 3445-sf home has 5 bedrooms, 3 baths with a large front and back porch to enjoy the mornings and evenings. Open floor plan for kitchen, dining and living with wood burning fireplace. 1st floor primary suite and 2 guest rooms and bath. Upstairs has a den area, 2 additional guest rooms, bath, and large bonus room for office/studio/exercise. Gorgeous pool with spa and pool house.

TEXT ADDENDUM

File # 4029336791

Borrower/Client	unk unk		
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		State	TX
		Zip Code	77833
Lender	Fannie Mae		

Overflow and Additional Commentary

Interior Improvement 9:

INTERIOR PAINT AND EXTERIOR PAINT, 09/17/2022

Legal Description:

S4802- PECAN ACRES SUBDIVISON ACRES 13.149 PT OF LOT 4

Value Conclusion Summary:

Most weight placed on comparable sale two which is most similar to the subject in property style. The search for comparable sales and listings was conducted by in MLS system going back 9 months and with in 10 mile from the subject. I looked at the sold comps as well as the assessed value of the subject property to help determine the Suggested List Price. Due to limited comps in the subject's defined market area it was necessary to exceed 5 mile proximity guideline in order to meet property type parameters. These comparable listings and sales are the best indicators of the subject's value. These comparables were used despite exceeding the allowable threshold of value (15%), as they are still considered reliable comparables. The subject is currently listed on HAR MLS. The subject's characteristics were determined by the current MLS listing. It is uploaded as a PDF for verification. The following list of improvements were completed by the homeowner since loan origination: DRIVEWAY, BRICK (on 09/09/2022) | PRIMARY JACUZZI TUB (on 09/09/2022) | WINDOW TREATMENTS (on 09/09/2022) | DOOR CABINET HARDWARE (on 09/17/2022) | APPLIANCES IMPROVEMENT (on 09/17/2022) | LANDSCAPING AND GRADING (on 09/17/2022) | WATER FILTRATION SYSTEM (on 08/02/2022) | HARDWOOD FLOORING (on 08/02/2022) | TWO TANKLESS WATER HEATERS (on 08/02/2022) | HVAC IMPROVEMENT (on 07/15/2022) | SHEETROCK IMPROVEMENT (on 07/15/2022) | ELECTRIC REWIRE (on 06/22/2022) | DETACHED GARAGE ADDITION (on 06/10/2022) | ROOF IMPROVEMENT (on 06/10/2022) | FRAMING IMPROVEMENT (on 06/02/2022) | INTERIOR PAINT AND EXTERIOR PAINT (on 09/17/2022) | PLUMBING FIXTURES (on 09/17/2022) | FOUNDATION REPAIRED (on 09/17/2022) | COMPLETELY GUTTED HOME (on 09/17/2022)

Quality Check Responses:

- These comparables were used despite exceeding the allowable threshold of value (15%), as they are still considered reliable comparables.
- These comparables were used despite exceeding the allowable threshold of value (15%), as they are still considered reliable comparables.
- Due to limited comps in the subject's defined market area it was necessary to exceed 5 mile proximity guideline in order to meet property type parameters.

SUBJECT PHOTOGRAPH ADDENDUM

File # 4029336791

Borrower/Client unk unk

Property Address 2401 LINDA LN

City BREHAM County Washington State TX Zip Code 77833

Lender Fannie Mae



**FRONT OF SUBJECT PROPERTY**

Front \_\_\_\_\_

\_\_\_\_\_

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**REAR OF SUBJECT PROPERTY**

Rear \_\_\_\_\_

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**STREET SCENE**

Street \_\_\_\_\_

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ADDITIONAL PHOTOGRAPH ADDENDUM

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Borrower/Client unk unk  
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City BREHAM County Washington State TX Zip Code 77833  
Lender Fannie Mae



Front \_\_\_\_\_  
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Side \_\_\_\_\_  
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Side \_\_\_\_\_  
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Side \_\_\_\_\_  
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Address Verification \_\_\_\_\_  
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Address Verification \_\_\_\_\_  
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ADDITIONAL PHOTOGRAPH ADDENDUM

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Street Sign \_\_\_\_\_  
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Street Sign \_\_\_\_\_  
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Street \_\_\_\_\_  
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Street \_\_\_\_\_  
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Street \_\_\_\_\_  
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What's across from Subject \_\_\_\_\_  
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ADDITIONAL PHOTOGRAPH ADDENDUM

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Lender	Fannie Mae						



What's across from Subject

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View from Rear of Property

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View from Rear of Property

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ADDITIONAL PHOTOGRAPH ADDENDUM

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View from Rear of Property

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View from Rear of Property

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Other

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Other \_\_\_\_\_  
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Other \_\_\_\_\_  
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Other \_\_\_\_\_  
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Other \_\_\_\_\_  
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Other \_\_\_\_\_  
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Living \_\_\_\_\_  
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Living \_\_\_\_\_  
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ADDITIONAL PHOTOGRAPH ADDENDUM

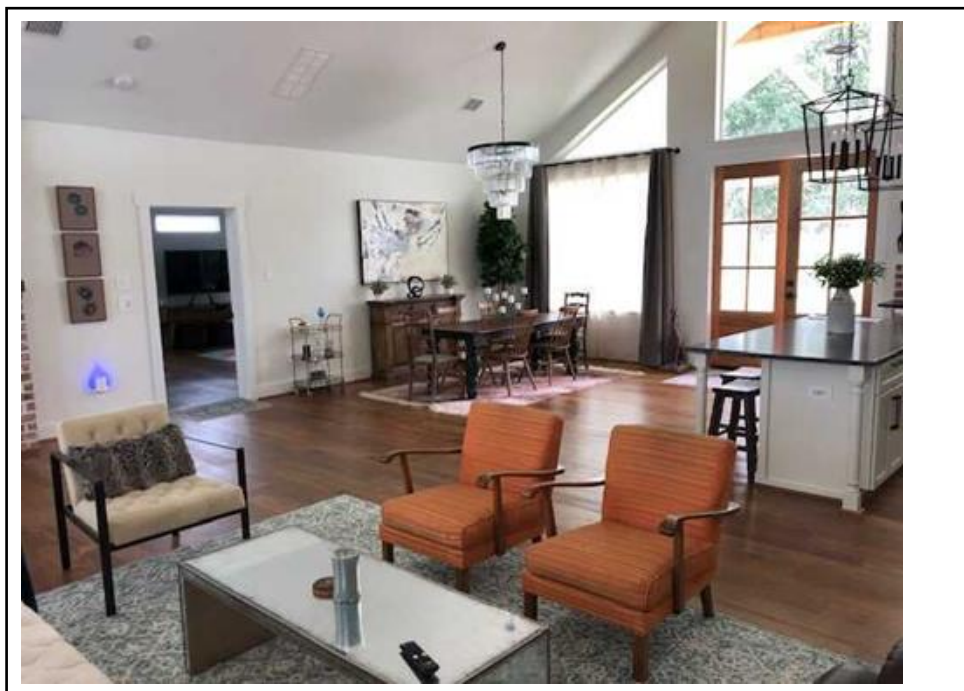
File # 4029336791

Borrower/Client unk unk

Property Address 2401 LINDA LN

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Lender Fannie Mae



Living \_\_\_\_\_  
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Living \_\_\_\_\_  
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Living \_\_\_\_\_  
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Living

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Living

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Living

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ADDITIONAL PHOTOGRAPH ADDENDUM

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Borrower/Client unk unk  
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Kitchen \_\_\_\_\_  
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Kitchen \_\_\_\_\_  
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Dining \_\_\_\_\_  
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Dining \_\_\_\_\_  
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Primary Bedroom \_\_\_\_\_  
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Primary Bedroom \_\_\_\_\_  
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ADDITIONAL PHOTOGRAPH ADDENDUM

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Bedroom 2

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Bedroom 2

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Bedroom 3

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ADDITIONAL PHOTOGRAPH ADDENDUM

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Property Address 2401 LINDA LN

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Lender Fannie Mae



Bedroom 3

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Bedroom 4

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Bedroom 4

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ADDITIONAL PHOTOGRAPH ADDENDUM

File # 4029336791

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Primary Bathroom

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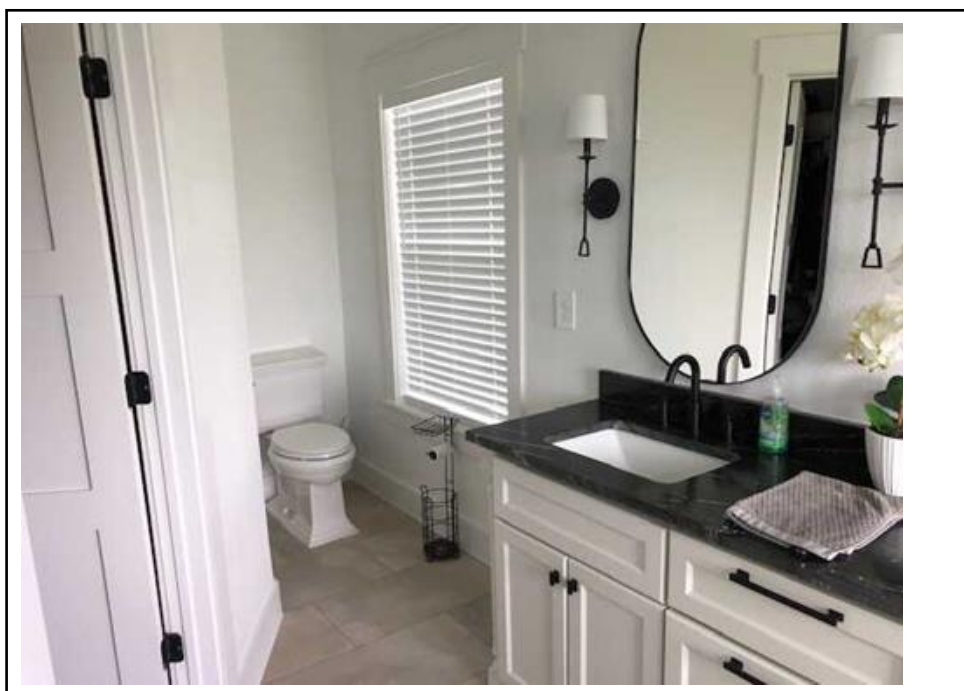
Primary Bathroom

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Primary Bathroom

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Primary Bathroom \_\_\_\_\_  
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Bathroom 2 \_\_\_\_\_  
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Bathroom 2 \_\_\_\_\_  
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Bathroom 3

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Bathroom 3

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Laundry

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ADDITIONAL PHOTOGRAPH ADDENDUM

File # 4029336791

Borrower/Client unk unk

Property Address 2401 LINDA LN

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Laundry

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Garage

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Garage

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ADDITIONAL PHOTOGRAPH ADDENDUM

File # 4029336791

Borrower/Client unk unk  
Property Address 2401 LINDA LN  
City BREHAM County Washington State TX Zip Code 77833  
Lender Fannie Mae



Garage

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Other

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ADDITIONAL PHOTOGRAPH ADDENDUM

File # 4029336791

Borrower/Client unk unk  
Property Address 2401 LINDA LN  
City BREHAM County Washington State TX Zip Code 77833  
Lender Fannie Mae



Other \_\_\_\_\_  
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Other \_\_\_\_\_  
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Mechanical \_\_\_\_\_  
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ADDITIONAL PHOTOGRAPH ADDENDUM

File # 4029336791

Borrower/Client unk unk  
Property Address 2401 LINDA LN  
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Lender Fannie Mae



Mechanical \_\_\_\_\_  
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Mechanical \_\_\_\_\_  
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Mechanical \_\_\_\_\_  
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COMPARABLES PHOTOGRAPH ADDENDUM

File # 4029336791

Borrower/Client unk unk

Property Address 2401 LINDA LN

City BRENHAM County Washington State TX Zip Code 77833

Lender Fannie Mae



**Comparable Sale 1**

2050 RANDLE HILL RD

BRENHAM TX 77833

Date of Sale: s02/23;Unk

Sale Price: \$995,000

Sq. Ft.: 3088

\$ / Sq. Ft.: \$322.22



**Comparable Sale 2**

5620 SPREEN RD

BRENHAM TX 77833

Date of Sale: s06/23;Unk

Sale Price: \$1,194,000

Sq. Ft.: 3000

\$ / Sq. Ft.: \$398



**Comparable Sale 3**

7690 WOLFF RD

BURTON TX 77835

Date of Sale: s06/23;Unk

Sale Price: \$1,300,000

Sq. Ft.: 2047

\$ / Sq. Ft.: \$635.08



LISTING COMPARABLE PHOTOGRAPH ADDENDUM

File # 4029336791

Borrower/Client unk unk  
Property Address 2401 LINDA LN  
City BRENHAM County Washington State TX Zip Code 77833  
Lender Fannie Mae



**Listing 1**

List 1 \_\_\_\_\_  
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**Listing 2**

List 2 \_\_\_\_\_  
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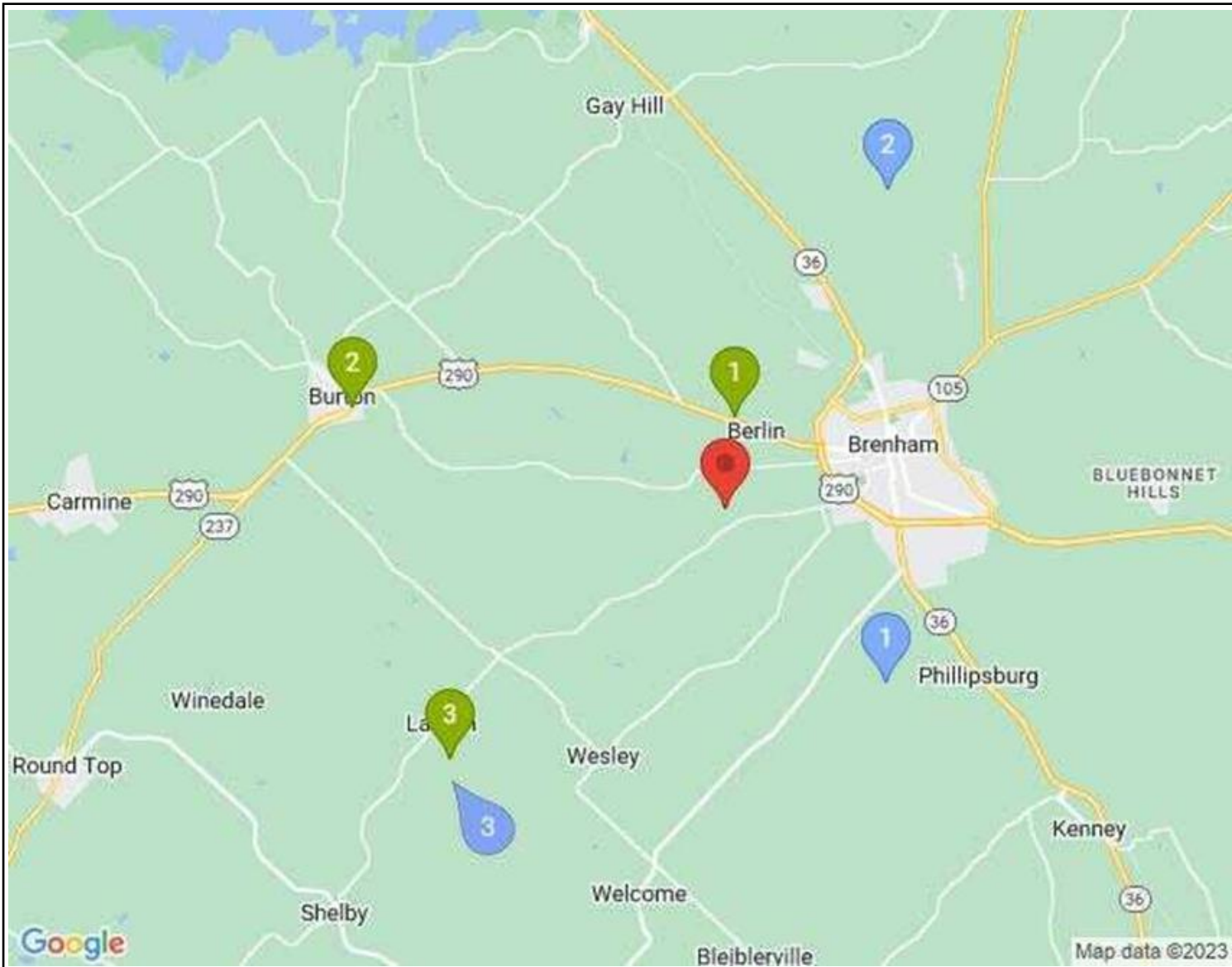
**Listing 3**

List 3 \_\_\_\_\_  
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LOCATION MAP ADDENDUM

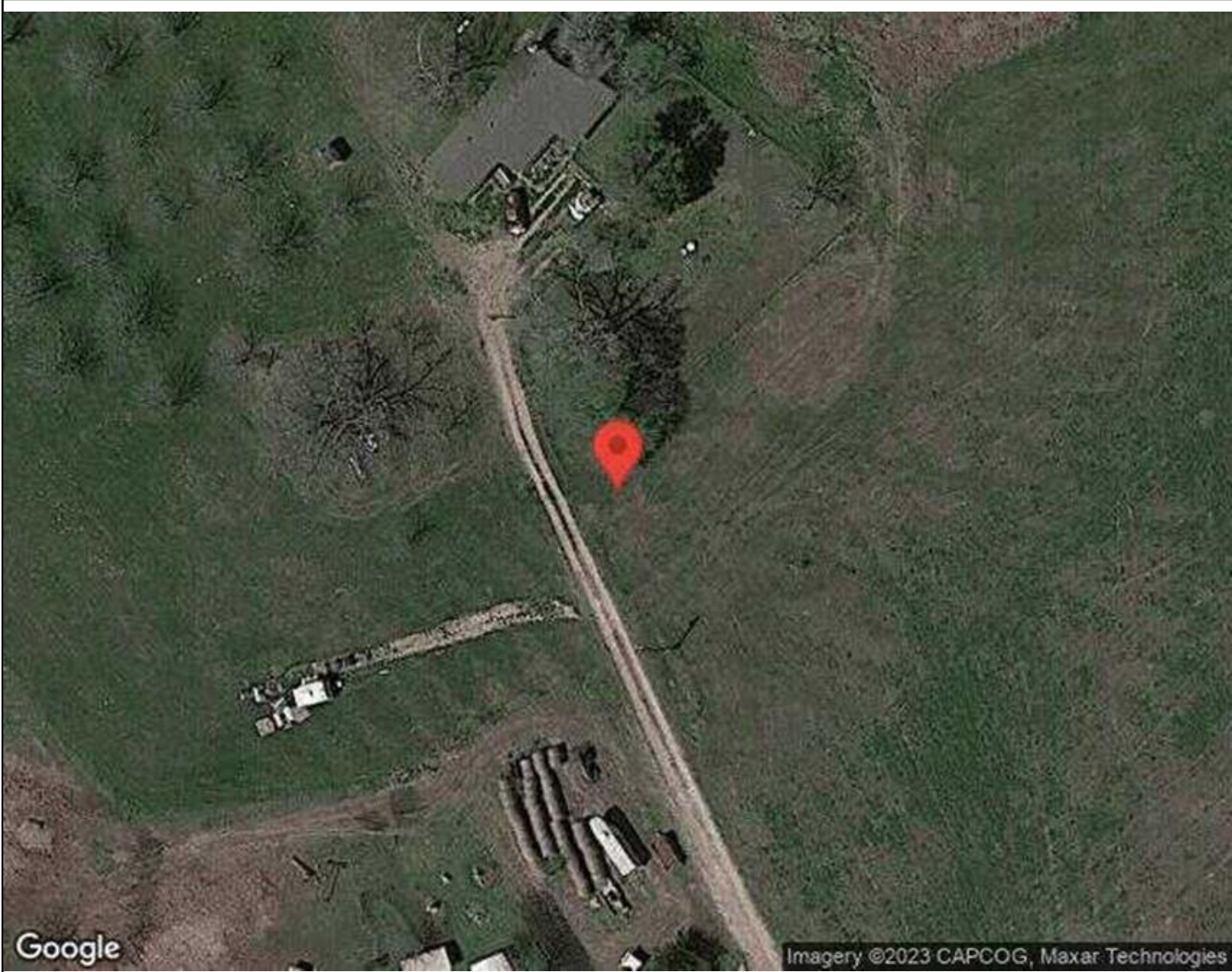
File # 4029336791

Borrower/Client	unk unk						
Property Address	2401 LINDA LN						
City	BRENHAM	County	Washington	State	TX	Zip Code	77833
Lender	Fannie Mae						





Borrower/Client <u>unk unk</u>				
Property Address <u>2401 LINDA LN</u>				
City <u>BREHAM</u>	County <u>Washington</u>	State <u>TX</u>	Zip Code <u>77833</u>	
Lender <u>Fannie Mae</u>				



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