



03/08/2022

Gaston Eduardo Hill Maduro
12800 BRIAR FOREST DR, UNIT #20
HOUSTON TX 77077

Loan Number: 9708577235

Re: Valuation for Mortgage Loan # 9708577235

Dear Gaston Eduardo Hill Maduro,

Please find a copy of the initial or final appraisal report(s) Caliber Home Loans, Inc.(Caliber) received in connection with your loan application enclosed. Appraisal reports and other valuation products are used to determine the current market value of the property you are purchasing or refinancing. Initial appraisal reports are subject to additional reviews before it is finalized.

The Uniform Residential Appraisal Report appraisal completed by a licensed or certified appraiser is the most common format, which includes a full interior and exterior inspection of the subject property. This form is most commonly used by lenders as the primary source to determine the value of the property you are purchasing or refinancing. Other common valuation products, which will be delivered to you if received, include Appraisal Reviews, Appraisal Completion Reports, FHA/VA Conditional Commitments, and Automated Valuation Models (AVMs).

Caliber does not take any responsibility for the accuracy or contents of the appraisal reports prepared by independent appraisers or valuation providers. Please also be advised that an appraiser must follow certain professional appraisal standards and is not allowed to discuss the valuations/appraisal(s) with you or provide a copy of the appraisal directly to you.

If you have questions about any of the valuations received, please contact your loan originator- Maria Beatriz Garcia, at 832-335-2914.

I look forward to working with you toward a smooth and streamline closing.

Thank You.

Caliber Home Loans, Inc.
NMLS #: 15622

Uniform Residential Appraisal Report

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 2413 POTOMAC DR City HOUSTON State TX Zip Code 77057-4520
 Borrower GASTON HILL MADURO Owner of Public Record YANG HU County HARRIS
 Legal Description TR 69C BLK 5 2413 POTOMAC TH U/R WESTHAVEN ESTATES SEC 1
 Assessor's Parcel # 076-179-023-0003 Tax Year 2021 R.E. Taxes \$ 9329
 Neighborhood Name WESTHAVEN ESTATES Map Reference 491S Census Tract 4313.02
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 135 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client CALIBER HOME LOANS, INC Address 1525 SOUTH BELT LINE RD, COPPELL, TX 75019
 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).
 DOM 204;THE SUBJECT WAS LISTED WITH HMLS #28114576 on 08/04/2021 FOR \$359900. MOTIVATED SELLER SO LIST PRICE WAS REDUCED TO \$339900. MLS/TAX RECORDS/AGENTS

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 SUBJECTS CONTRACT APPEARS TO BE BELOW MARKET FOR THIS AREA
 Contract Price \$ 340000 Date of Contract 02/13/2022 Is the property seller the owner of public record? Yes No Data Source(s) TAX RECORDS
 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.
 \$0;;No financial assistance provided.

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	265	Low	0	Multi-Family %
Neighborhood Boundaries				510	High	62	Commercial 15 %
See Attached Addendum				360	Pred.	41	Other %
Neighborhood Description See attached Addendum							
Market Conditions (including support for the above conclusions) THIS SUBURBAN AREA OF HOUSTON HAS SEEN STABLE TO INCREASING PROPERTY VALUES, WITH THE SUPPLY AND BALANCE. MARKETING TIME RANGE FROM 0 TO 3 MONTHS WHEN A PROPERTY IS LISTED COMPETITIVELY.							

Dimensions SEE PLAT Area 3254 sf Shape RECTANGLE View N;Res;
 Specific Zoning Classification RESIDENTIAL Zoning Description NO ZONING. DEED RESTRICTED FOR SINGLE FAMILY RESIDENCES.
 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.
 THE SUBJECT IS LOCATED IN A DEED RESTRICTED SINGLE FAMILY NEIGHBORHOOD.
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements-Type Public Private
 Electricity Water Street CONCRETE
 Gas Sanitary Sewer Alley NONE
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 48201C0855L FEMA Map Date 06/18/2007
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.
 NO ADVERSE ENVIRONMENTAL CONDITIONS WERE OBSERVED, BUT AT THE TIME OF INSPECTION, NO ENVIRONMENTAL AUDIT WAS PROVIDED.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	PCCS/AVE	Floors	CPT/TL/VY/A
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	BRK/WOOD/AVE	Walls	SR/WP/A
Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input checked="" type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface	COMP./AVE	Trim/Finish	WD/AVERAGE
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	ALUM./AVE	Bath Floor	TILE/A
Design (Style) NEW AMER	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	ALUM./AVE	Bath Wainscot	CERAMIC/A
Year Built 1982	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	NA	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 18	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	ALUM./AVE	<input checked="" type="checkbox"/> Driveway # of Cars	4
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) # 0	Driveway Surface	CONC.
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel ELEC	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input checked="" type="checkbox"/> Fence WOOD	<input checked="" type="checkbox"/> Garage # of Cars	2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck CVD	<input checked="" type="checkbox"/> Porch CONC.	<input type="checkbox"/> Carport # of Cars	0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool ABV GROU	<input type="checkbox"/> Other NONE	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det <input type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 6 Rooms 2 Bedrooms 2.1 Bath(s) 2089 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.)
 PORCH,PATIO,FENCE,FIREPLACE,LANDSCAPING AND FLAT CONCRETE WORK WERE CONSIDERED IN THE OVERALL VALUE.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).
 C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;THE SUBJECT IS CONSIDERED TO BE IN AVERAGE CONDITION WITH NORMAL MAINTENANCE AND UPKEEP. THE KITCHEN HAS GRANITE COUNTERS AND TILE FLOORS. THE BATHROOMS HAVE HARD SURFACE COUNTERS AND TILE FLOORS. THE LIVING AREAS HAVE HARDWOOD FLOORING. THE UTILITIES WERE ON AT THE TIME OF INSPECTION
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 WHILE NO PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS THAT AFFECT LIVABILITY, SOUNDNESS OR STRUCTURAL INTEGRITY WERE NOTED, SUCH ITEMS ARE USUALLY BEYOND THE EXPERTISE OF THE APPRAISER
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe
 FUNCTIONAL UTILITY IS ACCEPTABLE, WITH ADEQUATELY SIZED ROOMS, AMPLE CLOSET SPACE AND AN EFFICIENT LAYOUT

Uniform Residential Appraisal Report

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 339000 to \$ 370000

There are 12 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 331000 to \$ 375000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	2413 POTOMAC DR HOUSTON, TX 77057-4520	1818 POTOMAC HOUSTON, TX 77057			1809 POTOMAC HOUSTON, TX 77057			2422 NANTUCKET HOUSTON, TX 77057		
Proximity to Subject		0.44 miles NW			0.47 miles NW			0.03 miles SE		
Sale Price	\$ 340000	\$ 340000			\$ 331000			\$ 359000		
Sale Price/Gross Liv. Area	\$ 162.76 sq.ft.	\$ 186.81 sq.ft.			\$ 181.77 sq.ft.			\$ 166.36 sq.ft.		
Data Source(s)		HMLS #9030436;DOM 5			HMLS #62337968;DOM 24			HMLS #20254519;DOM 46		
Verification Source(s)		MLS/AGENTS/REALDATA			MLS/AGENTS/REALDATA			MLS/AGENTS/REALDATA		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	
Sale or Financing Concessions		ArmLth		ArmLth		ArmLth		ArmLth		
		Conv;0		Conv;0	0	Conv;3000	0	Conv;3000	0	
Date of Sale/Time		s01/22;c12/21			s01/22;c12/21			s01/22;c12/21		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE		
Site	3254 sf	1871 sf			1900 sf			2747 sf		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	SD2;NEWAMER	SD2;NEWAMER			SD2;NEWAMER			SD2;NEWAMER		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	40	43			45			42		
Condition	C3	C3			C3			C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	6 2 2.1	6 2 2.1			6 2 2.1			6 3 2.1		
Gross Living Area	2089 sq.ft.	1820 sq.ft.			1821 sq.ft.			2158 sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	FWA C/Air	FWA C/Air			FWA C/Air			FWA C/Air		
Energy Efficient Items	INSULATION	INSULATION			INSULATION			INSULATION		
Garage/Carport	2ga4dw	2ga4dw			2ga4dw			2ga4dw		
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIO			PORCH/PATIO			PORCH/PATIO		
FIREPLACE	2 FIREPLACE	2 FIREPLACE			1 FIREPLACE			+2500 1 FIREPLACE		
FENCE	FENCE	FENCE			FENCE			FENCE		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 15000			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 17300			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 4600		
Adjusted Sale Price of Comparables		Net Adj. 4.4 % Gross Adj. 4.4 % \$ 355000			Net Adj. 5.2 % Gross Adj. 5.2 % \$ 348300			Net Adj. -1.3 % Gross Adj. 4.1 % \$ 354000		

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

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

Data source(s) MLS

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) MLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	HMLS/TAX RECORDS	HMLS/TAX RECORDS			HMLS/TAX RECORDS			HMLS/TAX RECORDS		
Effective Date of Data Source(s)	03/04/2022	03/04/2022			03/04/2022			03/04/2022		

Analysis of prior sale or transfer history of the subject property and comparable sales

THE SUBJECT HAS NOT BEEN SOLD WITHIN THE LAST THIRTY SIX MONTHS. NONE OF THE COMPARABLES SALES UTILIZED HAVE SOLD WITHIN THE LAST TWELVE MONTHS. THE APPRAISER MAINTAINS SOLE CONTROL OF THE DIGITAL SIGNATURE BY USE OF A PRIVATE PASSWORD. THIS IS A COMPLETE APPRAISAL REPORT.

Summary of Sales Comparison Approach

See Attached Addendum

Indicated Value by Sales Comparison Approach \$ 355000

Indicated Value by: Sales Comparison Approach \$ 355000 Cost Approach (if developed) \$ 356735 Income Approach (if developed) \$ 0

WHEN DETERMINING THE FINAL RECONCILIATION OF MARKET VALUE, MOST EMPHASIS WAS PLACED ON THE MARKET APPROACH, SUPPORTED BY THE COST APPROACH. THE INCOME APPROACH WAS NOT UTILIZED AS THE MAJORITY OF HOMES IN THIS AREA ARE OWNER OCCUPIED AND NOT USED FOR INCOME PRODUCTION.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

THE SUBJECT IS APPRAISED IN "AS IS" CONDITION.

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

\$ 355000 as of 03/04/2022, which is the date of inspection and the effective date of this appraisal.

Freddie Mac Form 70 March 2005 UAD Version 9/2011 Page 2 of 6 AI Ready Fannie Mae Form 1004 March 2005

Uniform Residential Appraisal Report

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Appraiser Independence Compliance Statement:

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the Lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (Lender/Client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts personally either by phone or electronically to the Client. This appraisal is completed in accordance with standard and current Appraiser Independence Policies and the Uniform Standards of Professional Appraisal Practice Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

The appraiser has not performed any 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.

No Zoning - The subject and all the comparable sales are located in a deed restricted single family neighborhood. If the home were to be destroyed it could be rebuilt in its current location as a single family residence. This is typical for the Houston market and does not have an affect on marketability.

The subject was not impacted by the recent winter storm. The subject is sound and habitable. The subject value and marketability has not been affected.

The appraiser is not aware of any litigation involved with the HOA

The subject meets the hud handbook 4000.1. The appraiser did not notice any deficiencies with the foundation. An observation of the attic space was made and no adverse conditions were noted. The utilities, mechanicals and appliances were on and functioning at the time of inspection. Fha/Hud is the intended user. The intended use of this report is to assist Fha in assessing the risk of the property securing the fha mortgage

MLS photos were used for comps due to access issues.

REVISIONS - 02/07/2022

1. Corrected lenders name
2. Corrected sales grid design style
3. Already put FHA/HUD is the intended user in the FHA comments above

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COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

LAND VALUES WERE ABSTRACTED FROM THE SUBJECT MARKET AREA BY UTILIZING PAIRED LAND SALES ANALYSIS

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data NBCM Quality rating from cost service AVG Effective date of cost data 2021 Comments on Cost Approach (gross living area calculations, depreciation, etc.) IMPROVEMENT COST DATA TAKEN FROM NATIONAL BUILDERS COST MANUAL. PHYSICAL DEPRECIATION CHARGED EQUALS 24% OF REPLACEMENT COST NEW. FUNCTIONAL OR EXTERNAL OBSOLESCENCE WAS NOT OBSERVED. THE TOTAL REMAINING ECONOMIC LIFE OF THE SUBJECT IS APPROXIMATELY 57 YEARS.	OPINION OF SITE VALUE = \$ 150000 Dwelling 2089 Sq. Ft. @ \$ 120 = \$ 250680 Sq. Ft. @ \$ = \$ Garage/Carport 492 Sq. Ft. @ \$ 30 = \$ 14760 Total Estimate of Cost-New = \$ 265440 Less Physical Functional External Depreciation 63705 = \$ (63705) Depreciated Cost of Improvements = \$ 201735 "As-is" Value of Site Improvements = \$ 5000 Indicated Value by Cost Approach = \$ 356735
Estimated Remaining Economic Life (HUD and VA only) 57 Years	

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INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ **0** Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

THE INCOME APPROACH WAS NOT UTILIZED AS THE MAJORITY OF HOMES IN THIS AREA ARE OWNER OCCUPIED, AND NOT USED FOR INCOME PRODUCTION.

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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

ELEMENTS INCLUDE SIDEWALKS, ACCESS GATES AND GREEN SPACES.

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

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

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

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

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

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

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

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

APPRAISER

Signature 

Name SCOTT PIKE

Company Name MERIDIAN APPRAISAL GROUP

Company Address 1080 W SAM HOU. PKWY N. #225
HOUSTON, TX 77043

Telephone Number 713) 248-3924

Email Address SPIKE@MERSURVEY.COM

Date of Signature and Report 03/07/2022

Effective Date of Appraisal 03/04/2022

State Certification # TX1360607 R

or State License # _____

or Other (describe) _____ State # _____

State TX

Expiration Date of Certification or License 10/31/2022

ADDRESS OF PROPERTY APPRAISED
2413 POTOMAC DR
HOUSTON, TX 77057-4520

APPRAISED VALUE OF SUBJECT PROPERTY \$ 355000

LENDER/CLIENT

Name ACT APPRAISAL, INC

Company Name CALIBER HOME LOANS, INC

Company Address 1525 SOUTH BELT LINE RD
COPPELL, TX 75019

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 _____

Uniform Residential Appraisal Report

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
Address	2413 POTOMAC DR HOUSTON, TX 77057-4520	2555 BERING HOUSTON, TX 77057			5918 SAN FELIPE HOUSTON, TX 77057						
Proximity to Subject		0.62 miles SE			0.59 miles NE						
Sale Price	\$ 340000	\$ 370000			\$ 365000						
Sale Price/Gross Liv. Area	\$ 162.76 sq.ft.	\$ 175.69 sq.ft.			\$ 172.50 sq.ft.			\$ sq.ft.			
Data Source(s)		HMLS #18677546;DOM 44			HMLS #3843225;DOM 6						
Verification Source(s)		MLS/AGENTS/REALDATA			MLS/AGENTS/REALDATA						
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		
Sale or Financing Concessions		ArmLth Cash;0			Listing ;	-7000					
Date of Sale/Time		s12/21;c10/21			Active						
Location	N;Res;	N;Res;			N;Res;						
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE						
Site	3254 sf	3264 sf			0		2366 sf		4400		
View	N;Res;	N;Res;			N;Res;						
Design (Style)	SD2;NEWAMER	AT2;NEWAMER			0		SD2;NEWAMER				
Quality of Construction	Q4	Q4			Q4						
Actual Age	40	43			0		45		0		
Condition	C3	C3			C3						
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			
Room Count	6 2 2.1	6 3 2.1	-7500		6 2 2.1						
Gross Living Area	2089 sq.ft.	2106 sq.ft.			0		2116 sq.ft.		0		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf						
Functional Utility	AVERAGE	AVERAGE			AVERAGE						
Heating/Cooling	FWA C/Air	FWA C/Air			FWA C/Air						
Energy Efficient Items	INSULATION	INSULATION			INSULATION						
Garage/Carport	2ga4dw	2ga4dw			2ga4dw						
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIO			PORCH/PATIO						
FIREPLACE	2 FIREPLACE	1 FIREPLACE			+2500		1 FIREPLACE		+2500		
FENCE	FENCE	FENCE			FENCE						
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 5000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 100		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price of Comparables		Net Adj. -1.4 %		\$ 365000		Net Adj. 0.0 %		\$ 364900		Net Adj. %	
		Gross Adj. 2.7 %				Gross Adj. 3.8 %				Gross Adj. % \$	

Summary of Sales Comparison Approach

SEE PG 2

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	HMLS/TAX RECORDS	HMLS/TAX RECORDS	HMLS/TAX RECORDS	
Effective Date of Data Source(s)	03/04/2022	03/04/2022	03/04/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales

TEXT ADDENDUM

File # 2022068

Borrower/Client	GASTON HILL MADURO			
Property Address	2413 POTOMAC DR			
City	HOUSTON	County	HARRIS	State TX Zip Code 77057-4520
Lender	CALIBER HOME LOANS, INC			

Form data: Indicated Value by Sales Comparison Analysis: Desc.
REASONABLE MARKET EXPOSURE TIME IS 90 DAYS

Form data: Economic Age Basis
75

Ending Addendum

Neighborhood Boundaries

BOUNDARIES ARE SAN FELIPE TO THE NORTH; CHIMNEY ROCK TO THE TO THE EAST, WESTHEIMER TO THE SOUTH; AND S VOSS TO THE WEST.

Neighborhood Description

THE SUBJECT NEIGHBORHOOD IS LOCATED +/-15 MILES WEST OF DOWNTOWN HOUSTON'S CENTRAL BUSINESS DISTRICT. EMPLOYMENT CENTERS, SCHOOLS, SHOPPING, AND PLACES OF WORSHIP ARE LOCATED IN CLOSE PROXIMITY TO THE AREA . TRANSPORTATION IS PROVIDED TO THIS AREA BY METRO PARK AND RIDE.

Comments on Sales Comparison

THE SUBJECTS PHYSICAL ADDRESS PER USPS IS 2413 POTOMAC DR. HOUSTON, TX 77057-4520. ALL SALES WERE ABSTRACTED FROM THE SUBJECT'S IMMEDIATE AREA AND WERE CONSIDERED TO BE THE MOST RELIABLE INDICATORS OF VALUE. THE SUBJECTS PHYSICAL SIZE WAS ABLE TO BE BRACKETED. ALTHOUGH THE SUBJECT VALUE IS BELOW THE PREDOMINANT IT IS NOT CONSIDERED TO BE AN UNDER IMPROVEMENT FOR THE MARKET. ADJUSTMENTS WERE MADE USING THE CONTRIBUTORY VALUE BASED ON PAIRED SALES ANALYSIS. ALL SALES WERE CONSIDERED WHEN DETERMINING VALUE WITH THE MOST WEIGHT GIVEN TO SALE 1

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure .

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Abbreviations Used in Data Standardization Text

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

USPAP ADDENDUM

512-4836646

File No. 2022068

Borrower GASTON HILL MADURO
 Property Address 2413 POTOMAC DR
 City HOUSTON County HARRIS State TX Zip Code 77057-4520
 Lender CALIBER HOME LOANS, INC

This report was prepared under the following USPAP reporting option:

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

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 90 DAYS


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

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

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

Additional Comments

APPRAISER:

Signature: 
 Name: SCOTT PIKE
 Date Signed: 03/07/2022
 State Certification #: TX 1360607 R
 or State License #: _____
 or Other (describe) _____ State # _____
 State: TX
 Expiration Date of Certification or License: 10/31/2022
 Effective Date of Appraisal: 03/04/2022

SUPERVISORY APPRAISER: (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

Market Conditions Addendum to the Appraisal Report

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 **2413 POTOMAC DR** City **HOUSTON** State **TX** ZIP Code **77057-4520**

Borrower **GASTON HILL MADURO**

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)	5	2	5	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.83	0.67	1.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	Unavailable	Unavailable	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	Unavailable	Unavailable	2.40	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	368000	352000	350000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	12	54	45	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	375000	369000	359000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	12	127	106	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98	96	98	<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.).

TYPICAL SELLER CONCESSIONS FOR THE SUBJECT SUBDIVISION RANGE FROM 0% TO 6%. THESE CONCESSIONS ARE TYPICALLY USED TO CONTRIBUTE TO THE BUYERS CLOSING COSTS.

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

Cite data sources for above information.

MLS

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 INFORMATION CONTAINED IN THIS REPORT IS BASED ON INFORMATION DERIVED FROM THE HAR MULTIPLE LISTING SERVICE. THIS APPRAISAL WAS UNABLE TO DETERMINE THE ACTIVE LISTINGS RELATED CATEGORIES FOR THE PRIOR 7- 12 AND 4-6 MONTHS PERIODS AS THIS DATA IS NOT AVAILABLE ON THE MLS PROGRAM. SUBJECT NEIGHBORHOOD APPEARS TO BE STABLE. VALUES APPEAR TO BE REASONABLE. THE PARAMETERS USED FOR THIS DATA CAME FROM COMPARABLE HOMES SOLD IN THE SUBJECTS NEIGHBORHOOD

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

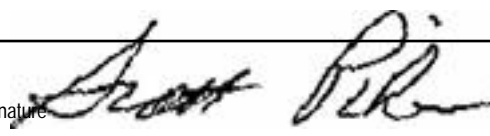
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing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

NA

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

NA

Signature  Signature _____
 Appraiser Name SCOTT PIKE Supervisory Appraiser Name _____
 Company Name MERIDIAN APPRAISAL GROUP Company Name _____
 Company Address 1080 W SAM HOU. PKWY N. #225 HOUSTON, TX 77043 Company Address _____
 State License/Certification # TX1360607 R State TX State License/Certification # _____ State _____
 Email Address SPIKE@MERSURVEY.COM Email Address _____

SUBJECT PHOTOGRAPH ADDENDUM

File # 2022068

Borrower/Client	GASTON HILL MADURO						
Property Address	2413 POTOMAC DR						
City	HOUSTON	County	HARRIS	State	TX	Zip Code	77057-4520
Lender	CALIBER HOME LOANS, INC						



FRONT OF SUBJECT PROPERTY

Appraised Date: March 4, 2022

Appraised Value: \$355000



REAR OF SUBJECT PROPERTY



STREET SCENE

ADDITIONAL PHOTOGRAPH ADDENDUM

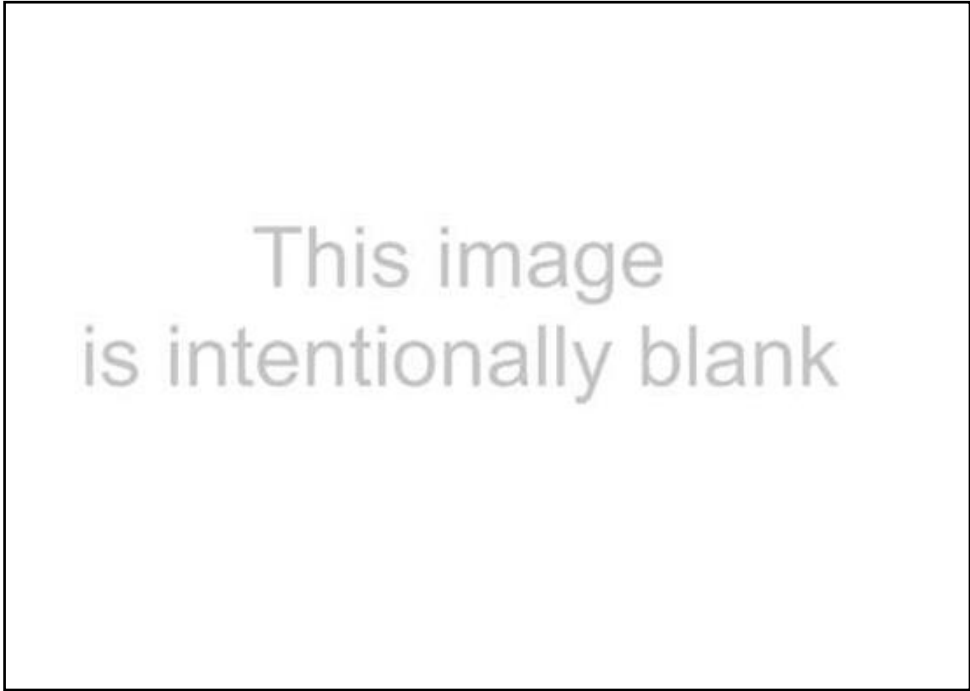
File # 2022068

Borrower/Client GASTON HILL MADURO

Property Address 2413 POTOMAC DR

City HOUSTON County HARRIS State TX Zip Code 77057-4520

Lender CALIBER HOME LOANS, INC





KITCHEN



LIVING AREA

FAMILY ROOM

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 2022068

Borrower/Client GASTON HILL MADURO

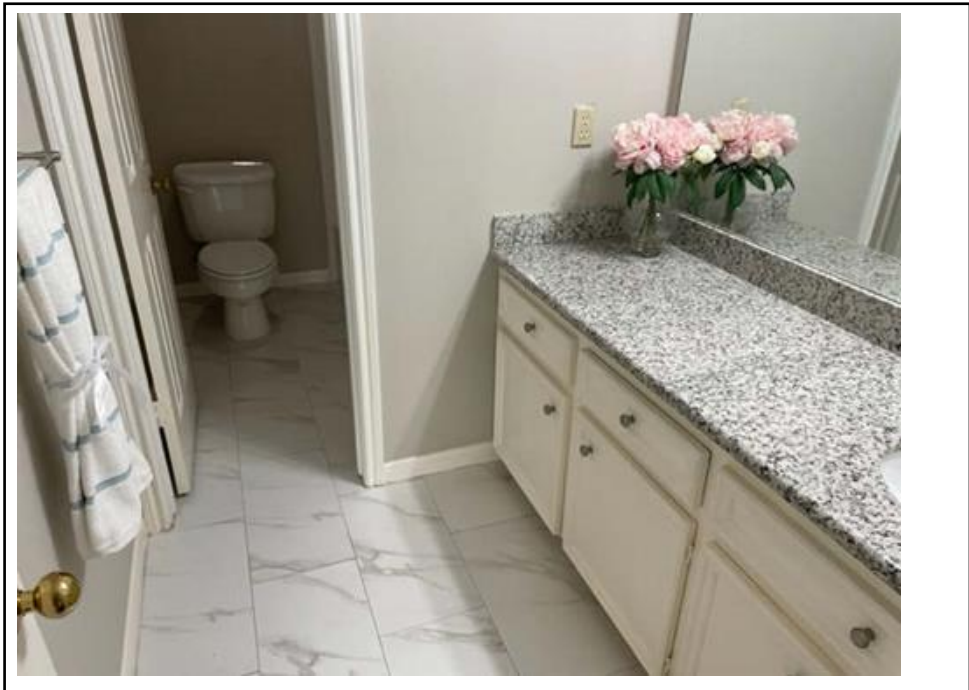
Property Address 2413 POTOMAC DR

City HOUSTON County HARRIS State TX Zip Code 77057-4520

Lender CALIBER HOME LOANS, INC



BATHROOM



INTERIOR

Bathroom



INTERIOR

Half Bath

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 2022068

Borrower/Client GASTON HILL MADURO

Property Address 2413 POTOMAC DR

City HOUSTON County HARRIS State TX Zip Code 77057-4520

Lender CALIBER HOME LOANS, INC



INTERIOR

Dining Room



BEDROOM

BEDROOM



BEDROOM

BEDROOM

ADDITIONAL PHOTOGRAPH ADDENDUM

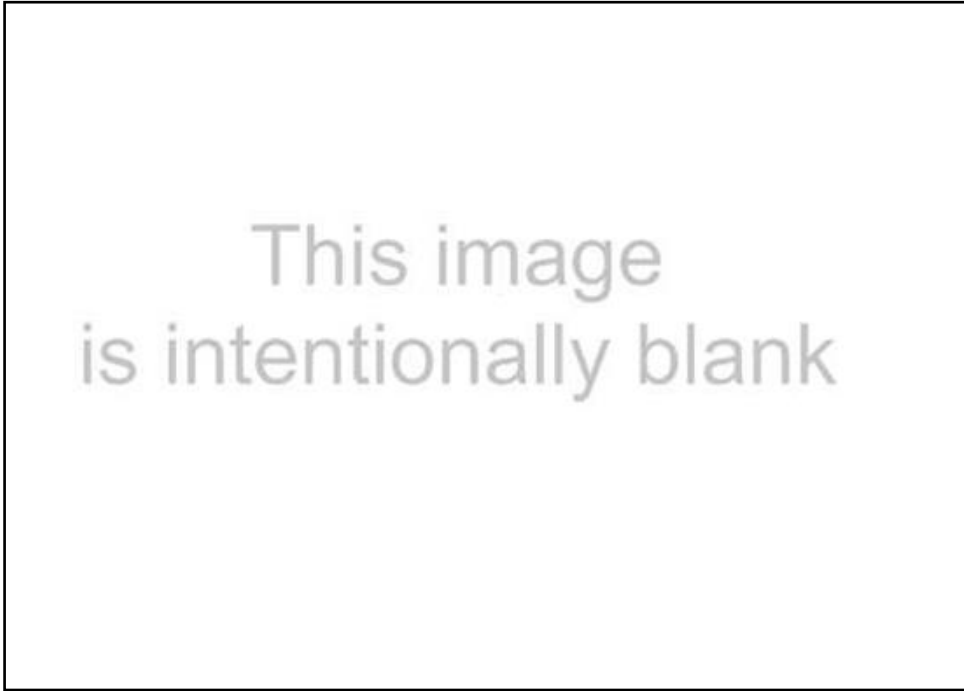
File # 2022068

Borrower/Client GASTON HILL MADURO

Property Address 2413 POTOMAC DR

City HOUSTON County HARRIS State TX Zip Code 77057-4520

Lender CALIBER HOME LOANS, INC



BEDROOM



LIVING



UTILITY

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 2022068

Borrower/Client GASTON HILL MADURO

Property Address 2413 POTOMAC DR

City HOUSTON County HARRIS State TX Zip Code 77057-4520

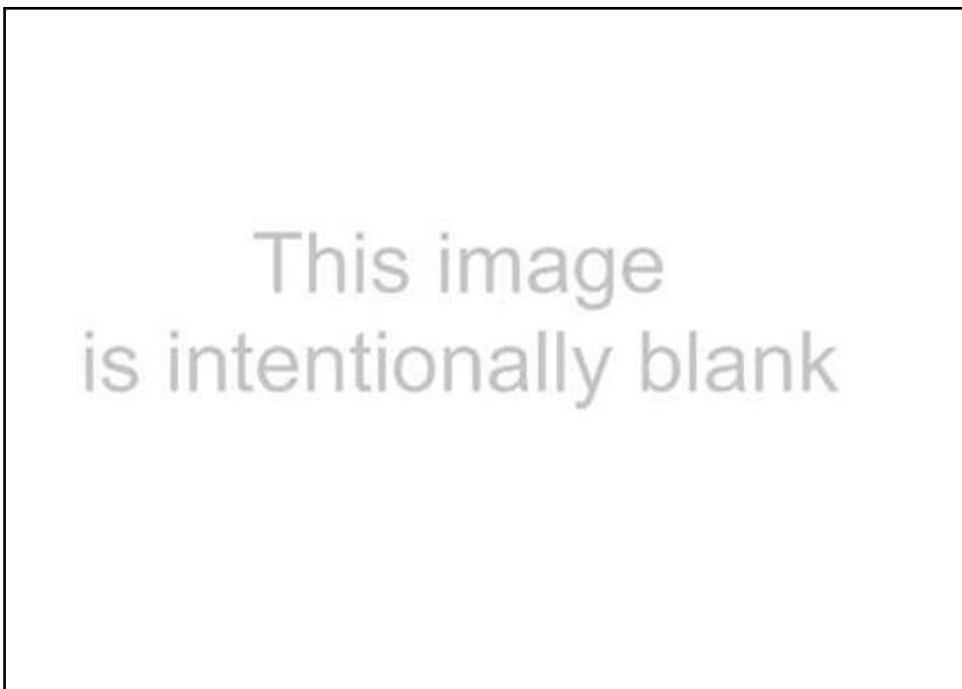
Lender CALIBER HOME LOANS, INC



LEFT SIDE



ATTIC



ADDITIONAL PHOTOGRAPH ADDENDUM

File # 2022068

Borrower/Client GASTON HILL MADURO

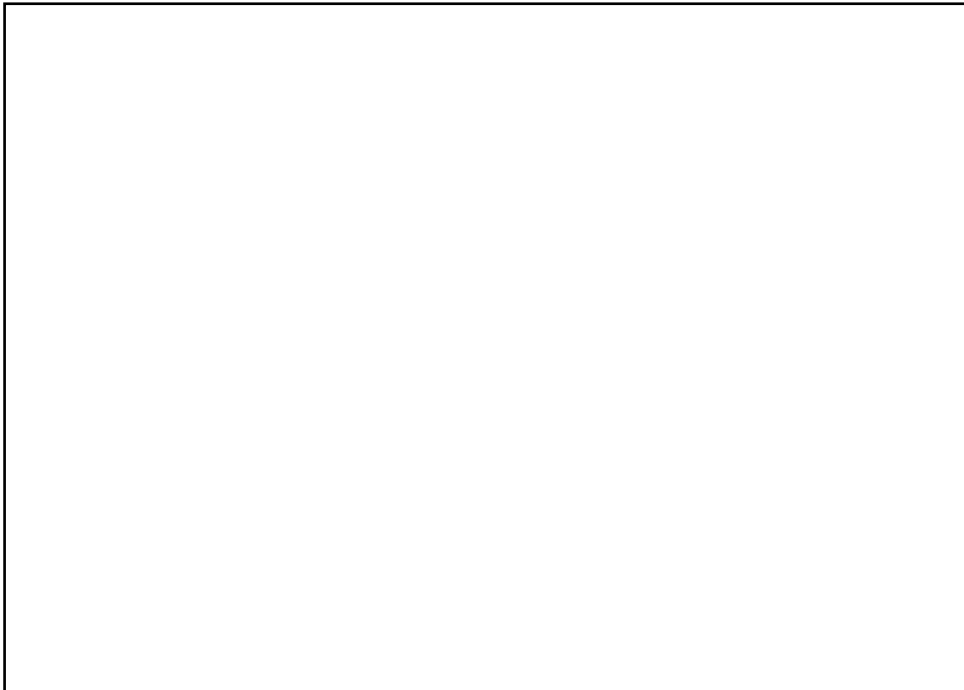
Property Address 2413 POTOMAC DR

City HOUSTON County HARRIS State TX Zip Code 77057-4520

Lender CALIBER HOME LOANS, INC



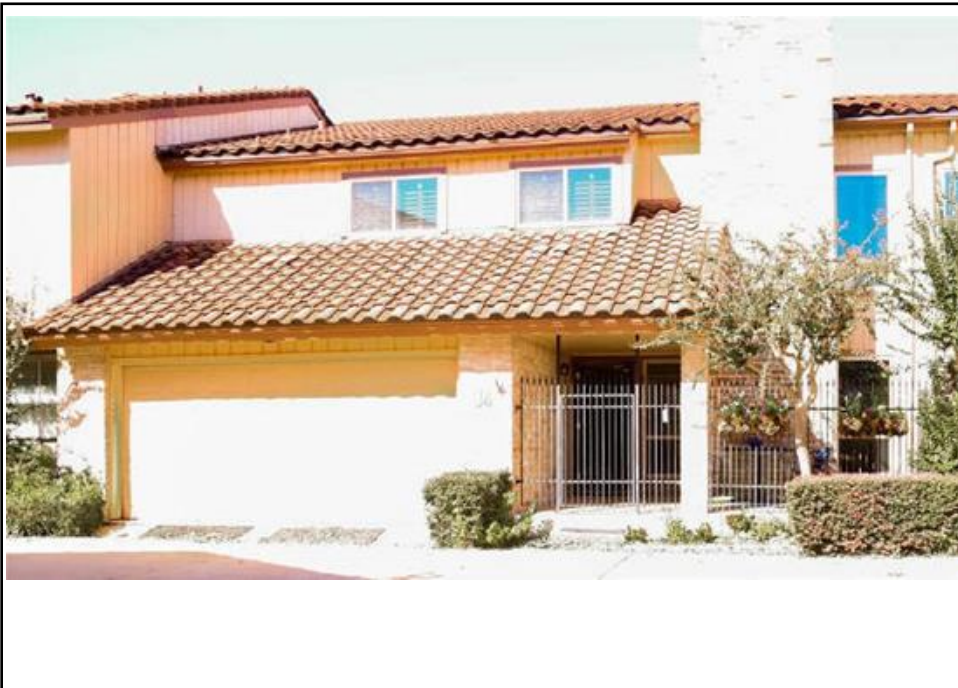
POOL





COMPARABLES PHOTOGRAPH ADDENDUM

File # 2022068

Borrower/Client GASTON HILL MADUROProperty Address 2413 POTOMAC DRCity HOUSTONCounty HARRISState TXZip Code 77057-4520Lender CALIBER HOME LOANS, INC**Comparable Sale 1**1818 POTOMACHOUSTON TX 77057Date of Sale: s01/22;c12/21Sale Price: 340000Sq. Ft.: 1820\$ / Sq. Ft.: 186.81**Comparable Sale 2**1809 POTOMACHOUSTON TX 77057Date of Sale: s01/22;c12/21Sale Price: 331000Sq. Ft.: 1821\$ / Sq. Ft.: 181.77**Comparable Sale 3**2422 NANTUCKETHOUSTON TX 77057Date of Sale: s01/22;c12/21Sale Price: 359000Sq. Ft.: 2158\$ / Sq. Ft.: 166.36

COMPARABLES PHOTOGRAPH ADDENDUM

File # 2022068

Borrower/Client GASTON HILL MADURO

Property Address 2413 POTOMAC DR

City HOUSTON County HARRIS State TX Zip Code 77057-4520

Lender CALIBER HOME LOANS, INC



Comparable Sale 4

2555 BERING

HOUSTON TX 77057

Date of Sale: s12/21;c10/21

Sale Price: 370000

Sq. Ft.: 2106

\$ / Sq. Ft.: 175.69



Comparable Sale 5

5918 SAN FELIPE

HOUSTON TX 77057

Date of Sale: Active

Sale Price: 365000

Sq. Ft.: 2116

\$ / Sq. Ft.: 172.50



Comparable Sale 6

Date of Sale: _____

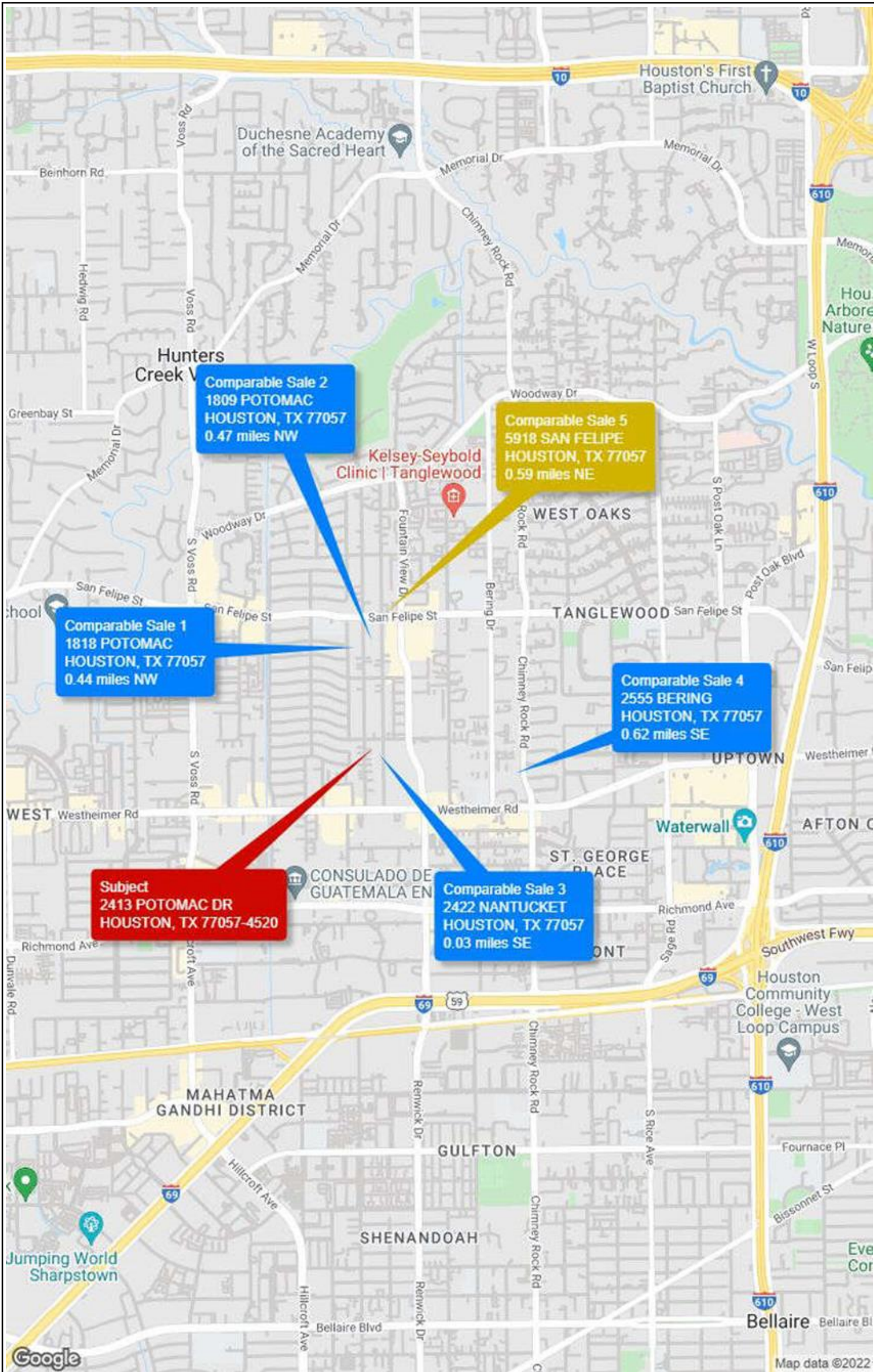
Sale Price: _____

Sq. Ft.: _____

\$ / Sq. Ft.: _____

LOCATION MAP ADDENDUM

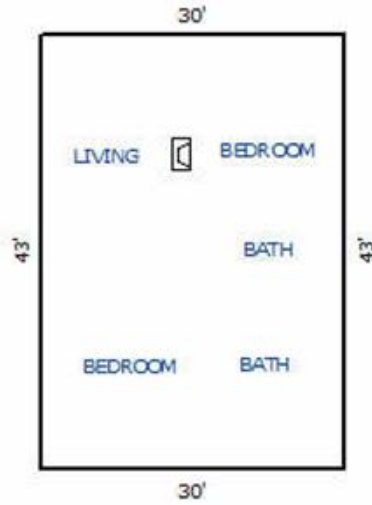
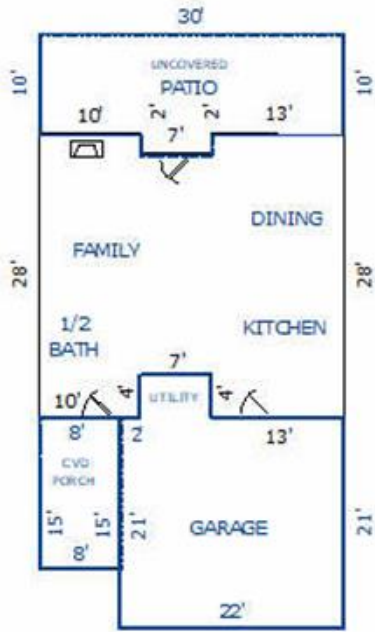
Borrower/Client	GASTON HILL MADURO						
Property Address	2413 POTOMAC DR						
City	HOUSTON	County	HARRIS	State	TX	Zip Code	77057-4520
Lender	CALIBER HOME LOANS, INC						



SKETCH ADDENDUM

File # 2022068

Borrower/Client GASTON HILL MADURO
 Property Address 2413 POTOMAC DR
 City HOUSTON County HARRIS State TX Zip Code 77057-4520
 Lender CALIBER HOME LOANS, INC



Sketch by Apex Sketch v5 Standard™

Comments:

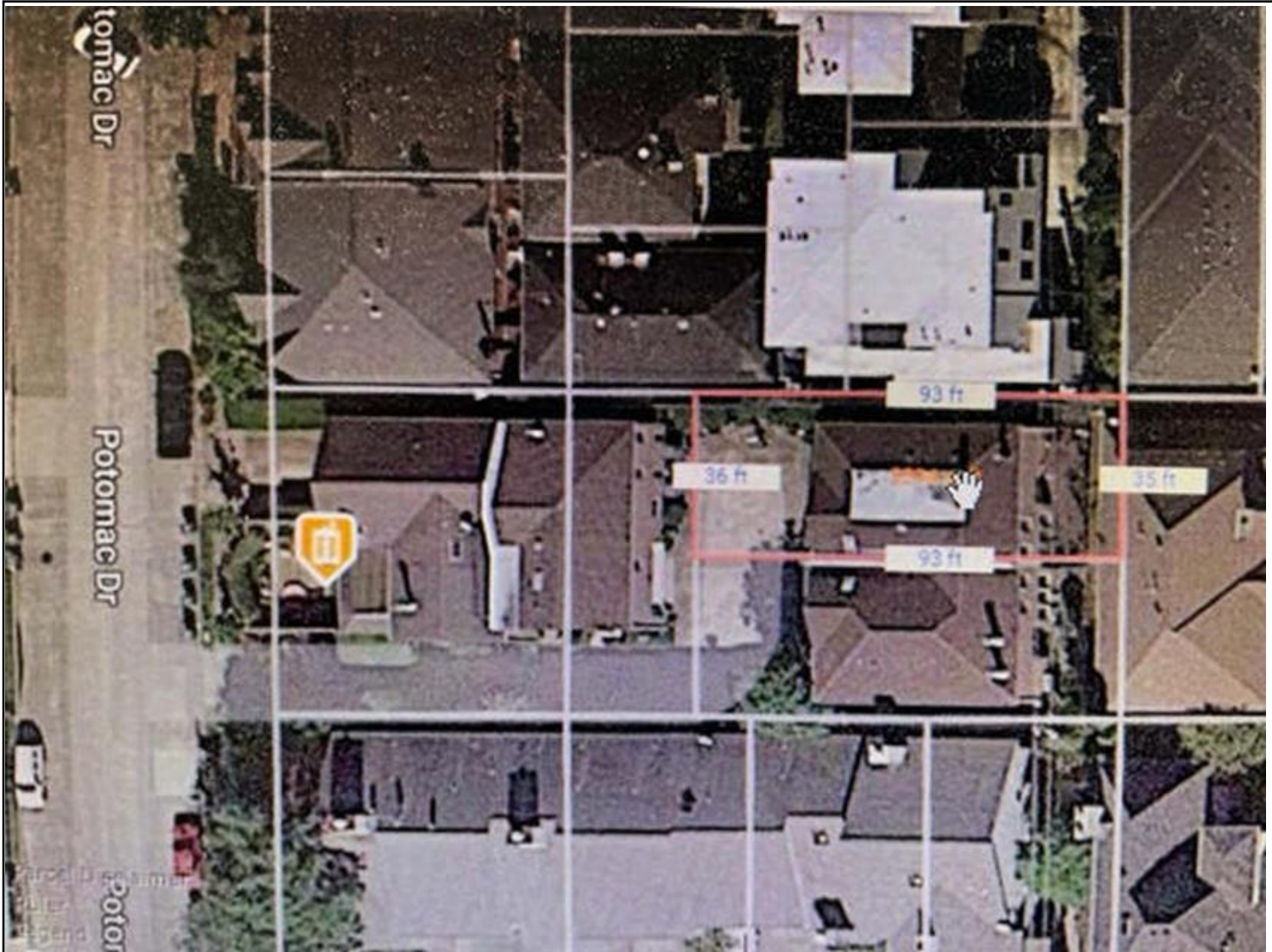
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	798.70	798.70
GLA2	Second Floor	1290.00	1290.00
GAR	Garage	491.91	491.91
P/P	Porch	314.00	
	Porch	120.00	434.00
Net LIVABLE Area		(rounded)	2089

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	4.0 x	10.0	40.00
	2.0 x	10.0	20.00
	1.9 x	13.0	24.33
0.5 x	0.1 x	13.0	0.86
	4.0 x	13.0	52.10
	22.0 x	30.0	660.55
0.5 x	0.1 x	13.0	0.86
Second Floor			
	30.0 x	43.0	1290.00
8 Items		(rounded)	2089

PLAT MAP ADDENDUM

File # 2022068

Borrower/Client	GASTON HILL MADURO		
Property Address	2413 POTOMAC DR		
City	HOUSTON	County	HARRIS
		State	TX
		Zip Code	77057-4520
Lender	CALIBER HOME LOANS, INC		



Borrower/Client	GASTON HILL MADURO			
Property Address	2413 POTOMAC DR			
City	HOUSTON	County	HARRIS	State TX Zip Code 77057-4520
Lender	CALIBER HOME LOANS, INC			



Certified Residential Real Estate Appraiser

Appraiser: Scott Thomas Pike
License #: TX 1360607 R **License Expires: 10/31/2022**

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


Chelsea Buchholtz
 Commissioner

For additional information or to file a complaint please contact TALCB at www.telcb.texas.gov.

Borrower/Client GASTON HILL MADURO
 Property Address 2413 POTOMAC DR
 City HOUSTON County HARRIS State TX Zip Code 77057-4520
 Lender CALIBER HOME LOANS, INC



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING 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: **RAP3363998-21**

Renewal of: **RAP3363998-20**

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

Item 1. **Named Insured:** **Scott Pike**

Item 2. **Address:** **1080 W Sam Houston Pkwy N #225**

City, State, Zip Code: **Houston, TX 77043**

Item 3. **Policy Period:** From 04/20/2021 To 04/20/2022
(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:**

- A. \$ 1,000,000 **Damages Limit of Liability – Each Claim**
 B. \$ 1,000,000 **Claim Expenses Limit of Liability – Each Claim**
 C. \$ 1,000,000 **Damages Limit of Liability – Policy Aggregate**
 D. \$ 1,000,000 **Claim Expenses Limit of Liability – Policy Aggregate**

Item 5. **Deductible (Inclusive of Claim Expenses):**

- A. \$ 0.00 **Each Claim**
 B. \$ 0.00 **Aggregate**

Item 6. **Premium:** \$ **1,029.00**

Item 7. **Retroactive Date (if applicable):** **04/20/2013**

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

D42100 (03/15) D42300 TX (05/13) IL7324 (08/12)
 D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
 D42414 (08/19)

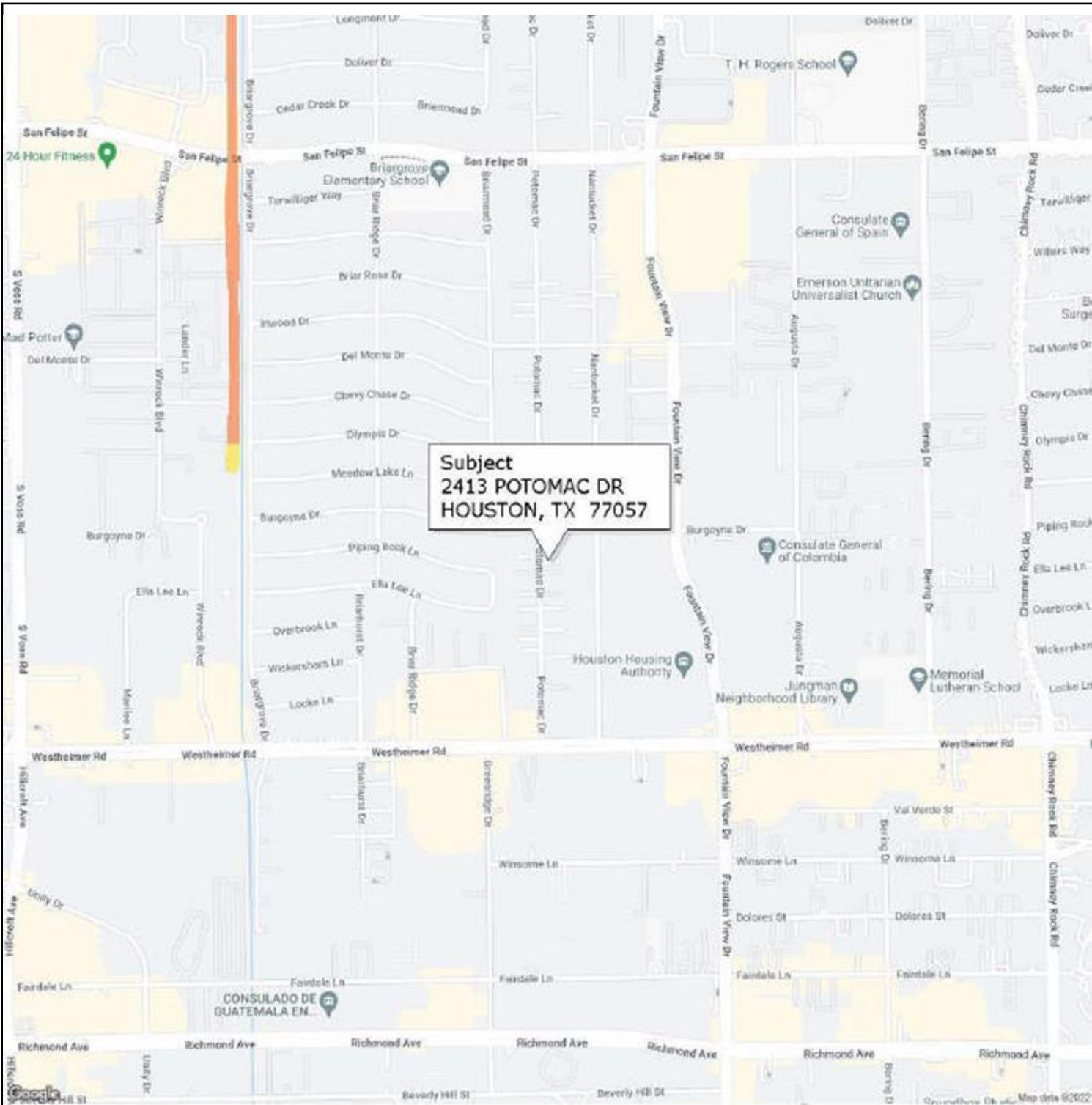
Ruby A. Johnson
Authorized Representative

Borrower/Client GASTON HILL MADURO

Property Address 2413 POTOMAC DR

City HOUSTON County HARRIS State TX Zip Code 77057-4520

Lender CALIBER HOME LOANS, INC



Subject
2413 POTOMAC DR
HOUSTON, TX 77057

FLOOD INFORMATION

Community: CITY OF HOUSTON
 Property is NOT in a FEMA Special Flood Hazard Area
 Map Number: 48201C0855L
 Panel: 48201C0855
 Zone: X
 Map Date: 06-18-2007
 FIPS: 48201
 Source: FEMA DFIRM

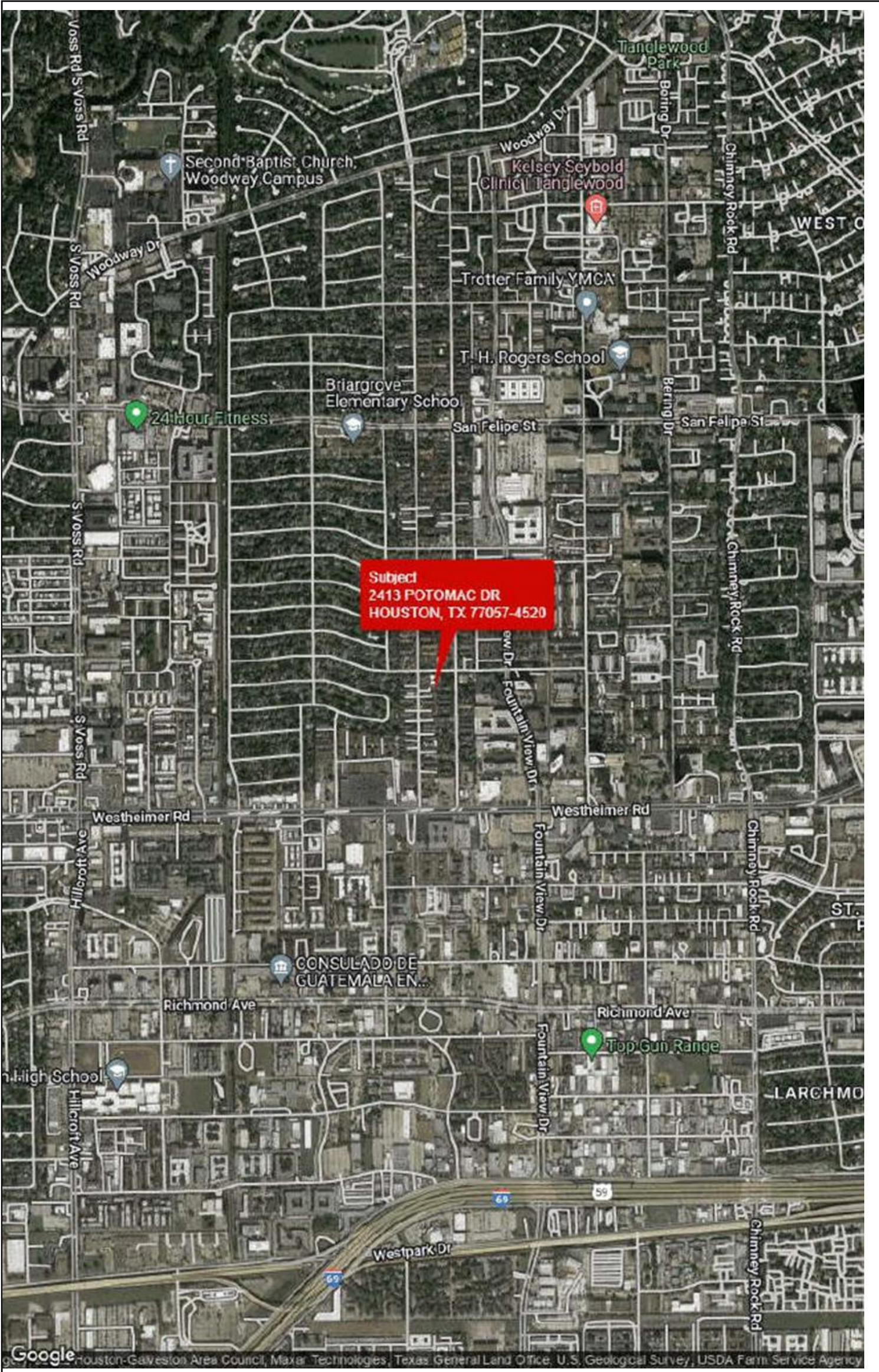
LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Borrower/Client	GASTON HILL MADURO			
Property Address	2413 POTOMAC DR			
City	HOUSTON	County	HARRIS	State TX Zip Code 77057-4520
Lender	CALIBER HOME LOANS, INC			



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