

Uniform Residential Appraisal Report

File # 240722027

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.

SUBJECT

Property Address 4518 Warm Springs Rd City Houston State TX Zip Code 77035
Borrower CANDACE BRAWNER Owner of Public Record Brawnerology LLC County HARRIS
Legal Description LT 20 BLK 13 POST OAK MANOR SEC 4
Assessor's Parcel # 087-191-000-0020 Tax Year 2023 R.E. Taxes \$ 4,203
Neighborhood Name POST OAK MANOR SEC 4 Map Reference 571D Census Tract 4204.00
Occupant [ ] Owner [ ] Tenant [x] Vacant Special Assessments \$ 0 [ ] PUD HOA \$ 0 [ ] per year [ ] per month
Property Rights Appraised [x] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [x] Refinance Transaction [ ] Other (describe)
Lender/Client AMP LENDING Address 633 E. FERNHURST DR. STE. 204, KATY, TX 77450
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 [x] No
Report data source(s) used, offering price(s), and date(s). PER HARMLS, THERE ARE NO KNOWN LISTINGS OF THE SUBJECT PROPERTY IN THE PRIOR 12 MONTHS.

CONTRACT

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.
Contract Price \$ Date of Contract Is the property seller the owner of public record? [ ] Yes [ ] No Data Source(s)
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.

NEIGHBORHOOD

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 [ ] Urban [x] Suburban [ ] Rural Property Values [ ] Increasing [x] Stable [ ] Declining PRICE AGE One-Unit 70 %
Built-Up [x] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [x] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit 5 %
Growth [ ] Rapid [x] Stable [ ] Slow Marketing Time [x] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 205 Low 1 Multi-Family 5 %
Neighborhood Boundaries SOUTH AND EAST BY ALT. 90, NORTH BY LOOP 610 AND WEST BY S. 836 High 74 Commercial 10 %
POST OAK BLVD. 375 Pred. 68 Other 10 %
Neighborhood Description SEE ATTACHED ADDENDA.
Market Conditions (including support for the above conclusions) SEE ATTACHED ADDENDA.

SITE

Dimensions PER HCAD Area 6893 sf Shape RECTANGULAR View N;Res;
Specific Zoning Classification NONE Zoning Description NONE
Zoning Compliance [ ] Legal [ ] Legal Nonconforming (Grandfathered Use) [x] 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? [x] Yes [ ] No If No, describe THE
SUBJECT'S CURRENT USE AS A RESIDENTIAL PROPERTY IS CONSIDERED THE HIGHEST AND BEST USE.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [x] [ ] Water [x] [ ] Street CONCRETE [x] [ ]
Gas [ ] [ ] NONE Sanitary Sewer [x] [ ] Alley NONE [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [x] No FEMA Flood Zone X FEMA Map # 48201C0865M FEMA Map Date 05/02/2019
Are the utilities and off-site improvements typical for the market area? [x] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [x] No If Yes, describe
THE SITE IS A TYPICAL INTERIOR LOT FOR THE AREA WITH TYPICAL EASEMENTS TO ACCOMMODATE SERVICE. NO ADVERSE ENCROACHMENTS OR OTHER ADVERSE CONDITIONS WERE NOTED AT TIME OF INSPECTION. A SURVEY WAS PROVIDED. LOT DIMENSIONS AND SIZE WERE OBTAINED FROM COUNTY PLAT MAPS.

IMPROVEMENTS

General Description Foundation Exterior Description materials/condition Interior materials/condition
Units [x] One [ ] One with Accessory Unit [x] Concrete Slab [ ] Crawl Space Foundation Walls CONCRETE/AVG Floors WD/TL/AVG
# of Stories 1 [ ] Full Basement [ ] Partial Basement Exterior Walls BRK/WD/AVG Walls DRYWALL/AVG
Type [x] Det. [ ] Att. [ ] S-Det./End Unit Basement Area 0 sq.ft. Roof Surface COMP/AVG Trim/Finish WOOD/AVG
[x] Existing [ ] Proposed [ ] Under Const. Basement Finish 0 % Gutters & Downspouts NONE Bath Floor TILE/AVG
Design (Style) TRDTNL [ ] Outside Entry/Exit [ ] Sump Pump Window Type METAL/AVG Bath Wainscot TILE/AVG
Year Built 1959 Evidence of [ ] Infestation Storm Sash/Insulated N/A Car Storage [ ] None
Effective Age (Yrs) 15 [ ] Dampness [ ] Settlement Screens YES/AVG [x] Driveway # of Cars 2
Attic [ ] None Heating [x] FWA [ ] HWBB [ ] Radiant Amenities [ ] Woodstove(s) # 0 Driveway Surface CONCRETE
[x] Drop Stair [ ] Stairs [ ] Other Fuel ELECTRIC [ ] Fireplace(s) # 0 [x] Fence WD/MTL [x] Garage # of Cars 2
[ ] Floor [ ] Scuttle Cooling [x] Central Air Conditioning [x] Patio/Deck CNC [x] Porch CVD [ ] Carport # of Cars 0
[ ] Finished [ ] Heated [ ] Individual [ ] Other [ ] Pool NONE [ ] Other NONE [x] Att. [ ] Det. [ ] Built-in
Appliances [x] Refrigerator [x] Range/Oven [x] Dishwasher [x] Disposal [x] Microwave [x] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,294 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). COVERED ENTRY PORCH; CONCRETE PATIO; GRANITE COUNTERTOPS; UPDATED PAINT;
UPDATED FLOORING; UPDATED FIXTURES; UPDATED A/C; UPDATED WATER HEATER; NEW BREAKER BOX
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-less than one year ago;Bathrooms-updated-less than one year ago;SEE ATTACHED ADDENDUM
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [x] No If Yes, describe
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [x] Yes [ ] No If No, describe

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There are 20 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 275,000 to \$ 495,000		There are 58 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 205,000 to \$ 461,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	4518 Warm Springs Rd Houston, TX 77035	4821 Hummingbird St Houston, TX 77035	4423 Spellman Rd Houston, TX 77035	4526 Spellman Rd Houston, TX 77035	
Proximity to Subject		0.56 miles NW	0.10 miles E	0.06 miles NW	
Sale Price	\$	\$ 350,000	\$ 355,000	\$ 355,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 257.54 sq.ft.	\$ 273.08 sq.ft.	\$ 274.98 sq.ft.	
Data Source(s)		HARMLS #88335136;DOM 62	HARMLS #63657576;DOM 23	HARMLS #91089326;DOM 6	
Verification Source(s)		CAD/MLS	CAD/MLS	CAD/MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth FHA;6000		ArmLth Und;0	
Date of Sale/Time		s11/23;c10/23		s10/23;c09/23	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE	
Site	6893 sf	9490 sf	-1,300	7006 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Trdtnl	DT1;Trdtnl		DT1;Trdtnl	
Quality of Construction	Q4	Q4		Q4	
Actual Age	65	69	0	69	0
Condition	C3	C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2.0	6 3 2.0		6 3 2.0	
Gross Living Area	1,294 sq.ft.	1,359 sq.ft.	-1,300	1,300 sq.ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	
Energy Efficient Items	TYPICAL	TYPICAL		TYPICAL	
Garage/Carport	2ga2dw	2ga2dw		1ga1dw	+2,500
Porch/Patio/Deck	PATIO/PORCH	PATIO/PORCH		PATIO/PORCH	
	FENCE	FENCE		FENCE	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,600		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,500	
Adjusted Sale Price of Comparables		Net Adj. 0.7 % Gross Adj. 0.7 % \$ 347,400		Net Adj. 0.7 % Gross Adj. 0.7 % \$ 357,500	
				Net Adj. 0.0 % Gross Adj. 0.0 % \$ 355,000	

SALES COMPARISON APPROACH

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) CAD/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) CAD/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	02/26/2024		02/03/2023	05/12/2023
Price of Prior Sale/Transfer	\$0		\$0	\$0
Data Source(s)	CC#64534	CAD/MLS	CC#38117	CC#173637
Effective Date of Data Source(s)	07/26/2024	07/26/2024	07/26/2024	02/13/2024

Analysis of prior sale or transfer history of the subject property and comparable sales  
 COMPARABLE 2 TRANSFERRED ON 02/03/2023 PER CC#38117.  
 COMPARABLE 3 TRANSFERRED ON 05/12/2023 PER CC#173637. PER CC#64534, A TRANSFER INVOLVING THE SUBJECT OCCURED ON 02/26/2024 FOR AN UNDISCLOSED AMOUNT. THERE WERE NO OTHER SALE OR TRANSFER TRANSACTIONS INVOLVING THE SUBJECT AND/OR THE UTILIZED SALES WITHIN THE REQUIRED TIME FRAMES.

Summary of Sales Comparison Approach SEE ATTACHED ADDENDA.

Indicated Value by Sales Comparison Approach \$ 356,000  
 Indicated Value by: Sales Comparison Approach \$ 356,000 Cost Approach (if developed) \$ 362,414 Income Approach (if developed) \$ 0

THE SALES COMPARISON APPROACH IS CONSIDERED THE MOST RELIABLE INDICATOR OF VALUE FOR THE SUBJECT AND IS SUPPORTED BY THE COST APPROACH. THE INCOME APPROACH WAS NOT UTILIZED AS HOMES IN THIS NEIGHBORHOOD ARE NOT TYPICALLY PURCHASED FOR THEIR INCOME PRODUCING CAPABILITIES.

RECONCILIATION

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:

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 \$ 356,000 , as of 07/26/2024 , which is the date of inspection and the effective date of this appraisal.



**SINGLE FAMILY COMPARABLE RENT SCHEDULE**

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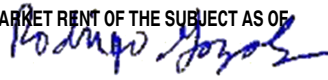
This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	4518 Warm Springs Rd Houston, TX 77035	4614 Kingfisher Dr Houston, TX 77035		10937 Greenwillow St Houston, TX 77035		4402 Sanford Rd Houston, TX 77035	
Proximity to Subject		0.25 miles NW		0.39 miles NE		0.23 miles NE	
Date Lease Begins		03/01/2024		06/22/2024		08/18/2023	
Date Lease Expires		03/01/2025		06/22/2025		08/18/2024	
Monthly Rental	If Currently Rented: \$	\$ 2,250		\$ 2,495		\$ 2,650	
Less: Utilities	\$	\$		\$		\$	
Furniture							
Adjusted Monthly Rent	\$	\$ 2,250		\$ 2,495		\$ 2,650	
Data Source		HARMLS #11287399;DOM 3 CAD/MLS		HARMLS #98443665;DOM 29 CAD/MLS		HARMLS #57807450;DOM 18 CAD/MLS	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
Rent Concessions							
Location/View	N;Res; N;Res;	N;Res; N;Res;		N;Res; N;Res;		N;Res; N;Res;	
Design and Appeal	DT1;Trdtnl	DT1;Trdtnl		DT1;Trdtnl		DT1;Trdtnl	
Age/Condition	65 C3	64 C3		66 C3		69 C3	
Above Grade Room Count	Total : Bdrms : Baths 6 : 3 : 2.0	Total : Bdrms : Baths 6 : 3 : 2.0		Total : Bdrms : Baths 6 : 3 : 2.0		Total : Bdrms : Baths 6 : 3 : 2.0	
Gross Living Area	1,294 Sq. Ft.	1,278 Sq. Ft.	+10	1,430 Sq. Ft.	-60	1,575 Sq. Ft.	-120
Other (e.g., basement, etc.)	0sf	0sf		0sf		0sf	
Other:							
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 10	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -60	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -120
Indicated Monthly Market Rent		\$ 2,260		\$ 2,435		\$ 2,530	

Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.) ALL RENTALS ARE LOCATED WITHIN THE SUBJECT'S MARKET AREA AND REPRESENT ACCURATE AND RELIABLE INDICATORS OF MARKET RENT. ALL SALES ARE SIMILAR TO THE SUBJECT WITH RESPECT TO LOCATION, DESIGN, GENERAL APPEAL AND QUALITY OF CONSTRUCTION. TYPICAL ADJUSTMENTS ARE APPLIED FOR DIFFERENCES IN LIVING AREA. THE UTILIZED RENTALS PROVIDE THE APPRAISER WITH AN ADEQUATE RANGE TO ESTIMATE THE SUBJECT'S MARKET RENT. ALL RENTALS WERE GIVEN CONSIDERATION.

Final Reconciliation of Market Rent: THE RENT COMPARABLES UTILIZED ARE SIMILAR TO THE SUBJECT WITH RESPECT TO LOCATION, DESIGN, GENERAL APPEAL AND QUALITY OF CONSTRUCTION. THE RENT COMPARABLES ARE ALSO A RELIABLE INDICATOR OF CURRENT MARKET RENT.

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 07/26/2024 TO BE \$ 2,400

Appraiser(s) SIGNATURE   
NAME RODRIGO GONZALEZ

Review Appraiser SIGNATURE \_\_\_\_\_  
(if applicable) NAME \_\_\_\_\_

Date Property Inspected 07/26/2024 Report Signed 07/29/2024  
License or Certification # 1337615 State TX  
Expiration Date of License or Certification 12/31/2025

Date Property Inspected \_\_\_\_\_ Report Signed \_\_\_\_\_  
License or Certification # \_\_\_\_\_ State \_\_\_\_\_  
Expiration Date of License or Certification \_\_\_\_\_  
Review Appraiser  Did  Did Not Inspect Subject Property

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**I HAVE PERFORMED APPRAISAL SERVICES, AS AN APPRAISER ON 02/13/2024, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT. A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS 30 TO 90 DAYS.**

ADDITIONAL COMMENTS

### 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) **DUE TO THE LACK OF COMPARABLE VACANT LOT SALES, THE ALLOCATION METHOD WAS UTILIZED TO ESTIMATE THE SUBJECT'S UNDERLYING LOT VALUE.**

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	=\$	89,000
Source of cost data DWELLINGCOST	DWELLING 1,294 Sq.Ft. @ \$ 262.28 .....	= \$	339,390
Quality rating from cost service 3.0 Effective date of cost data 07/26/2024	0 Sq.Ft. @ \$ .....	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	.....	= \$	
NO FUNCTIONAL INADEQUACIES WERE NOTED IN THE DESIGN, LAYOUT, OR UTILITY OF THE SUBJECT PROPERTY. SEE ATTACHED FLOOR PLAN. COST ESTIMATES WERE OBTAINED FROM DWELLINGCOST.COM AND LOCAL BUILDING COSTS. THE PORCH, PATIO AND FENCE ARE RECOGNIZED IN THE "AS IS" VALUE OF SITE IMPROVEMENTS.	Garage/Carport 397 Sq.Ft. @ \$ 46.59 .....	= \$	18,496
	Total Estimate of Cost-New .....	= \$	357,886
	Less Physical Functional External		
	Depreciation 89,472 .....	= \$(	89,472)
	Depreciated Cost of Improvements .....	= \$	268,414
	"As-is" Value of Site Improvements .....	= \$	5,000
Estimated Remaining Economic Life (HUD and VA only) 45 Years	INDICATED VALUE BY COST APPROACH .....	= \$	362,414

INCOME

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 2,400 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) **THE INCOME APPROACH WAS NOT UTILIZED, AS RESIDENTIAL PROPERTIES ARE NOT TYPICALLY PURCHASED FOR THEIR INCOME PRODUCING CAPABILITIES.**

PUD INFORMATION

### PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

Does the project contain any multi-dwelling units?  Yes  No Data Source

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.

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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 the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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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

File # 240722027

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.

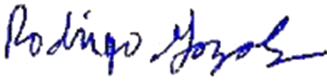
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one 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 RODRIGO GONZALEZ  
 Company Name GONZALEZ APPRAISAL COMPANY  
 Company Address 127 SHELTER ROCK CT  
SPRING, TX 77382  
 Telephone Number 713-922-1842  
 Email Address RGONZALEZ063@GMAIL.COM  
 Date of Signature and Report 07/29/2024  
 Effective Date of Appraisal 07/26/2024  
 State Certification # 1337615  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State TX  
 Expiration Date of Certification or License 12/31/2025

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 \_\_\_\_\_

ADDRESS OF PROPERTY APPRAISED  
4518 Warm Springs Rd  
Houston, TX 77035  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 356,000

LENDER/CLIENT  
 Name APPRAISAL MC  
 Company Name AMP LENDING  
 Company Address 633 E. FERNHURST DR. STE. 204, KATY, TX  
77450  
 Email Address \_\_\_\_\_

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 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 are either 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.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

### 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.



# Market Conditions Addendum to the Appraisal Report

File No. 240722027

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 **4518 Warm Springs Rd** City **Houston** State **TX** ZIP Code **77035**

Borrower **CANDACE BRAWNER**

**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)	36	9	13	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	6.00	3.00	4.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	10	14	20	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.7	4.7	4.6	<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	\$328,500	\$355,000	\$360,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	14	13	6	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$365,000	\$339,500	\$336,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	24	25	18	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98%	99%	99%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" 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.). **An analysis was performed on 58 competing sales over the past 12 months. For those sales, a total of 31.0% were reported to have seller concessions. This analysis shows a change of +29.6% per month.**

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).

**An analysis was performed on 58 competing sales over the past 12 months. For those sales, a total of 5.2% were reported to be REO.**

Cite data sources for above information. **Information reported in the HARMLS system (using an effective date of 07/26/2024) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

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.

**An analysis was performed on 58 competing sales over the past 12 months. The sales within this group had a median sale price of \$336,500. This analysis shows a change of 0% per month. Based on all sales in this same group, there is a 4.1 month supply. This analysis shows a change of 0% per month. These sales had a median DOM of 11. This analysis shows a change of -3.1% per month.**

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

**Project Name:**

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

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

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

Signature

Rodrigo Gonzales

Signature

Appraiser Name **RODRIGO GONZALEZ**

Supervisory Appraiser Name

Company Name **GONZALEZ APPRAISAL COMPANY**

Company Name

Company Address **127 SHELTER ROCK CT, SPRING, TX 77382**

Company Address

State License/Certification # **1337615** State **TX**

State License/Certification # State

Email Address **RGONZALEZ063@GMAIL.COM**

Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER



## Subject Photo Page

Borrower	CANDACE BRAWNER				
Property Address	4518 Warm Springs Rd				
City	Houston	County	HARRIS	State	TX Zip Code 77035
Lender/Client	AMP LENDING				

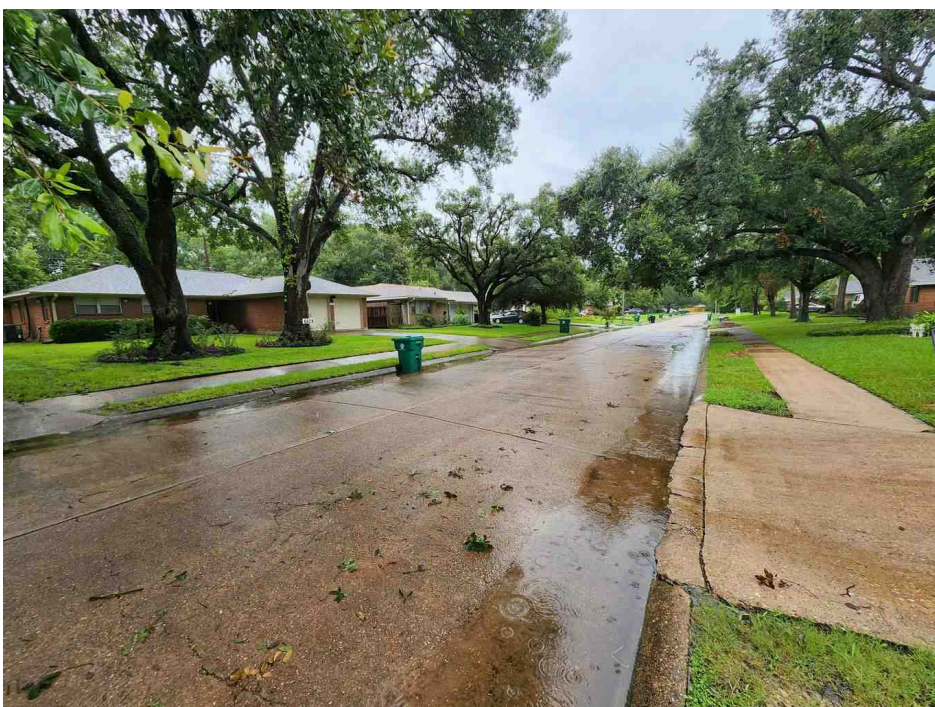


### Subject Front

4518 Warm Springs Rd  
Sales Price  
Gross Living Area 1,294  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res;  
Site 6893 sf  
Quality Q4  
Age 65



### Subject Rear



### Subject Street



## Subject Photo Page

Borrower	CANDACE BRAWNER				
Property Address	4518 Warm Springs Rd				
City	Houston	County	HARRIS	State	TX Zip Code 77035
Lender/Client	AMP LENDING				

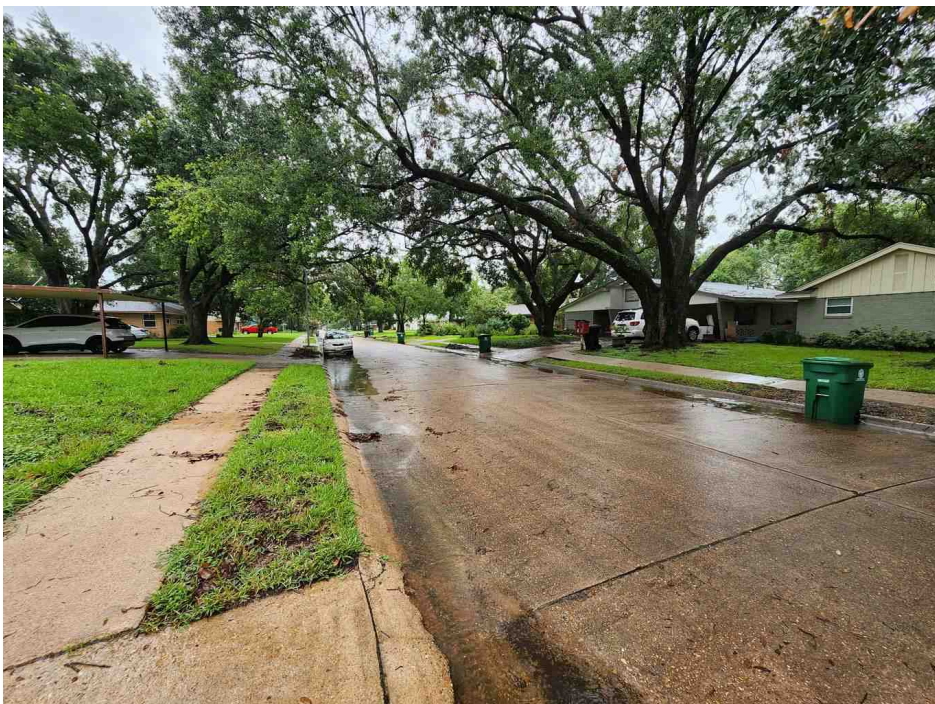


### Subject Front

4518 Warm Springs Rd  
Sales Price  
Gross Living Area 1,294  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res;  
Site 6893 sf  
Quality Q4  
Age 65



### Subject Rear



### Subject Street



## Interior Photos

Borrower	CANDACE BRAWNER			
Property Address	4518 Warm Springs Rd			
City	Houston	County	HARRIS	State TX      Zip Code 77035
Lender/Client	AMP LENDING			



**LIVING**



**KITCHEN**



**KITCHEN VIEW 2**



**KITCHEN VIEW 3**



**DINING**



**BEDROOM**



**SMOKE ALARM**



**BATH**



**BEDROOM 2**



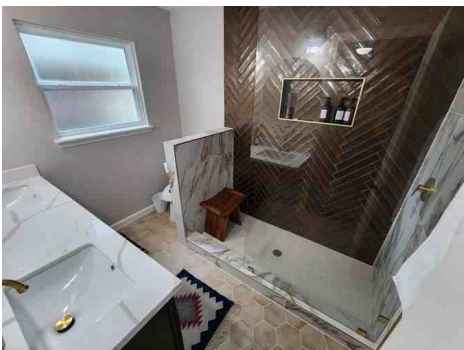
**SMOKE ALARM**



**BEDROOM 3**



**SMOKE ALARM**



**BATH 2**



**BATH 2 ADDNL VIEW**



**UTILITY**

## Interior Photos

Borrower	CANDACE BRAWNER						
Property Address	4518 Warm Springs Rd						
City	Houston	County	HARRIS	State	TX	Zip Code	77035
Lender/Client	AMP LENDING						



**GARAGE**



**GARAGE VIEW 2**



**ATTIC**



**ATTIC VIEW 2**



**BREAKER BOX**



**A/C UNIT**



## Comparable Photo Page

Borrower	CANDACE BRAWNER			
Property Address	4518 Warm Springs Rd			
City	Houston	County HARRIS	State TX	Zip Code 77035
Lender/Client	AMP LENDING			



### Comparable 1

4821 Hummingbird St  
 Prox. to Subject 0.56 miles NW  
 Sale Price 350,000  
 Gross Living Area 1,359  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 9490 sf  
 Quality Q4  
 Age 69



### Comparable 2

4423 Spellman Rd  
 Prox. to Subject 0.10 miles E  
 Sale Price 355,000  
 Gross Living Area 1,300  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 7006 sf  
 Quality Q4  
 Age 69



### Comparable 3

4526 Spellman Rd  
 Prox. to Subject 0.06 miles NW  
 Sale Price 355,000  
 Gross Living Area 1,291  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 6893 sf  
 Quality Q4  
 Age 69



## Comparable Photo Page

Borrower	CANDACE BRAWNER			
Property Address	4518 Warm Springs Rd			
City	Houston	County HARRIS	State TX	Zip Code 77035
Lender/Client	AMP LENDING			



### Comparable 4

4609 Kingfisher Dr  
 Prox. to Subject 0.21 miles NW  
 Sale Price 369,500  
 Gross Living Area 1,718  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 7524 sf  
 Quality Q4  
 Age 66



### Comparable 5

4514 Stillbrooke Dr  
 Prox. to Subject 0.50 miles N  
 Sale Price 370,000  
 Gross Living Area 1,746  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 9375 sf  
 Quality Q4  
 Age 69



### Comparable 6

4621 Creekbend Dr  
 Prox. to Subject 0.55 miles N  
 Sale Price 375,000  
 Gross Living Area 1,848  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 9375 sf  
 Quality Q4  
 Age 69



## Rental Photo Page

Borrower	CANDACE BRAWNER			
Property Address	4518 Warm Springs Rd			
City	Houston	County HARRIS	State TX	Zip Code 77035
Lender/Client	AMP LENDING			



### Rental 1

4614 Kingfisher Dr  
 Proximity to Subject 0.25 miles NW  
 Adj. Monthly Rent 2,250  
 Gross Living Area 1,278  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Condition C3  
 Age/Year Built 64



### Rental 2

10937 Greenwillow St  
 Proximity to Subject 0.39 miles NE  
 Adj. Monthly Rent 2,495  
 Gross Living Area 1,430  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Condition C3  
 Age/Year Built 66



### Rental 3

4402 Sanford Rd  
 Proximity to Subject 0.23 miles NE  
 Adj. Monthly Rent 2,650  
 Gross Living Area 1,575  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Condition C3  
 Age/Year Built 69

## Supplemental Addendum

File No. 240722027

Borrower	CANDACE BRAWNER						
Property Address	4518 Warm Springs Rd						
City	Houston	County	HARRIS	State	TX	Zip Code	77035
Lender/Client	AMP LENDING						

### • URAR: SCOPE OF WORK

THE APPRAISER MEASURED THE EXTERIOR OF THE SUBJECT PROPERTY, WALKED THROUGH THE INTERIOR OF THE SUBJECT PROPERTY, PERFORMED A LIMITED INSPECTION OF THE ATTIC AND INSPECTED THE ROOF FROM GROUND LEVEL.

THE APPRAISER IS NOT A BUILDING CONTRACTOR, ENGINEER, OR QUALIFIED HOME INSPECTOR. THE APPRAISER IS NOT QUALIFIED TO OBSERVE OR REPORT ON PHYSICAL ITEMS THAT ARE NOT EASILY VISIBLE. ANY PARTIES TO THIS TRANSACTION HAVING CONCERNS REGARDING STRUCTURAL, MECHANICAL, INFESTATION, CONTAMINATION OR OTHER ISSUES ABOUT THE SUBJECT PROPERTY ARE URGED TO CONSULT AN EXPERT IN THE APPROPRIATE FIELD. THE APPRAISER MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WITH RESPECT TO ANY SUCH ITEMS THAT ARE NOT READILY OBSERVABLE.

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.

### **USPAP COMPLIANCE AND AMENDMENTS, ADDITIONS, AND CHANGES TO CERTIFICATION**

PROFESSIONAL ASSISTANCE: SIGNIFICANT REAL PROPERTY APPRAISAL ASSISTANCE WAS PROVIDED BY CHRISTOPHER DEISS, TRAINEE LICENSE NUMBER TX-1341118, INCLUDING RESEARCH, ANALYSIS AND ASSISTED IN THE INSPECTION OF THE SUBJECT PROPERTY.

### • URAR: NEIGHBORHOOD - DESCRIPTION

THE SUBJECT IS LOCATED APPROXIMATELY 10-15 MILES SOUTHWEST OF THE HOUSTON CBD. THE HOUSTON ISD PROVIDES THE AREA WITH PUBLIC EDUCATION. LOOP 610, S. POST OAK RD. AND OTHER MAJOR TRAFFIC THOROUGHFARES IN THE AREA PROVIDE THE NEIGHBORHOOD WITH ADEQUATE ACCESS. SHOPPING, RECREATIONAL AND MEDICAL FACILITIES ARE CONVENIENTLY LOCATED NEARBY.

### • URAR: NEIGHBORHOOD - MARKET CONDITIONS

SUPPLY AND DEMAND APPEARS TO BE IN BALANCE WITH TYPICAL MARKETING TIMES FOR THE AREA. LOCAL FINANCING APPEARS READILY AVAILABLE WITH COMPETITIVE RATES AND TERMS. TYPICAL EXPOSURE FOR A PROPERTY SIMILAR TO THE SUBJECT IS 1 TO 3 MONTHS. SELLER CONTRIBUTIONS OF 0 TO 6 POINTS ARE TYPICAL FOR THE MARKET AREA. ADJUSTMENTS WILL BE APPLIED WHEN POINTS ARE ABOVE THE TYPICAL RANGE.

### • URAR: IMPROVEMENTS - CONDITION OF THE PROPERTY

THE SUBJECT HAS BEEN ADEQUATELY MAINTAINED, UPDATED AND IS RATED IN OVERALL AVERAGE MARKETABLE CONDITION. THERE WERE NO FUNCTIONAL OR EXTERNAL FACTORS NOTED, AT THE TIME OF THE INSPECTION. THE SUBJECT'S QUALITY OF CONSTRUCTION IS CONSISTENT WITH OTHER HOMES IN THE AREA. PHYSICAL DEPRECIATION WAS CALCULATED ON AN AGE/LIFE BASIS. ALL APPLICABLE UTILITIES AND WATER WERE OPERATIONAL AND FUNCTIONING. A HEAD AND SHOULDER INSPECTION OF THE ATTIC DID NOT REVEAL ANY VISIBLE ADVERSE CONDITIONS.

### • URAR: SALES COMPARISON ANALYSIS - SUMMARY OF SALES COMPARISON APPROACH

ALL SALES ARE LOCATED WITHIN THE SUBJECT'S MARKET AREA AND REPRESENT ACCURATE AND RELIABLE INDICATORS OF VALUE. ALL SALES ARE SIMILAR TO THE SUBJECT WITH RESPECT TO LOCATION, DESIGN, GENERAL APPEAL AND QUALITY OF CONSTRUCTION.

### **LOT VALUE DETERMINATION AND ADJUSTMENT**

DUE TO THE LACK OF COMPARABLE VACANT LOT SALES, THE ALLOCATION METHOD WAS UTILIZED TO ESTIMATE THE SUBJECT'S UNDERLYING LOT VALUE. A FACTOR OF \$0.50/SF IS APPLIED TO THE COMPARABLES.

### **LIVING AREA DETERMINATION AND ADJUSTMENT**

THE LIVING AREA ADJUSTMENTS ARE DERIVED FROM A PAIRED SALES ANALYSIS OF SIMILAR COMPARABLE HOMES AS THE SUBJECT. ALL SALES FEATURE SIMILAR AMENITIES AND ARE CONSIDERED RELIABLE INDICATORS OF MARKET VALUE. THE ADJUSTMENT FOR GLA WAS ESTIMATED FROM THE COMPARABLE SALES UTILIZED IN THE REPORT. THE PRICE/SF RANGED FROM \$202/SF TO \$274/SF, WITH THE AVERAGE PRICE/SF IS \$239/SF. THE APPRAISER COMPENSATED FOR ESTIMATED DEPRECIATION AND LOT VALUE AND DETERMINED AN ADJUSTMENT OF \$20/SF FOR GLA DIFFERENCES.

### **GARAGE/CARPORT ADJUSTMENT**

AN ADJUSTMENT IS APPLIED TO COMPARABLES FOR GARAGE COUNT DIFFERENCES. THE GARAGE COUNT ADJUSTMENT WAS EXTRACTED UTILIZING A PAIRED SALES ANALYSIS. A GARAGE COUNT ADJUSTMENT OF \$2500 PER CAR BAY WAS APPLIED.

### **MISCELLANEOUS COMMENTS**

THE SUBJECT'S OPINION OF MARKET VALUE IS IN LINE WITH THE PREDOMINATE VALUE OF THE SUBJECT NEIGHBORHOOD. THE SUBJECT IS NOT AN OVER-IMPROVEMENT FOR THE AREA AND DOES NOT AFFECT THE MARKETABILITY OF THE SUBJECT PROPERTY. PROPERTY CHARACTERISTICS WHICH MAY RESULT IN AN OPINION OF MARKET VALUE ABOVE THE PREDOMINANT VALUE MAY BE A RESULT OF THE SUBJECT'S PROPOSED UPDATES.

THE SUBJECT AND THE UTILIZED SALES ARE SIMILAR IN EFFECTIVE AGE, THEREFORE, NO ADJUSTMENT WAS NECESSARY.

THE 10% OF PRESENT LAND USE REPORTED AS OTHER IS AN ESTIMATE OF VACANT LAND IN THE SUBJECT'S IMMEDIATE MARKET AREA.

THE SUBJECT IS LOCATED IN AN AREA WHERE ZONING IS IMPLEMENTED. IT IS NOT UNCOMMON AND TYPICAL FOR THE AREA. NO INDICATION WAS NOTED THAT THE SUBJECT CANNOT BE REBUILT IF 100% IS DESTROYED.

**Supplemental Addendum**

File No. 240722027

Borrower	CANDACE BRAWNER			
Property Address	4518 Warm Springs Rd			
City	Houston	County	HARRIS	State TX Zip Code 77035
Lender/Client	AMP LENDING			

COMPARABLE PHOTOS IN THIS REPORT ARE TAKEN BY THE APPRAISER OR ARE OBTAINED THROUGH DATA SOURCES (MLS), WHICH MAY BE DUE TO LACK OF ACCESS, NATURAL BARRIERS RESTRICTING VISIBILITY, INCLEMENT WEATHER CONDITIONS, LIGHTING ISSUES, REFUSAL BY OWNER/OCCUPANT, AND/OR FOR SAFETY REASONS. THE DECISION NOT TO TAKE A PHOTO IS BASED ON THE LEVEL OF COMFORT AT THE TIME OF THE DRIVE BY. HOMEOWNERS CAN BE SECURITY CONSCIOUS AND OBJECT TO AN APPRAISER TAKING PHOTOS OF THEIR PROPERTY. ALL COMPARABLES HAVE BEEN VISIBLY VIEWED BY THE APPRAISER WHERE/WHEN PHYSICALLY POSSIBLE.

**ANSI STANDARD ADHERENCE:**

THE SUBJECT'S FINISHED AREA AS REPORTED ON THE SKETCH IS BASED ON ADHERENCE TO THE ANSI Z-765 STANDARD FOR CALCULATING SQUARE FOOTAGE.

A DIFFERENCE EXISTS BETWEEN THE APPRAISER'S FINISHED LIVING AREA MEASUREMENTS AND THAT OF THE APPRAISAL DISTRICT. IT IS NOT UNCOMMON FOR APPRAISAL DISTRICTS TO ESTIMATE FINISHED LIVING AREA WHEN ACCESS IS NOT GRANTED TO THE INTERIOR OF THE DWELLING.

**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.

THE REPORT WAS PREPARED IN COMPLIANCE WITH THE RELEVANT PROVISIONS OF THE DODD-FRANK ACT REGARDING LENDER (OR OTHER) PRESSURE.

THE SUBJECT CONFORMS TO THE NEIGHBORHOOD. THE SUBJECT'S FEATURES DO NOT APPEAR TO BE UNIQUE WHEN COMPARED TO OTHER PROPERTIES IN THE NEIGHBORHOOD WITH RESPECT TO CONDITION AND FUNCTIONAL/EXTERNAL CONCERNS. THE SUBJECT DOES NOT APPEAR TO BE AN UNDER IMPROVEMENT FOR THE AREA. THE SUBJECT'S GLA, SITE SIZE, DESIGN, ROOM COUNT, AND FLOOR PLAN APPEAR TO BE TYPICAL FOR THE AREA.

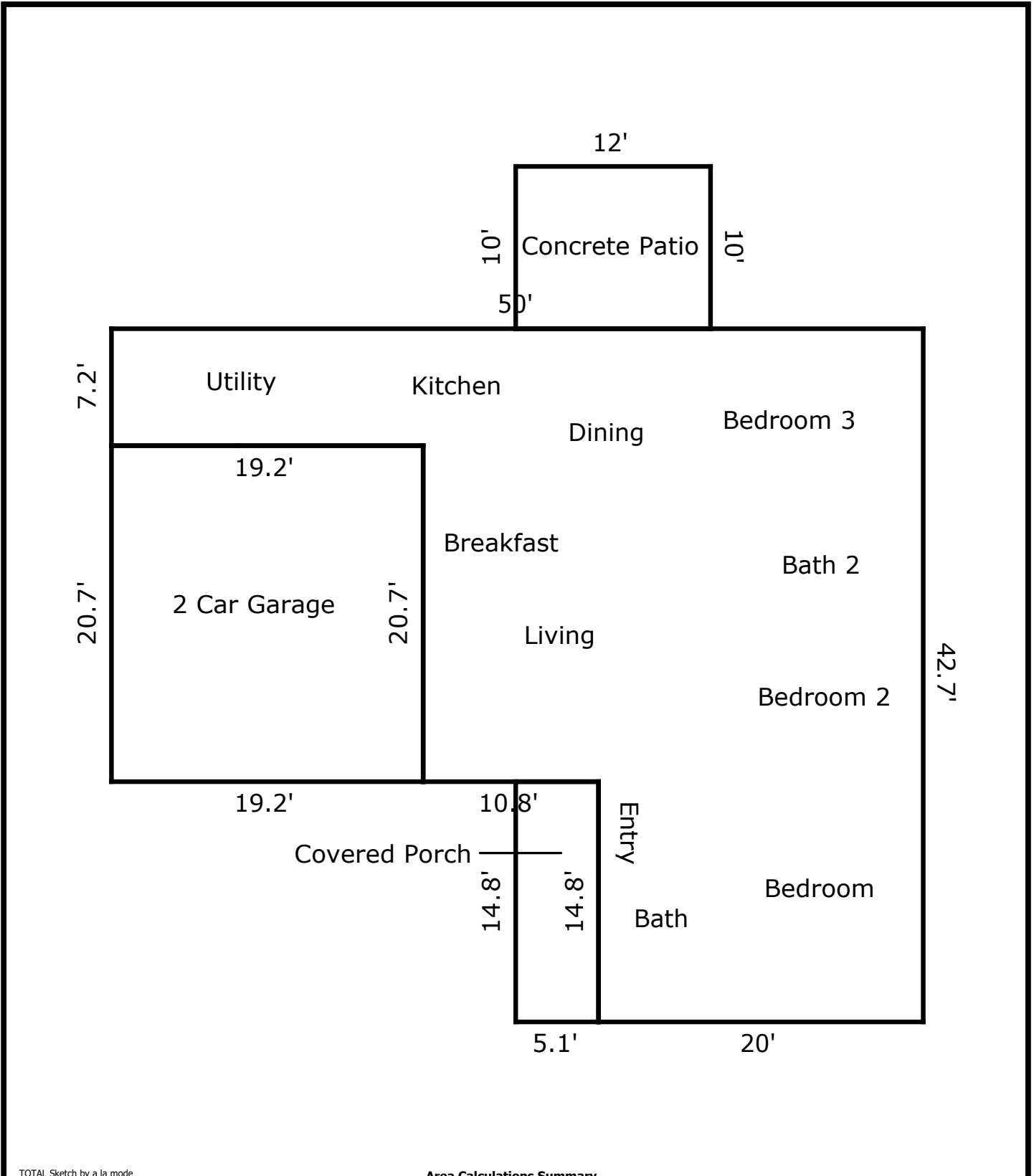
THE UTILIZED SALES ARE CONSIDERED TO BE THE BEST AVAILABLE TO REFLECT THE VALUE OF THE SUBJECT PROPERTY, AFTER ADJUSTMENTS WERE MADE. EACH ADJUSTED SALES HAS BEEN ANALYZED, UPON WHICH A CONCLUSION OF VALUE BY THE SALES COMPARISON APPROACH HAS BEEN MADE.

SALE 3 RECEIVED THE MOST WEIGHT SINCE THE SALE FEATURES MINIMAL NET AND GROSS ADJUSTMENTS. SALES 1, 2, 4, 5 AND 6 RECEIVED LESS WEIGHT DUE TO HIGHER NET AND GROSS ADJUSTMENTS, HOWEVER, THESE SALES PROVIDED A BRACKET FOR THE LIVING AREA FOR THE SUBJECT. THESE SALES ARE CONSIDERED TO BE GOOD INDICATORS OF MARKET AND ARE LOCATED IN CLOSE PROXIMITY TO THE SUBJECT PROPERTY.

**The subject property did not appear to have sustained any damage and/or any adverse impact on value or marketability from the recent Hurricane Beryl dated 07/08 impacting this area.**

## Building Sketch

Borrower	CANDACE BRAUNER						
Property Address	4518 Warm Springs Rd						
City	Houston	County	HARRIS	State	TX	Zip Code	77035
Lender/Client	AMP LENDING						



TOTAL Sketch by a la mode

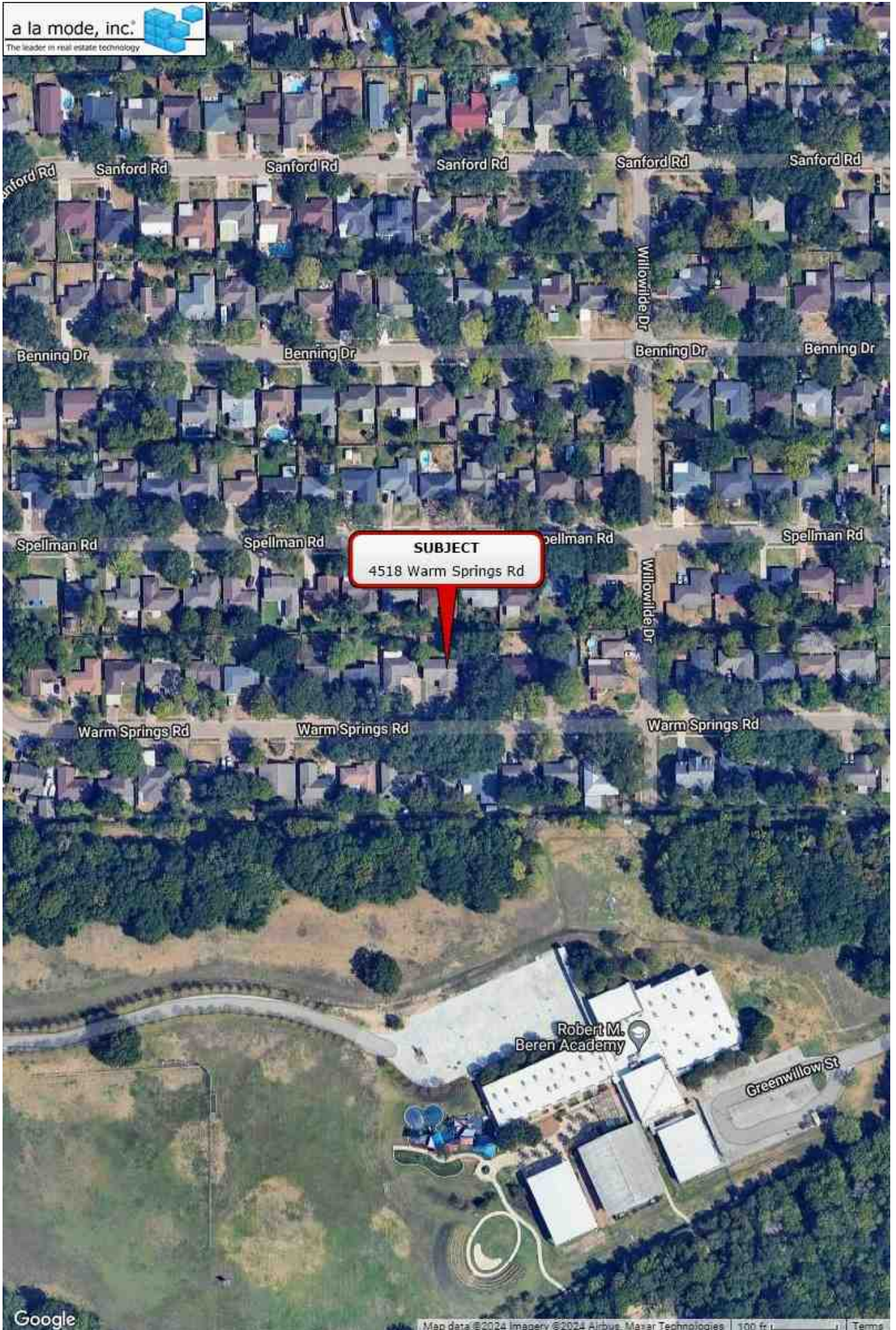
### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1293.56 Sq ft	$20 \times 14.8 = 296$ $27.9 \times 30.8 = 859.32$ $19.2 \times 7.2 = 138.24$
<b>Total Living Area (Rounded):</b>	<b>1294 Sq ft</b>	
<b>Non-living Area</b>		
2 Car Attached	397.44 Sq ft	$19.2 \times 20.7 = 397.44$
Covered Entry Porch	75.48 Sq ft	$5.1 \times 14.8 = 75.48$
Covered Patio	120 Sq ft	$12 \times 10 = 120$



# Aerial Map

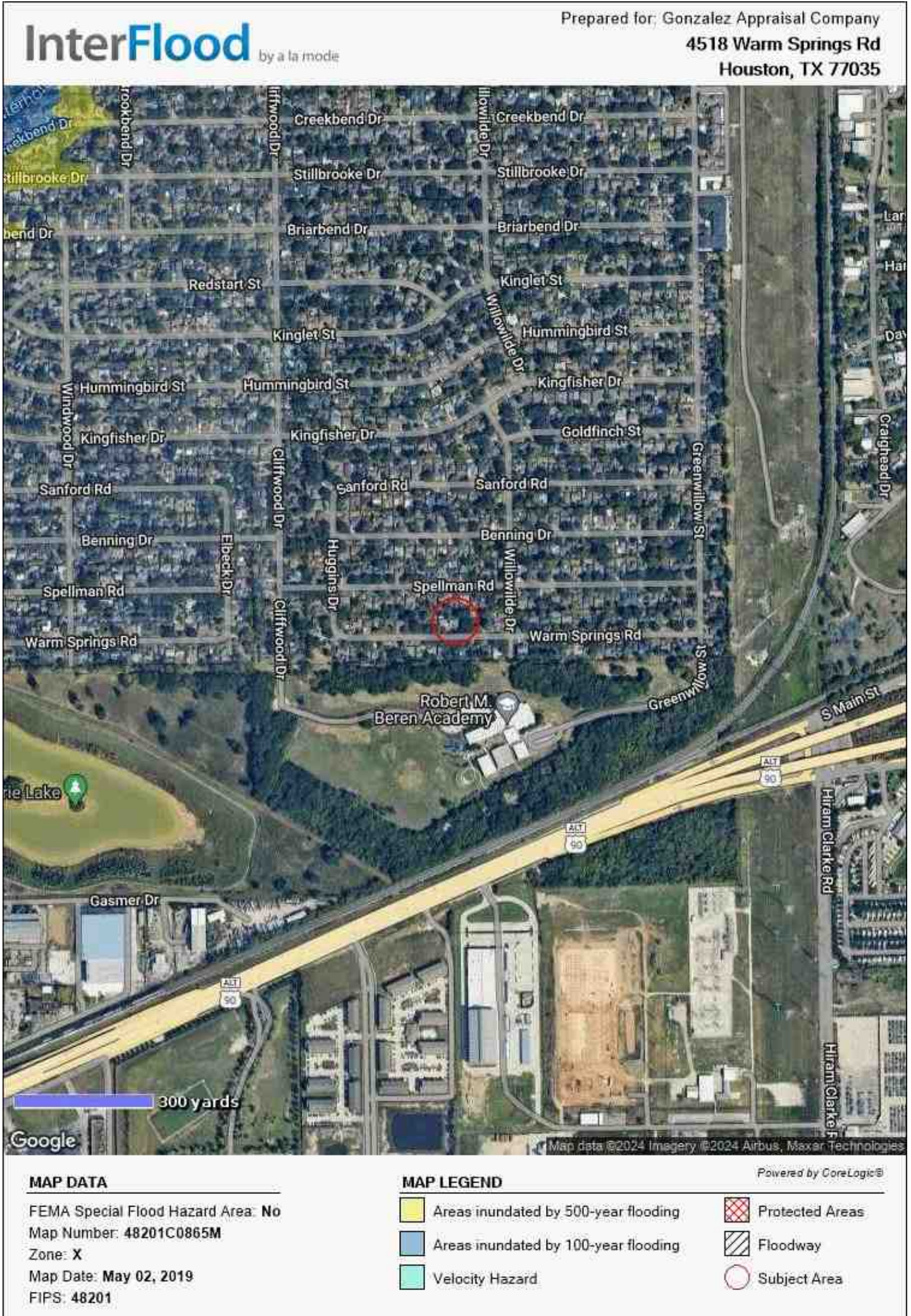
Borrower	CANDACE BRAWNER						
Property Address	4518 Warm Springs Rd						
City	Houston	County	HARRIS	State	TX	Zip Code	77035
Lender/Client	AMP LENDING						





# Flood Map

Borrower	CANDACE BRAWNER			
Property Address	4518 Warm Springs Rd			
City	Houston	County HARRIS	State TX	Zip Code 77035
Lender/Client	AMP LENDING			





## Location Map

Borrower	CANDACE BRAWNER			
Property Address	4518 Warm Springs Rd			
City	Houston	County HARRIS	State TX	Zip Code 77035
Lender/Client	AMP LENDING			





# CERTIFICATION

RODRIGO GONZALEZ  
127 SHELTER ROCK CT  
SPRING, TX 77382



## Certified Residential Real Estate Appraiser

Appraiser: **Rodrigo Gonzalez**

License #: **TX 1337615 R**

License Expires: **12/31/2025**

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

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



**Chelsea Buchholtz**  
Commissioner

# E&O POLICY

**Accelerant National Insurance Company**  
(A Stock Company)  
400 Northridge Road, Suite 800  
Sandy Springs, GA 30350

## REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.**

**PLEASE READ YOUR POLICY CAREFULLY.**

**Policy Number: NAX40PL103161-01**

**Renewal of: NAX40PL103161-00**

- 1. Named Insured: Rodrigo Gonzalez dba Gonzalez Appraisal Co**
- 2. Address:** 127 Shelter Rock Ct  
Spring, TX 77382
- 3. Policy Period:** **From: July 6, 2024** **To: July 6, 2025**  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.
- 4. Limit of Liability:**

	Each Claim	Policy Aggregate
<b>Damages</b> Limit of Liability	<b>4A. \$ 1,000,000</b>	<b>4C. \$ 1,000,000</b>
<b>Claim Expenses</b> Limit of Liability	<b>4B. \$ 1,000,000</b>	<b>4D. \$ 1,000,000</b>
- 5. Deductible (Inclusive of Claims Expenses):**

	Each Claim	Aggregate
	<b>5A. \$500</b>	<b>5B. \$1,000</b>
- 6. Policy Premium: \$ 1071**
- 7. Retroactive Date: July 6, 2015**
- 8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
OREP Insurance Services: [info@orep.org](mailto:info@orep.org)  
6353 El Cajon Blvd, Suite 124-605  
San Diego, CA 92115
- 9. Program Administrator:** OREP Insurance Services, LLC – [appraisers@orep.org](mailto:appraisers@orep.org)
- 10. Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: June 26, 2024

By:



Authorized Representative