

APPRAISAL OF REAL PROPERTY



LOCATED AT

5203 Knotty Oaks Trl
Houston, TX 77045
LT 7 BLK 7 CAMBRIDGE VILLAGE SEC 1

FOR

Zeus Lending
3104 Edloe St., STE 210
Houston, TX 77027

OPINION OF VALUE

195,000

AS OF

11/01/2023

BY

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Uniform Residential Appraisal Report

2374029
File # 1523149299

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 5203 Knotty Oaks Trl City Houston State TX Zip Code 77045
 Borrower Daniel McKinney Owner of Public Record DMAC Holdings, Inc. County Harris
 Legal Description LT 7 BLK 7 CAMBRIDGE VILLAGE SEC 1
 Assessor's Parcel # 085-563-000-0007 Tax Year 2022 R.E. Taxes \$ 4,239
 Neighborhood Name Houston Map Reference 26420 Census Tract 3302.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Zeus Lending Address 3104 Edloe St., STE 210, Houston, TX 77027
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Houston Association of Realtors.

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	<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	83 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %
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	105	Low 0	Multi-Family	1 %
Neighborhood Boundaries			The subject's market area is located north of Sam Houston Tollway, east of Fort Bend Tollway, south of Alt. 90, and west of Alameda Rd.			700	High 93	Commercial			11 %
Neighborhood Description			Several employers are within reasonable commuting distance. Schools, shopping, medical facilities, and places of worship, are all nearby. The amenities available in the area are typical and similar to others in the market. ***Other Land Use Is Vacant Land***			242	Pred. 21	Other			4 %

Market Conditions (including support for the above conclusions) Conventional financing is predominate in this area with some FHA, VA, and Cash transactions. Availability of financing is good. Rates are currently 4% to 8% for 30 year fixed.

SITE

Dimensions 78' x 116.73' Area 9105 sf Shape Rectangular View N;Res;Res
 Specific Zoning Classification None Zoning Description None
 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 See General
 Text Addendum.
 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 # 48201C0865M FEMA Map Date 05/02/2019
 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

IMPROVEMENTS

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	Concrete/Avg	Floors	Crpt/Vinyl/Tile/Avg
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	BV/Aluminum/Avg	Walls	Drywall/Panel/Avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Composition/Avg	Trim/Finish	Softwood/Avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Metal/Avg	Bath Floor	Tile/Average
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Aluminum/Avg	Bath Wainscot	Tile/Average
Year Built 1960	Evidence of <input type="checkbox"/> Infestation None	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 35	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Average	<input checked="" type="checkbox"/> Driveway	# of Cars 2
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	Concrete
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence Chain Link	<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 Slab	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Range Hood					
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,511 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.) Insulation.					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;None noted during observation visit to the site. Home is considered to be in average condition for a home of this age. The utilities and water were functional at the time of our walkthrough.					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe					
The subject is of construction type and style that was consistent throughout the neighborhood.					

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There are 15 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 150,000 to \$ 295,000		There are 88 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 105,000 to \$ 273,900			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	5203 Knotty Oaks Trl Houston, TX 77045	5235 Jorns St Houston, TX 77045	13211 Catina Ln Houston, TX 77045	5342 Trail Lake Dr Houston, TX 77045	
Proximity to Subject		0.33 miles SW	0.16 miles NW	0.24 miles W	
Sale Price	\$	\$ 135,000	\$ 220,000	\$ 210,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 100.00 sq.ft.	\$ 157.48 sq.ft.	\$ 112.90 sq.ft.	
Data Source(s)		HAR MLS#46580912;DOM 41	HAR MLS#43526832;DOM 1	HAR MLS#46383277;DOM 7	
Verification Source(s)		Street View/CAD	Street View/CAD	Street View/CAD	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Unknown;0		ArmLth Unknown;0	0
Date of Sale/Time		s09/23;c09/23		s08/23;c08/23	
Location	N;Res;Res	N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	9105 sf	8750 sf	0	12000 sf	-5,600
View	N;Res;Res	N;Res;Res		N;Res;Res	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4	
Actual Age	63	63		63	
Condition	C4	C4		C4	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2.0	5 3 2.0	0	7 4 2.0	0
Gross Living Area	1,511 sq.ft.	1,350 sq.ft.	+8,900	1,397 sq.ft.	+6,300
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	Central HVAC	Central HVAC		Central HVAC	
Energy Efficient Items	Insulation	Insulation		Insulation	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw	
Porch/Patio/Deck	CovPorch,Patio	CovPorch,Patio		CovPorch,Patio	0
Fireplace	None	None		None	
Fence	Fence	Fence		Fence	
Other	None	Workshop	0	None	Storage Shed 0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 8,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 700	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -24,600	
Adjusted Sale Price of Comparables		Net Adj. 6.6 % Gross Adj. 6.6 % \$ 143,900	Net Adj. 0.3 % Gross Adj. 5.4 % \$ 220,700	Net Adj. 11.7 % Gross Adj. 11.7 % \$ 185,400	

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) Houston Association of Realtors/Harris CAD

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) Houston Association of Realtors/Harris CAD

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	05/24/2023	08/18/2023		
Price of Prior Sale/Transfer	\$0	\$0		
Data Source(s)	Harris CAD	Harris CAD	Harris CAD/HAR MLS	Harris CAD/HAR MLS
Effective Date of Data Source(s)	11/01/2023	11/01/2023	11/01/2023	11/01/2023

Analysis of prior sale or transfer history of the subject property and comparable sales A search of MLS reveals no other sales/transfers or listing history of the subject in the past 36 months. No other prior sale of the comps occurred in the past 12 months. ***Texas is a non-disclosure state, therefore, the sales price of previous sales/transfers may not be known.***

Summary of Sales Comparison Approach All comparables were of similar age and quality of construction. All sales received weight in the final reconciliation. See the attached addendum for a discussion of the adjustments made.

Indicated Value by Sales Comparison Approach \$ 195,000
Indicated Value by: Sales Comparison Approach \$ 195,000 Cost Approach (if developed) \$ 195,362 Income Approach (if developed) \$ 200,000

More emphasis was placed on the direct sales comparison approach, and it was closely supported by the cost approach. The income approach was not used as the subject is in a predominately owner occupied area, not sought by investors.

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 \$ 195,000 , as of 11/01/2023 , 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.

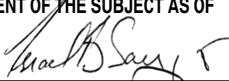
ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	5203 Knotty Oaks Trl Houston, TX 77045	4703 Woodmont Dr Houston, TX 77045		5102 Knotty Oaks Trl Houston, TX 77045		4839 Trail Lake Dr Houston, TX 77045	
Proximity to Subject		0.50 miles NE		0.09 miles NE		0.31 miles E	
Date Lease Begins	06/23	09/23		09/23		05/23	
Date Lease Expires	06/25	09/24		09/24		05/24	
Monthly Rental	If Currently Rented: \$ 1,300	\$ 1,600		\$ 1,775		\$ 1,700	
Less: Utilities Furniture	\$ 0	\$ 0		\$ 0		\$ 0	
Adjusted Monthly Rent	\$ 1,300	\$ 1,600		\$ 1,775		\$ 1,700	
Data Source	Inspection Street View/CAD	HAR MLS#92871072 Street View/CAD		HAR MLS#27720355 Street View/CAD		HAR MLS#9041822 Street View/CAD	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
Rent Concessions		1600 0		1775 0		1700 0	
Location/View	N;Res;Res N;Res;Res	N;Res;Res N;Res;Res		N;Res;Res N;Res;Res		N;Res;Res N;Res;Res	
Design and Appeal	DT1;Ranch Average	DT1;Ranch Average		DT1;Ranch Average		DT1;Ranch Average	
Age/Condition	63 C4	59 C3		63 C3		59 C4	
Above Grade Room Count	Total : Bdrms : Baths 6 : 3 : 2.0	Total : Bdrms : Baths 5 : 3 : 2		Total : Bdrms : Baths 5 : 3 : 2.1		Total : Bdrms : Baths 5 : 3 : 2	
Gross Living Area	1,511 Sq. Ft.	1,688 Sq. Ft.		1,789 Sq. Ft.		1,467 Sq. Ft.	
Other (e.g., basement, etc.)	0sf	0sf		0sf		0sf	
Other:							
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$ -71		<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$ -111		<input type="checkbox"/> + <input type="checkbox"/> - : \$ 0	
Indicated Monthly Market Rent		\$ 1,529		\$ 1,664		\$ 1,700	

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 considered to be similar and in close proximity to the subject, and therefore subject to the same influences. Homes have an adjusted listed rent ranging from \$1,529 to \$1,700.

Final Reconciliation of Market Rent: The comparable sales are all similar to the subject and are reflective of the subject's potential rental income.

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I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 11/01/2023 TO BE \$ 1,600

Appraiser(s) SIGNATURE 
NAME Israel B. Saenz

Review Appraiser SIGNATURE _____
(if applicable) NAME _____

Date Property Inspected 11/01/2023 Report Signed 11/04/2023
License or Certification # 1360004 State TX
Expiration Date of License or Certification 10/31/2024

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

Replacement Reserve Schedule

Adequate replacement reserves must be calculated regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year - such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc. - should be expensed on a replacement cost basis.

Equipment	Replacement Cost	Remaining Life	By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$ 600 ea.	+ 10 Yrs. x	1 Units = \$ 60	\$
Refrigerators	@ \$ 800 ea.	+ 10 Yrs. x	1 Units = \$ 80	\$
Dishwashers	@ \$ 400 ea.	+ 10 Yrs. x	1 Units = \$ 40	\$
A/C Units	@ \$ 4,000 ea.	+ 10 Yrs. x	1 Units = \$ 400	\$
C. Washer/Dryers	@ \$ 0 ea.	+ 0 Yrs. x	0 Units = \$	\$
HW Heaters	@ \$ 1,500 ea.	+ 10 Yrs. x	1 Units = \$ 150	\$
Furnace(s)	@ \$ 4,000 ea.	+ 10 Yrs. x	1 Units = \$ 400	\$
(Other)	@ \$ ea.	+ Yrs. x	Units = \$	\$
Roof	@ \$ 12,000	+ 15 Yrs. x One Bldg. =	\$ 800	\$
Carpeting (Wall to Wall)		Remaining Life		
(Units)	125 Total Sq. Yds. @ \$ 15 Per Sq. Yd. +	10 Yrs. =	\$ 188	\$
(Public Areas)	Total Sq. Yds. @ \$ Per Sq. Yd. +	Yrs. =	\$	\$
Total Replacement Reserves. (Enter on Pg. 1)			\$ 2,118	\$

Operating Income Reconciliation

\$ 18,240	-	\$ 8,007	=	\$ 10,233	÷ 12 =	\$ 853
Effective Gross Income		Total Operating Expenses		Operating Income		Monthly Operating Income
\$ 853	-	\$	=	\$		
Monthly Operating Income		Monthly Housing Expense		Net Cash Flow		

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income.

Appraiser's Comments (Including sources for data and rationale for the projections)

We augmented the data with market rents, vacancy, taxes, and maintenance expenses. Reserves for replacement was based on our previous experience with similar properties.

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Israel B. Saenz		11/04/2023
Appraiser Name	Appraiser Signature	Date

Underwriter's Comments and Rationale for Adjustments

Underwriter Name	Underwriter Signature	Date
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See General Text Addendum for adjustment discussion.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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) Site value was determined by extraction method
 whereby we developed a replacement cost new of the subject improvements using Marshall and Swift Cost Manuals. We then subtracted the replacement cost new from the sales comparison approach value to determine the land value by extraction method. High land to value ratio is typical for this market.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	65,000
Source of cost data Marshall & Swift	DWELLING 1,511 Sq.Ft. @ \$ 133.00	= \$	200,963
Quality rating from cost service Avg Effective date of cost data 04/2023	0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch, Patio, Etc.	= \$	8,000
Marshall & Swift Residential Cost manual was used to estimate the replacement cost. Site value was determined by extraction method.	Garage/Carport 512 Sq.Ft. @ \$ 40.00	= \$	20,480
	Total Estimate of Cost-New	= \$	229,443
	Less Physical Functional External		
See sketch attached for building area square footage calculations.	Depreciation 107,081	= \$(107,081)
Physical depreciation determined by age life method.	Depreciated Cost of Improvements	= \$	122,362
	"As-is" Value of Site Improvements	= \$	8,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years	INDICATED VALUE BY COST APPROACH	= \$	195,362

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ **1,600** X Gross Rent Multiplier **125** = \$ **200,000** Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM) The GRM was obtained from comparables sales presented above. Where the actual rents weren't available, monthly incomes were estimated for each comparable sale above.

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.

Uniform Residential Appraisal Report

2374029
File # 1523149299

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

2374029
File # 1523149299

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.

esign.alamode.com/verify Serial:80B0AD0C

APPRAISER Israel B. Saenz, Jr.
Signature [Handwritten Signature]
Name Israel B. Saenz
Company Name Class Valuation
Company Address 2600 Bellingham #100 Troy, MI 48083
Telephone Number (248) 955-9580
Email Address SA@classvaluation.com
Date of Signature and Report 11/04/2023
Effective Date of Appraisal 11/01/2023
State Certification # 1360004
or State License #
or Other (describe) State #
State TX
Expiration Date of Certification or License 10/31/2024

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
5203 Knotty Oaks Trl
Houston, TX 77045
APPRAISED VALUE OF SUBJECT PROPERTY \$ 195,000

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

LENDER/CLIENT
Name Class Valuation
Company Name Zeus Lending
Company Address 3104 Edloe St., STE 210, Houston, TX 77027
Email Address

COMPARABLE SALES
[] Did not inspect exterior of comparable sales from street
[] Did inspect exterior of comparable sales from street Date of Inspection

Market Conditions Addendum to the Appraisal Report

2374029
File No. 1523149299

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 **5203 Knotty Oaks Trl** City **Houston** State **TX** ZIP Code **77045**

Borrower **Daniel McKinney**

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)	39	15	34	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	6.50	5.00	11.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	None	None	15	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	None	None	1.3	<input type="checkbox"/> Declining	<input 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	185,000	210,000	195,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	23	10	10	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	None	None	237,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	None	None	18	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100%	100%	100%	<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.). **Several of the comparables were sold with the seller agreeing to make minor repairs and/or pay a portion of the buyers closing costs as a condition of sale. Such concessions are common in this market. The amount of seller contributions appear to be stable.**

Our MLS does not provide the capability of producing historical active listing data therefore we have put None for months 7-12 and 4-6.

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. **Houston Association of Realtors. Search parameters utilized were comparable sales between 1,100 and 1,900 sf and built between 1950 and 1970. Exposure time is estimated to be 0 to 90 days.**

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 subject's market is stable. According to the data above, the median days on market ranged from 10 - 23 which would indicate a marketing time of under 3 months. A total of 88 comparable sales occurred in the past year and 15 are currently listed for sale. These stats would indicate an absorption rate of 7.33 (total sales/12 months) and a existing inventory of 2.05 months (# of listings/ absorption rate). Typical inventory in the Houston MSA is 3-12 months which would indicate that the subject's market is under supplied.

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

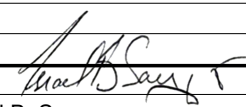
Project Name:

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.

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Signature 	Signature
Appraiser Name Israel B. Saenz	Supervisory Appraiser Name
Company Name Class Valuation	Company Name
Company Address 2600 Bellingham #100, Troy, MI 48083	Company Address
State License/Certification # 1360004 State TX	State License/Certification # State
Email Address SA@classvaluation.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Supplemental Addendum

File No. 1523149299

Borrower	Daniel McKinney						
Property Address	5203 Knotty Oaks Trl						
City	Houston	County	Harris	State	TX	Zip Code	77045
Lender/Client	Zeus Lending						

FEMA FLOOD ZONE DETERMINATION

The location of the subject relative to 100 year flood plain has been estimated using the data available. This can be considered only an estimate and it is the clients responsibility to make the 100 year flood zone determination using the survey that is performed by a qualified and licensed survey engineer.

LEAD BASED PAINT

The subject was built prior to 1978 and may contain lead based paint. The appraiser is not qualified to determine the presence or absence of lead based paint and the client should employ a qualified lead based paint inspector to determine the presence of this hazardous substance.

DEED RESTRICTIONS

The subject is in an area where property use and building specifications are controlled by deed restrictions established by the developer at the time the subdivision was originally developed. No zoning is very common in Harris and surrounding counties, and subdivisions commonly define and maintain conformity of use via deed restrictions which are specified and filed with each sale and resale. Deed restrictions are enforced by the developer while they are in control of the subdivision, and then enforced by the home owners association when the development matures. Deed restrictions are the most common method of controlling development and property use in the Greater Houston SMSA and are recognized and accepted by the market as a proven method of promoting and supporting property use and values.

ADJUSTMENTS DISCUSSION

Concessions - Several of the comparables were sold with the seller agreeing to make minor repairs and/or pay a portion of the buyers closing costs as a condition of sale. I estimated a cash equivalency adjustment for amounts greater than 3% of the sales price to allow for this difference which was applied to all sales.

Listing - Comparable sales #6 and #7 were listings. Houses in this neighborhood typically sell for 100% of their list price so we made a 0% adjustment to account for this.

Site - Several of the sales had a different lot size compared to the subject. I estimated a \$2.00 per foot adjustment based on lot sales in the area and the theory of diminishing marginal utility to allow for this difference.

Age - Some of the comps had a different actual age than the subject. All comps were perceived to have the same effective age so no adjustment was made.

Gross Livable Area - It was not possible to determine a reasonable adjustment for size differences from the data collected for this study. Studies of similar quality of construction and similar age homes which we have recently completed indicate an adjustment range between \$40 and \$80 per square foot. We selected \$55 per square foot as our size adjustment.

ADDITIONAL COMMENTS

Unless otherwise noted, at least 2 of the comparables were verifiable through MLS as arm's length transactions.

County records show the subject has having a GLA of 1,585 square feet while our measurements indicate a GLA of 1,511 square feet. This variance is considered both minor and typical in this market area. I consider our measurements to be most accurate. The appraiser used ANSI Standard Z765-2021 for all measurements of the subject improvement.

The final value estimate for the subject property does not represent the predominant value for residential properties in this market area, as shown on page 1 of the report. The subject's value is 19% below the predominant value because of the subject's age and GLA. The subject property is within the stated price range for homes in this area; and the fact that the subject property does not represent the predominant value has no adverse effect on the subject's value or marketability. The subject is considered to be neither an over improvement of an under improvement.

Comparable sale #5 exceeded line adjustments. The line adjustments exceeded the 10% guideline due to line item adjustments for GLA. Comparable sales with similar features were limited. These sales were considered to be the best available as of the effective date of this report.

The subject property can be rebuilt if destroyed.

The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Subject Photo Page

Borrower	Daniel McKinney						
Property Address	5203 Knotty Oaks Trl						
City	Houston	County	Harris	State	TX	Zip Code	77045
Lender/Client	Zeus Lending						

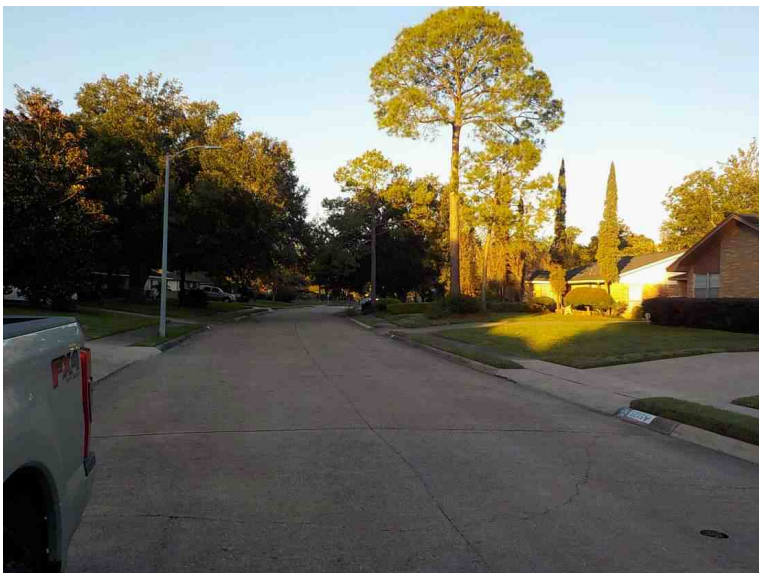


Subject Front

5203 Knotty Oaks Trl
Sales Price
Gross Living Area 1,511
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;Res
View N;Res;Res
Site 9105 sf
Quality Q4
Age 63



Subject Rear



Subject Street

Subject Photos

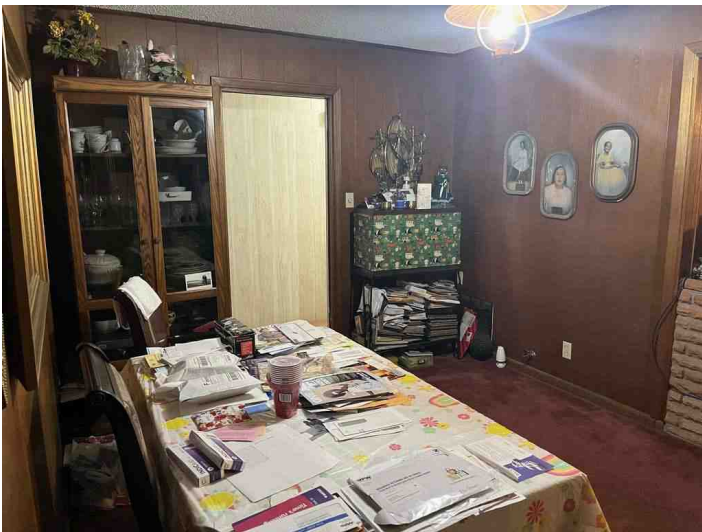
Borrower	Daniel McKinney						
Property Address	5203 Knotty Oaks Trl						
City	Houston	County	Harris	State	TX	Zip Code	77045
Lender/Client	Zeus Lending						



Kitchen



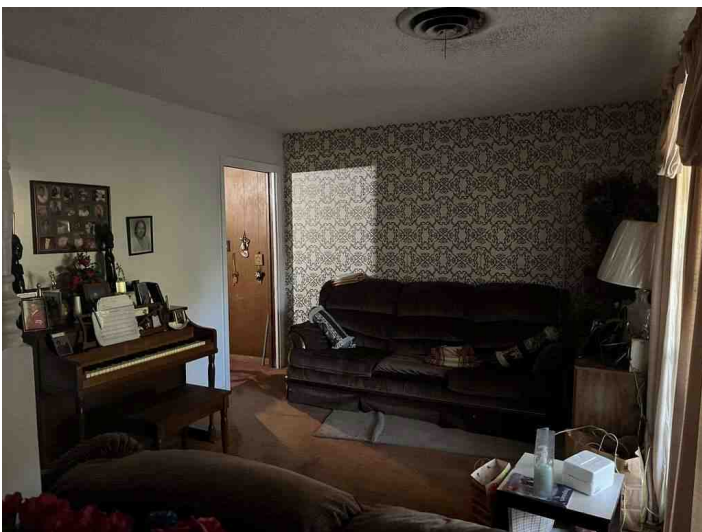
Kitchen



Dining Room



Family Room



Living Room



Primary Bedroom

Subject Photos

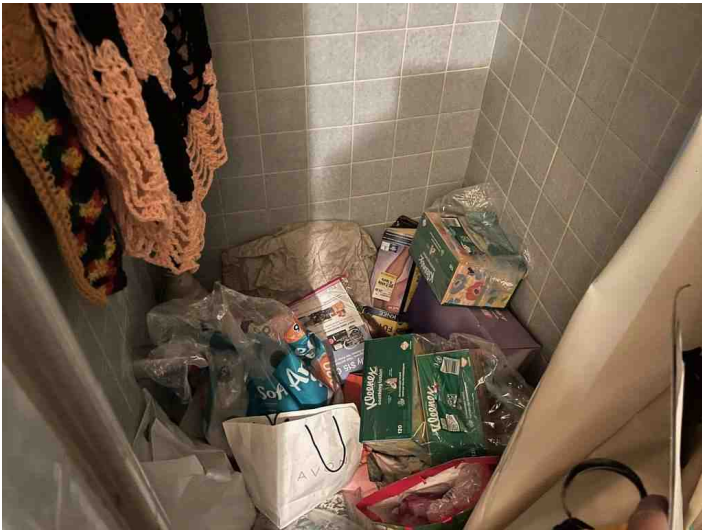
Borrower	Daniel McKinney						
Property Address	5203 Knotty Oaks Trl						
City	Houston	County	Harris	State	TX	Zip Code	77045
Lender/Client	Zeus Lending						



Bedroom



Bedroom



Primary Bath



Primary Bath Vanity



Bath



Bath Vanity

Subject Photos

Borrower	Daniel McKinney						
Property Address	5203 Knotty Oaks Trl						
City	Houston	County	Harris	State	TX	Zip Code	77045
Lender/Client	Zeus Lending						



Foyer



Laundry



Garage



Subject Front

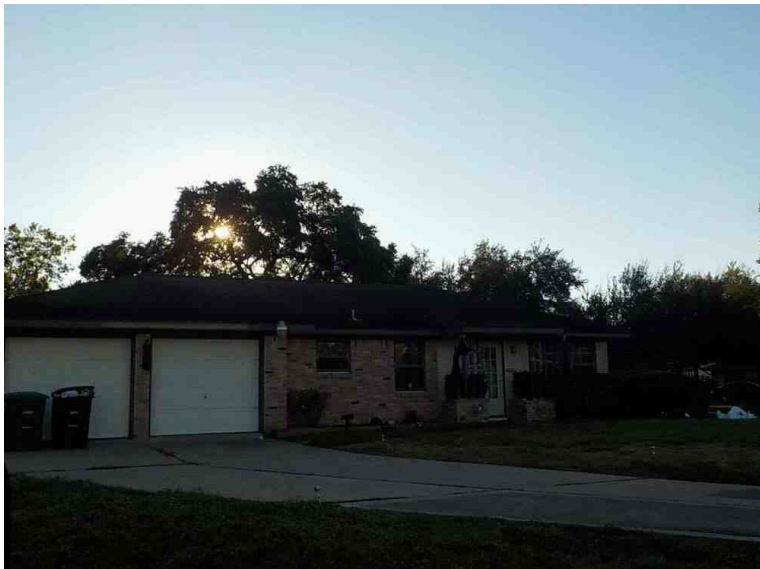
Comparable Photo Page

Borrower	Daniel McKinney			
Property Address	5203 Knotty Oaks Trl			
City	Houston	County Harris	State TX	Zip Code 77045
Lender/Client	Zeus Lending			



Comparable 1

5235 Jorns St
 Prox. to Subject 0.33 miles SW
 Sale Price 135,000
 Gross Living Area 1,350
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 8750 sf
 Quality Q4
 Age 63



Comparable 2

13211 Catina Ln
 Prox. to Subject 0.16 miles NW
 Sale Price 220,000
 Gross Living Area 1,397
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 12000 sf
 Quality Q4
 Age 63



Comparable 3

5342 Trail Lake Dr
 Prox. to Subject 0.24 miles W
 Sale Price 210,000
 Gross Living Area 1,860
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 11780 sf
 Quality Q4
 Age 63

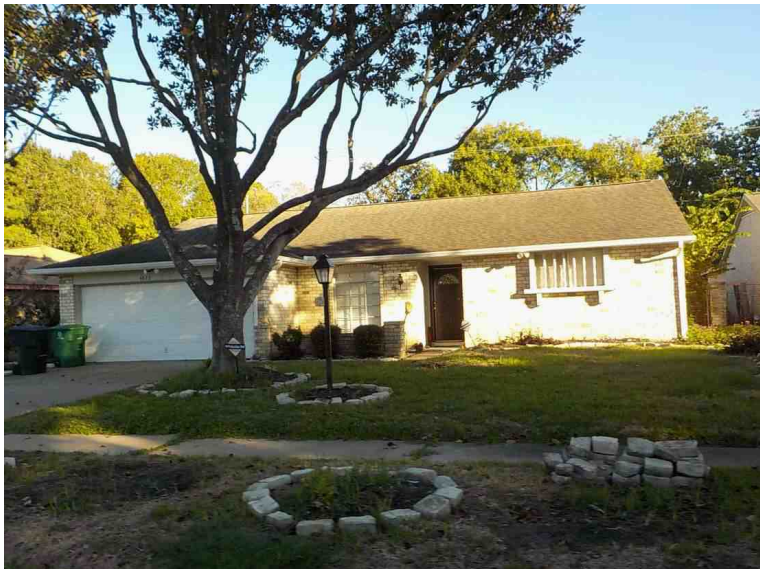
Comparable Photo Page

Borrower	Daniel McKinney			
Property Address	5203 Knotty Oaks Trl			
City	Houston	County Harris	State TX	Zip Code 77045
Lender/Client	Zeus Lending			



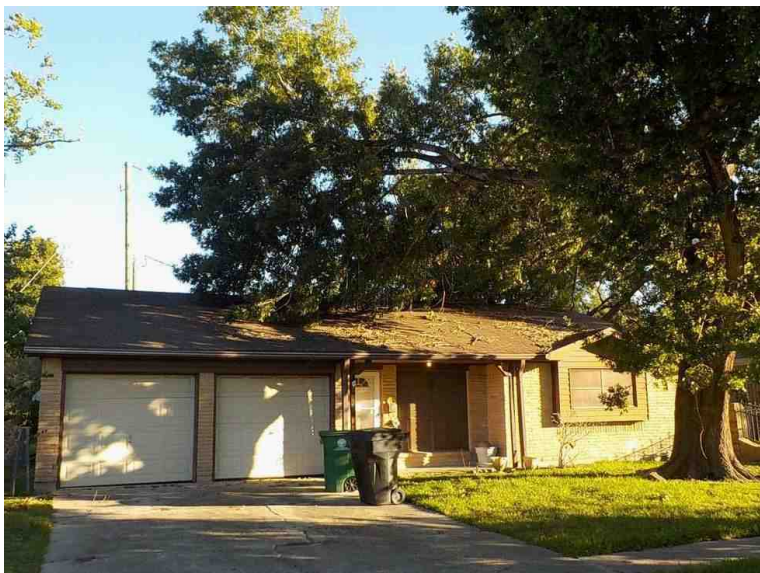
Comparable 4

5222 Knotty Oaks Trl
 Prox. to Subject 0.07 miles W
 Sale Price 210,000
 Gross Living Area 1,397
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 8890 sf
 Quality Q4
 Age 63



Comparable 5

4822 Woodmont Dr
 Prox. to Subject 0.37 miles NE
 Sale Price 210,000
 Gross Living Area 1,900
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 6930 sf
 Quality Q4
 Age 55



Comparable 6

4930 Trail Lake Dr
 Prox. to Subject 0.21 miles E
 Sale Price 153,000
 Gross Living Area 1,405
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 12371 sf
 Quality Q4
 Age 59

Comparable Photo Page

Borrower	Daniel McKinney						
Property Address	5203 Knotty Oaks Trl						
City	Houston	County	Harris	State	TX	Zip Code	77045
Lender/Client	Zeus Lending						



Comparable 7

4818 Knotty Oaks Trl
Prox. to Subject 0.36 miles E
Sale Price 251,000
Gross Living Area 1,262
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;Res
View N;Res;Res
Site 7874 sf
Quality Q4
Age 55

Comparable 8

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

Comparable 9

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

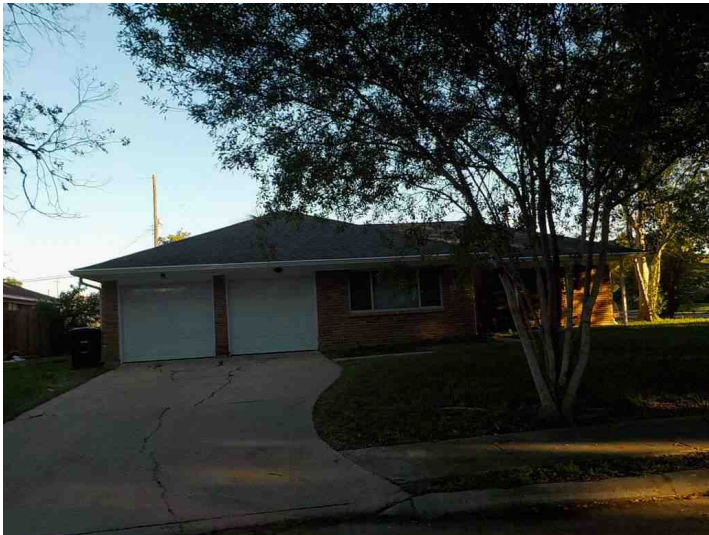
Rental Photo Page

Borrower	Daniel McKinney			
Property Address	5203 Knotty Oaks Trl			
City	Houston	County	Harris	State TX Zip Code 77045
Lender/Client	Zeus Lending			



Rental 1

4703 Woodmont Dr
 Proximity to Subject 0.50 miles NE
 Adj. Monthly Rent 1,600
 Gross Living Area 1,688
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2
 Location N;Res;Res
 View N;Res;Res
 Condition C3
 Age/Year Built 59



Rental 2

5102 Knotty Oaks Trl
 Proximity to Subject 0.09 miles NE
 Adj. Monthly Rent 1,775
 Gross Living Area 1,789
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;Res
 View N;Res;Res
 Condition C3
 Age/Year Built 63



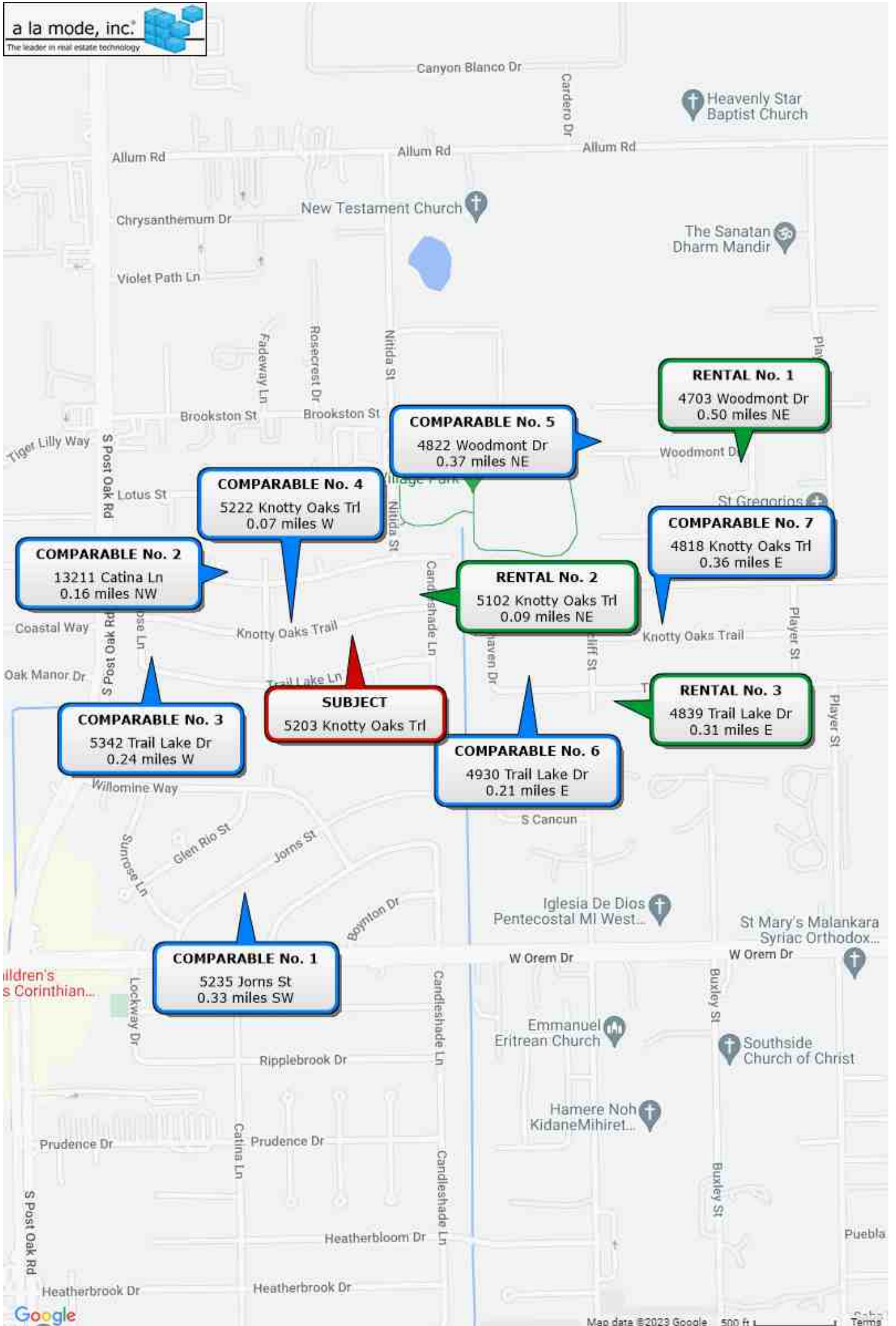
Rental 3

4839 Trail Lake Dr
 Proximity to Subject 0.31 miles E
 Adj. Monthly Rent 1,700
 Gross Living Area 1,467
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2
 Location N;Res;Res
 View N;Res;Res
 Condition C4
 Age/Year Built 59

Handwritten signature

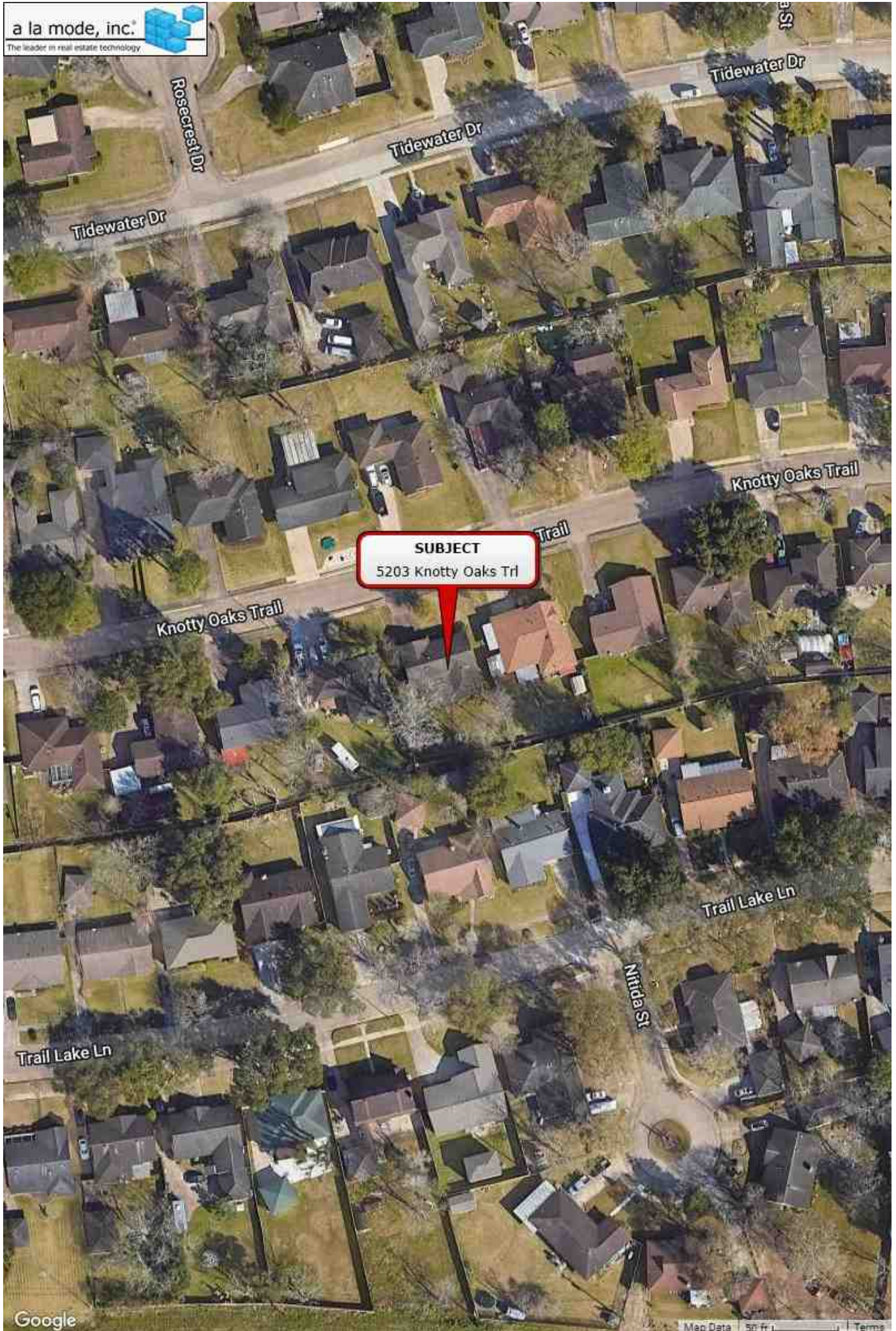
Comparable Sales Map

Borrower	Daniel McKinney		
Property Address	5203 Knotty Oaks Trl		
City	Houston	County Harris	State TX Zip Code 77045
Lender/Client	Zeus Lending		



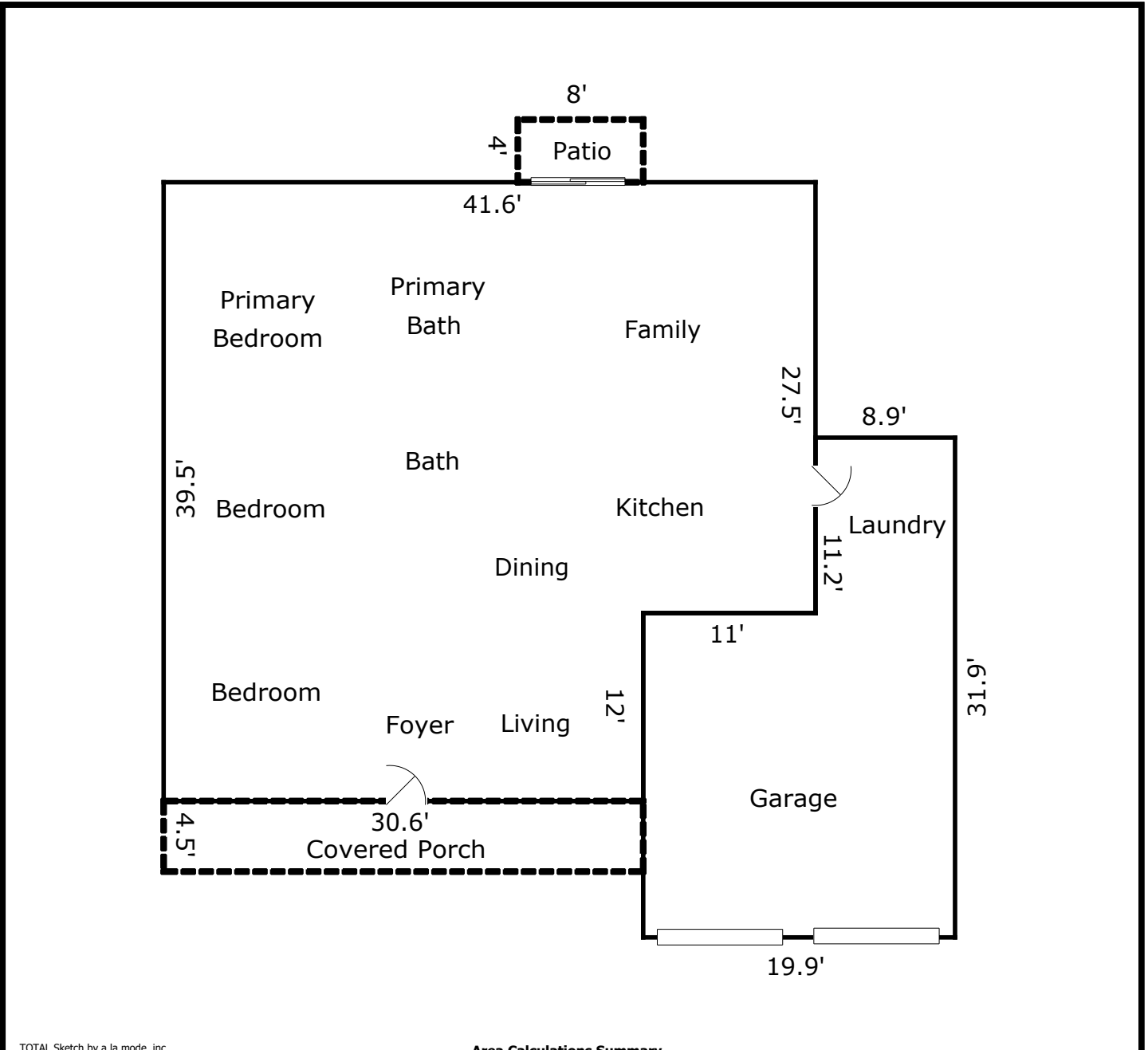
Location Map

Borrower	Daniel McKinney				
Property Address	5203 Knotty Oaks Trl				
City	Houston	County	Harris	State	TX Zip Code 77045
Lender/Client	Zeus Lending				



Building Sketch

Borrower	Daniel McKinney		
Property Address	5203 Knotty Oaks Trl		
City	Houston	County Harris	State TX Zip Code 77045
Lender/Client	Zeus Lending		



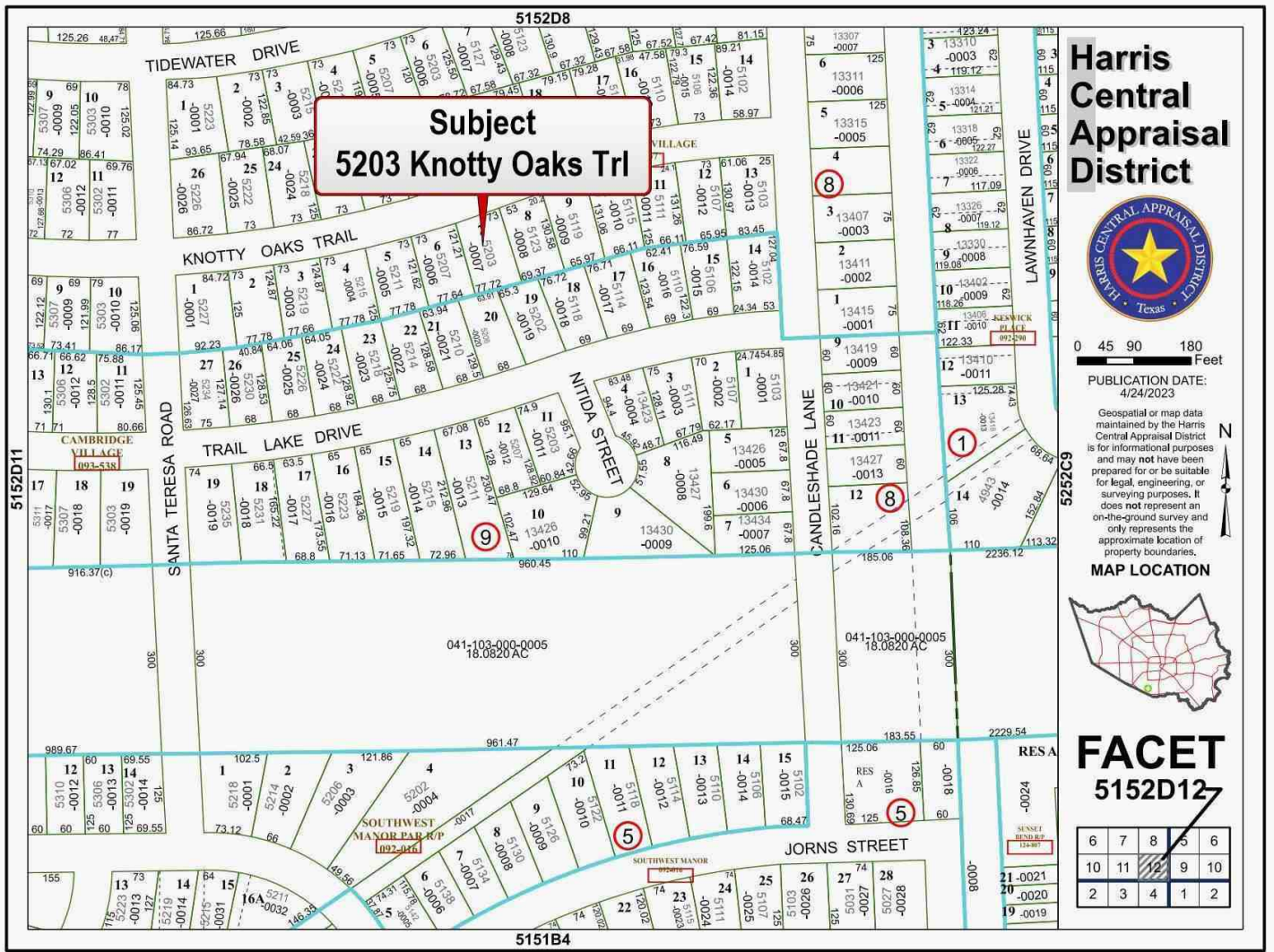
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1511.2 Sq ft	39.5 × 30.6 = 1208.7 27.5 × 11 = 302.5
Total Living Area (Rounded):	1511 Sq ft	
Non-living Area		
Concrete Patio	32 Sq ft	8 × 4 = 32
Covered Porch	137.7 Sq ft	30.6 × 4.5 = 137.7
2 Car Attached	511.6 Sq ft	19.9 × 20.7 = 411.9 8.9 × 11.2 = 99.7

Plat Map

Borrower	Daniel McKinney		
Property Address	5203 Knotty Oaks Trl		
City	Houston	County Harris	State TX Zip Code 77045
Lender/Client	Zeus Lending		



Borrower	Daniel McKinney	File No. 1523149299
Property Address	5203 Knotty Oaks Trl	
City	County Harris	State TX Zip Code 77045
Lender/Client	Zeus Lending	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-90 days.

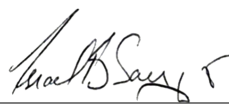
Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:


I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

esign.alamode.com/verify Serial:80B0AD0C

APPRAISER:

Signature: 
 Name: Israel B. Saenz
 State Certification #: 1360004
 or State License #: _____
 State: TX Expiration Date of Certification or License: 10/31/2024
 Date of Signature and Report: 11/04/2023
 Effective Date of Appraisal: 11/01/2023
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 11/01/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Inter Exterior-Only
 Date of Inspection (if applicable): 

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.

License

Borrower	Daniel McKinney						
Property Address	5203 Knotty Oaks Trl						
City	Houston	County	Harris	State	TX	Zip Code	77045
Lender/Client	Zeus Lending						



Certified Residential Real Estate Appraiser

Appraiser: **Israel B Saenz Jr**

License #: **TX 1360004 R**

License Expires: **10/31/2024**

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.

Chelsea Buchholtz
Commissioner

E&O

Borrower	Daniel McKinney				
Property Address	5203 Knotty Oaks Trl				
City	Houston	County	Harris	State	TX Zip Code 77045
Lender/Client	Zeus Lending				

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: NAX40PL102053-00

Renewal of: New

- Named Insured: Israel B Saenz Jr dba ACS Appraisal Services**
- Address:** 2982 County Rd 155
Alvin, TX 77511
- Policy Period:** **From: May 12, 2023** **To: May 12, 2024**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.
- Limit of Liability:**

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

	Each Claim	Aggregate
	5A. \$500	5B. \$1,000
- Policy Premium: \$ 714**
- Retroactive Date: May 12, 2011**
- Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
Accelerant National Insurance Company
400 Northridge Rd. Suite 800
Sandy Springs, GA 30350
- Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org
- 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: May 2, 2023

By:

Isaac Peck

Authorized Representative