

Harrell Appraisal Services
4315 Lake Shore Drive, Suite M
Waco, TX 76710
(254) 776-7599

12/16/2022

PropertyRate LLC
Hightech Lending
2030 Main Street , Suite 500
Irvine , CA 92614

Re: Property: 12307 Highway 6
Iredell, TX 76649
Borrower: Jimmy Smith
File No.: 221115-5

Opinion of Value: \$ 1,115,000
Effective Date: 11/16/2022

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you. We sincerely appreciate the continued business, thank you.

Sincerely,



Bruce W Harrell
License or Certification #: 1321007R
State: TX Expires: 06/30/2023
appraisal@harrellrealty.us

APPRAISAL OF REAL PROPERTY



LOCATED AT

12307 Highway 6
Iredell, TX 76649
ABST A0332 HODGE, G Acres:8.2800

FOR

Hightech Lending
2030 Main Street , Suite 500
Irvine , CA 92614

OPINION OF VALUE

\$1,115,000

AS OF

11/16/2022

BY

Bruce W Harrell
Harrell Appraisal Services
4315 Lake Shore Drive, Suite M
Waco, TX 76710
(254) 776-7599
appraisal@harrellrealty.us

Borrower	Jimmy Smith	File No.	221115-5
Property Address	12307 Highway 6		
City	Iredell	County	Bosque
		State	TX
		Zip Code	76649
Lender/Client	Hightech Lending		

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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 12307 Highway 6 City Iredell State TX Zip Code 76649
Borrower Jimmy Smith Owner of Public Record Jimmy Smith County Bosque
Legal Description ABST A0332 HODGE, G Acres:8.2800
Assessor's Parcel # R29580 Tax Year 2021 R.E. Taxes \$ 4,476
Neighborhood Name Iredell ISD Map Reference 47380 Census Tract 9501.00
Occupant [X] Owner [] Tenant [] 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 Hightech Lending Address 2030 Main Street, Suite 500, Irvine, CA 92614
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). Netris

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 [] Suburban [X] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 15 %
Built-Up [] Over 75% [] 25-75% [X] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit 00 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 490 Low 0 Multi-Family 00 %
Neighborhood Boundaries The subject property is generally bounded by: Hwy 6 (North), Meridian (East), 6,500 High 47 Commercial 05 %
Hwy 22 (South), Hwy 281 (West). 1,550 Pred. 19 Other 80 %
Neighborhood Description The subject is located in North Iredell. The area consists mostly of single-family residences of varying sizes and ages.
The area is served by Iredell ISD. The subject is located near Hwy 6 and Hwy 22 which provide easy access throughout Waco/Central Texas, area businesses, shopping, schooling and employment. 80% "Other" is raw land.
Market Conditions (including support for the above conclusions) Area financing is readily available for conventional, FHA and VA mortgages. See 1004MC for further information. There are no known factors affecting marketability of single-family properties in the subject neighborhood and/or market area. Exposure time for homes is generally considered to be within 90 to 180 days as property values have historically shown steady appreciation.

SITE

Dimensions No Survey Provided Area 8.28 ac Shape Regular View N;Res;
Specific Zoning Classification No Zoning Restrictions Zoning Description No Zoning Restrictions
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
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [] Water [X] [] Street Asphalt [X] []
Gas [] [X] Propane Tank Sanitary Sewer [] [X] Septic Tank Alley None [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 48035C0300C FEMA Map Date 01/06/2011
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
There were no adverse easements or encroachments noted upon inspection. Rely on survey and/or title policy for verification. Furthermore, no adverse environmental conditions and/or endangered species were observed. This report and the value contained herein is subject to change, should any of these findings change or be proven different.

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/Average Floors Wood/Average
of Stories 2 [] Full Basement [] Partial Basement Exterior Walls Metal/Average Walls Sheetrock/Average
Type [X] Det. [] Att. [] S-Det./End Unit Basement Area 0 sq.ft. Roof Surface Metal/Average Trim/Finish Wood/Average
[X] Existing [] Proposed [] Under Const. Basement Finish 0 % Gutters & Downspouts Aluminum/Average Bath Floor Ceramic/Average
Design (Style) Barndominium [] Outside Entry/Exit [] Sump Pump Window Type Dbl Hung/Average Bath Wainscot Ceramic/Average
Year Built 2003 Evidence of [] Infestation Storm Sash/Insulated Insulation/Average Car Storage [] None
Effective Age (Yrs) 8 [] Dampness [] Settlement Screens Partial/Average [X] Driveway # of Cars 4
Attic [] None Heating [X] FWA [] HWBB [] Radiant Amenities [] Woodstove(s) # 0 Driveway Surface Gravel
[] Drop Stair [X] Stairs [] Other Fuel Elec. [] Fireplace(s) # 0 [X] Fence Cross [] Garage # of Cars 0
[] Floor [] Scuttle Cooling [X] Central Air Conditioning [] Patio/Deck None [] Porch None [X] Carport # of Cars 6
[] 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: 16 Rooms 9 Bedrooms 2.2 Bath(s) 9,869 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Ceiling Fans, Granite Countertops, Dual Vanities

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The subject was noted to be in average condition at the time of inspection. The subject experiences average curb appeal when compared to the predominant home located throughout the market area. The subject experiences typical functional utility when compared to the predominant home located throughout the market area. No significant deficiencies were noted and/or reported to this office upon inspection.

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 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 794,999 to \$ 7,850,000		There are 24 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 490,000 to \$ 6,500,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	12307 Highway 6 Iredell, TX 76649	5530 County Road 101 Hamilton, TX 76531	6940 N FM 2184 Rogers, TX 76569	322 FM 927 Morgan, TX 76671	
Proximity to Subject		24.16 miles SW	78.28 miles SE	17.02 miles E	
Sale Price	\$	\$ 1,699,000	\$ 1,150,000	\$ 500,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 283.17 sq.ft.	\$ 389.83 sq.ft.	\$ 136.84 sq.ft.	
Data Source(s)		MLS#438631;DOM 295	MLS#471327;DOM 111	MLS#417360;DOM 258	
Verification Source(s)		Deed Records, Realtor, Files	Deed Records, Realtor, Files	Deed Records, Realtor, Files	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Cash;0		ArmLth VA;0	
Date of Sale/Time		s04/22;c02/22	+25,995	s10/22;c09/22	+3,910
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	8.28 ac	62.79 ac	-272,550	49.16 ac	-204,400
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2;Barndominiu	DT2;Ranch	-169,900	DT2;Barndominiu	
Quality of Construction	Q4	Q3	-84,950	Q4	
Actual Age	19	35	0	3	-28,750
Condition	C3	C3		C2	-57,500
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	16 9 2.2	12 6 6.1	-1,250	7 4 3.0	+15,500
Gross Living Area	9,869 sq.ft.	6,000 sq.ft.	+116,070	2,950 sq.ft.	+207,570
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	
Energy Efficient Items	DPWind./C.Fans	DPWind./C.Fans		DPWind./C.Fans	
Garage/Carport	6cp4dw	2ga4dw	-500	4cp4dw	+1,500
Porch/Patio/Deck	Cvd. Porch,Patio	Cvd. Porch,Patio		Cvd. Porch,Patio	
Extra Amenities	Storage Sheds	Storages	0	Storages	0
Extra Amenities	Work Shop	Workshop	0	Work Shop	
Extra Amenities	None	Swimming Pool	-25,000	None	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -412,085	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -62,170
Adjusted Sale Price of Comparables		Net Adj. 24.3 % Gross Adj. 41.0 %	\$ 1,286,915	Net Adj. 5.4 % Gross Adj. 45.1 %	\$ 1,087,830
				<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 151,650
				Net Adj. 30.3 % Gross Adj. 60.5 %	\$ 651,650

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) **MLS/BCAD**

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

Data Source(s) **MLS/BCAD**

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS/BCAD	MLS/HCAD	MLS/BCAD	MLS/BCAD
Effective Date of Data Source(s)	11/16/2022	11/16/2022	11/16/2022	11/16/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The scope of work regarding the sales/listing history for the subject comparable sales was limited to searching each property with their respective county appraisal district. In instances where a transaction was reported within the last 3 years (subject) or 1 year (comparables), a query of the local MLS was made to determine the terms of each transaction. In many instances the terms of transactions are unknown as the State of Texas remains a non-disclosure state. My findings on the subject property and the sales cited above are summarized above.

Summary of Sales Comparison Approach The subject property is similar to the comparables chosen. Adjustments were made to reflect differences in room count, gross living area (\$30 sq.ft.), condition and external amenities/deficiencies between the subject and comparables sales used. The adjustments within the Sales Comparison Grid were made based off of subjective market evidence paired with this offices judgment, research and experience. The comparable sales utilized are believed to be the most similar and most comparable sales, as of the effective date of this report. Each comparable sale was given equal weighted consideration when reconciling the Sales Comparison Approach. The comparable sales utilized were retrieved from the nearest competing market area and believed to be good indicators of current market value. This office found it necessary to exceed FNMA suggested guidelines for net and gross adjustments, given the relatively small market setting of the subject property. Limited sales transactions occur within any given 12 month time period and therefore limited comparable sales were available for consideration within the sales comparison grid. These adjustments proved necessary in efforts to appropriately consider m

Indicated Value by Sales Comparison Approach \$ 945,000

Indicated Value by: Sales Comparison Approach \$ 945,000 Cost Approach (if developed) \$ 1,283,997 Income Approach (if developed) \$

The Sales Comparison Approach has historically proven to be the best indicator of market value. Therefore, it was given 50% consideration when reconciling the final estimate of market value. The Cost Approach was utilized and given 50% consideration due to the limited sales within the subjects immediate competing market area.

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 \$ 1,115,000 , as of 11/16/2022 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

All utilities were available and appeared to be in good working order at the time of inspection.

This property meets FHA/HUDs minimum property requirements.

HUD/FHA are intended users of this report. The subject dwelling meets the minimum standards of HUD Handbook 4000.1.

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.

The term *INSPECTION* as used herein, refers to a casual inspection of the property solely for the purposes of this appraisal. Nobody associated with HARRELL Appraisal Services is a licensed Real Estate Inspector, and therefore do not assume any responsibility for hidden or unapparent conditions of the property, subsoil, structures, or the correction of any defects now existing or that may develop in the future. The mechanical, electrical and plumbing equipment were inspected and unless noted, are assumed to be in proper operating condition.

Adjustments in the Sales Comparison Grid were derived from paired data analysis of prior sales in the subjects general market area and through additional research with regards to cost/benefit analysis developed through repeat sales of the same homes with improvements. This data is developed for the area in general and not specifically for each individual property (as that is not possible).

This is an appraisal report and is presented with enough data for the intended user to be able to understand and utilize the report. This report does rely on data contained within the work file and cannot accurately be reproduced without access to that data. Some comparable photos may be pictures acquired from the local MLS, as often times access to the comparables is either unattainable or visual obstructions exist. Furthermore, this is a summary appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of USPAP.

An environmental assessment report was not provided for review and environmental issues are beyond our scope of expertise. Our inspection of the site did not reveal any obvious signs that there are contaminants on or near the property. Therefore, we assume the subject is not adversely affected by environmental hazards.

Based on the subject property's zoning, land size and location, the highest and best use of the property's site as a vacant site would be considered a single family residential home site, for a home that is relatively similar to the surrounding homes in the market area.

Benjamin McCarter with HARRELL Appraisal Services assisted in the field work, data search, and final preparation of this report.

COST APPROACH

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)		This office used the means of historic sales from appraisal files, MLS, interviews with builders & realtors and calculations from the McLennan County Appraisal District at 14% for the "improvement to land ratio" for the subject's neighborhood versus land sales of similar sites from competing subdivisions.	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$ 80,000
Source of cost data Marshall & Swift Residential Cost Handbook (2020)	DWELLING 9,869 Sq.Ft. @ \$ 138.00		=\$ 1,361,922
Quality rating from cost service Good Effective date of cost data 11/16/2022	0 Sq.Ft. @ \$		=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch/Patio/Deck		=\$
Area builders and contractors contributed to the compilation of this approach to value. This approach was figured and tends to support the value rendered through the Sales Comparison Approach.	Garage/Carport 2,271 Sq.Ft. @ \$ 12.00		=\$ 27,252
	Total Estimate of Cost-New		=\$ 1,389,174
	Less Physical Functional External		
	Depreciation 185,177		= \$(185,177)
	Depreciated Cost of Improvements		=\$ 1,203,997
	"As-is" Value of Site Improvements		=\$
Estimated Remaining Economic Life (HUD and VA only) 52 Years	INDICATED VALUE BY COST APPROACH		=\$ 1,283,997

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)			
Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)		This approach was not utilized, as the subject neighborhood is predominantly owner occupied. The highest & best use and current/proposed use is an owner occupied residence.	

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)			
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.			
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source			
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.			
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> 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

513-2575239
File # 221115-5

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 Bruce W. Harrell
 Signature 
 Name Bruce W Harrell
 Company Name Harrell Appraisal Services
 Company Address 4315 Lake Shore Drive, Suite M
Waco, TX 76710
 Telephone Number (254) 776-7599
 Email Address appraisal@harrellrealty.us
 Date of Signature and Report 12/16/2022
 Effective Date of Appraisal 11/16/2022
 State Certification # 1321007R
 or State License # _____
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 06/30/2023

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
12307 Highway 6
Iredell, TX 76649
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,115,000

LENDER/CLIENT
 Name Property Rate
 Company Name Hightech Lending
 Company Address 2030 Main Street , Suite 500, Irvine , CA
92614
 Email Address info@propertyrate.com

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 _____

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 12307 Highway 6 City Iredell State TX ZIP Code 76649

Borrower Jimmy Smith

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)	12	5	7	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.00	1.67	2.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	6	12	10	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.00	7.20	4.29	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" 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	\$1,547,500	\$1,775,000	\$1,550,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	172	74	63	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$1,944,000	\$1,897,500	\$1,900,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	82	78	141	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	95.53%	91.41%	98.20%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" 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.). The Central Texas Multiple Listing Service indicated 1 of 24 (4.2%) of the closed sales in the market area between 11/16/2021 and 11/16/2022 contained seller concessions. Concessions ranged between \$1,000 and \$1,000, and the median concession was \$1,000. For 7-12 months prior, no transactions had concessions reported. For 4-6 months prior, no transactions had concessions reported. For the 3 months prior to the effective date, 1 of 7 transactions (14.3%) had concessions.

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. The Market Conditions Addenda was completed with data from Central Texas Multiple Listing Service with an effective date of 11/16/2022.

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.

In this offices opinion the data cited above is only a general and superficial look into the pertinent market data. We provide this analysis based off of the findings we discover within the MLS. However, these do not always directly relate to the subject property and its trends. In our opinion, the market is stabilized, as the immediate and general market area have produced normal appreciation for a sustainable number of months.

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
 Appraiser Name **Bruce W Harrell**
 Company Name **Hatrell Appraisal Services**
 Company Address **4315 Lake Shore Drive, Suite M, Waco, TX 76710**
 State License/Certification # **1321007R** State **TX**
 Email Address **appraisal@harrellrealty.us**

Signature
 Supervisory Appraiser Name
 Company Name
 Company Address
 State License/Certification # State
 Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Supplemental Addendum

File No. 221115-5

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						

• **URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach**

The subject property is similar to the comparables chosen. Adjustments were made to reflect differences in room count, gross living area (\$30 sq.ft.), condition and external amenities/deficiencies between the subject and comparables sales used. The adjustments within the Sales Comparison Grid were made based off of subjective market evidence paired with this offices judgment, research and experience.

The comparable sales utilized are believed to be the most similar and most comparable sales, as of the effective date of this report. Each comparable sale was given equal weighted consideration when reconciling the Sales Comparison Approach. The comparable sales utilized were retrieved from the nearest competing market area and believed to be good indicators of current market value.

This office found it necessary to exceed FNMA suggested guidelines for net and gross adjustments, given the relatively small market setting of the subject property. Limited sales transactions occur within any given 12 month time period and therefore limited comparable sales were available for consideration within the sales comparison grid. These adjustments proved necessary in efforts to appropriately consider market value adjustments for the subject and comparable sales.

This office found it necessary to exceed FNMA suggested guidelines for search parameters (distance & time), given the relatively small market setting of the subject property. Limited sales transactions occur within any given 12 month time period and therefore limited comparable sales were available for consideration within the sales comparison grid. These adjustments proved necessary in efforts to appropriately consider market value adjustments for the subject and comparable sales.

ANSI standards for measuring, calculating and reporting square footage were used.

This office was unable to bracket the GLA for the subject property. This is a very unique property considering it was once a church and now it is a single family home. Adjustments were made to reflect on the differences and these proved to be accurate in estimating an opinion of market value.

Revisions:

- 1) This office weighted the Sales Comparison Approach and Cost Approach due to the rural setting and unique subject property. Limited sales occur within any given 12 month period.
- 2) Correct

Revisions:

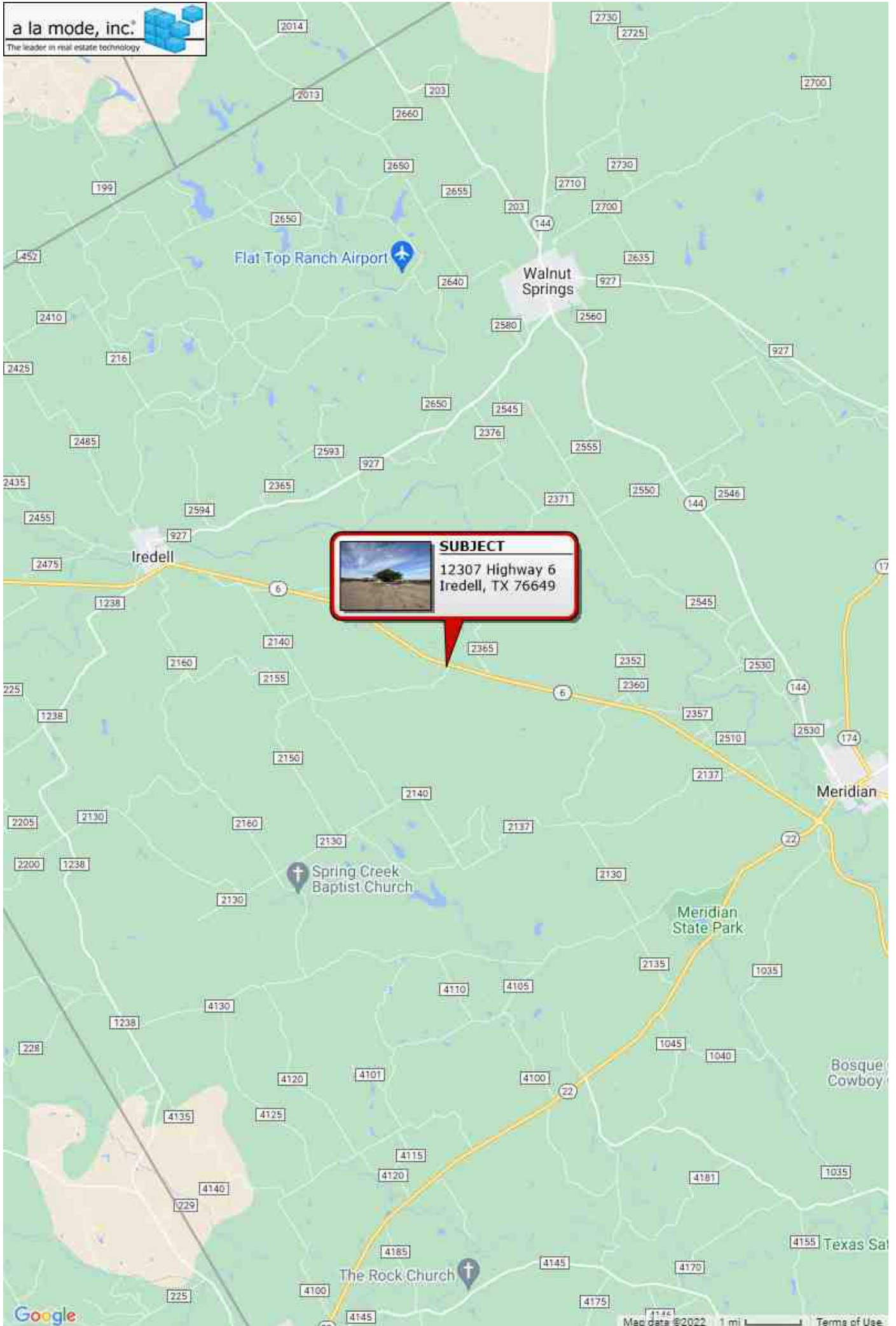
- 1) Under the reconciliation tab it explains that each approach was given 50% consideration.

Revisions:

- 1) It does not appear to have a gas station within 300 feet of the subject property.
- 2) The septic and propane tanks are normal for rural settings and do meet FHA/HUD guidelines.
- 3) Public water and public sewer are not believed to be available to the subject property, the borrower would need to get with an environmental specialist to do a water study.
- 4) Confirmed.
- 5) According to our records, we show it appears to not have any zoning restrictions. This is typical for rural areas even though the appraisal district has to classify it with the current use.
- 6) The subject property used to be a church, however from the borrower we were told this is strictly used for residential and not mixed use.
- 7) Done
- 8) Would need to reinspect, please advise if we need to go back.
- 9) Done
- 10) Done
- 11) The house was under construction when it sold, it is unknown but assumed the property has been completed.
- 12) The subject property is residential.
- 13) It was reported to this office that the entire subject is being utilized as a residential property.
- 14) There does not appear to be any marketability issues with the bathrooms.
- 15) This office utilized the MLS to determine the most accurate and similar comparable sales within the subjects competing market area or closest too the area.
- 16) The subject is not considered to have an ADU due to the separate kitchen.
- 17) The subject appears and is assumed to be able to be rebuilt due to no zoning restrictions. The borrower would need to check for deed restrictions.

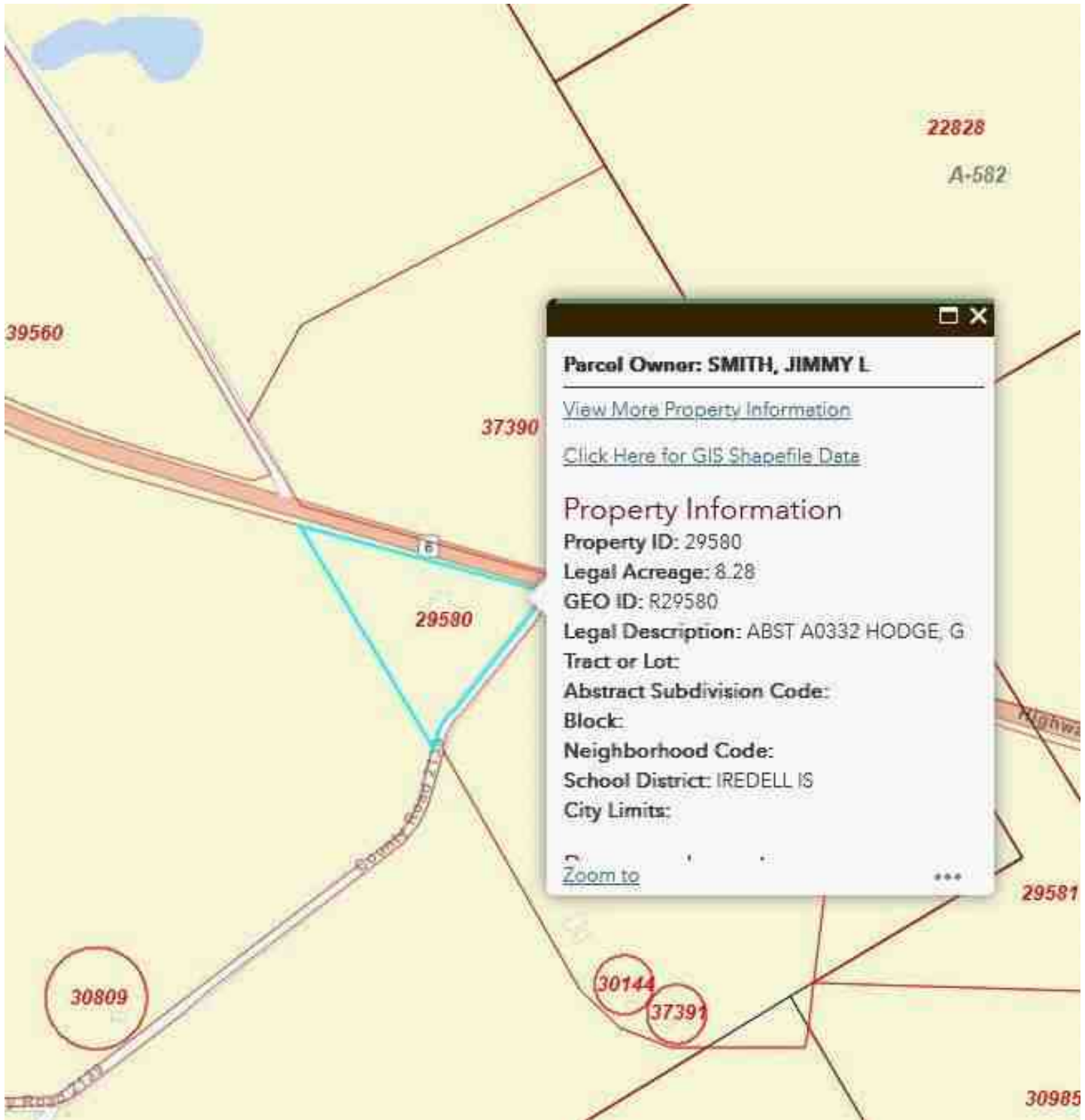
Location Map

Borrower	Jimmy Smith				
Property Address	12307 Highway 6				
City	Iredell	County	Bosque	State	TX Zip Code 76649
Lender/Client	Hightech Lending				

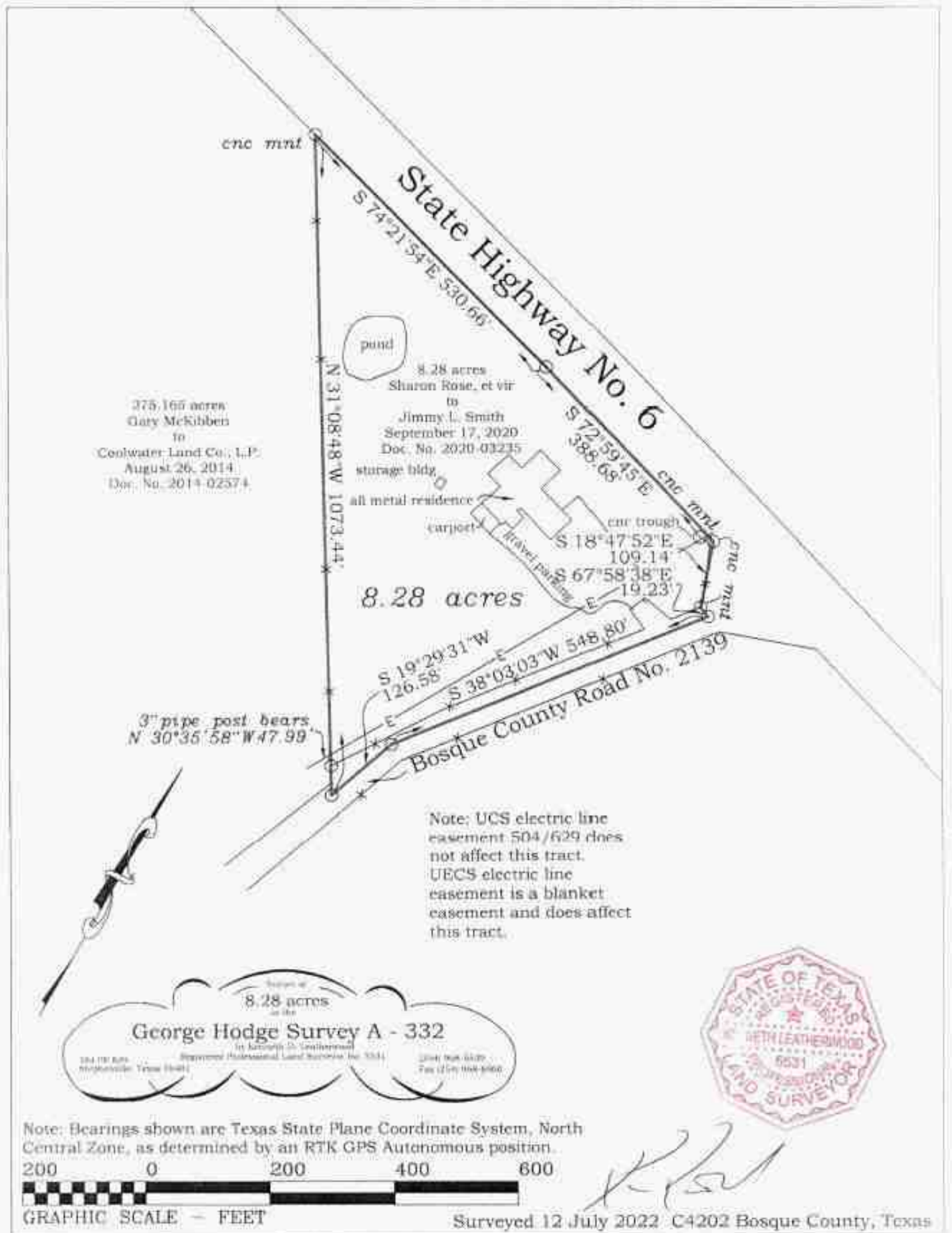


Plat Map

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Survey Map

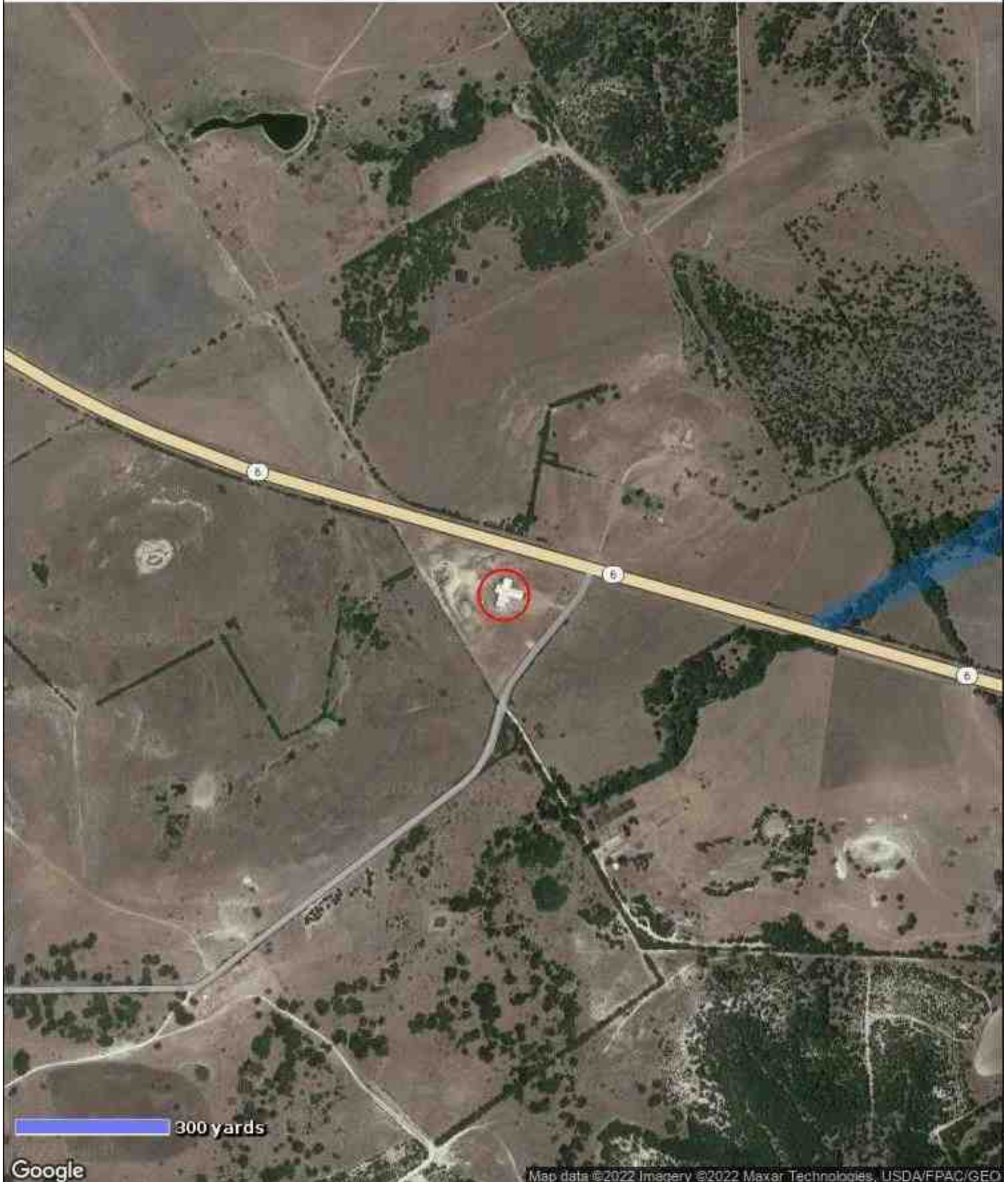


Flood Map

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						

InterFlood by a la mode

Prepared for: Harrell Appraisal Services
 12307 Highway 6
 Iredell, TX 76649



MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number: 48035C0300C
 Zone: X
 Map Date: January 06, 2011
 FIPS: 48035

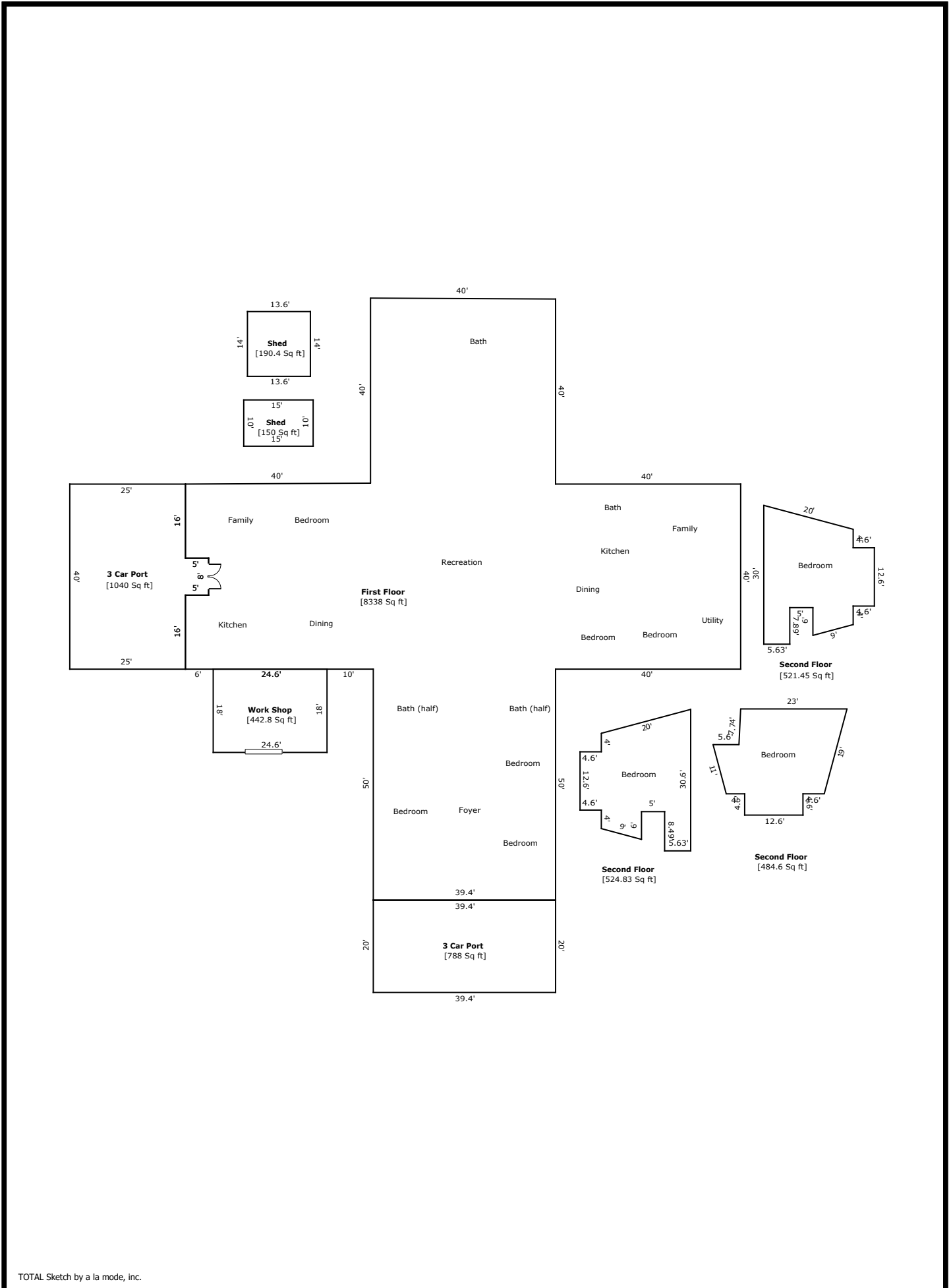
MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Powered by CoreLogic®

Building Sketch (Page - 1)

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 2)

Borrower	Jimmy Smith			
Property Address	12307 Highway 6			
City	Iredell	County	Bosque	State TX Zip Code 76649
Lender/Client	Hightech Lending			

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details		
First Floor	8338 Sq ft	39.4×50	= 1970
		40×40	= 1600
		16×5	= 80
		75×24	= 1800
		80×16	= 1280
		40×40	= 1600
		$0.5 \times 40 \times 0.2$	= 4
		$0.5 \times 0.2 \times 40$	= 4
Second Floor	524.83 Sq ft	12.6×4.6	= 57.96
		$0.5 \times 19.32 \times 5.18$	= 50
		19.32×16.93	= 327.05
		5.63×8.49	= 47.78
		8.69×3.67	= 31.91
		$0.5 \times 8.69 \times 2.33$	= 10.13
Second Floor	484.6 Sq ft	12.6×4.6	= 57.96
		21.2×10.63	= 225.25
		$0.5 \times 10.63 \times 2.85$	= 15.12
		$0.5 \times 2.85 \times 10.63$	= 15.12
		20.93×7.73	= 161.73
		$0.5 \times 2.07 \times 7.73$	= 8
		$0.5 \times 0.36 \times 7.73$	= 1.41
Second Floor	521.45 Sq ft	12.6×4.6	= 57.96
		$0.5 \times 19.32 \times 5.18$	= 50
		19.32×16.93	= 327.05
		5.63×7.89	= 44.41
		8.69×3.67	= 31.91
		$0.5 \times 8.69 \times 2.33$	= 10.13
Total Living Area (Rounded):		9869 Sq ft	
Non-living Area			
3 Car Port	1040 Sq ft	40×25	= 1000
		8×5	= 40
Work Shop	442.8 Sq ft	18×24.6	= 442.8
3 Car Port	788 Sq ft	20×39.4	= 788
Shed	150 Sq ft	10×15	= 150
Shed	190.4 Sq ft	14×13.6	= 190.4

Subject Photo Page

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Subject Front

12307 Highway 6
 Sales Price
 Gross Living Area 9,869
 Total Rooms 16
 Total Bedrooms 9
 Total Bathrooms 2.2
 Location N;Res;
 View N;Res;
 Site 8.28 ac
 Quality Q4
 Age 19



Subject Rear



Subject Street

Photograph Addendum

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Side of Subject Main Improvements



Side of Subject Main Improvements



Two Car Carport- Attached

Photograph Addendum

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Kitchen #1



Dining #1



Family

Photograph Addendum

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Bedroom #1



Bedroom #2



Half Bath #1

Photograph Addendum

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Bedroom #3



Bedroom #4



Half Bath #2

Photograph Addendum

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Bedroom #5



Bedroom #6



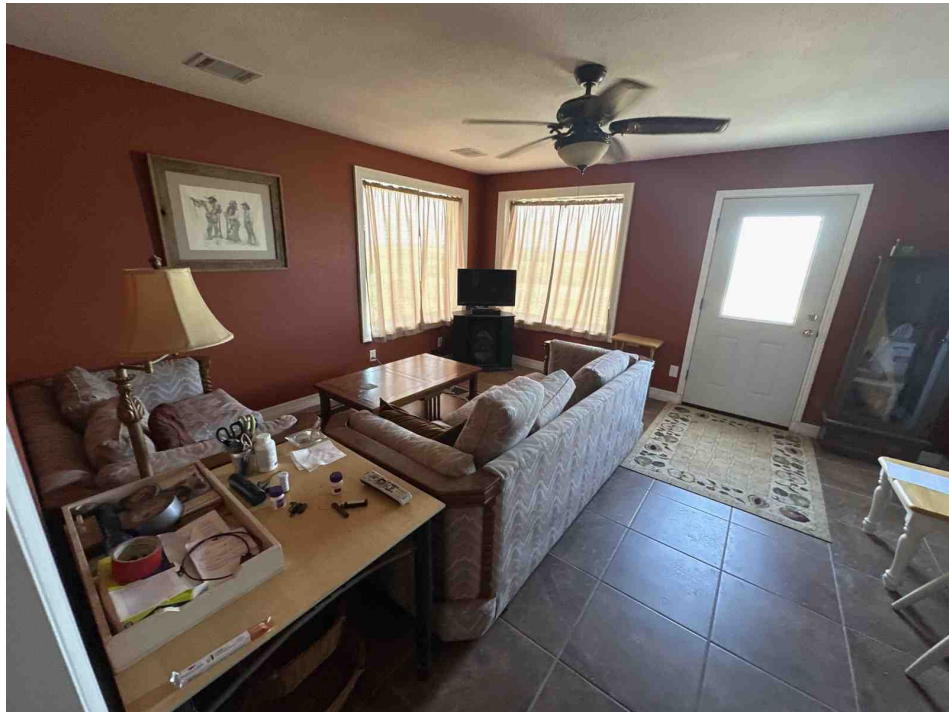
Bedroom #7

Photograph Addendum

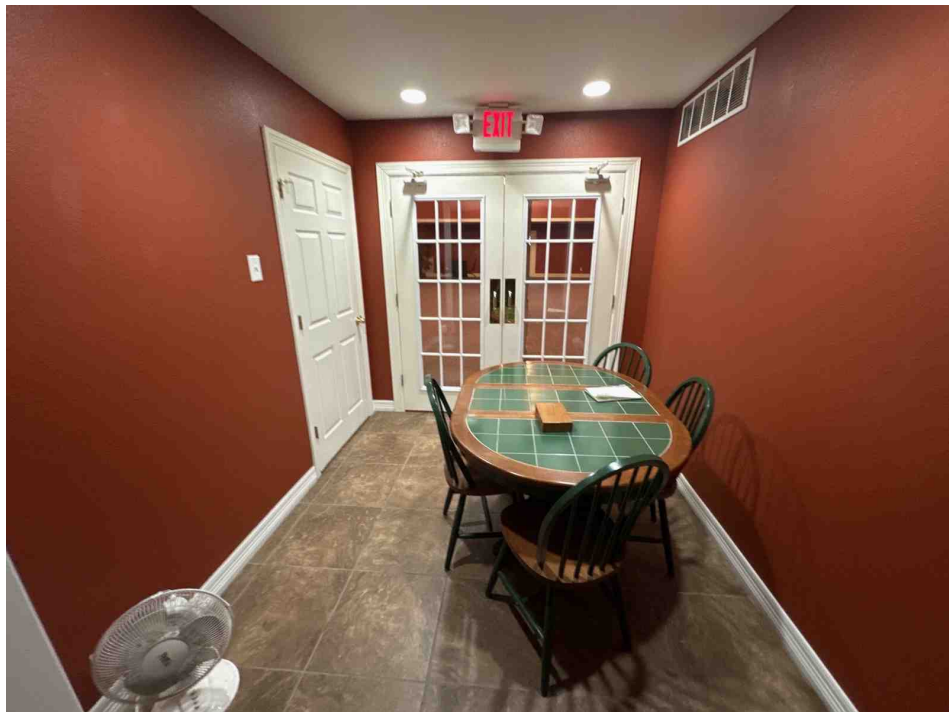
Borrower	Jimmy Smith				
Property Address	12307 Highway 6				
City	Iredell	County	Bosque	State	TX Zip Code 76649
Lender/Client	Hightech Lending				



Kitchen #2



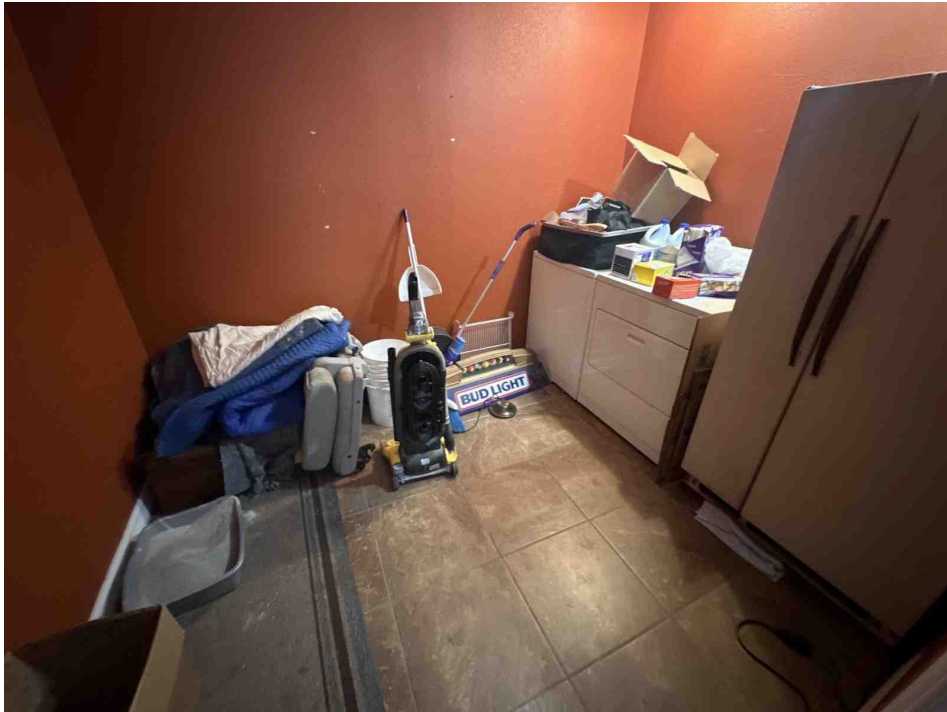
Living



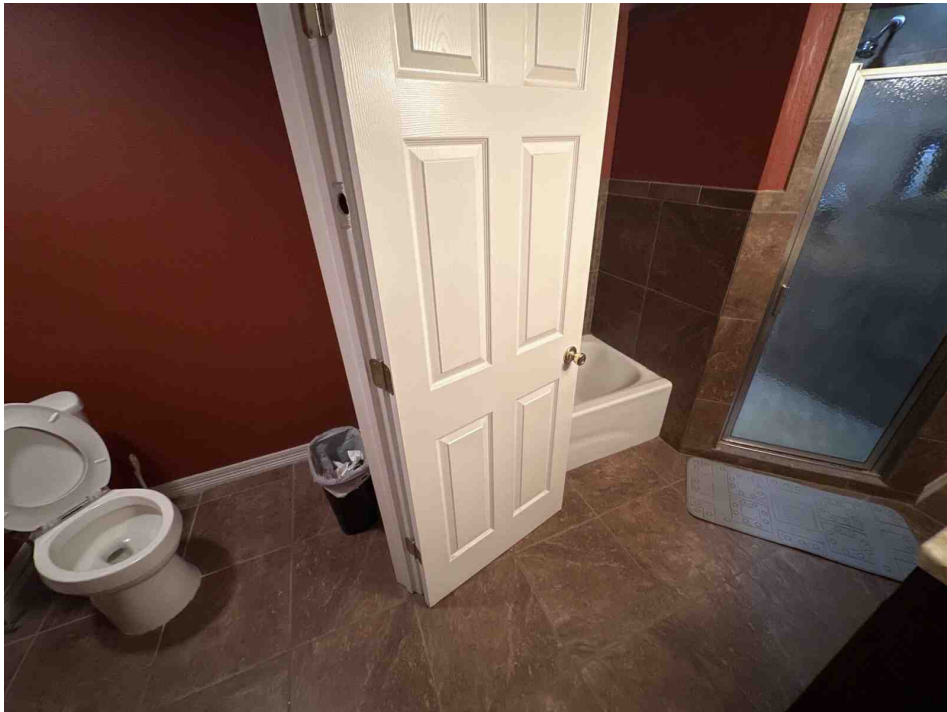
Dining #2

Photograph Addendum

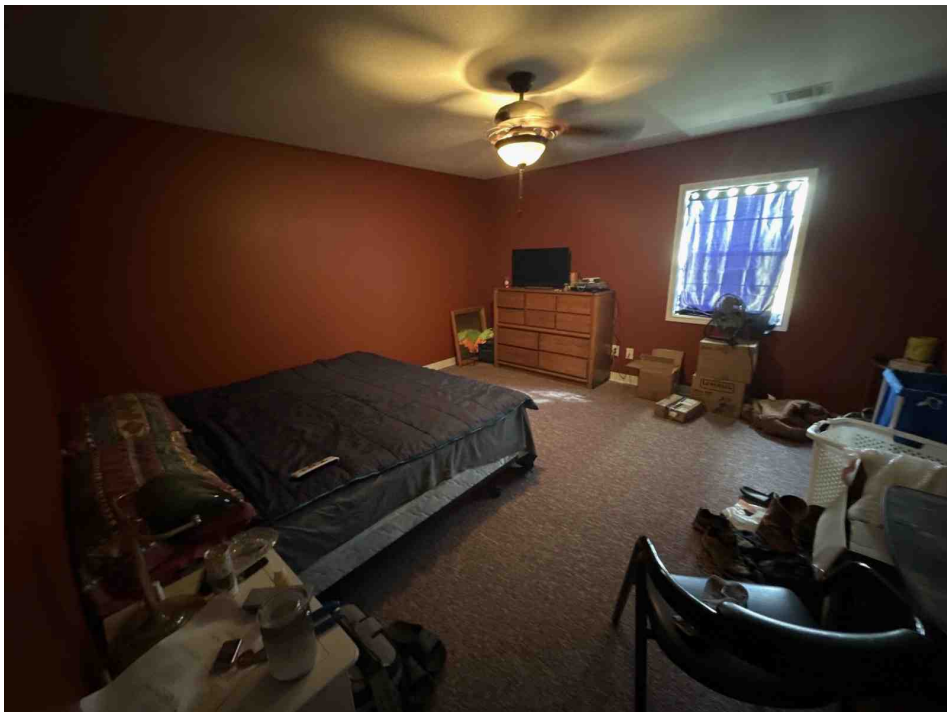
Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Utility



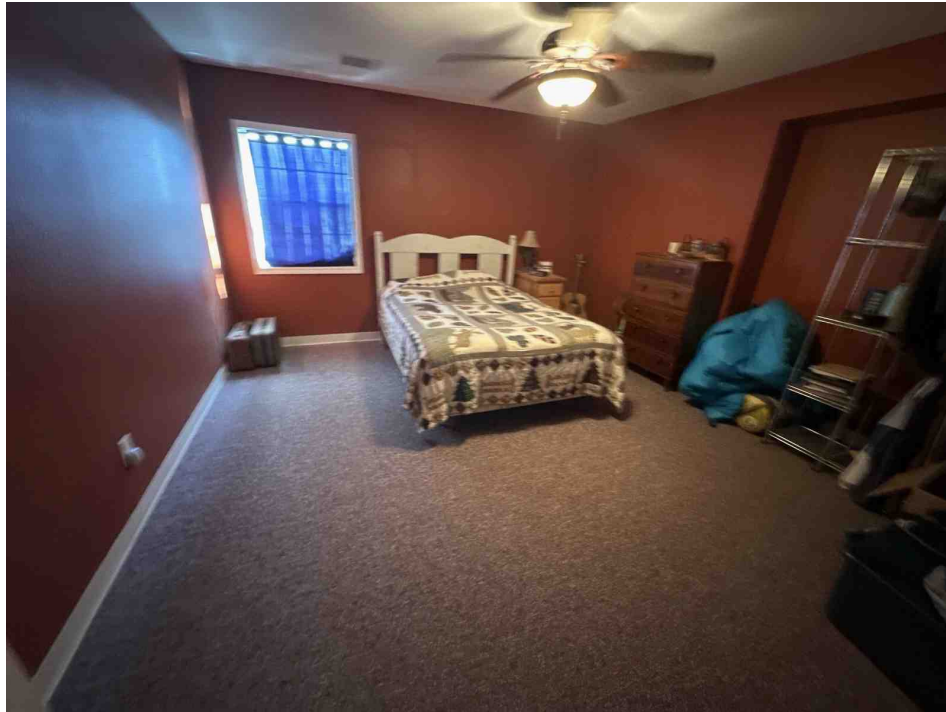
Bathroom #1



Bedroom #8

Photograph Addendum

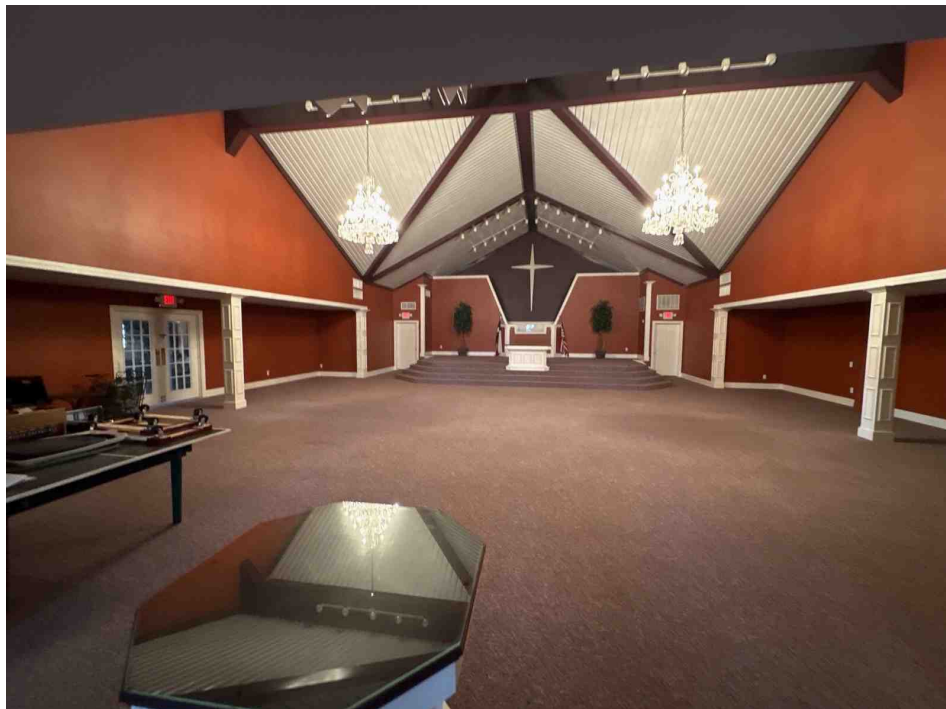
Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Bedroom #9



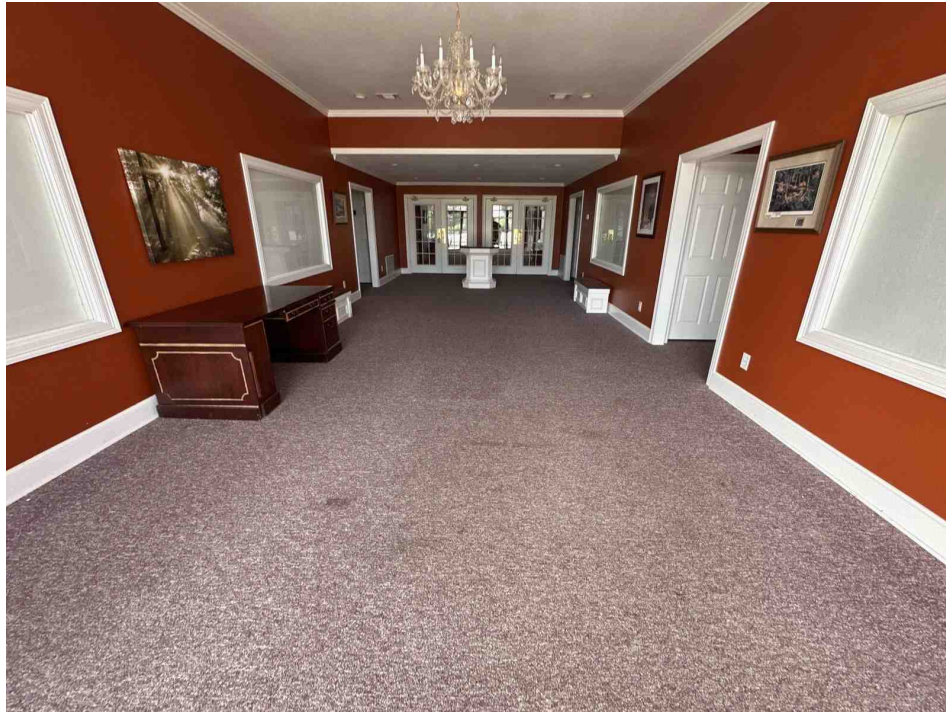
Bathroom #2



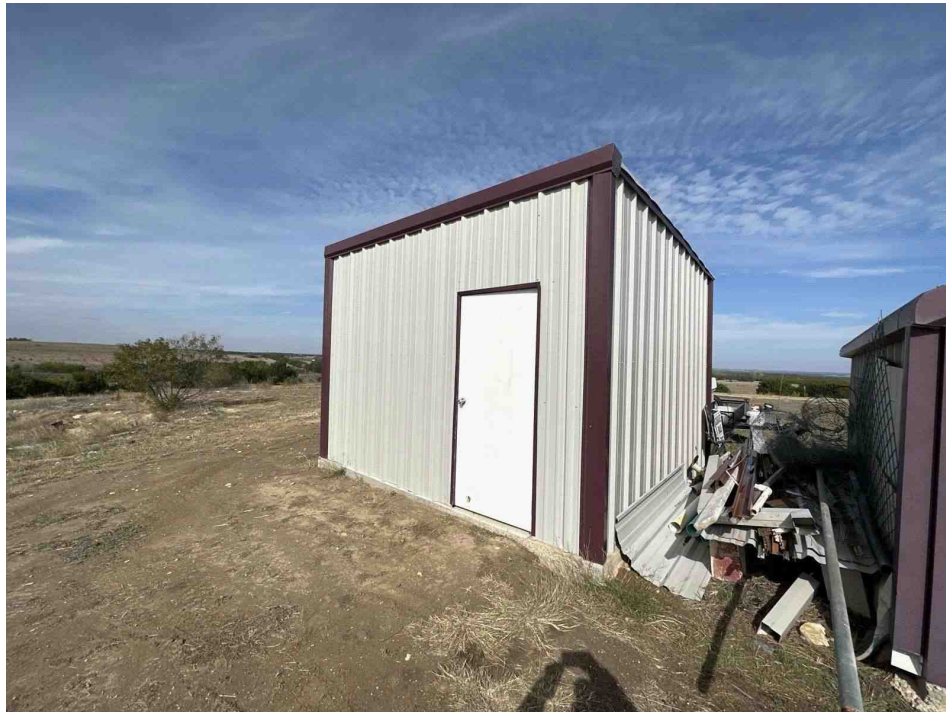
Recreation Area

Photograph Addendum

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Foyer



Storage Shed - Exterior



Storage Shed - Interior

Photograph Addendum

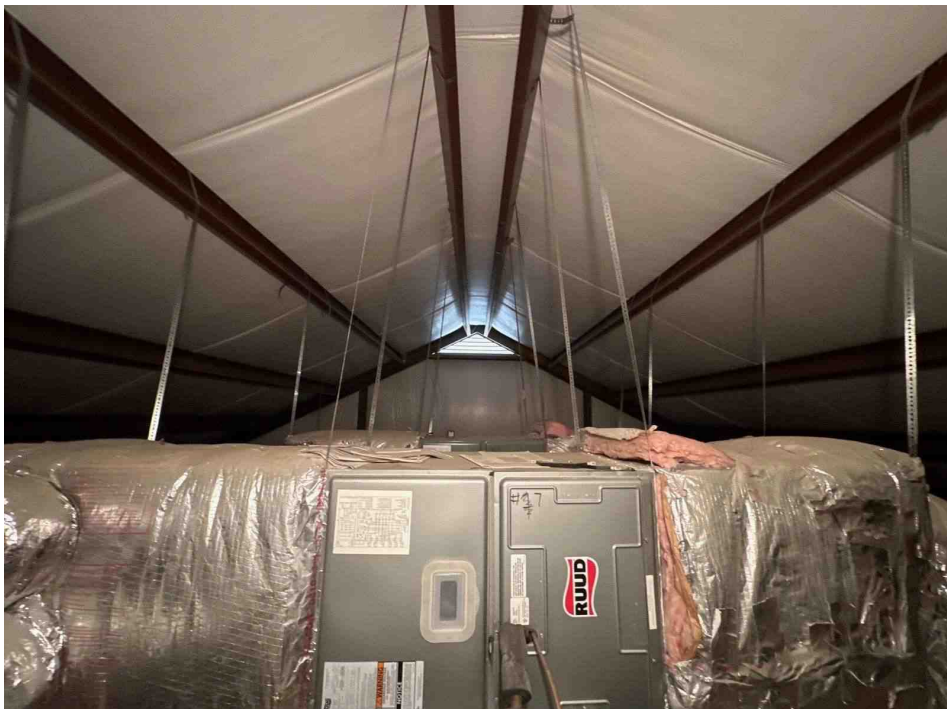
Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



Storage Shed - Exterior



Storage Shed - Interior



Attic View

Photograph Addendum

Borrower	Jimmy Smith						
Property Address	12307 Highway 6						
City	Iredell	County	Bosque	State	TX	Zip Code	76649
Lender/Client	Hightech Lending						



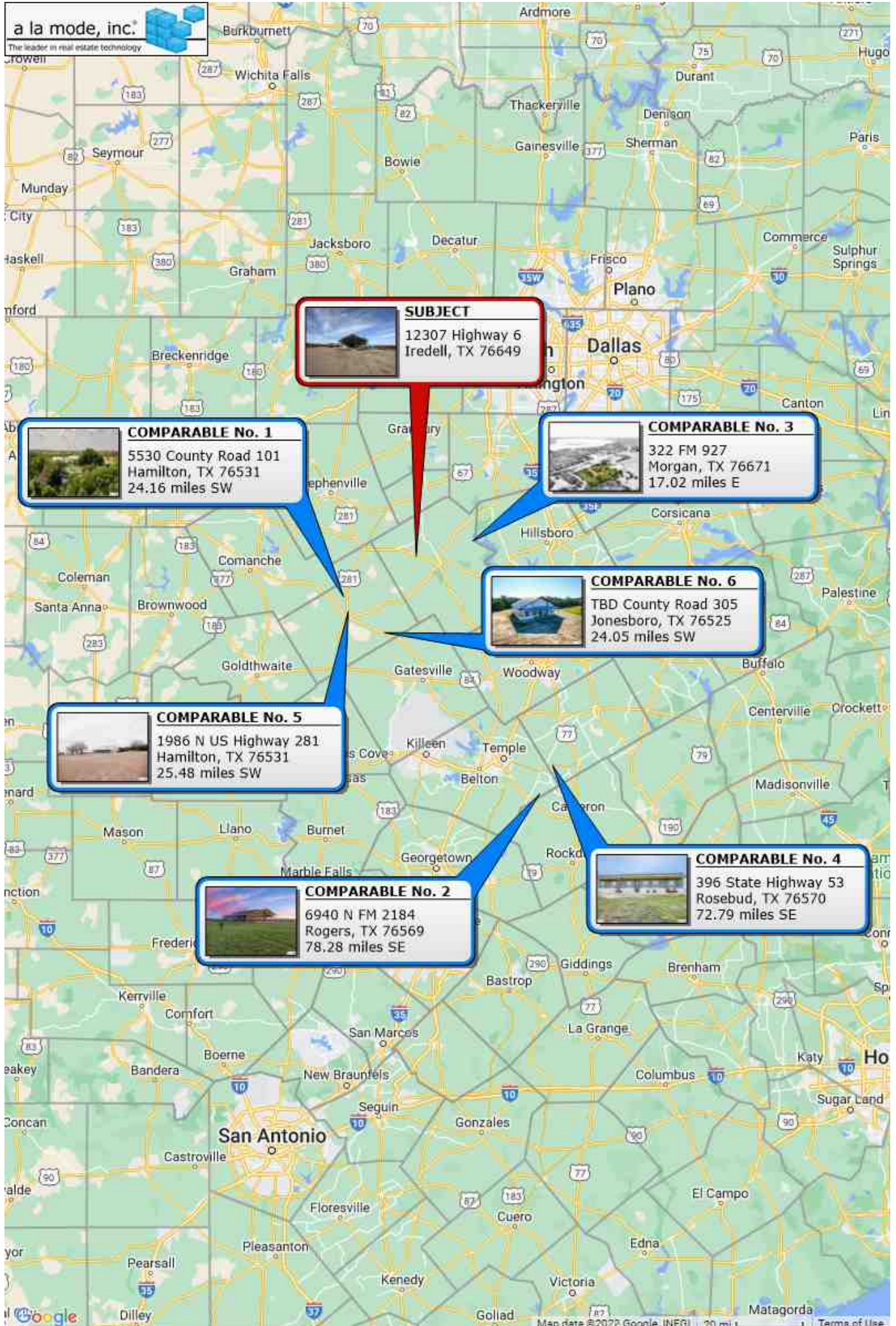
Work Shop - Exterior



Work Shop - Interior

Location Map

Borrower	Jimmy Smith			
Property Address	12307 Highway 6			
City	Iredell	County	Bosque	State TX Zip Code 76649
Lender/Client	Hightech Lending			



Comparable Photo Page

Borrower	Jimmy Smith				
Property Address	12307 Highway 6				
City	Iredell	County	Bosque	State	TX Zip Code 76649
Lender/Client	Hightech Lending				

**Comparable 1**

5530 County Road 101	
Prox. to Subject	24.16 miles SW
Sale Price	1,699,000
Gross Living Area	6,000
Total Rooms	12
Total Bedrooms	6
Total Bathrooms	6.1
Location	N;Res;
View	N;Res;
Site	62.79 ac
Quality	Q3
Age	35

**Comparable 2**

6940 N FM 2184	
Prox. to Subject	78.28 miles SE
Sale Price	1,150,000
Gross Living Area	2,950
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	49.16 ac
Quality	Q4
Age	3

**Comparable 3**

322 FM 927	
Prox. to Subject	17.02 miles E
Sale Price	500,000
Gross Living Area	3,654
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	6.81 ac
Quality	Q3
Age	23

Comparable Photo Page

Borrower	Jimmy Smith				
Property Address	12307 Highway 6				
City	Iredell	County	Bosque	State	TX
Lender/Client	Hightech Lending				
				Zip Code	76649



Comparable 4

396 State Highway 53
 Prox. to Subject 72.79 miles SE
 Sale Price 525,000
 Gross Living Area 1,840
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 6.00 ac
 Quality Q4
 Age 2



Comparable 5

1986 N US Highway 281
 Prox. to Subject 25.48 miles SW
 Sale Price 795,000
 Gross Living Area 2,924
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 19.88 ac
 Quality Q3
 Age 24



Comparable 6

TBD County Road 305
 Prox. to Subject 24.05 miles SW
 Sale Price 499,000
 Gross Living Area 1,641
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 12.67 ac
 Quality Q4
 Age 0

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.

Borrower	Jimmy Smith	File No. 221115-5
Property Address	12307 Highway 6	
City	Iredell	State TX Zip Code 76649
	County Bosque	
Lender/Client	Hightech 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 by the specified client or intended user.)

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).

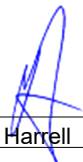
Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

Electronic signatures on this report have a security feature maintained by individual passwords. This appraisal can only be altered by the original signing appraiser.

The square footage determined for improvements, which were calculated from actual measurements taken at the time of the inspection, are an estimate only. This estimate should not be considered to be accurate for any other purpose. A professional engineer or architect should be consulted for an accurate living area measurement. Differences between county tax records and actual measurements are not unusual. Appraisal measurement of GLA are considered to be more accurate.

APPRAISER:

Signature: 
 Name: Bruce W Harrell
 State Certification #: 1321007R
 or State License #: _____
 State: TX Expiration Date of Certification or License: 06/30/2023
 Date of Signature and Report: 12/16/2022
 Effective Date of Appraisal: 11/16/2022
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 11/16/2022

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 Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Appraiser License

BRUCE WELDON HARRELL
4315 LAKE SHORE DR STE M
WACO, TX 76710



Certified Residential Real Estate Appraiser

Appraiser: **BRUCE WELDON HARRELL**

License #: **TX 1321007 R**

License Expires: **06/30/2023**

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

Appraiser Qualifications

QUALIFICATIONS OF THE APPRAISER

Bruce W. Harrell

EDUCATION:

University of Texas – Austin, Texas
Bachelor of Business Administration, Management, Graduated May 1981

BUSINESS INTERESTS:

HARRELL Residential Real Estate, Broker/Owner

- In operation since 1981. Sales of residential, commercial and farm/ranch properties.

HARRELL Commercial Realty, Broker/Owner

- In operation since 1981. Commercial sales and leasing.

HARRELL Appraisal Services, President

- In operation since 1987. Appraisal of residential, commercial and small residential income properties, land and consulting/court testimony services

HARRELL Realty Management Systems, Inc., President

ASSOCIATIONS AND ORGANIZATIONS:

Texas Association of Realtors (TAR)
National Association of Realtors (NAR)
Waco Association of Realtors (WAOR)
Texas Licensed Real Estate Broker
National Association of Master Appraisers – M.R.A.
State Certified Residential Real Estate Appraiser – Texas

APPRAISAL COURSES COMPLETED:

Principles of Appraisal #627 – Lincoln Graduate Center
Practice of Appraisal #636 – Lincoln Graduate Center
Writing the Narrative #660 – Lincoln Graduate Center
Advanced Valuation of Income Property Valuation #697 – Appraisal Institute
Farm & Land Appraisal #637 – Lincoln Graduate Center
Applied Residential Property Valuation #102 – Appraisal Institute
Standard of Professional Practice – Lincoln Graduate Center
Commercial Investment Appraisal #649 – Lincoln Graduate Center
Financial Capitalization of Income Producing Properties #672 – Lincoln Graduate Center
Satisfied all experience and education requirements to take General Certified Appraisers Exam.

E&O Insurance

HUDSON INSURANCE COMPANY
100 William Street, 5th Floor
New York, NY 10038



**REAL ESTATE PROFESSIONAL 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 AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2RE-1001790 **Renewal of:** PRA-2RE-1000636

- 1. Named Insured:** Bruce Harrell
(including Predecessor Entities and DBA's)
- 2. Physical Address:** 4315 Lake Shore Drive Suite M
Waco, TX 76710
Mailing Address: 4315 Lake Shore Drive Suite M
Waco, TX 76710
- 3. Policy Period:** From: September 26, 2022 To: September 26, 2023
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above
- 4. Limit of Liability**
A. Per Claim: \$1,000,000 B. Aggregate: \$1,000,000
- 5. Deductible:** \$5,000 Each Claim
- 6. Policy Premium:** \$2,100.00 **State Taxes/Surcharges:** \$0.00
- 7. Retroactive Date:** Full Prior Acts
- 8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
Hudson Insurance Group
100 William Street, 5th Floor
New York, NY 10038
Fax: 646-216-3786
Email: HUDSONCLAIMS300@HUDSONINSGROUP.COM
- 9. A. Program Administrator:** Riverton Insurance Agency Corp.
B. Agent/Broker: OREP Insurance Services, LLC
(888) 347-5273

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York


President


Secretary



APPRAISAL ORDER FORM

11/09/2022 (Wed) 05:17pm

To: **Bruce Harrell**
 Harrell Realty
 4315 Lake Shore DR M
 Waco, TX 76710
 (P) 254-218-5558 (F)
 appraisal@harrellrealty.us

From: PropertyRate LLC
 (P) 877-777-7283
 info@propertyrate.com



Borrower / Property
PRC# 404658
Jimmy Smith
12307 Highway 6
Iredell, TX 76649

1 SPECIAL INSTRUCTIONS

FHA

- Please review the updated order form, thank you.
- Appraisal to include a minimum of three (3) closed sales.
- Only Bruce Harrell is authorized to complete this assignment. This order may not be reassigned to another appraiser.

2 ORDER SERVICE REQUIREMENTS

1. Update status via website or info@propertyrate.com EVERY time status changes.
2. New orders to be Accepted or Declined within 24 hours of receipt.
3. All Borrowers to be contacted and inspection scheduled within 24 hours of order acceptance.
4. All reports to be turned in within 48 hours after inspection. Complex properties or other delays to be communicated to the office immediately.
5. Condition requests to be addressed within 24 hours of receipt.
6. Abide by USPAP, all federal and state, as well as Freddie Mac, Fannie Mae, FHA, CFPB, Interagency Appraisal & Evaluation Guidelines, GLBA, and all other regulatory guidelines, policies and requirements affecting the appraisal or appraisal process.
7. All orders are subject to cancellation without fee prior to completion of inspection or in the event of Appraiser's material failure to comply with this Order's service requirements or those of your Appraiser Agreement.

3 ORDER INFORMATION

REPORT TYPE: **FHA 1004**
 LENDER NAME: **Hightech Lending**
(Name on Report) **2030 Main Street Suite 500**
Irvine, CA 92614

BANK/INVESTOR: **HTL**
 LOAN #: **RC002-4527262**
 PROPERTY INFO: **Single Family Residence**
 LOAN INFO: **Refinance REVERSE**
 FHA CASE #: **513-2575239**
 OCCUPANCY: **Primary (Owner Occupied)**
 DUE DATE: **11/23/22 (Wed) 3:00 pm US/Central**

The fee of \$750 will be paid 15 business days after report is uploaded on our website.

4 SCHEDULING & CONTACT FOR ENTRY

BORROWER
Jimmy Smith
281-802-0091 (h)
pawpavjimmymsmith@yahoo.com



LENDER GUIDELINE CHECKLIST

COMMENT ADDENDA

- A disclosure is required whether the appraiser measured the subject property per ANSI standards
- C5-C6 condition rating: If the subject is in C5 condition, (C6 Condition is not accepted), please proceed with the following: 1) Complete the report "Subject To" any and all repairs necessary to bring the subject to a minimum C4 condition. 2) Include a detailed list of those repair items necessary to meet C4 condition 3) Include an estimated cost-to-cure for those repair items necessary to meet HUDs/FHA's minimum property requirements (MPR) and/or standards (MPS)
- Any potential HEALTH and SAFETY issues need to be addressed and commentary provided with supporting photos
- If there is an addition in GLA (room addition or garage conversion), appraiser to comment whether permitted or not, done in a workman-like manner, if poses any health and safety issues, if illegal per zoning, whether conforms to the neighborhood
- If significant increase in value from prior sale - provide commentary regarding the increase in value and list any upgrades completed since the prior sale, a detailed addendum is required or an explanation of the prior sales was a family sale, foreclosure or short sale.
- If Present Land Use reflect OTHER, include comment on description
- Exposure time and marketing time commentary to be included in all reports
- Appraiser to state if they have performed prior service in the past 36 months
- Appraiser to comment if final estimated value is higher than predominant value

ADDITIONAL ADDENDA

- REQUIRED PHOTOS: (1) Kitchen, (2) ALL Bedrooms, (3) ALL Bathrooms, (4) Main Living Area, (5) Interior of Garage, (6) Basement, (7) Guesthouse and (8) Interior of shed, and all outbuildings.
- REQUIRED PHOTOS: Examples of physical deterioration and deferred maintenance, as well as any recent updates, restoration, remodeling and renovation
- REQUIRED PHOTOS: Water heater, CO detectors, smoke detectors.
- REQUIRED PHOTOS (FHA): Side photo of Subject, Attic and Crawl Spaces

ADDITIONAL REQUIREMENTS

- All appraisal reports to be submitted in UAD-compliant XML format
- Include License and E&O Insurance
- Do NOT include invoice with report. Payments will be sent automatically.
- Uniform Appraisal Dataset Definitions forms to be included in all reports (2 pages) - this applies for UAD required reports
- The cost approach is required.

FHA

- COMP PHOTOS: Original photos only (MLS photos by themselves are not acceptable for FHA. Please include original photos, plus MLS photos if the comparable is not visible from the street.)
- FHA Case number of ALL pages of the report
- Intended User/Client/Lender needs to show FHA/HUD
- Appraiser to include SIDE PHOTOS of subject
- For properties with septic & well, please include comment whether distances between them appear to meet FHA requirements
- Sketch to reflect location of ALL porches and patios
- Appraiser to provide commentary if a head and shoulder inspection was completed for the attic - if there is no access, please provide commentary (provide photos)
- Appraiser to provide commentary that the crawl space was inspected (provide photos)
- Appraiser to include statement whether YES or NO, if subject meets minimum FHA/HUD guidelines as outlined by Handbooks 4000.1
- For condominiums please include photos of common areas and shared amenities
- Appraisers are required to test ALL appliances and report they are operational (as of 9/14/15)
- Leased solar panels may not be given any value (9/14/15)
- For properties with legal non-conforming use, appraiser is required to report whether the improvements can be rebuilt in the event of destruction (9/14/15)
- Additionally, please take as many photos as possible! Underwriters will be requiring additional photos of the improvements and any amenities, upgrades, etc, as well as any deferred maintenance