File #

APPRAISAL OF REAL PROPERTY

LOCATED AT

321 Cuivre Ridge Dr
Troy, MO 63379
LOT 39 CUIVRE RIDGE ESTATES

FOR

ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

OPINION OF VALUE

247,000

AS OF

06/07/2023

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USPAP ADDENDUM

File No.

Borrower	Scott E Spangler				
Property Address	321 Cuivre Ridge Dr				
City	Troy	County Lincoln	State MO	Zip Code 63379	
Lender	Bank of America - Home Equity				

This report was prepared under the following USPAP reporting option:

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

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

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: See below

0-6 months

Additional Certifications

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

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

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

- 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.
- 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).

Additional Comments

APPRAISER:

Signature:

Name: Tyler Vargas

Date Signed: 06/07/2023

State Certification #:

or State License #: 2017018585

State: MO

Expiration Date of Certification or License: 06/30/2024

Effective Date of Appraisal: 06/07/2023

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

TSV Appraisals LLC
6 Middlesex Drive
Saint Louis, MO 63144
314-882-7233

06/07/2023

Bank of America - Home Equity
70 Batterson Park Rd
Farmington, CT 06032

Re: Property: 321 Cuivre Ridge Dr
Troy, MO 63379
Borrower: Scott E Spangler
File No.: 0000464

Opinion of Value: $ 247,000
Effective Date: 06/07/2023

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.

Sincerely,



Tyler Vargas
License or Certification #: 2017018585
State: MO Expires: 06/30/2024
tvargas@tsvappraisals.com

FLEX Appraisal Report

File No.
Loan No.

Intended Purpose: ☐ Portfolio Evaluation ☐ Purchase ☐ Junior Lien ☐ Refinance ☒ Other: Home Equity
Data/Verification Source(s) Used: ☒ Tax Record ☐ Appraiser Files ☐ MLS ☐ Other:
Interest: ☒ Fee Simple ☐ Leasehold

CLIENT AND PROPERTY IDENTIFICATION

Client/Lender: Bank of America - Home Equity
Address: 70 Batterson Park Rd, Farmington, CT 06032
Borrower/Applicant: Scott E Spangler
Owner of Public Record: Scott E Spangler & Kimberly Spangler
Property Address: 321 Cuivre Ridge Dr
City: Troy State: MO ZIP: 63379
Legal Description: LOT 39 CUIVRE RIDGE ESTATES
APN: 148028000000015039 Census Tract: 8103.10 County: Lincoln
Property Type: ☒ SFR ☐ Condo ☐ Attached/SFR ☐ Vacant Lot ☐ Other: ☒ PUD HOA $ 125 ☐ per Month ☒ per Year
Specific Zoning Classification: SFR
Zoning Description: Residential

MARKET AREA AND COMPARABLES

Market Value Trend: ☐ Increasing ☒ Stable ☐ Declining
Typical Market Price Range: $ 100,000 to $ 750,000
Market Predominant Occupancy: ☐ Tenant ☒ Owner
Typical Market Property Age: 0 yrs to 65 yrs
Location: ☐ Urban ☒ Suburban ☐ Rural
Estimated marketing time for the subject property: ☐ Under 3 months ☒ 3-6 months ☐ Over 6 months
Is the highest and best use of the subject property as improved (based on the improvements description provided by the various data sources available) the present use?:
☒ Yes ☐ No Summarize HBU Analysis: See attached addenda.

FEATURE	SUBJECT	COMPARABLE #1		COMPARABLE #2		COMPARABLE #3	
Address	321 Cuivre Ridge Dr Troy, MO 63379	150 Cuivre Ridge Dr Troy, MO 63379		115 Cuivre River Dr Troy, MO 63379		220 Cuivre Ridge Dr Troy, MO 63379	
Proximity to Subject		0.06 miles SW		0.13 miles NE		0.08 miles NW	
Sales Price	$	$ 246,900		$ 259,000		$ 275,000	
Price/Gross Liv. Area	$/SF $	$/SF $ 184.81		$/SF $ 160.37		$/SF $ 181.88	
Data Sources	assessor records	Marismls#23009847		Marismls#23001788		Marismls#23003633	
Sales/Fin. Concessions	n/a	FHA / $0		Conv / $0		Conv / $0	
Date of Sale (MM/DD/YY)	-	05/18/2023		02/14/2023		04/07/2023	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Site	15377 sf	11718 sf		22695 sf		11587 sf	
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional		DT1;Traditional	
Quality (UAD)	Q4	Q4		Q4		Q4	
Actual Age	21	22		16	0	21	
Condition (UAD)	C3	C3		C3		C3	
Above Grade Total / Bdrms / Baths	6 / 3 / 2	7 / 3 / 2		7 / 3 / 1.1	+1,500	9 / 3 / 2	
Gross Living Area (GLA)	1,388 Sq. Ft.	1,336 Sq. Ft.		1,615 Sq. Ft.	-6,800	1,512 Sq. Ft.	-3,700
Basement & Finished	Full / Finished	Full / Finished		Full / Unfinished		Full / Unfinished	
Rooms Below Grade	Bathroom	Bathroom		None	+3,000	None	+3,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Garage/Carport	2 Car Garage	2 Car Garage		3 Car Garage	-4,000	2 Car Garage	
Net Adjustment (Total)		☐ + ☐ − $ 0		☐ + ☒ − $ -6,300		☐ + ☒ − $ -700	
Adjusted Sale Price of Comparables		Net Adj. 0.0 % Grs. Adj. 0.0 % $ 246,900		Net Adj. 2.4 % Grs. Adj. 5.9 % $ 252,700		Net Adj. 0.3 % Grs. Adj. 2.4 % $ 274,300	

EVALUATION SUMMARY

Analysis of Prior Sale or Transfer History of the Subject Property or Comparable Sales: No known prior sale/transfer of the subject property occurred within the last three years. No known prior sales/transfers of the comparables were found within the last year of the appraisal date.

General Comments: See attached addenda.

The Appraiser has researched the transfer and listing history of the subject property for the past 3 years and the comparable sales for the past 12 months.
Subject Property Is Currently Listed For Sale? ☐ Yes ☒ No Data Source assessor records

Current Listing History	List Date	List Price	Days on Market	Data Source
		$		

Subject Property has been Listed within the last 12 Months? ☐ Yes ☒ No Data Source assessor records

12 Month Listing History	List Date	List Price	Days on Market	Data Source
		$		
		$		

Transfer History (if more than two, use comments section)	Subject in past 36 months:	Comp 1 in past 12 months:	Comp 2 in past 12 months:	Comp 3 in past 12 months:
	$	$	$	$
	$	$	$	$

As Is Opinion of Market Value: $ 247,000 **As of:** 06/07/2023

FLEX Appraisal Report

File No.
Loan No.

CONDITION INSPECTION

☒ No inspection required per assignment
☐ I performed a visual inspection of the exterior only of the subject from at least the street
☐ I performed a visual inspection of the readily available exterior and interior areas of the subject property

☐ FLEX Lite: I did not perform a visual inspection of the exterior or interior areas of the subject property. The appraiser obtained the information in the below Exterior Condition Inspection section (and Interior, if indicated below) from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. The below third party inspection information was provided by:

☐ Company: _____ ☐ Agent/Inspector: _____ License No. (If Applicable): _____
☐ Other: _____ Please specify: _____

EXTERIOR CONDITION INSPECTION

The subject could be sufficiently viewed to complete the inspection report ☐ Yes ☐ No

Property Damage
☐ No Visible Damage
☐ Doors ☐ Siding ☐ Foundation ☐ Roof ☐ Windows
☐ Driveway ☐ Other: _____

Damage Type (If applicable)
☐ Fire ☐ Wind ☐ Water ☐ Deferred Maintenance
☐ Other: _____
Damage Description: _____

Property Condition
☐ C1 ☐ C2 ☐ C3 ☐ C4 ☐ C5 ☐ C6 ☐ N/A

Neighborhood Condition
☐ Improving ☐ Declining ☐ Stable ☐ Unknown
Describe Above: _____

Adverse Neighborhood Attributes
☐ No Adverse Attributes
☐ High Tension Power Lines ☐ Boarded/Condemned Homes
☐ Suspicious Odors ☐ Vacant Lots ☐ Highway
☐ Airport/Flight Path ☐ Railroad Tracks ☐ Streets in Disrepair
☐ Commercial/Industrial Presence
☐ Other: _____
Describe Attributes: _____

Beneficial Neighborhood Attributes
☐ No Beneficial Attributes
☐ Golf Course Community ☐ Community Amenities (parks, pools, bike paths, etc.)
☐ Waterfront
☐ Other: _____
Describe Attributes: _____

Property Type
☐ Detached SFR ☐ Attached SFR/Townhouse ☐ Condo ☐ Duplex
☐ Manufactured/Modular Home ☐ Triplex ☐ Quadplex ☐ Vacant Lot
☐ Other: _____

For sale sign visible on the subject property
☐ Yes ☐ No

Construction Design
☐ 1 Story ☐ 1.5 Story ☐ 2 Story ☐ 3 Story ☐ Split Level
☐ Other: _____

Exterior Sheathing
☐ Stucco ☐ Vinyl/Wood/Aluminum ☐ Brick/Veneers
☐ Other: _____

Garage Indicate Type and Number of Bays
☐ None ☐ Attached ☐ Detached ☐ Carport
☐ 1 Car ☐ 2 Car ☐ 3 Car
☐ Other: _____

Parking
☐ Drive Way ☐ Street
☐ Other: _____

Interior Inspection Performed ☐ Yes ☐ No — INTERIOR CONDITION INSPECTION

Interior Features
Window Type: ☐ Insulated ☐ DblHung ☐ Other: _____
Flooring: ☐ Hardwood ☐ Carpet ☐ Tile ☐ Vinyl/Laminate
☐ Other: _____
Walls: ☐ Dry Wall ☐ Plaster ☐ Other: _____
Trim/Finish: ☐ Wood ☐ Other: _____
Add'l Features: _____

Kitchen
Floor: ☐ Tile ☐ Hardwood ☐ Vinyl/Lam. ☐ Other: _____
Counter: ☐ Granite/Stone ☐ Laminate ☐ Other: _____
Appliances: ☐ Dishwasher ☐ Disposal ☐ Refrigerator
☐ Oven/Range ☐ Microwave ☐ Other: _____
Add'l Features: _____

Bath(s)
Floor: ☐ Tile ☐ Hardwood ☐ Vinyl/Lam. ☐ Other: _____
Bath Wainscot: ☐ Tile ☐ Fiberglass ☐ Other: _____
Add'l Features: _____

Foundation/Basement
Type: ☐ Full ☐ Partial ☐ Slab ☐ Crawl. ☐ Other: _____
Walls: ☐ Poured ☐ Conc. Block ☐ Other: _____
Basement Entry/Exit: ☐ Walk Out ☐ Walk Up ☐ Interior Only
Evidence of: ☐ Infestation ☐ Dampness ☐ Settlement
Other: _____
Add'l Features: _____

Mechanicals
Heat: ☐ FWA ☐ HWBB ☐ Elect. BB ☐ Radiant ☐ Other: _____
Fuel: ☐ Gas ☐ Electric ☐ Oil ☐ Other: _____
Cooling: ☐ Central Air ☐ Individual ☐ Other: _____
Electricity: ☐ Public ☐ Private Water: ☐ Public ☐ Private
Gas: ☐ Public ☐ Private Sewer: ☐ Public ☐ Private
Add'l Features: _____

Presence of deferred maintenance or conditions that affect the livability, soundness or structural integrity of the property?
☐ Yes ☐ No Describe: _____

GENERAL INSPECTION COMMENTS

MARKETABILITY STATEMENTS

Subject's style conforms to neighborhood	☐ Yes	☐ No	
Subject's current use conforms to the neighborhood	☐ Yes	☐ No	
Adverse easements and encroachments	☐ Yes	☐ No	☐ Unknown
Commercial activity occurring on subject property	☐ Yes	☐ No	
Subject property is occupied	☐ Yes	☐ No	☐ Unknown
Visible signs of construction or remodeling of subject	☐ Yes	☐ No	
Damages affect the subject's safety or habitability	☐ Yes	☐ No	
Presence of security bars on windows	☐ Yes	☐ No	
Presence of outbuildings other than common shed or detached garage	☐ Yes	☐ No	☐ Unknown
Subject located in a current designated natural disaster area	☐ Yes	☐ No	☐ Unknown

MARKETABILITY COMMENTS

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements, updated 1/2014)
For full UAD Definitions Data Set please visit:
https://www.fanniemae.com/singlefamily/uniform-appraisal-dataset#

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 residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

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

Updated - The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

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

FLEX Appraisal Report

File No.
Loan No.

PURPOSE OF APPRAISAL: The purpose of this appraisal is to form an "as is" opinion of the market value of the real property that is the subject of this report based upon a quantitative sales comparison analysis for use in the mortgage finance transaction.

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 and 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 acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States 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.

INTENDED USE: This appraisal report is intended for use only by the client. The function of this appraisal is to help the client analyze the risk associated with making a loan on the subject property.

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

SCOPE OF THE APPRAISAL: The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, as previously addressed. For the subject, this is accomplished by reviewing public record data, prior appraisal files and/or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources that become available and are deemed to be reliable by the appraiser. The confirmation of comparable sale data (i.e., closed sale documentation and property characteristics) is via public data sources and multiple listing services, as appropriate. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed in accordance with set parameters as defined within this Scope and the Intended Use of the appraisal. Atypical variances of comparable sales in relation to the subject will be accounted for and detailed in this report.
In developing this appraisal report, the appraiser has incorporated only the Sales Comparison Approach unless otherwise noted in the addenda attached hereto. The appraiser has determined that the scope of this assignment does produce credible assignment results. The client agrees that the limited scope and presentation of the analysis is appropriate given the intended use.
If no inspection of the property is completed, the appraiser has made some basic assumptions, including the following:

- The subject property is assumed to be in average overall condition and generally conforms to the neighborhood in terms of style, condition, construction materials and in external and economic factors.
- There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.
- There are no significant discrepancies between the public record information or other data source and the existing site or improvements.

ANALYSIS OF ANY CURRENT AGREEMENT OF SALE, PRIOR SALE WITHIN THREE YEARS AND RECONCILIATION: Unless otherwise noted, the appraiser has no knowledge of any current agreement of sale or any current or past listing agreement. Prior sales of the subject property within three years of the effective date of this appraisal have been researched and reported on the appraisal report (in the Transfer History section) if available from MLS or public record sources. The appraiser has reconciled the quality and quantity of data available into an indication of Market Value, in accordance with the Intended Use and Scope of the Appraisal.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS: The Appraiser's Certification that appears in this report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property.
2. The appraiser assumes the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
3. The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand.
4. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make the property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report may not be considered an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the content of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. Unless otherwise noted in this report, the appraiser has assumed that the subject real estate's zoning classification complies with local zoning code.
8. Unless otherwise noted in this report, the appraiser's opinion of reasonable exposure time at the market value stated in this report is equal to the indicated marketing time noted on page 1 of this report.

APPRAISER'S CERTIFICATION: Unless otherwise noted in this report, the appraiser certifies, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. 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.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I have not made a personal inspection of the comparable sales noted in this report.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. I have identified all relied upon sources to develop this appraisal report and appraisal assignment. I have identified any individuals who provided significant assistance in developing the opinion of value, or preparation of the appraisal report, and have disclosed any tasks provided by such individuals on page 2 Condition Inspection page or attached addenda.
10. Unless otherwise noted in this report, 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.

APPRAISER

Signature
Name Tyler Vargas
Company Name TSV Appraisals LLC
Company Address 6 Middlesex Drive, Saint Louis, MO 63144
Telephone Number 314-882-7233
Email Address tvargas@tsvappraisals.com
Date of Signature and Report 06/07/2023
Effective Date of Appraisal 06/07/2023
State Certification #
or State License # 2017018585
or Other (describe) State #
State MO
Expiration Date of Certification or License 06/30/2024

ADDRESS OF PROPERTY APPRAISED

321 Cuivre Ridge Dr
Troy, MO 63379

APPRAISED VALUE OF SUBJECT PROPERTY $ 247,000

LENDER/CLIENT

Name (AMC) ServiceLink
AMC # 2013033030
Company Name Bank of America - Home Equity
Company Address 70 Batterson Park Rd, Farmington, CT 06032
Email Address

SUPERVISOR APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature and Report
State Certification #
or State License #
State
Expiration Date of Certification or License

Supplemental Addendum

File No.

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• **FLEX Appraisal Report - Quantitative: Neighborhood - Description**
The subject's neighborhood primarily reflects average to good quality constructed homes (Q2-Q4) of average to good appearance and appeal with typical neighborhood amenities and public services. Most, if not all, utilities are public with average adequacy. Employment stability appears to be good with average convenience to employment, shopping and schools. Overall property compatibility appears to be average. No adverse conditions noted unless stated.

• **FLEX Appraisal Report - Quantitative: Site - Highest and Best Use**
THE RELEVANT LEGAL, PHYSICAL, AND ECONOMIC FACTORS WERE ANALYZED TO THE EXTENT NECESSARY AND RESULTED IN A CONCLUSION THAT THE CURRENT USE OF THE SUBJECT PROPERTY IS THE HIGHEST AND BEST USE

• **FLEX Appraisal Report - Quantitative: Site - Adverse Conditions or External Factors**
There were no known easements, restrictions, encumbrances, covenants, declarations, special assessments, encroachments or other items of similar nature observed that would affect the marketability in a negative manner.

Refer to title for any easements of record.

Due to lack of detail of street locations and block address's of the current flood plain it is impossible for the appraiser to determine more than just the general location of the subject property on a flood map. The appraiser recommends a certified flood letter be obtained for accurate flood hazard information.

• **FLEX Appraisal Report - Quantitative: Improvements - Physical Deficiencies or Adverse Conditions**
No physical deficiencies or adverse conditions are known to exist that would affect the livability, soundness, or structural integrity of the property. The appraiser is not, in anyway, a professional in related fields that could determine any kind of structural defects or if any hidden defects exist that could possibly affect the livability, or soundness of the structure. It is always recommended that the client obtain further inspections by a certified competent professional in related fields to determine any further clarification may be needed.

• **FLEX Appraisal Report - Quantitative: Sales Comparison Analysis - Summary of Sales Comparison Approach**
Recent sales of the closest, most similar type properties were selected and compared to the subject property. All adjustments were made for differences after extracting them from the market. All blanks are considered equal having no significant differences which were able to be extracted from the market. All comparables were considered in the value estimated by the sales comparison approach. The subject property appears to be average in the neighborhood comparability and marketability. Concessions, if any, are typical of the market and not adjusted for in the report. No adjustment was given towards site differences due to no market reaction towards sites that differ by less than an acre in the subject's neighborhood. There are no more closer, more recent and or more similar comparables available at the time of inspection. In order to extend search parameters just to bracket the subject's unique characteristics and features (age, condition, site, bedroom/bathroom count, basement finish, etc) the appraiser would have to extend search parameters into an superior/inferior neighborhood which would result in a misleading report to the intended user and a violation of USPAP.

All adjustments were determined by the paired sales analysis method.

• **FLEX Appraisal Report - Quantitative: Reconciliation - Reconciliation and Final Value Conclusion**
Primary consideration was given towards the Sales Comparison Analysis with the Cost Approach, if provided, only as a client requirement. The sales comparison approach is felt to be the most reliable, as it reflects current market conditions in the subject's neighborhood. The cost approach was given no weight in the final opinion of value and is not deemed reliable or guaranteed by the appraiser to be accurate. The income approach was considered, but was not used due to lack of area rental data.

This appraisal report and its conclusions have been prepared in conformity with guidelines set forth by the Uniform Standards of Professional Appraisal Practice (USPAP).

The appraiser has chosen what he believed to be the best comparable sales data available from the market at the time of inspection. Sources include, but are not limited to, the office files, MLS, county records as well as realtors and appraisers. All comparable sales included in this appraisal report were verified.

The effective date of the appraisal is the date that the property was physically inspected and is the date of this report unless otherwise stated in this report.

The appraiser is not a home or environmental inspector. The appraiser's role is to provide an unbiased opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems.The appraiser performs an inspection of visible and accusable areas only. Mold may be present in areas that the appraiser cannot see. The appraiser is not qualified to determine the cause of mold, the type of mold or whether the mold might pose any risk to the property or its inhabitants. Additional inspection by a qualified/ competent professional is recommended.

• **FLEX Appraisal Report - Quantitative: Conditions of Appraisal**
No personal property was evaluated in this report.

No liability is assumed for the structural or mechanical elements of the property. This report is not a home inspection, the appraiser only performed a visual inspection of accessible areas and the appraisal cannot be relied upon to disclose conditions and/or defects in the property.

This report is intended for use only by the lender/client mentioned in the appraisal report. Use of this report by others is not intended by the appraiser . This appraisal report is intended for use in a mortgage finance transaction only. This report is not intended for any other use. Although the borrower or third party may receive a copy of the appraisal, it does not mean that the borrower or third party is in fact an intended user as that term is defined in the URAR form.

Extra Comments:

USPAP states that a signature can be represented by a handwritten mark, a digitalized image controlled by a personalized

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identification number or other media, where the appraiser has sole personalized control of affixing the signature. USPAP also states the electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report.

It is noted that there may be for sale signs in the yards of the comparable sales due to them being in our data base, however unless stated in the report, at the time of inspection, the comparable sales were not currently listed for sale having no for sales signs in the yard of the comparable sales.

Sketch is not drawn to scale. For visual purposes only.

Comparables may vary in GLA by over 20%, however they are the best available at the time of inspection.

Some comparables may be located across major highways or roadways, however this could not avoided due to lack of more closer, more recent and/or more similar comparable sales. The subject and comparables are all felt to be equal in marketability and share similar external influences unless stated in the report.

Comparables may exceed recommended unadjusted and adjusted value ranges, however this could not be avoided due to lack of more similar comparable sales.

The chronological ages of the subject and comparables may exceed 30%, however there are no more closer, more recent and/or more similar comparables available at the time of inspection.

The effective age of the subject is felt to be much lower than the actual age due to what appears typical upkeep and maintenance over the time since the home was built.

Basement area, if applicable, for comparables in the Sales Comparison grid cannot be verified as the county assessor and MLS do not provide this information accurately. This information is estimated by the appraiser only to conform with UAD standards and should not be relied upon or deemed accurate.

Accurate site dimensions were not available from the assessor. It is recommended that the client obtain a land survey if actual site dimensions are required.

There is no market standard cost per square foot. The cost per square foot is simply sales price divided by GLA. This number does not take into account for any other characteristics of the property (lot size, age, basement finish, room count, condition, etc). If one property has more or less amenities than an another (as most properties do), then the cost per square foot will vary between the properties. As the subject differs from the comparables in different amenities and characteristics (all of the comparables have market abstracted adjustments) then its price per square foot will vary.

It is typical and common in the subject's market area for housing designs be called and referred to as One story, 1.5 Story, 2 Story, 3 Story, etc. This is common among area builders, MLS. assessors and the public. UAD does not permit the appraiser to label the subject or the comparable designs in this way even though this is what they are commonly called. To comply with UAD, the appraiser has labeled the designs of the subject and comparables with terms that are acceptable to UAD. It is felt by the appraiser that these terms may be highly subjective and for this reason they are in no way deemed to be accurate or credible by the appraiser. The appraiser assumes no responsibility for any design terms that may suffer scrutiny under review.

While marketing time of the comparables may be over or under marketing time trends on page one, the information on page one represents the subject market area as a whole and is not limited only to comparable sales and/or listings utilized in the report. Appraiser has no knowledge as to why marketing times of some comparables may fall outside marketing trends.

Appraiser does not guarantee the validity of parking information for the comparables in the sales comparison grid as it is felt that driveway car count descriptions can be deemed as highly subjective. The driveway car count information is provided in order to conform to UAD standards and was obtained via MLS and/or exterior inspection, however it is felt that driveway car count interpretation may vary from person to person and therefore this information is not deemed to be accurate or credible by the appraiser. The appraiser assumes no responsibility for any driveway car count terms that may suffer scrutiny under review.

Appraiser cannot comment on any differences in information provided in this report compared to information in assessor records and other appraisals regarding the subject and comparables utilized, as the appraiser has no knowledge as to how this information was obtained. This also would include any computer generated valuation model. Information provided in this report is a result of inspection preformed by the appraiser and through appraisers findings during the appraisal process leading to the final opinion of value.

The Uniform Appraisal Dataset (uad) mandates classification of property characteristics (for the subject and comparables) using a standard response and rating system. The UAD is not flexible and employs a "best fit methodology" (from limited choices) as opposed to user defined terms. In some cases, the appraiser's rating from the UAD list may be different from another appraiser's opinion of the same attribute. The appraiser completed the report to comply with the UAD while considering the observed characteristics of the subject and comparables (from a distance) and factored those into the value reconciliation.

No other zoning information is available from the assessor.

All utilities appear to be on and in working order unless otherwise specified.

the subject property is located miles from my office. The assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and location involved. Such understanding will not be imparted solely from a consideration of specific date such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

the listings were not considered in the final opinion of value they are provided only to satisfy client requirement.
MLS and public records in the area do not distinguish between square feet above and below grade. Comparables report rooms above and below grade on mls and public records. Therefore, subject room count, bath count and square footage on sales

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comparison grid includes areas below grade. Page one of report accurately separates areas below and above grade per USPAP standards.

The appraisal software used in preparing the report (Total) will not allow the appraiser to report gross living area as anything other than a whole number. When typed in the gross living area rounds to the nearest whole number. This cannot be changed.

Aerial photograph was obtained from google maps. The appraiser makes no guarantee as to the accuracy of the aerial photograph. It is provided only to satisfy a client requirement.

The subject and comparables are all felt to be equal in marketability.

Some comparables may be located across major highways or roadways, however this is due to the lack of closer, more recent, more similar comparables. The subject and comparables are all felt to be equal in marketability.

Comparables may exceed recommended unadjusted and adjusted value ranges, however this is due to the lack of more similar comparables.

Actual Age and Effective Age are not one in the same. The actual age is the number of years that have passed since the structure was built. The effective age is the estimated age of a structure based on its utility, observed deterioration, and obsolescence as it applies to the total economic life. The total economic life is the total number of years that an improvement contributes to value

The comparables utilized in the report were the only sales and listings considered as they are felt to be the most comparable to the subject.

Basement area if applicable for comparables in the sales comparison grid cannot be verified as the county assessor and MLS do not provide this information accurately. This information is estimated by the appraiser only to conform with UAD standards and should not be relied upon or deemed accurate.

Number of rental and owner occupied units is estimated from rental closings within project listed on armls. Owners are not required to register rentals with county. No reliable source for information is available and estimated numbers are provided only after lender demand and direction. Only verified rentals listed in mls were included in estimated rental amount.

In compliance with USPAP and the Ethics rule i have not provided a service regarding the subject within the past 36 months.

Estimated exposure time for the subject is felt to be 0-6 months.

It does not appear that any personal property is being transferred in the sale of the subject. As stated in the report, no personal property was evaluated in this report.

I have ascertained a copy of the agreement which describes the relationship between the client/authorized agent and the financial institution.

The subjects street scene includes a partial view of the subjects lot.

Taxes are the most current reported by the assessor.

Appraiser does not guarantee the validity of parking information for the comparables in the sales comparison grid as it is felt that driveway car count descriptions can be deemed as highly subjective. The driveway car count information is provided in order to conform to uad standards and was obtained via mls and/or exterior inspection, however it is felt that driveway car count interpretation may vary from person to person and therefore this information is not deemed to be accurate or credible by the appraiser. The appraiser assumes no responsibility for any driveway car count terms that may suffer scrutiny under review.

Appraisal has been completed in conformity with the Uniform Standards of Professional Appraisal Practice and Title XI of the Financial Institutions Reform, Recovery and Enforcement act of 1989, as amended and any implementing regulations in effect at the time the appraiser signs the appraiser's certification.

No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner...

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to solutionstar settlement services.

The Uniform Appraisal Dataset requires the physical property address to be provided in a format that conforms to the United States Postal Service. Any discrepancies are noted above.

No other zoning information is available from the assessor.

The subject generally conforms to the neighborhood in function, style , gla, condition, use, and construction. Subject does not have any characteristics or amenities that would be deemed as detrimental to its marketability and /or appeal.

Due to lack of more similar comparable sales, the appraiser may have had to extend search parameters exceeding six months to locate comparable sales. There are no more recent, more similar and or more closer comparables available at the time of inspection.

Although the subject property may be above or below the neighborhood predominate value it is not considered an over

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improvement/under improvement and does not suffer from negative marketability. All comparables share similar marketability in the subject's general market area.

Condition adjustments may have been made, because the comparables are considered inferior/superior in regards to condition compared to the subject property. Condition was determined and verified by MLS interior photographs of the comparables. The adjustment was derived from the market extraction method and the paired sales analysis method.

the effective age of the subject is felt to be much lower than the actual age due to what appears to be typical upkeep and maintenance over the time since the home was built.

If listings were provided, the listings were not considered in the final opinion of value they are provided only to satisfy client requirement.

properly priced properties for sale in the neighborhood appear to sell within 6 months. Properties in the area with marketing times over six months may have been originally priced above market value. Properties in the area with marketing times under 6 months appear to be properly priced.

MLS and public records in the area do not distinguish between square feet above and below grade. Comparables report rooms above and below grade on mls and public records. Therefore, subject room count, bath count and square footage on sales comparison grid includes areas below grade. Page one of report accurately separates areas below and above grade per USPAP standards.

Comparables may vary in gla by over 20% however they are the best available at the time of inspection.

Comparables may vary in age by over 20% however they are the best available at the time of inspection.

The property rights and common elements and amenities of the subjects development are similar to the comparables.

My comparable search and results :
Appraiser preformed a radius search around the subject starting at .25 miles and expanding to 1 mile. The closest, most recent, most similar type properties were then chosen and compared to the subject with adjustments abstracted from the market for differences.

No other search parameters were utilized

The assignment type is for an appraisal report. The comments on the sales comparison approach as well as the cost approach adequately explain the methodology in determining the final opinion of value. The statements concerning the approaches to value are felt to be adequate in explanation to the intended user and/or any qualified peer review. The report contains adequate information in regards to the scope of the report, provides adequate explanation on how the final opinion of value was determined and conforms with uspap in regards to appraisal reports.

Aerial photograph was obtained from google maps. The appraiser makes no guarantee as to the accuracy of the aerial photograph. It is provided only to satisfy a client requirement.

The appraisal software used in preparing the report (Total) will not allow the appraiser to report gross living area as anything other than a whole number. When typed in the gross living area rounds to the nearest whole number. This cannot be changed.

The subject and comparables are all felt to be equal in marketability.

Some comparables may be located across major highways or roadways, however this is due to the lack of closer, more recent, more similar comparables. The subject and comparables are all felt to be equal in marketability.
Comparables may exceed recommended unadjusted and adjusted value ranges, however this is due to the lack of more similar comparables.

Actual Age and Effective Age are not one in the same. The actual age is the number of years that have passed since the structure was built. The effective age is the estimated age of a structure based on its utility, observed deterioration, and obsolescence as it applies to the total economic life. The total economic life is the total number of years that an improvement contributes to value

The comparables utilized in the report were the only sales and listings considered as they are felt to be the most comparable to the subject.

Basement area if applicable for comparables in the sales comparison grid cannot be verified as the county assessor and MLS do not provide this information accurately. This information is estimated by the appraiser only to conform with UAD standards and should not be relied upon or deemed accurate.

Estimated exposure time for the subject is felt to be 0-6 months.

The subjects street scene includes a partial view of the subjects lot.

Taxes are the most current reported by the assessor.

Appraiser does not guarantee the validity of parking information for the comparables in the sales comparison grid as it is felt that driveway car count descriptions can be deemed as highly subjective. The driveway car count information is provided in order to conform to uad standards and was obtained via mls and/or exterior inspection, however it is felt that driveway car count interpretation may vary from person to person and therefore this information is not deemed to be accurate or credible by the appraiser. The appraiser assumes no responsibility for any driveway car count terms that may suffer scrutiny under review.

The subject generally conforms to the neighborhood in function, style , gla, condition, use, and construction. Subject does not

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have any characteristics or amenities that would be deemed as detrimental to its marketability and /or appeal.

Although the subject property may be above or below the neighborhood predominate value it is not considered an over improvement/under improvement and does not suffer from negative marketability. All comparables share similar marketability in the subject's general market area.
Adjustments were derived by utilizing the matched paired analysis.

Due to lack of more similar comparable sales, the appraiser had to extend search parameters exceeding six months to locate comparable sales. There are no more recent, more similar and or more closer comparables available at the time of inspection.

MLS photographs were used for the comparables photographs, because they represent the most accurate representation of the comparables at the time of their closed sale. The appraisal confirms that they were visually driven by during the course of inspection. As a client guideline.

Due to lack of more similar comparable sale and comparable sales being at a dearth in the subject's market area, the appraiser may have had to extend search parameters exceeding recommended neighborhood area (suburban, rural or urban) radiuses to locate comparable sales. There are no more recent, more similar and or more closer comparables available at the time of inspection.

The global outbreak of a "novel Coronavirus" known as COVID-19 was officially declared a pandemic by the world health organization (who) on 3/11/2020. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal. The facts in the sales comparison are retrospective in nature and without more sales occurring during the pandemic, the exact market reaction is unknown.

MLS photographs were used for the comparables photographs, because they represent the most accurate representation of the comparables at the time of their closed sale. The appraisal confirms that they were visually driven by during the course of inspection.

There are no relevant comparable listings available at the time of inspection. In order for the appraiser to provide a listing just to simply satisfy a client's request, the appraiser would have to extend search parameters outside the subject's general marketing area which would result in a misleading report and a violation of USPAP.

The subject's bedroom count does not have an adverse affect on its marketability and is deemed normal as the market reacts towards GLA instead of bedroom count.

No noted affect on the subject's marketability. Due to lack of more similar comparable sales it is impossible to provide comparables to bracket the subject's unique characteristics and features (location, view, site, age, condition, bedroom, bathroom , basement finsh, garage count, etc). The appraiser cannot provide comparables that do no exists just to bracket all the features that had across the board adjustments. if the appraiser were to use comparable outside the subject's market area, simply the bracket to the subject's unique features and characteristics would lead to a less reliable indication of value and deem misleading to the intended user.

Subject property's porch is not listed on the sales comparison grid as all homes on the grid have a porch therefore no adjustment would be necessary.

The appraiser cannot weigh all comparables equally, therefore most weight was given to comparable no.1 As it required the least amount of net adjustments with support from comparables . 2&3 .

The subject property and the subject's general market area do no seem to be affected by the recent flooding.

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

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

GREAT AMERICAN INSURANCE GROUP

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3669533-22** Renewal of: **RAP3669533-21**

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

Item 1. **Named Insured**: **Tyler S Vargas**

Item 2. **Address**: **6 Middlesex Drive**
City, State, Zip Code: **SAINT LOUIS, MO 63144**

Item 3. **Policy Period**: From **06/29/2022** *(Month, Day, Year)* To **06/29/2023** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**:

A. $ **1,000,000** **Damages** Limit of Liability – Each **Claim**

B. $ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. $ **1,000,000** **Damages** Limit of Liability – Policy Aggregate

D. $ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

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

A. $ **0.00** Each **Claim**

B. $ **0.00** Aggregate

Item 6. **Premium**: $ **758.00**

Item 7. **Retroactive Date** (if applicable): **06/29/2017**

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

D42100 (03/15) D42300 MO (05/13) IL7324 (07/21)
D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Authorized Representative

License



State of Missouri
Division of Professional Registration
State Licensed Real Estate Appraiser

VALID THROUGH JUNE 30, 2024
ORIGINAL CERTIFICATE/LICENSE NO. 2017018585
TYLER S VARGAS
6 MIDDLESEX DR
SAINT LOUIS MO 63144
USA

TYLER S VARGAS
6 MIDDLESEX DR
SAINT LOUIS MO 63144
USA

State of Missouri
Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission
State Licensed Real Estate Appraiser

VALID THROUGH JUNE 30, 2024
ORIGINAL CERTIFICATE/LICENSE NO. 2017018585

TYLER S VARGAS
6 MIDDLESEX DR
SAINT LOUIS MO 63144
USA

EXECUTIVE DIRECTOR

DIVISION DIRECTOR

Location Map

Borrower	Scott E Spangler						
Property Address	321 Cuivre Ridge Dr						
City	Troy	County	Lincoln	State	MO	Zip Code	63379
Lender/Client	Bank of America - Home Equity						

