USPAP ADDENDUM

AC-2022020825988
File No. NAN1602292762

Borrower	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						

This report was prepared under the following USPAP reporting option:

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

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

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 21-28 days

A monthly analysis was performed on 45 sales that are competing properties, over the past 12 months. These sales had a median DOM of 22 with a low of 1 and a high of 184.

EXPOSURE TIME - Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

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

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

This appraisal form indicates it is a summary appraisal report as it has not yet been updated by FNMA to conform with the 2020-2021 version of USPAP which has removed the two types of appraisals known as Self Contained and Summary Reports and replaced them with Appraisal Report and Restricted Appraisal Report.

Fee paid to the appraisal company by the client is $385.

Andrew Laurel, appraiser license 1343027, performed the site visit which consisted of: observing and analyzing specific neighborhood information as it relates to the subject's view and / or any external influences; measuring the subject's improvements to standard industry guidelines; taking photos of the subject property's exterior and interior in order to analyze the subject's effective age and condition; observing the exterior of the comparable sales, and assisting with the analysis of the comparable sales. The trainee prepared significant portions of the appraisal. The supervisory appraiser is ultimately responsible for the analysis and conclusions of the appraisal.

Additional non-significant assistance was provided by the Consolidated administrative team utilizing our order management and report-writing platforms where they: gathered public record data for the work file, provided data entry into the report, inserted and organized the pictures, sketch and other exhibits into the report and downloaded data from MLS to run analytics platforms using the search criteria provided by the Supervisor.

APPRAISER:

Signature:
Name: Andrew Laurel
Date Signed: 02/16/2022
State Certification #:
or State License #:
State: TX
Expiration Date of Certification or License: 12/31/2023
Effective Date of Appraisal: 02/11/2022

SUPERVISORY APPRAISER: (only if required)

Signature:
Name: F David Garvin Jr
Date Signed: 02/16/2022
State Certification #: 1337357
or State License #:
State: TX
Expiration Date of Certification or License: 09/30/2023
Supervisory Appraiser Inspection of Subject Property:
☒ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

Uniform Residential Appraisal Report

AC-2022020825988
File # NAN1602292762

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 1274 Via Belcanto | City San Antonio | State TX | Zip Code 78260
Borrower Bernard Cruz | Owner of Public Record Cruz Bernard & Sharon | County Bexar
Legal Description Cb 4928b (San Miguel Subd Ut-2), Block 1, Lot 37
Assessor's Parcel # 049282010370 | Tax Year 2021 | R.E. Taxes $ 11,051
Neighborhood Name San Miguel | Map Reference 41700 | Census Tract 1918.10
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [X] PUD | HOA $ 1,520 [X] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client Franklin American Mortgage Company Inc | Address 5221 N. O'Connor Blvd. Suite 900, Irving, TX 75039
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). Per SABOR, there are no known listings of the subject property in the prior 12 months.

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE		One-Unit	70 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$ (000)	(yrs)		2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	245	Low	0	Multi-Family	5 %
Neighborhood Boundaries	Overlook Pkwy to the North; US-281 to the East; Wilderness Oak to the							1,600	High	65	Commercial	10 %
South; and TX 2696 to the West.								380	Pred.	17	Other	10 %

Neighborhood Description See attached addenda.

Market Conditions (including support for the above conclusions) See the attached 1004MC form for detailed market condition information.

SITE

Dimensions Survey not Available | Area 7302 sf | Shape Irregular | View N;Res;
Specific Zoning Classification OCL (PMRES) | Zoning Description Outside City Limits(SF Resd pmt req from DSD all others from BCFireMarshal)
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe See Addendum.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 48029C0140G | FEMA Map Date 09/29/2010
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

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/Gd	Floors	Crp,Tile/Gd
# of Stories 2		[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Stucco,Stone/Gd	Walls	Drywall/Gd
Type [X] Det.	[ ] Att. [ ] S-Det./End Unit	Basement Area 0 sq.ft.		Roof Surface	Comp/Gd	Trim/Finish	Wood/Gd
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish 0 %		Gutters & Downspouts	None	Bath Floor	Tile/Gd
Design (Style) Traditional		[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Vinyl/Gd	Bath Wainscot	None
Year Built 2007		Evidence of [ ] Infestation		Storm Sash/Insulated	None	Car Storage	[ ] None
Effective Age (Yrs) 7		[ ] Dampness	[ ] Settlement	Screens	Yes/Gd	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface	Concrete
[X] Drop Stair	[ ] Stairs	[ ] Other	Fuel Electric	[X] Fireplace(s) # 1	[X] Fence Iron	[X] Garage	# of Cars 2
[ ] Floor	[ ] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck Cvd	[X] Porch Cvd	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[ ] Other None	[X] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 11 Rooms | 4 Bedrooms | 2.1 Bath(s) | 3,269 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). None Noted

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;House was in good condition and featured tile and carpet flooring. Electricity and utilities were on and functioning during the time of site visit.

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 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 431,000 to $ 527,000 .

There are 45 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 325,000 to $ 640,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1274 Via Belcanto San Antonio, TX 78260	1250 Via Belcanto San Antonio, TX 78260		25211 Four Iron Ct San Antonio, TX 78260		25110 Shinnecock Trl San Antonio, TX 78260	
Proximity to Subject		0.08 miles SW		0.47 miles N		0.43 miles N	
Sale Price	$		$ 549,000		$ 430,000		$ 450,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 177.90 sq.ft.		$ 134.88 sq.ft.		$ 132.90 sq.ft.	
Data Source(s)		SABOR #1571036;DOM 18		SABOR #1534359;DOM 13		SABOR #1512071;DOM 1	
Verification Source(s)		Realist		Doc #205078/Realist		Doc #103380/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;5000	-5,000	ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s12/21;c11/21	+23,000	s07/21;c06/21	+48,000	s04/21;c03/21	+69,000
Location	B;Gated;GlfCse	B;Gated;GlfCse		B;Gated;	+15,000	B;Gated;GlfCse	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7302 sf	8400 sf	-4,000	7124 sf	0	10566 sf	-13,000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;TwoStory	0	DT2;Traditional	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	15	14	0	15		17	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	11 / 4 / 2.1	11 / 4 / 4.0	-12,000	10 / 4 / 3.1	-8,000	10 / 5 / 4.0	-12,000
Gross Living Area	3,269 sq.ft.	3,086 sq.ft.	+11,000	3,188 sq.ft.	0	3,386 sq.ft.	-7,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Net Adjustment (Total)		☒ + ☐ -	$ 13,000	☒ + ☐ -	$ 55,000	☒ + ☐ -	$ 37,000
Adjusted Sale Price of Comparables		Net Adj. 2.4 % Gross Adj. 10.0 %	$ 562,000	Net Adj. 12.8 % Gross Adj. 16.5 %	$ 485,000	Net Adj. 8.2 % Gross Adj. 22.4 %	$ 487,000

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) Realist/SABORMLS

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) Realist/SABORMLS

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)	Realist/SABORMLS	Realist/SABORMLS	Realist/SABORMLS	Realist/SABORMLS
Effective Date of Data Source(s)	02/11/2022	02/11/2022	02/11/2022	02/11/2022

Analysis of prior sale or transfer history of the subject property and comparable sales See addendum "Property History" for comments regarding prior sale or transfer history.

Summary of Sales Comparison Approach See the attached addendum for a discussion of the adjustments and value reconciliation.

Indicated Value by Sales Comparison Approach $ 520,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 520,000 **Cost Approach (if developed) $** 550,691 **Income Approach (if developed) $**

All weight was placed on the direct sale comparison approach. The cost approach was developed but not given any weight as the sales approach gives the best indication of value. The income approach was not used as the subject is in a predominately owner occupied area, not sought by investors.

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 $ 520,000 **, as of** 02/11/2022 **, which is the date of inspection and the effective date of this appraisal.**

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SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	1274 Via Belcanto San Antonio, TX 78260	24503 Via Positano San Antonio, TX 78260		24808 Shinnecock Trl San Antonio, TX 78260		1206 Via SE Villa San Antonio, TX 78260	
Proximity to Subject		0.31 miles W		0.22 miles NW		0.17 miles W	
Sale Price	$		$ 495,000		$ 499,000		$ 585,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 165.00 sq.ft.		$ 142.53 sq.ft.		$ 181.28 sq.ft.	
Data Source(s)		SABOR #1516937;DOM 74		SABOR #1580889;DOM 8		SABOR #1578825;DOM 42	
Verification Source(s)		Doc #165939/Realist		Realist		Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Unk;0		Listing Listing;0		Listing Listing;0	
Date of Sale/Time		s06/21;c05/21	+62,000	c01/22		c02/22	
Location	B;Gated;GlfCse	B;Gated;	+15,000	B;Gated;GlfCse		B;Gated;	+15,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7302 sf	9075 sf	-7,000	10955 sf	-15,000	10377 sf	-12,000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Traditional	DT2;TwoStory	0	DT2;TwoStory	0	DT2;Traditional	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	15	15		19	0	9	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	11 / 4 / 2.1	9 / 4 / 3.1	-8,000	11 / 5 / 4.0	-12,000	7 / 4 / 3.1	-8,000
Gross Living Area	3,269 sq.ft.	3,000 sq.ft.	+16,100	3,501 sq.ft.	-13,900	3,227 sq.ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		3ga3dw	-8,000
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Net Adjustment (Total)		☒ + ☐ -	$ 78,100	☐ + ☒ -	$ -40,900	☐ + ☒ -	$ -13,000
Adjusted Sale Price of Comparables		Net Adj. 15.8 % Gross Adj. 21.8 %	$ 573,100	Net Adj. 8.2 % Gross Adj. 8.2 %	$ 458,100	Net Adj. 2.2 % Gross Adj. 7.4 %	$ 572,000

SALE HISTORY

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 # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist/SABORMLS	Realist/SABORMLS	Realist/SABORMLS	Realist/SABORMLS
Effective Date of Data Source(s)	02/11/2022	02/11/2022	02/11/2022	02/11/2022

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

ANALYSIS / COMMENTS

Analysis/Comments

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ADDITIONAL COMMENTS

This appraisal report adheres to the development and reporting options of The Uniform Standards of Professional Appraisal Practice (USPAP), FIRREA Title XI Appraisal Regulations and The Appraisal Independence Standards set forth by H.R 4173.

ENERGY EFFICIENT ITEMS

In this market, certain items are considered standard, such as ceiling fans, attic fans, insulated attics, insulated windows, etc., and are not specifically mentioned in the 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) See attached addenda

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data DwellingCost

Quality rating from cost service 4.8 Effective date of cost data 2/11/2022

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Cost data was modified using a multiplier based on the zip code 78260. The quality rating of 4.8 describes a property that is custom or tract built using materials that meet the uniform building code, but may be finished with above average materials. A dwelling that was originally built using average quality material and practices, and later remodeled and/or updated with good quality materials, may fall into this category.

Estimated Remaining Economic Life (HUD and VA only) 53 Years

OPINION OF SITE VALUE			=$	110,000
DWELLING	3,269 Sq.Ft. @ $	142.61	=$	466,192
	0 Sq.Ft. @ $		=$	
			=$	
Garage/Carport	478 Sq.Ft. @ $	47.14	=$	22,533
Total Estimate of Cost-New			=$	488,725
Less Depreciation	Physical 57,034	Functional	External	=$(57,034)
Depreciated Cost of Improvements			=$	431,691
"As-is" Value of Site Improvements			=$	9,000
INDICATED VALUE BY COST APPROACH			**=$**	550,691

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) Single family homes are rarely purchased for investment in this area, the resulting lack of data precludes the use of a meaningful Income Approach.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

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

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

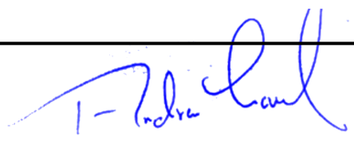
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

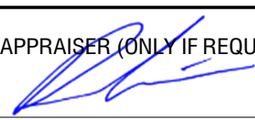
APPRAISER

Signature 
Name Andrew Laurel
Company Name Accurity Consolidated, LLC
Company Address 118 Vintage Park Blvd, Ste W223
Houston, TX 77070
Telephone Number (877) 244-1004
Email Address al1@accurity.com
Date of Signature and Report 02/16/2022
Effective Date of Appraisal 02/11/2022
State Certification #
or State License #
or Other (describe) Trainee State # 1343027
State TX
Expiration Date of Certification or License 12/31/2023

ADDRESS OF PROPERTY APPRAISED
1274 Via Belcanto
San Antonio, TX 78260
APPRAISED VALUE OF SUBJECT PROPERTY $ 520,000

LENDER/CLIENT
Name Nationwide Appraisal Network
Company Name Franklin American Mortgage Company Inc
Company Address 5221 N. O'Connor Blvd. Suite 900, Irving, TX 75039
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
Name F David Garvin Jr
Company Name Accurity Consolidated, LLC
Company Address 118 Vintage Park Blvd, Ste W223
Houston, TX 77070
Telephone Number (877) 244-1004
Email Address dg2@accurity.com
Date of Signature 02/16/2022
State Certification # 1337357
or State License #
State TX
Expiration Date of Certification or License 09/30/2023

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

Supplemental Addendum

File No. NAN1602292762

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						

ACCURITY

SUBJECT

County records show the subject as having a GLA of 3,143 square feet while our measurements indicate a GLA of 3,269 square feet. Please note that any physical measurement is by nature an approximation. This is particularly true in home measurement due to differing measuring techniques, interfering landscaping, non-square walls, second stories that don't follow the main level outline, et cetera. The calculated square footage of living area provided herein is for comparative and descriptive purposes only and are not intended as a verification of exact size nor can it be relied upon by anyone who is not an authorized intended user. This variance is less than 10% and is considered both minor and typical in this market area.

MARKET TRENDS

See the Photograph Addendum page for a summarization of market trends for the subject's corresponding Metropolitan Statistical Area (MSA). This data is supplied by Redfin, a third-party online data gathering service. The inclusion of this information is intended to assist the reader in achieving a better understanding of market conditions as a whole. It is not intended to imply the subject of this report or other properties similar to it are performing in the same manner.

For specific market analysis, refer to the Summary on the 1004MC form. PLEASE NOTE: The trend boxes selected on the 1004MC form may not correspond to the data in the grid. This is due to the fact that oftentimes there is insufficient data in the 1004MC grid to establish reliable trends so neighborhood data is also to be considered. The 1004MC data only represents properties that a prospective buyer would consider as an alternative choice to the subject property. It is also noted the subject's neighborhood may not reflect the overall MSA trends precisely.

REGION-SPECIFIC COMMENTARY

FEMA FLOOD ZONE DETERMINATION

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

DEED RESTRICTIONS AND PLANNED UNIT DEVELOPMENT

The subject is in a market area where property use and building specifications are controlled by deed restrictions established by the developer at the time the subdivision was originally developed. Subdivisions commonly define and maintain conformity of use via deed restrictions which are specified and filed with each sale and resale. Deed restrictions are enforced by the developer while they are in control of the subdivision, and then enforced by the homeowners association when the development matures. Deed restrictions are recognized and accepted by the market as a proven method of promoting and supporting property use and values.

The subject property is located in a PUD. The common areas/amenities for this PUD are green space, a clubhouse, community pool, golf course and tennis courts. The comparable sales provided in this report are located in PUDs with the same or similar amenities to the subject's subdivision. No adjustment was deemed necessary.

MINERAL RIGHTS

Fee Simple, as used in this report, reflects the use of the surface and those improvements to the surface that affect value, and does not include subsurface rights. Should it become apparent, during the normal course of research, that subsurface rights are included as part of the subject's bundle of rights, we will notify the client immediately. The valuation of subsurface rights is outside the scope of work allowed by our residential certification. The valuation of subsurface rights is a specialized activity and requires an appraiser trained in that specific aspect of appraising. Should subsurface rights be included in the bundle of rights we advise the Client to engage a Certified General appraiser who specializes in these types of rights.

TERMS OF FINANCING

In October 2015, changes were made in the TRID (Truth In Lending Disclosures) which means that the Terms of Financing details may no longer be available on MLS or public records. Sometimes the information may be available on the tax records but as Texas is a non-disclosure state this is not always the case.

If the Terms of Financing details portion of the report shows no data, this means that all sources available were researched and the information is not available.

OTHER

Unaware of any reason why the subject could not be 100% rebuilt if destroyed

The subject tract has no agricultural exemptions or agricultural activity on the property. The property is not a working farm or income producing property through these means.

Statement Regarding the Impact of Recent Winter Storm in the San Antonio Area

The subject property does not appear to have damage or have been affected by the recent storm (Feb 14th-Feb 19th) that has affected the county. There is no adverse effect to the value or marketability.

HIGHEST AND BEST USE

Supplemental Addendum

File No. NAN1602292762

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						

The highest and best use analysis is that reasonable and probable use that supports the highest and best use, as defined on the effective date of this report. It is that use, from among reasonably probable, and legal alternative uses, found to be physically possible, legally permissible, financially feasible and which results in the maximum productive land use/value. The site lends itself to single family residential use both because of its size and topography and compatibility with the surrounding sites. The highest and best use for 1274 Via Belcanto a 2 story dwelling with a GLA of 3,269 sf as improved is its existing use.

ADJUSTMENTS DISCUSSION

In this assignment the identification of market recognized differences resulted from research and various analyses such as grouped analysis, paired sales analysis, sensitivity analysis, extraction and other analytical methods. Not all analyses were conducted for each line item requiring an adjustment. After a review of the differences between the comparable transactions and the subject, as well as data availability, adjustments were applied for those market recognized dissimilarities. The inter-office data pool, where these analyses are conducted, are also updated as new data becomes available. As of the effective date, these adjustments reflect what the appraiser(s) believe(s) represent a probable price reaction to the differences between the comparable transaction and the subject.

Line Item Detail

Concessions - One or more of the comparable sales were sold with the seller agreeing to make minor repairs and/or pay a portion of the buyer's closing costs as a condition of sale. I estimated a cash equivalency adjustment to allow for this difference which was applied to all sales.

Market Condition (Time) Adjustment - Market data suggests that a time adjustment is warranted for comparable sales which came under contract over 60 days from the effective date of this report; therefore, a time adjustment has been applied. Market condition (time) adjustments were made at 1.40% per month to all sales that went under contract over 60 days prior to the effective date of this appraisal.

Location - The subject and 1250 Via Belcanto, 25110 Shinnecock Trl, 24808 Shinnecock Trl is located in gated community and golf course while other comparables are in gated community. Paired data analysis between sales 25211 Four Iron Ct and 25110 Shinnecock Trl determined the adjustment for this difference.

Site - To develop a market supported adjustment, the appraiser reviewed an extensive analysis of the subject's neighborhood where possible, paired sales and sensitivity analysis. After considering all available data points, an adjustment of $4/sf was reconciled and applied to each sale with a difference compared to the subject. Adjustments were generally made for the differences greater than 1000 sf.

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

Bath Count - To develop a market supported adjustment the appraiser reviewed an internal database of paired sales, grouped analysis, sensitivity analysis and other analytical methods. After considering all available data points, an adjustment factor was reconciled and applied to each sale with a difference compared to the subject.

Gross Living Area - Paired sales analysis, grouped analysis, sensitivity analysis, and other analytical methods were considered. After considering all available data points, an adjustment factor was reconciled and applied to each sale with a difference compared to the subject. Adjustments were generally made for differences greater than 100 sf.

Garage - If the comparable sale had a different number of market-recognized parking bays, paired sales analysis, grouped analysis, sensitivity analysis, and other analytical methods were considered. After considering all available data points, an adjustment factor was reconciled and applied to each sale with a difference compared to the subject.

COMPARABLE COMMENTARY

It is also noted that some amenities may not be properly bracketed per FNMA guidelines which is fairly common. Many properties that do bracket these amenities exist in the market; however, may not be considered to be comparable and/or have not been sold on the open market within the last 12-24 months. The subject is not considered over or under improved as a result of the inability to bracket some amenities. Expanding time and distance parameters is an alternative option when there is a lack of comparables that bracket the subject's characteristics.

25211 Four Iron Ct, 25110 Shinnecock Trl and 24503 Via Positano exceeded line adjustments. The line adjustments exceeded the 10% guideline due to line item adjustments for date of sale/time. Comparable sales with similar features were limited.

ADDITIONAL COMMENTS

COMPARABLE SELECTION: The appraiser has followed appraiser certification number 7 which states,"I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property." The appraiser is not allowed by Fannie Mae regulations to amend this certification. My primary data source is the local MLS. Active/Pending listings are included when necessary to support market conditions. If no listing(s) are provided within the report; or the number of listings per the letter of engagement were not met it was because limited comparable/competitive data was available. In the event that none are included, it was concluded that certain available pending/listings were not considered comparable/competitive to the subject property at the time of this report.

Some amenities such as fences and fireplaces may not have been adjusted for as it was determined that the market does not recognize them as major contributions and/or large units of comparison. Some items such as roofs, water heaters, fixtures, etc. do not have line-item adjustments as these items are maintenance items which are short lived to the overall economic life of the property. Short lived items are required to be replaced once they meet their economic life span and/or break to keep the subject property improvements in a current market condition. These items are reflected in the overall condition rating of the subject within this report.

COMPETENCY STATEMENT

Supplemental Addendum

File No. NAN1602292762

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						

The appraisal company address shown on this report is a corporate address. The appraiser(s) signing the report live and work in the market area in which the subject of this report is located and have geographic competency for the area.

SITE VALUE

Site sales in the subject's surrounding area were researched as well as employing the less direct valuation technique of "Allocation".

See the Photograph Addendum pages for allocation details.

The current assessed land value of the subject is $103,940.

Land sales were also researched in the area and can be seen in the Photograph Addendum:

Reconciliation is bringing together the analyses performed, judging the strength and weakness of the indicators and forming a final conclusion. The conclusion of value was based on the sufficiency and accuracy of the data collected, the analyses performed and a comparison of the concluded site value. Given that market value is a “probable price”, these factors and the reasoning applied to the assignment results from the varied methodologies resulted in the conclusion of the site value stated in this Appraisal Report.

The subject's reconciled site value as of the effective date of this report is $110,000.

RECONCILIATION

The following is a summary of the approximate weight given to the sales in the final analysis. The final opinion of value is not necessarily just the calculated weighted average, but the approximate weighting is intended to reflect which sales are considered most similar to the subject.

Sufficient sales of competing properties of the subject have sold recently and were included in this analysis. Any feature differences were identifiable and market adjustments were derived to allow for these differences.

The comps that are most similar to the subject are given the most weight in the table below and market value is therefore consistent with those adjusted prices of the most heavily-weighted sales.

Comp 1 held with the most weight as it required the least amount of adjustment.

See the Photograph Addendum for the Weighted Average table.

PREDOMINANT VALUE COMPARISON

The opinion of value is above the predominant price in the neighborhood. An appraiser draws no relationship between an opinion of value for a specific property in comparison to the predominant selling price of a home in a subject neighborhood.

There is, however, a relationship between the final opinion of value and the LOW and HIGH price ranges. Fannie Mae and Freddie Mac require the appraiser to comment whenever the final opinion of value falls outside this reported range. No other reporting is required. The final opinion of market value falls within the indicated price range and therefore does not suggest any negative marketability or market value issues for the subject property. There is no effect on marketability because of this.

• **URAR: Neighborhood - Description**

The subject is located in an area of mainly single family homes with some scattered multi family. There is some commercial property located along the main road as well as access to places of employment. Public transportation is available in the subject market area and allow access to places of employment as well as schools and shopping. The "Other" is parks, schools and vacant land in the subject market area. The median home price in 78260 for the week end on February 4th 2022 was $301,500 compared to $1,723, the median rent. Unemployment sits at 3.7% as of February 4th 2022. The population of 78260 is 27,907.

Market Conditions Addendum to the Appraisal Report

AC-2022020825988
File No. NAN1602292762

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 1274 Via Belcanto City San Antonio State TX ZIP Code 78260

Borrower Bernard Cruz

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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	23	14	8	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	3.83	4.67	2.67	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	4	5	3	☒ Declining	☐ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.0	1.1	1.1	☒ Declining	☐ Stable	☐ 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	$445,000	$442,500	$495,000	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	16	30	22	☒ Declining	☐ Stable	☐ Increasing
Median Comparable List Price	$390,000	$489,900	$525,000	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market	21	48	28	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	101%	101%	100%	☒ Increasing	☐ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No				☒ Declining	☐ Stable	☐ 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.). A monthly analysis was performed on 45 competing sales over the past 12 months. For those sales, a total of 48.9% were reported to have seller concessions. This analysis based on data grouped monthly shows a change of +15.5% per month.

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

A monthly analysis was performed on 45 competing sales over the past 12 months. For those sales, a total of 2.2% were reported to be REO.

Cite data sources for above information. Information reported in the SABOR system (using an effective date of 02/11/2022) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

A monthly analysis was performed on 45 competing sales over the past 12 months. The sales within this group had a median sale price per sqft of $132.71. This analysis based on data grouped monthly shows a change of +1.7% per month. The same analysis was performed on 298 sales from the broader defined neighborhood. The sales within this group had a median sale price per sqft of $156.71. This analysis based on data grouped monthly shows a change of +1.6% per month. A monthly analysis was also performed on 106 competing sales over the past 24 months. The sales within this group had a median sale price per sqft of $124.35. This analysis based on data grouped monthly shows a change of +2% per month. The same analysis was performed on 659 sales from the broader defined neighborhood. The sales within this group had a median sale price per sqft of $142.86. This analysis based on data grouped monthly shows a change of +1.4% per month. In addition, a monthly analysis was performed on 45 sales plus all active listings that are competing properties, over the past 12 months. Based on this entire set of data there is a 0.8 month supply. This analysis based on data grouped monthly shows a change of +15.2% per month. These sales had a median DOM of 22 with a low of 1 and a high of 184. This analysis based on data grouped monthly shows a change of +60.3% per month.

CONDO/CO-OP PROJECTS

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)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ 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.

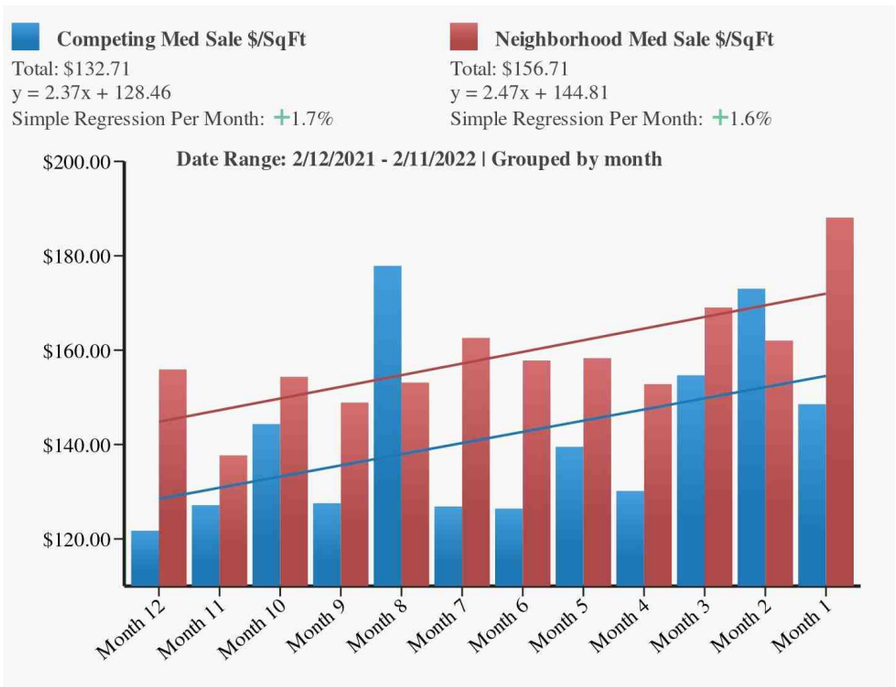
APPRAISER

Signature	Signature
Appraiser Name Andrew Laurel	Supervisory Appraiser Name F David Garvin Jr
Company Name Accurity Consolidated, LLC	Company Name Accurity Consolidated, LLC
Company Address 118 Vintage Park Blvd, Ste W223, Houston, TX 770	Company Address 118 Vintage Park Blvd, Ste W223, Houston, TX 770
State License/Certification # State TX	State License/Certification # 1337357 State TX
Email Address al1@accurity.com	Email Address dg2@accurity.com

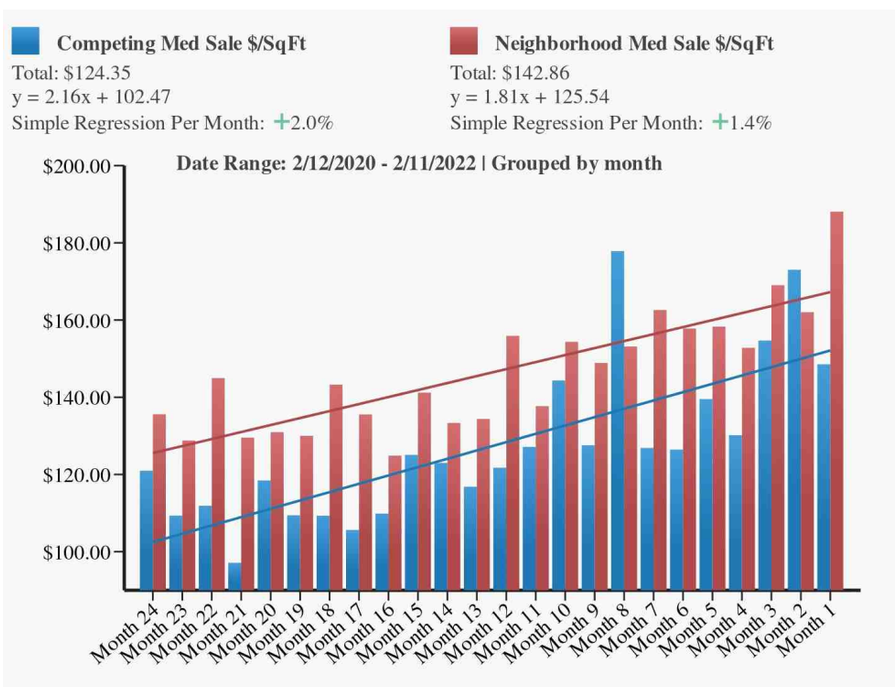
Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Market Conditions Charts - Page 1

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



Median Sale $/SqFt by Month

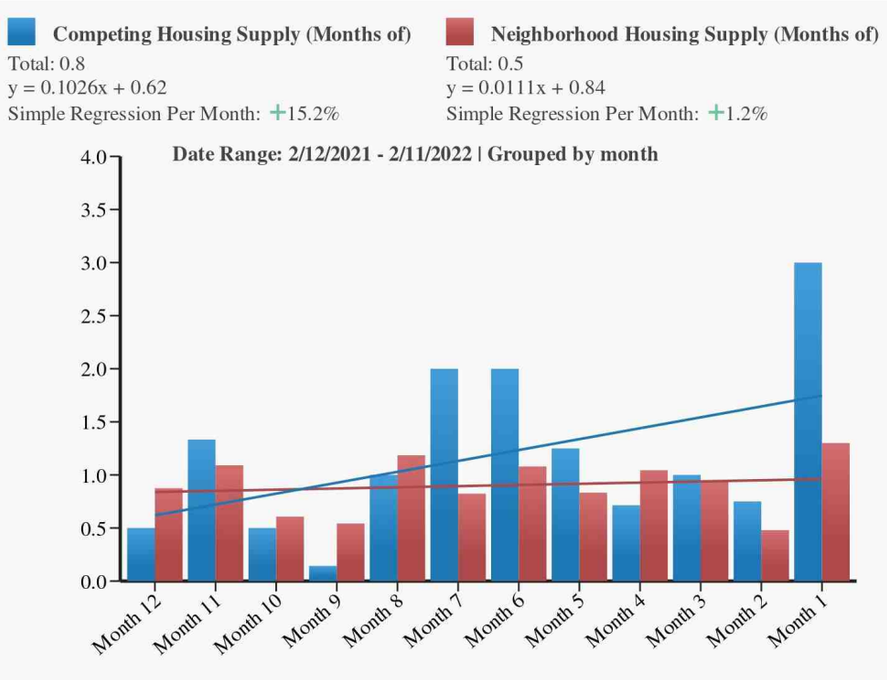


Median Sale $/SqFt by Month

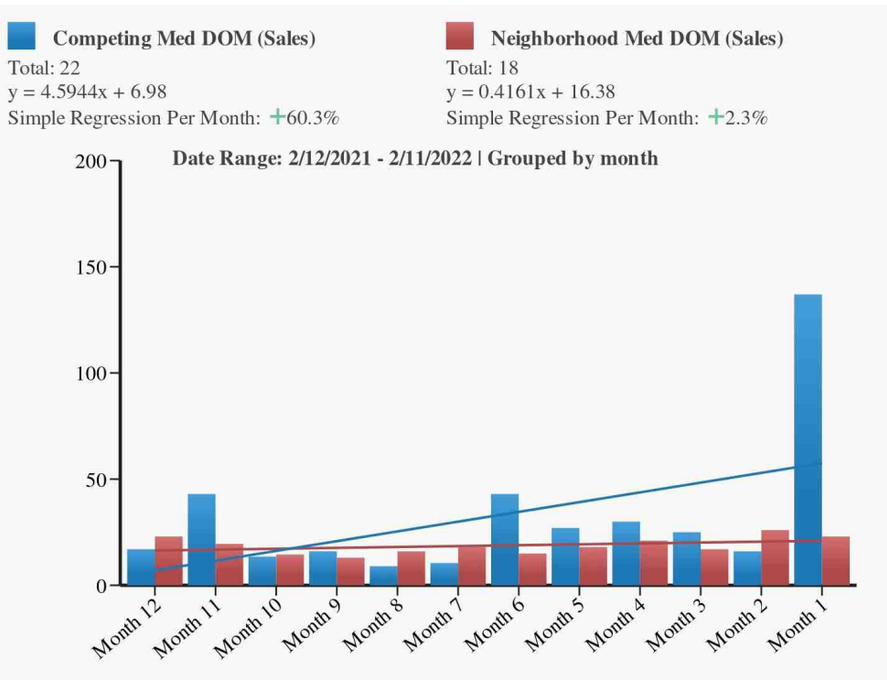
Market Conditions Charts - Page 2

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						

Housing Supply by Month



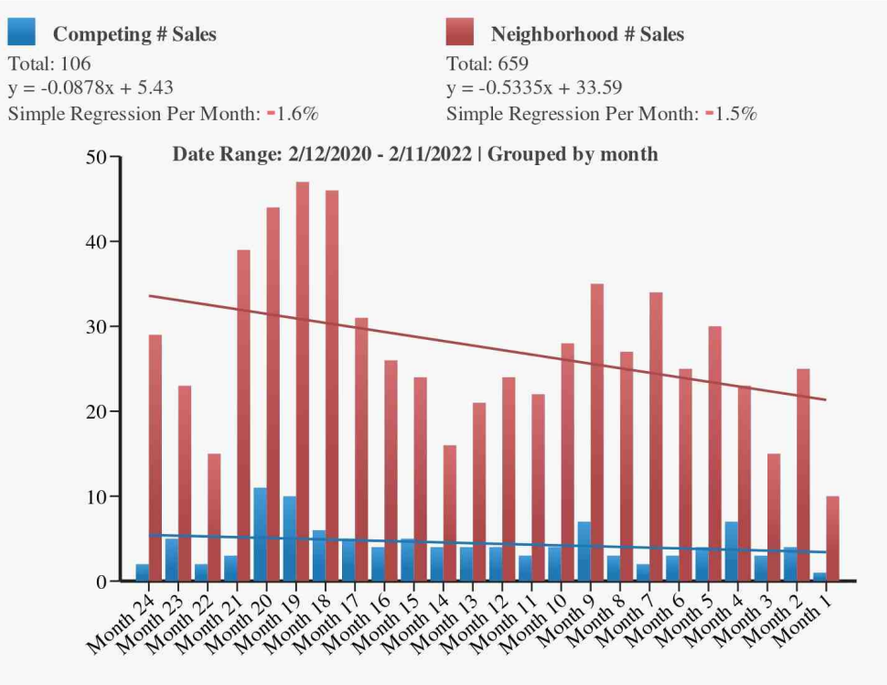
Sales DOM by Month



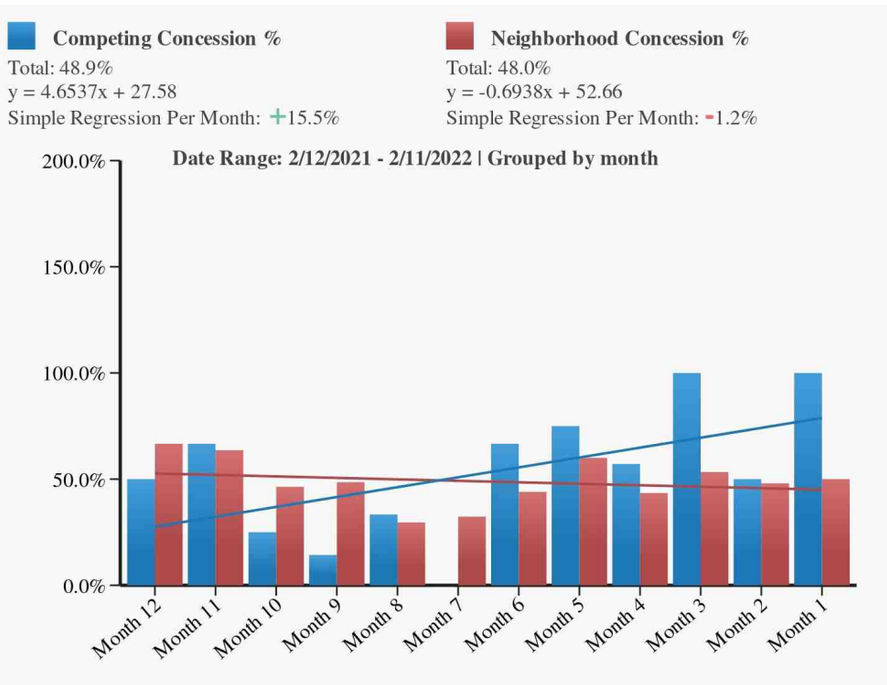
Market Conditions Charts - Page 3

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						

Sales Qty by Month



Concession %



PROPERTY HISTORY

File No. NAN1602292762

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						

* SUBJECT 36-MONTH PRIOR TRANSFER HISTORY *

1274 Via Belcanto
-No transfer history.

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *
(may include properties that were considered but not utilized as comparables)

25110 Shinnecock Trl
-No transfer history.

25211 Four Iron Ct
-No transfer history.

1250 Via Belcanto
-No transfer history.

24503 Via Positano
-No transfer history.

24808 Shinnecock Trl
-No transfer history.

1206 Via Se Villa
-No transfer history.

Image Addenda

REDFIN

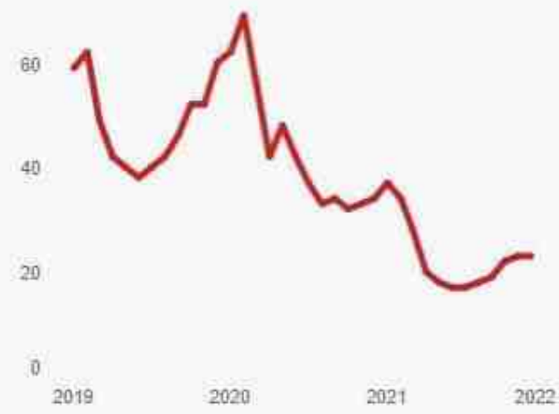
December 2021 Market Update

San Antonio, TX metro area

Market Highlights: Home sales in the San Antonio, TX metro area in December 2021 were down 13 percent from last December. About 0 percent of Redfin customers waived either a financing or inspection contingency last month. On average, homes sell for about 0 percent below their asking price.

The typical home that sold last month sold for $310,000, which is 19 percent more than the year before. At the same time, the number of homes for sale is declining by 27 percent over the year. They also went off the market in 23 days—11 days faster than this time last year.

Median Days on Market
Shows the average number of days homes are listed before accepting an offer.



December 2020	December 2021	Year-Over-Year
34	23	-11

Median Sale Price
Shows the average sale prices in the area.



December 2020	December 2021	Year-Over-Year
$261K	$310K	+19%

Redfin Report

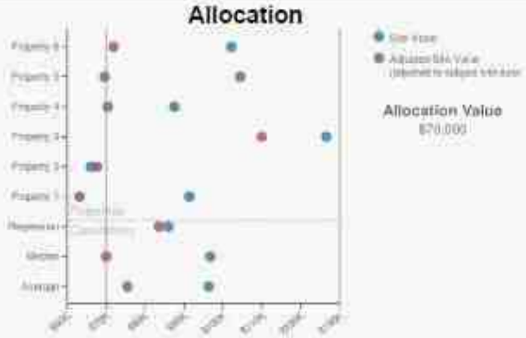
DWELLINGCOST.COM

Subject Site Value

$70,000 Final Opinion of Site Value — Subject Site Size 7,302 SqFt
$9.59 Site Value per SqFt (rounded)

Site Comment: The allocation method was utilized in arriving at the opinion of site value. Based on allocation, the opinion of site value is $70,000.

Allocation



$70,000 Opinion of Site Value from Allocation — $9.59 Site Value per SqFt (rounded)

Method / Property	*Adj. Sale Price	Allocation	Site Value	Site Size	$/SqFt	Adj. Site Value
Simple Regression:			$85,964			$83,555
Median:			$96,768			$70,016
Average:			$96,348			$75,462
25110 Shinnecock Trl	$450,000	20.31%	$91,395	10,566 SqFt	$8.65	$63,162
25211 Four Iron Ct	$430,000	15.36%	$66,048	7,124 SqFt	$9.27	$67,698
1250 Via Belcanto	$549,000	23.05%	$126,545	8,400 SqFt	$15.06	$110,003
24503 Via Positano	$495,000	17.68%	$87,516	9,075 SqFt	$9.64	$70,418
24608 Shinnecock Trl	$499,000	20.93%	$104,441	10,955 SqFt	$9.53	$69,614
1206 Via Se Villa	$585,000	17.46%	$102,141	10,377 SqFt	$9.84	$71,874

Notes On Calculations: -Simple regression, average, and median were calculated on the associated data for the properties provided (same column).
* Adjusted Sale Price is calculated as Sale Price - Price Adjustments (see Allocation: Sale Price Details section below for more information).
-Site Value for each property was determined by multiplying the sale price by the land allocation percent, which is either calculated or entered by hand.
-Spark calculates the land allocation percent by dividing assessed land value by assessed fully improved value (when that data is available).
-Price per SqFt for each property was calculated as the Site Value divided by Site Size (when known).
-Adjusted Site Value for each property was calculated by multiplying Price per SqFt by the subject site size (7,302 SqFt).
-The regression value was calculated by running simple regression on the property values then plugging in the subject site size to the resulting equation.
Regression Equation for Site Value: y = 4.91x + 50,101 | Regression Equation for Price per SqFt Value: y = -3.83x + 111,508

Allocation Method

Image Addenda

Lots & Acreage

Sold - Lots & Acreage

#	MLS #	Address	Status	Price	Acres	CDOM	DOM	LP	$/Acre	SP	$/Acre Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1334966	23447 Seven Winds	Sold	$50,000	0.22	534	534	$64,000	$290,909.09	$50,000	$227,272.73		78.12%	71.53%	08/07/2020
2	1334976	23455 Seven Winds	Sold	$54,000	0.22	534	534	$64,000	$290,909.09	$54,000	$245,454.55		84.38%	77.25%	08/07/2020
3	1435844	1439 Sun Mountain	Sold	$55,000	0.27	62	62	$75,000	$277,777.78	$55,000	$203,703.70		73.33%	73.33%	09/28/2020

3 Sold - Lots & Acreage Statistics

	High	Low	Average	Median
List Price	$75,000	$64,000	$67,667	$64,000
Sold Price	$55,000	$50,000	$53,000	$54,000
Acres	0.27	0.22	0.24	0.22
Price/Acre	$245,454.55	$203,703.70	$225,476.99	$227,272.73
Cumulative Days On Market	534	62	377	534
Days On Market	534	62	377	534
LP:SP Ratio	84.38%	73.33%	78.61%	78.12%
OLP:SP Ratio	77.25%	71.53%	74.04%	73.33%
Seller's Concessions	$0	$0	$0	$0

Lot CMA

Adjustments Summary

C#	Price	Adj Price	Miles	Dates	NAdj	GAdj	Size	Weighted Average %	Total%
Comp1	$549,000	$562,000	0.08 miles SW	s12/21;c11/21	2%	10%	3,086	35%	100%
Comp2	$430,000	$480,000	0.47 miles N	s07/21;c06/21	12%	15%	3,188	25%	
Comp3	$450,000	$487,000	0.43 miles N	s04/21;c03/21	8%	22%	3,386	30%	
Comp4	$495,000	$568,100	0.31 miles W	s06/21;c05/21	15%	21%	3,000	10%	
Comp5	$499,000	$458,100	0.22 miles NW	c01/22	9%	8%	3,501	0%	
Comp6	$585,000	$567,000	0.17 miles W	c02/22	3%	6%	3,227	0%	

Weighted Average Table

Subject Photo Page

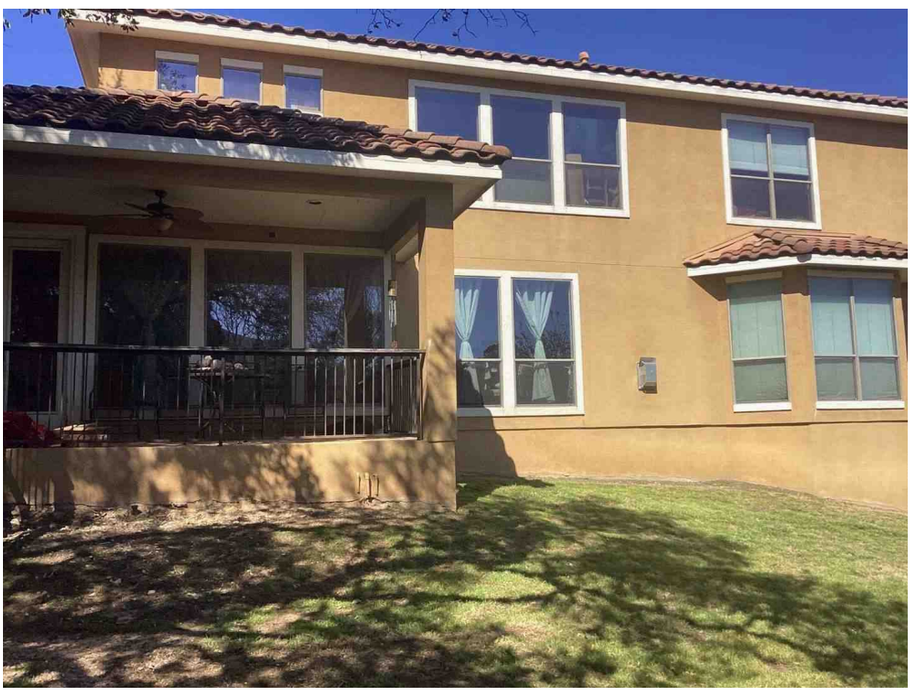
Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



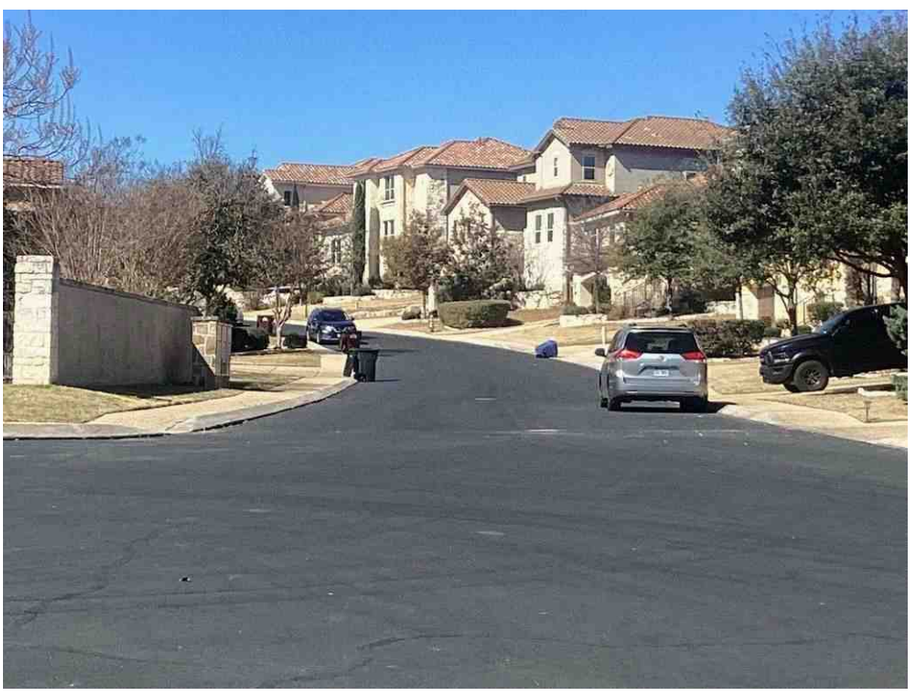
Subject Front

1274 Via Belcanto

Sales Price	
G.L.A.	3,269
Tot. Rooms	11
Tot. Bedrms.	4
Tot. Bathrms.	2.1
Location	B;Gated;GlfCse
View	N;Res;
Site	7302 sf
Quality	Q3
Age	15



Subject Rear



Subject Street

Subject Exterior Photograph Addendum

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



Left Front Elevation



Garage Interior



Right Front Elevation



Second Street Scene



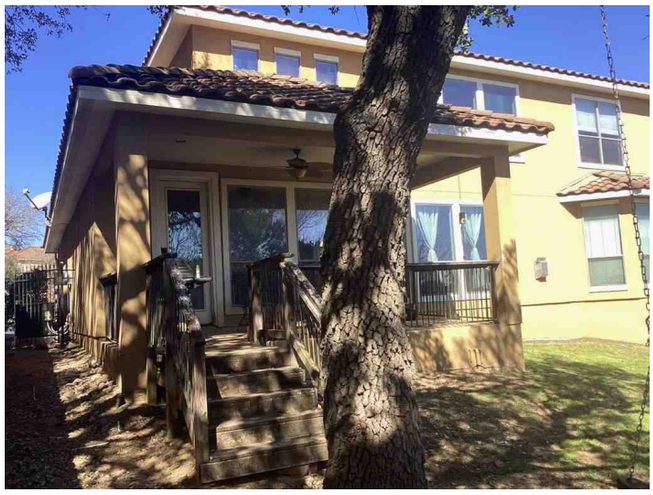
Across the Street



Left Rear Elevation

Photograph Addendum

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



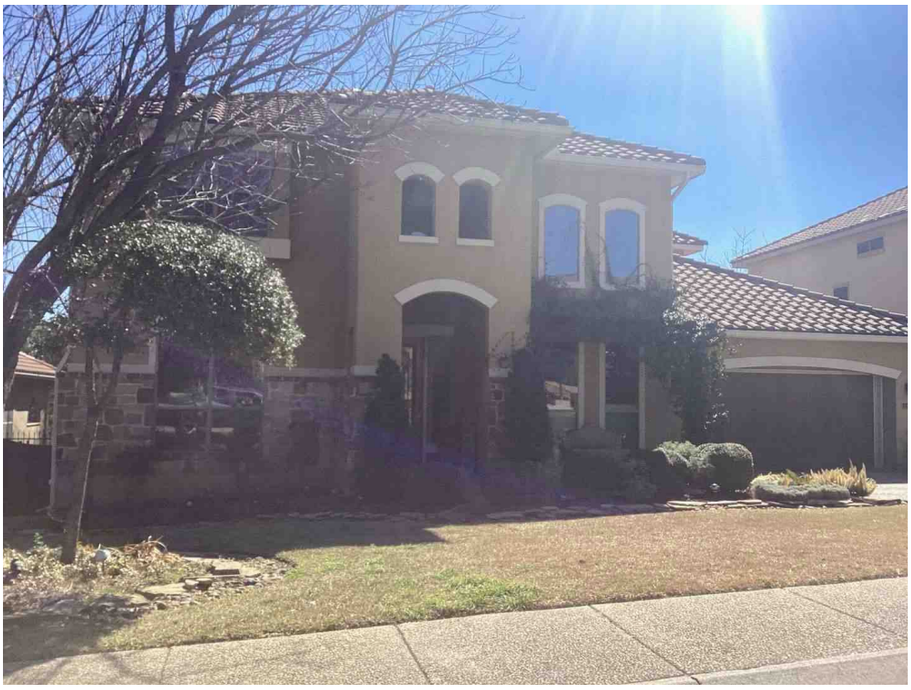
Right Rear Elevation



Backyard

Comparable Photo Page

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



Comparable 1

1250 Via Belcanto

Proximity	0.08 miles SW
Sale Price	549,000
GLA	3,086
Total Rooms	11
Total Bedrms	4
Total Bathrms	4.0
Location	B;Gated;GlfCse
View	N;Res;
Site	8400 sf
Quality	Q3
Age	14



Comparable 2

25211 Four Iron Ct

Proximity	0.47 miles N
Sale Price	430,000
GLA	3,188
Total Rooms	10
Total Bedrms	4
Total Bathrms	3.1
Location	B;Gated;
View	N;Res;
Site	7124 sf
Quality	Q3
Age	15



Comparable 3

25110 Shinnecock Trl

Proximity	0.43 miles N
Sale Price	450,000
GLA	3,386
Total Rooms	10
Total Bedrms	5
Total Bathrms	4.0
Location	B;Gated;GlfCse
View	N;Res;
Site	10566 sf
Quality	Q3
Age	17

Comparable Photo Page

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



Comparable 4

24503 Via Positano

Proximity	0.31 miles W
Sale Price	495,000
GLA	3,000
Total Rooms	9
Total Bedrms	4
Total Bathrms	3.1
Location	B;Gated;
View	N;Res;
Site	9075 sf
Quality	Q3
Age	15



Comparable 5

24808 Shinnecock Trl

Proximity	0.22 miles NW
Sale Price	499,000
GLA	3,501
Total Rooms	11
Total Bedrms	5
Total Bathrms	4.0
Location	B;Gated;GlfCse
View	N;Res;
Site	10955 sf
Quality	Q3
Age	19



Comparable 6

1206 Via SE Villa

Proximity	0.17 miles W
Sale Price	585,000
GLA	3,227
Total Rooms	7
Total Bedrms	4
Total Bathrms	3.1
Location	B;Gated;
View	N;Res;
Site	10377 sf
Quality	Q3
Age	9

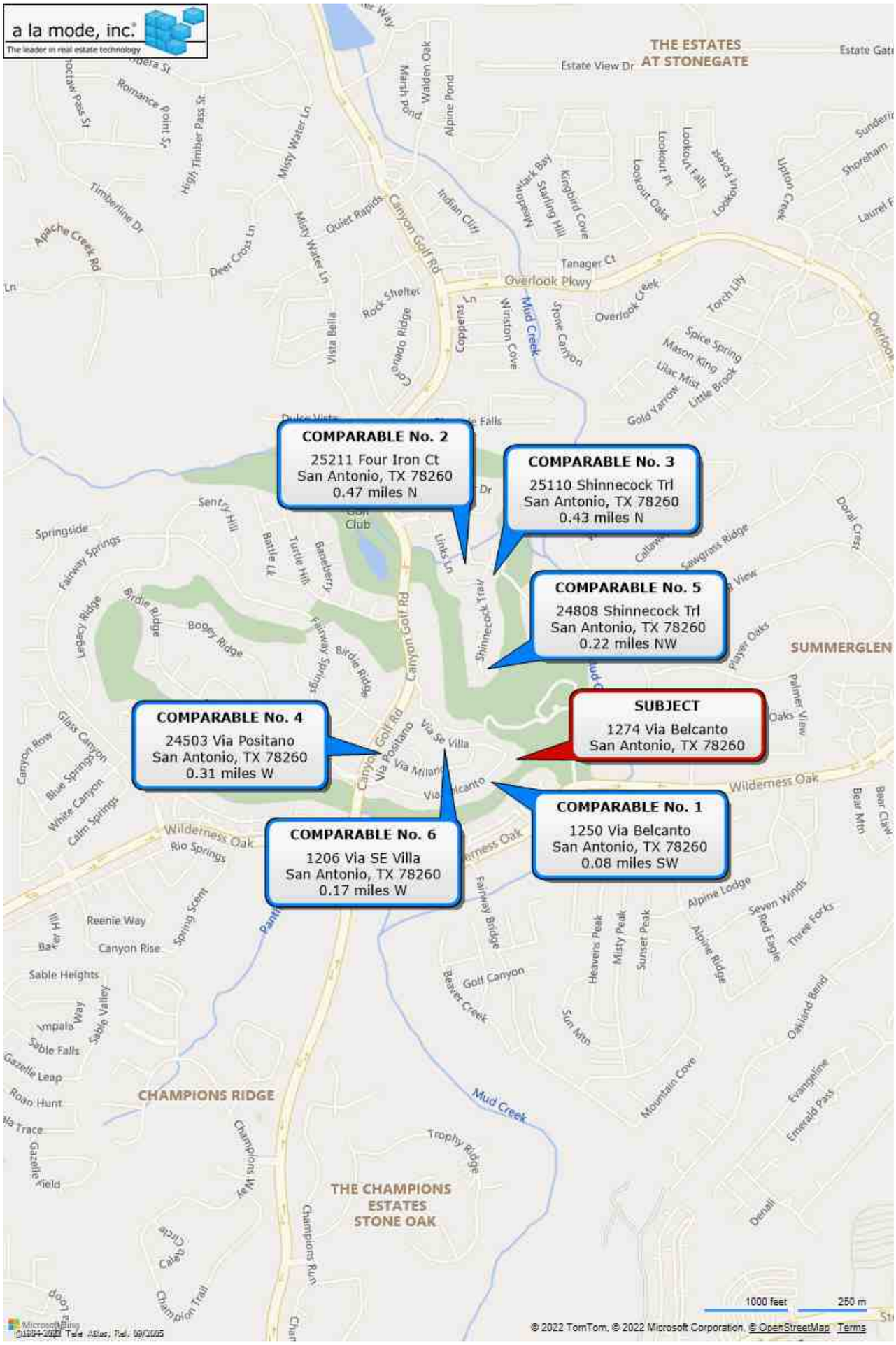
Aerial Map

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



Location Map

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



Supplemental Addendum

File No. NAN1602292762

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						

Clarification of Assumptions, Limiting Conditions, Certifications and Scope of Work

The following is noted in order to define terms as they are used in the appraisal report. This is not intended to be a modification of the certification, but a clarification, which is required to be in compliance with USPAP.

The URAR appraisal form was used to report the results of my (our) appraisal. The scope of work explanations discussed here and within the body of the report, referenced by number and page, the Scope of Work, Assumptions and Limiting Conditions and Certifications as shown on pages 4-6 of the FNMA Form 1004/Freddie Mac Form 70 to further define, clarify and document what the appraiser(s) did or did not do in order to develop the appraisal and report the value opinion, based on the complexity of this appraisal assignment or as a result of a supplementary Agreement or Engagement Letter as accepted by the appraiser(s) and client identified within the appraisal report.

If no written specific and or supplemental Scope of Work was agreed upon with the client (prior to accepting the assignment, by formal engagement letter and included in this report) the Scope of Work outlined here and within the report, is considered to be representative of what typical users of appraisal services would require and in general, what appraisers would provide as reasonable, acceptable and sufficient for the stated intended user's needs.

SCOPE OF WORK (Pg 4 & Pg 5, Cert. 2): Item (1) - it should be noted that the Appraiser(s) conducted a visual inspection of only the readily accessible areas of the property, viewing only those components of the property which were clearly visible from the ground or floor level. No tests we made of the mechanical, plumbing and electrical systems as such tests are not within the standard guidelines of FNMA or FHLMC. Comments on the condition of the foundation, roof, exterior, interior, floors, mechanical, plumbing, electrical, insulation and all other matters relating to the construction of the subject property is based on a casual observation only and which may have been limited by the placement of personal property, furnishings, etc. so as to preclude observation of the items blocked by same. Unless required in the assignment there was no observation of the attic, crawl space or other areas that would not be visible by the typical visitor to the home and/or components that are hidden within walls.

Although the report may cite a general rating of the adequacy and or condition (based on observation only) it should be clearly understood that these statements are a general guide for comparison purposes (as part of the valuation process) and are not a detailed report on the physical and or operational condition of these items. The appraiser(s) is not an expert in these matters and any opinion stated is advisory based only upon observation. This report is not a home inspection. While others may choose to rely on the report, they should not rely on it to disclose condition and defects. Such knowledge goes beyond the scope of this appraisal and as such, comments on observed conditions given in this report should not be taken as a guarantee that a problem does not exist.

Regarding scope of work items 2, 3, 4 & 5 where it states "inspect the neighborhood", the observation was limited to driving through the area and a representative number of streets, reviewing maps and other appropriate data including observing the comparables from the street, to determine the general factors that may or may not influence the value of the subject property and research to the extent further defined in the sections below.

ETHICS RULE: The appraiser completed this assignment with no influence on value (written or verbal) from any party connected with this assignment as referenced in the signed certification. I recognize and accept my relationship with the client and complied with the defined requirements of said provision as mandated by USPAP (Uniform Standards of Professional Appraisal Practice). This report is intended for use only by the client identified herein. Use of this report by others in not intended. The intended use of this appraisal is for the lender/client to evaluate the subject of this appraisal the specified use outlined in this report. Data included herein complies with the current appraisal standards of USPAP. This appraisal is for use by the lender/client as identified herein only for the use mentioned herein and no other. My (Our) appraisal was not performed for the purpose of determining insurable value and should not be relied upon as such. There are factors involved in insurable value that are not addressed by the cost approach (demolition, debris removal, etc.). This appraisal was performed for the purpose of rendering an opinion of current market value for the subject, and described within this report of the "fee simple" interest in the subject real property with improvements, as of the effective date of the appraisal.

SUBJECT PROPERTY: The appraiser(s) makes no guarantees to the integrity of these said items and utilizes an assumption that everything is in proper working condition with no structural, mechanical, or cosmetic issues unless otherwise noted in this report. If it is discovered later (by a professional in that respective field) that there are issues with the above referenced items, the assignment results could be affected. If the subject is located within a municipality, legal permitting for additions, etc. was not performed as this is beyond the purview of an appraiser's task and statutory qualifications. If a survey was not provided for review, the site dimensions noted herein are an estimate in an effort to give the reader an idea as to the functionality/layout of the lot. If a survey shows a significant difference in dimensions, the assignment results might be impacted. Furthermore, easements, underground pipelines (if any), encroachments, and flood determinations are not guaranteed as a survey may not have been provided. The appraiser utilizes a computer software for determining flood zones and estimates the subjects location within based on location coordinates. A survey should be conducted to determine exact location within the flood zone if anomalies or inconsistencies exist. This appraiser can make no guarantees that the subject is either in or out of the flood zone. *If we were provided with a survey for the subject property, it has been included in this report or in its work file. If available, site dimensions were taken from the county tax records. Rely on survey for exact dimensions. If this were to be proven wrong the appraiser would need to revisit the site size and valuation of this report, most likely constituting a new assignment.

REPAIRS/DETERIORATION (Pg. 4, item 5 & Pg. 5, Cert. 2): The terms deficiency and livability have not been defined in the appraisal report. An effort was made to report ONLY those repair items that, in the appraiser's opinion, will affect safety, adequacy, and marketability of the property.

COST APPROACH (Pg. 5, Cert. 4): The cost approach is typically utilized when improvements are new, near new or are of an unusual construction method. Additionally, the cost approach is only considered appropriate when sufficient land; building sites, etc. are available to a potential purchaser so as to make construction of improvements similar to the subject, a viable alternative to purchasing the subject. In areas where vacant sites (similar to the subject property in location, zoning, use and utility) are not available to a potential purchaser, use of the cost approach and reliability on the same as a value indicator could be misleading. In cases where the Cost Approach is not required (per USPAP) or deemed necessary to the development of a reliable value opinion, the cost approach has been excluded from the report. If the cost approach was used, it represents the "replacement cost estimate," and is for "valuation purposes only. " As such, it should not be relied upon for insurance purposes. The definition of "market value" on page 4 of this report is not consistent with the definition of "insurable value." If the cost approach was presented, a cost service was used to develop the estimate. The site value opinion is based on one of several

methods: extraction, allocation, the developmental method and/or from a review and analysis of sales of similar sites within the market area.

Age-Life Method: a method of estimating depreciation in which the ratio between the effective age of a building and its total economic life is applied to the current cost of the improvements to obtain a lump sum deduction; also known at the economic age-life method – The Dictionary of Real Estate Appraisal 4th Ed p 8

Depreciation: a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of an improvement on the same date – The Dictionary of Real Estate Appraisal 4th Ed p 79-80

Economic Age-Life Method: see Age-Life Method – The Dictionary of Real Estate Appraisal 4th Ed p 91. Economic Life: the period over which improvements to real property contribute to property value. – The Dictionary of Real Estate Appraisal – 4th Ed p 92

Effective Age: The age of a property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from chronological age. - The Dictionary of Real Estate Appraisal 4th Ed p 93

Iteration: a problem-solving or computational method in which a succession of approximations, each building on the one preceding, is used to achieve a desired degree of accuracy – Dictionary.com. We note that the effective age of the subject improvements is estimated based on their current functionality in the marketplace. Effective age is market driven and considered more relevant than “actual age” as improvements can be altered over time. There is no “exact” method for estimating effective age. Appraiser judgment is used to estimate the effective age *and* total economic life.

Remaining Economic Life: the estimated period over which existing improvements are expected to continue to contribute economically to property value – The Appraisal of Real Estate 13th Ed p 415

Marginal Cost: the cost of one additional unit of any item produced or bought in quantity - "marginal cost". Dictionary.com Unabridged. Random House, Inc. 17 Apr 2017.

INCOME APPROACH (Pg. 5, Cert. 4): The income approach is typically utilized when sufficient investor owned properties exist with the subject’s immediate area or neighborhood and when investors regularly acquire such properties that are similarly desirable to the subject for the express purpose of the investment income they provide. While rental properties may exist within any area, their existence alone should not be considered as evidence of a viable rental and investor marketplace. As such, in areas dominated by “owner occupied” units, it may not be appropriate to present or employ the income approach. If the income approach is included within the report, it was because sufficient data was found to support conclusions by the appraiser(s) that it was appropriate and meaningful to the analysis and value opinion. If the approach was not included, it was the appraiser’s opinion that the data was insufficient to provide a useful and meaningful conclusion.

EXTENT OF DATA RESEARCH – SALES/LISTINGS (Pg. 5, Cert. 5 thru 9): Sales and listings of the subject property and comparables have been researched, verified, analyzed, and reported in compliance with Certifications 5 thru 9 of this URAR. Sales data (including listed, closed, pending and expired listings) of properties that are geographically, physically, functionally and economically similar to the subject property and that are sufficiently recent to reflect current buyer and seller actions and are economically similar to the subject property and that are sufficiently recent to reflect current buyer and seller actions were researched and considered. If necessary and applicable, the appraiser(s) also researched data on comparable land and improved sales, income and expense information and construction costs; confirmed comparable sales information as noted under “EXTENT OF INFORMATION VERIFICATION;”(see next section) and analyzed the information in applying the approach(es) used.

Depending upon the availability and reliability of various data sources, the appraiser(s) used any combination of reasonably available information from city/county records, real estate agents, owner's comments, buyer's description, assessor's records, multiple listing service (MLS) data, brochures, web site listings and visual observation to identify the relevant characteristics of the subject property. Comparables were selected based on physical, functional, economic and location characteristics with the sales cited in the report considered to be most relevant to the analysis of subject property. These sales were adjusted to the subject to reflect the market’s reaction to differences (if any).

EXTENT OF INFORMATION VERIFICATION (Pg. 5, Cert. 10 & 13): Representative samples of disinterested sources for information and data verification include but are not limited to County/City online records – Recorder, Treasurer, Zoning, GIS, Online Assessor Property Databases – Sales, Property Characteristics, Personal observation – Condition, Location, Physical attributes, and Real Estate Transaction Declaration documents – Sale date, Personal property. In addition, the subject's market area was examined to determine the demand for and marketability of the property within the subject's classification.

When and where possible, the applicable information was verified with sources deemed to be reliable and from a disinterested party or corroborated with a 3rd party source. In some cases, the motivations of the parties and other factors (terms, arms-length transactions, etc.) may not have been available and the data was used at “face value as factually accurate.” The appraiser(s) did not check the land records for recorded easements and have reported only apparent easements and encroachments. Unless otherwise stated within the report, no effort was made to ascertain whether or not the subject is located within the appropriate setbacks, as dictated by zoning, building or other regulations.

PUBLIC / PRIVATE DATA SOURCES (Pg. 5, Cert. 12): I have access to public data; the local Multiple Listing Service; a nationally recognized cost estimation service; FNMA flood data and maps; and private information contained within my office files considered necessary and appropriate for this assignment.

ADVERSE FACTORS (Pg 4 item 5 & Pg. 5, Cert. 14): The “Assumptions & Limiting Conditions,” is subjective and subject to broad interpretation. Many properties will have some form of physical depreciation, deficiency or livability issues, dependent upon the motivations and standards of the party observing the property. A property may also be impacted to varying degrees by a wide range of factors internal or external to the property that could be considered “adverse” by someone. Absent detailed written directives and specific guidelines from the lender/client, the appraiser(s) made a visual inspection of the property and its market environment (as cited elsewhere in the Scope of Work) and noted factors that may impact the marketability and livability to potential buyers based upon the appraiser’s knowledge of the market and/or as evidenced by sales of properties with similar

or comparable conditions. Such items noted in the report were considered within the valuation approaches that were applied to the analysis.

DISCLOSURE/DISTRIBUTION (Pg. 6, Cert. 21 & Cert. 23): Regardless of who paid for this assignment, the intended user is only the lender/client stated within the report. The appraisal and report may be inappropriate for use by parties other than the intended user and could place them at risk. Despite the means of possession of the report, this appraisal should not be used or relied on by anyone other than the stated intended user and for the stated/intended purpose. Certification 23 – Per FNMA "The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser."

The appraiser has not identified any purchaser, borrower, or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower, or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

THE VALUE OPINION: The value opinion stated in the report is based on my (our) analysis as of the effective date shown in the report. The value opinion considers the productivity, economic and physical conditions of the property only as of the date of value cited. As market conditions change, this value opinion may not be valid in another time period.

Personal property such as furnishings, equipment or other items that may be included with a sale or transfer of the property were excluded from the value unless such items are necessary for the operations of the property (garage door remotes, pool remotes, etc) and would normally be a part of the mechanical or operational equipment that is considered realty.

HYPOTHETICAL CONDITIONS: If a hypothetical condition(s) are utilized in this report, the assignment results could be affected.

ASSUMPTIONS AND EXTRAORDINARY ASSUMPTIONS: Defined by USPAP as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions." The standard scope of appraisal practice does not require me to investigate the legality of the construction of the original subject structures. I did not investigate the legality of the proposed construction of the improvements and I presume that the structure to be built has any and all required building permits. Concerned persons should contact the owner/builder regarding this matter. I did not investigate the subject, nor the comparable sales, to form an opinion regarding, 1) a death may have occurred at the properties or, 2) if any prior criminal acts have been committed at the properties. I have no knowledge of any such occurrences or acts, nor was I informed by any third party regarding such occurrences or acts. An assumption is utilized with regard to any deaths and/or criminal acts that may have occurred. This type of investigation is beyond the standard scope of appraisal practice. I did not conduct an investigation into "Megan's Law" (which was passed by congress in 1996, said law governs sex offender registration and community notification) as it relates to the subject, the immediate market area of the subject and the comparable sales. This type of investigation is beyond the standard scope of appraisal practice and normal appraisal business practices. I did not notice any posting of code violations at the subject property, nor was I informed by any third party of any such violations. I did not conduct an investigation to determine if a notice of pending action relative to a code violation has been recorded against the subject property by the local code enforcement agency relative to violations of health and safety codes and/or applicable sections of the code of civil procedure. This type of investigation is beyond the scope of appraisal practice. I am not an environmental inspector. An assumption is utilized regarding the subject being safe, habitable, and having are no environmental issues. Any concerns regarding environmental issues should be directed to a professional in that field. I am not a surveyor. I have utilized computer models for flood zone determination. Any concerns with flood zone delineation should be discussed with a professional surveyor as the information obtained by me for the purpose of this appraisal may not be correct. I am not a building contractor nor a qualified home inspector. My expertise is in determining value only. I am not qualified to observe or report on physical items that are not easily visible. Any parties to this transaction having concerns regarding structural, mechanical, infestation, contamination or other issues about the subject property are urged to consult an expert in the appropriate field. While others "may rely" on the report, they should not rely on it to disclose condition and defects. An extraordinary assumption is made that the subject property is similar to other properties within the subject's market area with regards to the items listed above. An extraordinary assumption is utilized in that all data obtained from real estate agents and realtors regarding the comparable sales submitted herein is accurate. If found to be false, my opinions and conclusions could be affected.

Appraisal Independence Rules (AIR): The Appraiser Independence guidelines outlined by FNMA, FMHLC and FHFA, were strictly adhered to in the development of this report. The appraiser was not influenced or in any way with the development, reporting, result, or conclusion of value.

No employee, director, officer, or agent of the Seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Seller, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, 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 this report), borrower, designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized either personally by phone or electronically.

COLLATERAL UNDERWRITER & UNIFORM APPRAISAL DATASET (UAD)
Fannie Mae lender letter ll-2015-02: the risk analysis performed by CU is for exclusive use by the lender in their analysis of the appraisal report. After completing a thorough review, a lender should be able to have constructive dialogue with the appraiser to resolve specific appraisal questions or concerns. Although the lender may use output from collateral underwriter to inform its dialogue with appraisal management companies and appraisers regarding appraisals they supplied, the CU license terms prohibit providing these entities with copies or displays of Fannie Mae reports that contain CU findings, including without limitation the CU print report, the UCDP submission summary report, or any other CU report. The lender must not make demands or provide instructions to the appraiser based solely on automated feedback. Also the CU license terms prohibit using it "in a manner that interferes with the independent judgment of an appraiser." Fannie Mae expects the lender to use human due diligence in combination with the CU feedback, and will actively follow up with lenders who are reported to be asking

appraisers to change their reports based on CU feedback without any further due diligence.

THE UAD REQUIRES THAT COMPARABLE SALES BASEMENT AREA AND FINISHED AREA ARE INCLUDED IN THE SALES GRID. IT SHOULD BE NOTED THAT THE GLA, BASEMENT SQUARE FOOTAGE AND BASEMENT FINISHED SQUARE FOOTAGE HAVE BEEN ESTIMATED. THIS DATA IS NOT AVAILABLE THROUGH MLS OR PUBLIC ASSESSOR RECORDS.

The appraiser(s) attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

EFFECT OF NOVEL CORONAVIRUS (COVID-19)

The Novel Coronavirus (COVID-19) outbreak, declared by the World Health Organization as a global health emergency on 1-30-2020, is causing heightening uncertainty in local, national and global markets. This outbreak was identified as a pandemic on 3-11-2020 and further classified as a National Emergency on 3-13-2020. Worldwide cases of COVID-19 have been identified and the scope of this crisis has expanded. Travel and “shelter in place” restrictions have been implemented to “flatten the curve” of infections and stem the scale and longevity of this outbreak. A prolonged medical and economic crisis may have a significant, yet unquantifiable impact on real estate markets.

The information provided within this appraisal is based on information available at this juncture (date of value and date of the report). However, due to the significant uncertainty in property in the real estate marketplace, as well as the rapid unfolding of this event, it is indeterminable for the appraiser to quantify and assess the impact that this outbreak has had/or will have on real estate property values. Values may change more rapidly and significantly than during more typical market conditions. Therefore, it should be emphasized that the results of this appraisal analysis and the value conclusions reported herein are based on the appraiser’s original date of value.

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

CMA Summary Report

Residential Single

Active - Residential Single

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	$/SqFt
1	1573512	22907		Cardigan Chase	Active	3444	79	79	$431,000	$125.14
2	1585446	407		Flintlock	Active Option	3203	4	4	$527,000	$164.53
3	1583183	1524		Overlook Creek	Active	2894	16	16	$599,950	$207.30
4	1585597	23922		Viento Oaks	New	2745	3	3	$506,880	$184.65
5	1577111	25608		Candytuft Ct	Active Option	2440	15	15	$299,000	$122.54

5 Active - Residential Single Statistics

	High	Low	Average	Median
List Price	$599,950	$299,000	$472,766	$506,880
Square Feet	3444	2440	2945	2894
Price/Square Foot	$207.30	$122.54	$160.52	$164.53
Cumulative Days On Market	79	3	23	15
Days On Market	79	3	23	15

Pending - Residential Single

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	$/SqFt
1	1581016	2330		Sawgrass Ridge	Pending	4960	9	9	$1,100,000	$221.77
2	1573810	24211		Cafe Hl	Pending	3199	22	22	$499,000	$155.98
3	1581466	23906		Poppy Cir	Pending	3156	18	18	$590,000	$186.94
4	1549257	822		Maltese Garden	Pending	2662	38	38	$349,900	$131.44
5	1582138	926		Calico Garden	Pending	2267	20	20	$369,900	$163.16

5 Pending - Residential Single Statistics

	High	Low	Average	Median
List Price	$1,100,000	$349,900	$581,760	$499,000
Square Feet	4960	2267	3249	3156
Price/Square Foot	$221.77	$131.44	$179.07	$163.16
Cumulative Days On Market	38	9	21	20
Days On Market	38	9	21	20

Sold - Residential Single

#	MLS #	Address	Status	SqFt	CDOM	DOM	LP	$/SqFt	SP	$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1489904	245 Lismore	Sold	6583	106	106	$1,699,999	$258.24	$1,600,000	$243.05		94.12%	97.68%	06/22/2021
2	1480891	257 Lismore	Sold	6240	195	195	$1,399,000	$224.19	$1,190,000	$190.70	$1030	85.06%	85.06%	04/26/2021
3	1546373	25135 Fairway Springs	Sold	5338	11	11	$1,000,000	$187.33	$993,000	$186.02		99.3%	99.3%	09/03/2021
4	1424159	209 Lismore	Sold	5034	616	616	$1,500,000	$297.97	$1,420,000	$282.08	$700	94.67%	94.67%	08/02/2021
5	1515092	1930 Winding View	Sold	5020	17	17	$995,000	$198.20	$1,052,000	$209.56		105.73%	105.73%	04/29/2021
6	1561571	250 Lismore	Sold	5014	70	70	$1,450,000	$289.19	$1,290,100	$257.29	$45000	88.97%	88.97%	01/06/2022
7	1485006	24511 Birdie Ridge	Sold	4919	180	123	$720,000	$146.37	$695,000	$141.28	$5835	96.53%	93.92%	02/23/2021
8	1553187	735 Sentry Hill	Sold	4913	14	14	$899,000	$182.98	$901,000	$183.39	$595	100.22%	96.36%	10/01/2021
9	1510524	706 Slicers Hole	Sold	4911	11	11	$899,000	$183.05	$887,500	$180.71	$800	98.72%	98.72%	04/09/2021
10	1536750	25215 Fairway Springs	Sold	4866	11	11	$1,100,000	$226.05	$1,110,000	$228.11		100.91%	100.91%	07/19/2021
		115												

11	1348389	Lismore	**Sold**	4808	1456	851	$1,100,000	$228.78	$1,070,000	$222.54	$20000	97.27%	83.92%	05/05/2021
12	1523444	630 Reenie Way	**Sold**	4768	11	11	$769,000	$161.28	$795,000	$166.73		103.38%	103.38%	05/17/2021
13	1535030	735 Rio Springs	**Sold**	4753	168	168	$705,000	$148.32	$705,000	$148.32	$1500	100.0%	92.78%	12/10/2021
14	1554243	25010 Fairway Springs	**Sold**	4541	13	13	$675,000	$148.64	$770,000	$169.56	$6500	114.07%	114.07%	09/29/2021
15	1538712	23807 Riata Canyon	**Sold**	4521	127	127	$725,000	$160.36	$720,000	$159.25	$600	99.31%	96.0%	11/10/2021
16	1540326	25419 Fairway View	**Sold**	4492	26	26	$599,000	$133.34	$600,000	$133.57		100.17%	92.45%	07/29/2021
17	1521774	25015 Fairway Springs	**Sold**	4341	12	12	$729,000	$167.93	$750,000	$172.77		102.88%	102.88%	06/17/2021
18	1497400	24846 Fairway Springs	**Sold**	4332	63	63	$725,000	$167.35	$725,000	$167.35	$5750	100.0%	96.73%	04/30/2021
19	1544519	24826 Chianti Way	**Sold**	4317	12	12	$485,000	$112.34	$516,000	$119.52		106.39%	106.39%	08/13/2021
20	1508148	850 Fawnway	**Sold**	4313	22	22	$699,000	$162.06	$730,000	$169.25	$5000	104.43%	104.43%	03/10/2021
21	1539551	635 Sentry Hill	**Sold**	4293	18	18	$890,000	$207.31	$930,000	$216.63		104.49%	104.49%	07/20/2021
22	1566633	24628 Birdie Ridge	**Sold**	4282	14	14	$745,000	$173.98	$772,500	$180.40	$2500	103.69%	103.69%	12/07/2021
23	1567730	25210 Doral Crest	**Sold**	4269	28	28	$1,150,000	$269.38	$1,210,000	$283.43	$3000	105.22%	105.22%	02/01/2022
24	1505291	427 Calm Springs	**Sold**	4170	15	15	$450,000	$107.91	$463,000	$111.03	$4000	102.89%	102.89%	02/24/2021
25	1537419	510 Calm Springs	**Sold**	4170	63	63	$499,000	$119.66	$499,000	$119.66	$6000	100.0%	97.84%	08/13/2021
26	1571744	538 Calm Springs	**Sold**	4170	26	26	$565,000	$135.49	$575,000	$137.88		101.77%	101.77%	12/21/2021
27	1545643	23811 Riata Canyon	**Sold**	4042	12	12	$735,000	$181.84	$765,000	$189.26		104.08%	104.08%	09/01/2021
28	1513603	24011 Gray Cyn	**Sold**	4001	57	57	$647,999	$161.95	$606,000	$151.46		93.52%	92.52%	05/05/2021
29	1518196	938 Olivia Vw	**Sold**	3996	21	21	$495,000	$123.87	$495,000	$123.87		100.0%	96.12%	05/21/2021
30	1523205	1102 Links Cove	**Sold**	3874	11	11	$424,900	$109.67	$437,900	$113.03	$800.00	103.06%	103.06%	06/03/2021
31	1502643	827 Celestial View	**Sold**	3852	26	26	$485,000	$125.90	$458,325	$118.98	$550	94.5%	94.5%	03/05/2021
32	1523524	1111 Links Cove	**Sold**	3846	2	2	$450,000	$117	$457,000	$118.82		101.56%	101.56%	05/24/2021
33	1565341	25218 Shinnecock Trail	**Sold**	3842	50	50	$495,000	$128.83	$500,000	$130.14		101.01%	101.01%	12/14/2021
34	1525401	942 Olivia View	**Sold**	3839	11	11	$519,900	$135.42	$525,000	$136.75		100.98%	100.98%	06/16/2021
35	1544798	123 Evans Oak Ln	**Sold**	3809	9	9	$694,900	$182.43	$735,000	$192.96		105.77%	105.77%	07/28/2021
36	1499426	102 Evans Oak Ln	**Sold**	3737	437	39	$475,000	$127.10	$480,000	$128.44	$8600	101.05%	101.05%	03/30/2021
37	1527683	827 Tiger Lily	**Sold**	3731	19	19	$499,900	$133.98	$499,900	$133.98		100.0%	100.0%	07/20/2021
38	1552438	515 Enchanted Way	**Sold**	3678	151	151	$525,000	$142.74	$525,000	$142.74	$5000	100.0%	100.0%	01/18/2022
39	1539835	25318 Wentworth Way	**Sold**	3609	22	22	$699,000	$193.68	$716,525	$198.53	$4000	102.51%	102.51%	08/09/2021

40	1502623	226 Tranquil Oak	Sold	3598	22	22	$470,000	$130.62	$457,500	$127.15	$690	97.34%	97.34%	03/19/2021
41	1560824	515 Rio Springs	Sold	3566	37	37	$625,000	$175.26	$640,000	$179.47		102.4%	102.4%	11/03/2021
42	1504851	814 Artisan Way	Sold	3547	16	16	$470,000	$132.50	$470,000	$132.50	$600	100.0%	100.0%	03/11/2021
43	1563458	25926 Peregrine Ridge	Sold	3465	52	52	$549,900	$158.70	$540,000	$155.84		98.2%	96.43%	12/20/2021
44	1524321	22827 Cardigan Chase	Sold	3444	19	19	$358,000	$103.94	$390,000	$113.24	$3087	108.94%	108.94%	06/04/2021
45	1553647	25307 Bunker Dr	Sold	3428	24	24	$440,000	$128.35	$450,000	$131.27	$2000	102.27%	0.0%	10/01/2021
46	1521423	24422 Galo Cyn	Sold	3423	11	11	$490,000	$143.14	$425,000	$124.16		86.73%	86.73%	06/04/2021
47	1566587	526 White Cyn	Sold	3406	22	22	$439,900	$129.15	$452,000	$132.70		102.75%	102.75%	11/05/2021
48	1520535	515 White Cyn	Sold	3403	12	12	$435,000	$127.82	$445,000	$130.76		102.3%	102.3%	05/17/2021
49	1512071	25110 Shinnecock Trail	Sold	3386	1	1	$450,000	$132.90	$450,000	$132.90		100.0%	102.51%	04/16/2021
50	1555108	511 Enchanted Way	Sold	3342	26	26	$430,000	$128.66	$435,000	$130.16	$1650	101.16%	93.55%	10/15/2021
51	1497800	511 Enchanted Way	Sold	3342	185	53	$390,888	$116.96	$395,000	$118.19		101.05%	100.0%	03/10/2021
52	1533651	622 Enchanted Way	Sold	3334	9	9	$525,000	$157.46	$593,000	$177.86		112.95%	112.95%	06/25/2021
53	1504030	527 White Cyn	Sold	3288	18	18	$375,000	$114.05	$380,000	$115.57	$1565	101.33%	101.33%	02/24/2021
54	1539768	547 Calm Springs	Sold	3243	24	24	$409,900	$126.39	$410,000	$126.42		100.02%	100.02%	08/25/2021
55	1546456	1715 Lilac Mist	Sold	3222	30	30	$319,000	$99	$325,000	$100.86	$1200.00	101.88%	86.67%	09/21/2021
56	1518030	514 White Cyn	Sold	3212	13	13	$415,000	$129.20	$400,000	$124.53		96.39%	102.56%	06/08/2021
57	1565984	23143 Airedale Ln	Sold	3197	17	17	$387,000	$121.05	$400,000	$125.11	$2,500	103.36%	103.36%	11/29/2021
58	1543385	964 Persian Garden	Sold	3197	43	43	$360,000	$112.60	$370,000	$115.73	$1850	102.78%	102.78%	08/27/2021
59	1563268	819 Artisan Way	Sold	3192	12	12	$550,000	$172.30	$570,000	$178.57		103.64%	103.64%	12/28/2021
60	1534359	25211 Four Iron Ct	Sold	3188	13	13	$399,000	$125.15	$430,000	$134.88		107.77%	107.77%	07/26/2021
61	1543691	218 Enchanted Hill	Sold	3158	62	62	$488,898	$154.81	$485,000	$153.57	$1000	99.2%	0.0%	09/22/2021
62	1551819	819 Maltese Gdn	Sold	3151	30	30	$385,000	$122.18	$390,000	$123.77		101.3%	101.3%	10/25/2021
63	1526331	24906 Estancia Cir	Sold	3125	1	1	$579,000	$185.28	$579,000	$185.28		100.0%	100.0%	05/13/2021
64	1559193	847 Maltese Garden	Sold	3115	12	12	$395,000	$126.80	$395,000	$126.80	$500.00	100.0%	100.0%	10/21/2021
65	1562763	1011 Gazania Hill	Sold	3103	40	40	$490,000	$157.91	$480,000	$154.68	$525	97.96%	97.96%	11/23/2021
66	1571036	1250 Via Belcanto	Sold	3086	18	18	$549,000	$177.90	$549,000	$177.90	$5000	100.0%	100.0%	12/29/2021
		25007												

67	1518081	Kiawah Isle Dr	**Sold**	3073	16	16	$389,700	$126.81	$392,000	$127.56		100.59%	100.59%	05/14/2021
68	1506785	25343 Estancia Cir	**Sold**	3073	8	8	$499,000	$162.38	$525,000	$170.84	$1,500	105.21%	105.21%	03/04/2021
69	1507104	1219 Links Ln	**Sold**	3073	9	9	$385,000	$125.28	$385,000	$125.28		100.0%	100.0%	03/05/2021
70	1522013	25707 Copperas Ln	**Sold**	3072	11	11	$362,500	$118	$366,000	$119.14		100.97%	100.97%	05/10/2021
71	1480230	515 Calm Springs	**Sold**	3070	184	184	$379,800	$123.71	$385,000	$125.40		101.37%	94.13%	03/16/2021
72	1567914	811 Celestial View	**Sold**	3053	25	25	$485,000	$158.86	$485,000	$158.86	$500.00	100.0%	97.0%	12/08/2021
73	1516761	25242 Callaway	**Sold**	3024	22	22	$545,000	$180.22	$535,000	$176.91		98.17%	98.17%	05/20/2021
74	1495132	406 Carpenter Cir	**Sold**	3022	43	43	$489,000	$161.81	$505,000	$167.10	$5500	103.27%	101.22%	03/25/2021
75	1571178	619 Oxalis	**Sold**	3003	14	14	$489,900	$163.13	$505,000	$168.16	$650	103.08%	103.08%	12/17/2021
76	1516937	24503 Via Positano	**Sold**	3000	74	74	$499,950	$166.65	$495,000	$165		99.01%	99.0%	06/11/2021
77	1546420	24923 Estancia Cir	**Sold**	2990	12	12	$565,000	$188.96	$613,000	$205.01		108.5%	108.5%	08/17/2021
78	1512372	1326 Winston Cv	**Sold**	2968	11	11	$338,000	$113.88	$355,000	$119.60	$550.00	105.03%	105.03%	04/08/2021
79	1569474	1414 Winston Cove	**Sold**	2952	1	1	$345,000	$116.86	$345,000	$116.86		100.0%	100.0%	11/03/2021
80	1571924	25614 Gold Yarrow	**Sold**	2948	39	39	$325,000	$110.24	$336,000	$113.97	$2000	103.38%	103.38%	12/30/2021
81	1561185	1331 Winston Cove	**Sold**	2907	8	8	$359,900	$123.80	$380,000	$130.71		105.58%	105.58%	10/26/2021
82	1536369	23634 Silver Creek	**Sold**	2907	7	7	$375,000	$128.99	$385,000	$132.43		102.67%	102.67%	06/17/2021
83	1538700	2218 Sawgrass Ridge	**Sold**	2900	38	14	$550,000	$189.65	$550,000	$189.65		100.0%	100.0%	08/25/2021
84	1544189	23142 Airedale Ln	**Sold**	2896	12	12	$385,000	$132.94	$422,000	$145.71	$4000	109.61%	109.61%	08/10/2021
85	1523584	402 Blue Springs	**Sold**	2878	19	19	$360,000	$125.08	$383,000	$133.07		106.39%	106.39%	06/09/2021
86	1549724	23649 Silver Creek	**Sold**	2827	18	18	$367,900	$130.13	$380,000	$134.41		103.29%	103.29%	09/17/2021
87	1568888	24811 Shinnecock Trail	**Sold**	2810	14	14	$450,000	$160.14	$475,000	$169.03	$3500	105.56%	105.56%	11/30/2021
88	1547420	25230 Four Iron Ct	**Sold**	2777	16	16	$400,000	$144.04	$441,500	$158.98	$650	110.38%	110.38%	08/31/2021
89	1572466	1235 Links Lane	**Sold**	2776	27	27	$365,000	$131.48	$380,000	$136.88		104.11%	104.11%	12/31/2021
90	1561403	25503 Velvet Rose	**Sold**	2740	33	33	$315,000	$114.96	$330,000	$120.43	$575	104.76%	104.76%	10/26/2021
91	1510162	1310 Winston Cove	**Sold**	2728	20	20	$275,000	$100.80	$275,000	$100.80	$3000	100.0%	101.85%	04/16/2021
92	1514550	23231 Cardigan Chase	**Sold**	2704	20	20	$330,000	$122.04	$360,000	$133.13		109.09%	109.09%	04/29/2021
93	1540838	23118 Cardigan Chase	**Sold**	2704	6	6	$365,000	$134.98	$398,000	$147.18		109.04%	109.04%	07/23/2021

94	1518506	23907 Danview Cir	Sold	2680	14	14	$449,000	$167.53	$444,500	$165.85	$2550.00	99.0%	99.89%	05/14/2021
95	1578474	23035 Airedale Ln	Sold	2674	25	25	$395,000	$147.71	$395,000	$147.71		100.0%	97.53%	02/08/2022
96	1518682	25535 Tranquil Rim	Sold	2663	123	20	$314,900	$118.25	$314,900	$118.25	$3500	100.0%	100.0%	05/28/2021
97	1552209	25539 Tranquil Rim	Sold	2663	57	57	$339,900	$127.63	$339,000	$127.30		99.74%	99.74%	10/29/2021
98	1554959	1667 Spice Spring	Sold	2658	6	6	$279,000	$104.96	$299,000	$112.49		107.17%	107.17%	09/29/2021
99	1533459	22923 Cardigan Chase	Sold	2651	12	12	$335,000	$126.36	$361,000	$136.17	$1000	107.76%	107.76%	06/15/2021
100	1544404	975 Persian Gdn	Sold	2651	31	31	$350,000	$132.02	$397,000	$149.75	$428	113.43%	113.43%	08/25/2021
101	1567768	975 Persian Garden	Sold	2651	41	41	$375,900	$141.79	$365,000	$137.68		97.1%	92.19%	12/28/2021
102	1572598	535 Calm Springs	Sold	2626	100	43	$414,777	$157.95	$412,000	$156.89	$650	99.33%	99.33%	01/10/2022
103	1533420	24119 Canyon Row	Sold	2618	16	16	$382,000	$145.91	$386,000	$147.44		101.05%	101.05%	06/25/2021
104	1542735	230 Garden Hill	Sold	2558	18	18	$398,000	$155.59	$410,000	$160.28	$2500	103.02%	103.02%	07/30/2021
105	1510831	831 Celestial View	Sold	2540	17	17	$430,000	$169.29	$427,000	$168.11	$625	99.3%	99.3%	04/15/2021
106	1553274	25719 Velvet Rose	Sold	2516	6	6	$285,000	$113.27	$280,000	$111.28	$550	98.25%	98.25%	09/22/2021
107	1539780	25542 Gold Yarrow	Sold	2516	13	13	$265,000	$105.32	$263,200	$104.61		99.32%	99.32%	09/01/2021
108	1537752	1510 Golden Wing	Sold	2516	25	25	$269,900	$107.27	$280,000	$111.28		103.74%	103.74%	07/08/2021
109	1561990	24231 Cafe Hill	Sold	2510	38	38	$410,000	$163.34	$411,000	$163.74		100.24%	100.24%	11/04/2021
110	1517495	26030 Copperas Ln	Sold	2500	12	12	$326,000	$130.40	$325,000	$130		99.69%	104.84%	05/05/2021
111	1574975	1824 Cambridge Blue	Sold	2440	7	7	$298,900	$122.50	$330,000	$135.24		110.4%	110.4%	12/22/2021
112	1559647	23215 Cardigan Chase	Sold	2432	31	31	$379,000	$155.83	$385,000	$158.30	$250	101.58%	101.58%	10/22/2021
113	1523649	135 Mirror Lk	Sold	2424	21	21	$340,000	$140.26	$345,000	$142.32		101.47%	101.47%	06/23/2021
114	1507769	25723 Roman Shade	Sold	2424	55	55	$274,900	$113.40	$264,000	$108.91	$699	96.03%	96.03%	03/25/2021
115	1542849	23606 Silver Creek	Sold	2393	9	9	$374,990	$156.70	$382,000	$159.63	$500	101.87%	101.87%	08/03/2021
116	1542692	1827 Cambridge Blue	Sold	2336	10	10	$285,000	$122	$292,000	$125		102.46%	102.46%	08/03/2021
117	1547417	22822 Cardigan Chase	Sold	2317	30	30	$309,000	$133.36	$331,000	$142.85		107.12%	107.12%	08/23/2021
118	1510566	1231 Sonesta	Sold	2308	29	29	$270,000	$116.98	$270,000	$116.98	$1300	100.0%	100.0%	04/01/2021
119	1534522	24820 Shinnecock Trail	Sold	2300	1	1	$500,000	$217.39	$500,000	$217.39		100.0%	111.11%	06/25/2021

120	1500198	23558 Enchanted Fall	Sold	2220	22	22	$365,000	$164.41	$355,000	$159.90	$975.00	97.26%	0.0%	02/22/2021
121	1505515	25711 Tranquil Rim	Sold	2204	14	14	$290,000	$131.57	$290,000	$131.57	$575.00	100.0%	100.0%	03/12/2021
122	1517812	1347 Pinnacle Falls	Sold	2204	49	13	$289,999	$131.57	$312,000	$141.56		107.59%	107.59%	05/04/2021
123	1579151	259 Garden Hill	Sold	2203	9	9	$395,000	$179.30	$420,000	$190.64	$1544	106.33%	106.33%	02/08/2022
124	1558082	1226 Ganton Ln	Sold	2141	18	18	$334,000	$156	$334,000	$156	$5000	100.0%	100.0%	10/08/2021
125	1539227	24039 Canyon Row	Sold	2120	17	17	$349,900	$165.04	$386,000	$182.07		110.32%	110.32%	07/27/2021
126	1504977	23550 Enchanted Fall	Sold	2098	22	22	$349,900	$166.77	$340,000	$162.05	$1250	97.17%	94.97%	03/09/2021
127	1511357	918 Calico Garden	Sold	2087	6	6	$289,900	$138.90	$302,000	$144.70	$1500	104.17%	104.17%	03/25/2021
128	1568686	25527 Little Brook	Sold	2027	18	18	$300,000	$148	$321,000	$158.36		107.0%	107.0%	12/03/2021
129	1558365	231 Mirror Lk	Sold	1967	16	16	$345,000	$175.39	$340,000	$172.85		98.55%	97.14%	10/22/2021
130	1499822	1335 Crown Brook	Sold	1955	48	48	$254,900	$130.38	$252,500	$129.15		99.06%	99.06%	02/10/2021
131	1577056	1111 Pinnacle Falls	Sold	1955	9	9	$315,000	$161.12	$310,000	$158.56		98.41%	98.41%	12/30/2021
132	1567273	1156 Pinnacle Falls	Sold	1932	3	3	$339,990	$175.97	$360,000	$186.33		105.89%	105.89%	11/30/2021
133	1520474	23622 Silversmith	Sold	1892	14	14	$309,000	$163.31	$330,000	$174.41	$1300	106.8%	106.8%	05/14/2021
134	1517248	207 Mirror Lk	Sold	1878	1	1	$305,000	$162.40	$305,000	$162.40	$700	100.0%	100.0%	04/21/2021
135	1558714	26035 Copperas Ln	Sold	1834	13	13	$310,000	$169.02	$312,500	$170.39	$5,500	100.81%	100.81%	10/22/2021
136	1549939	114 Red Willow	Sold	1791	18	18	$350,000	$195.42	$362,000	$202.12	$1000	103.43%	103.43%	09/10/2021
137	1568074	1820 Cambridge Blue	Sold	1752	20	20	$299,000	$170.66	$303,000	$172.94		101.34%	101.34%	12/17/2021
138	1544673	26019 Copperas Ln	Sold	1748	14	14	$265,000	$151.60	$285,000	$163.04		107.55%	107.55%	08/27/2021
139	1516247	222 Red Willow	Sold	1745	33	33	$299,900	$171.86	$350,000	$200.57	$500.00	116.71%	116.71%	04/16/2021
140	1527172	1615 Spice Spring	Sold	1732	8	8	$269,900	$155.83	$305,000	$176.09	$7000	113.0%	113.0%	08/09/2021
141	1579595	25715 Velvet Rose	Sold	1644	13	13	$285,000	$173.35	$305,000	$185.52		107.02%	107.02%	01/20/2022
142	1522687	1311 Crown Brook	Sold	1639	13	13	$265,000	$161.68	$278,000	$169.61	$500	104.91%	104.91%	05/14/2021
143	1541149	1423 Crown Brook	Sold	1639	8	8	$285,000	$173.88	$297,500	$181.51		104.39%	104.39%	07/29/2021
144	1555782	1338 Crown Brook	Sold	1639	32	32	$307,000	$187.30	$302,000	$184.25	$5000	98.37%	98.37%	09/24/2021
145	1489864	23123 Airedale Ln	Sold	1570	24	24	$249,900	$159.17	$250,000	$159.23		100.04%	100.04%	02/25/2021

145 Sold - Residential Single Statistics

High	Low	Average	Median

List Price	$1,699,999	$249,900	$486,615	$399,000
Sold Price	$1,600,000	$250,000	$492,261	$411,000
Square Feet	6583	1570	3148	3024
Price/Square Foot	$283.43	$100.80	$156.38	$148.32
Cumulative Days On Market	1456	1	47	18
Days On Market	851	1	37	18
LP:SP Ratio	116.71%	85.06%	102.03%	101.3%
OLP:SP Ratio	116.71%	0.0%	99.51%	101.33%
Seller's Concessions	$45,000	$250	$3,088	$1,500

155 All Status - Residential Single Summary Statistics

	High	Low	Average	Median
List Price	$1,699,999	$249,900	$489,238	$409,900
Sold Price	$1,600,000	$250,000	$492,261	$411,000
Square Feet	6583	1570	3145	3024
Price/Square Foot	$297.97	$99	$155.58	$148
Cumulative Days On Market	1456	1	45	18
Days On Market	851	1	36	18

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.*Copyright 2022 by SAN ANTONIO BOARD OF REALTORS*****

Prepared By: F David Garvin | F David Garvin Jr Appraisals | 02/10/2022 08:43 PM

Bexar CAD

Property Search Results > 1094227 CRUZ BERNARD & SHARON for Year 2021

Tax Year: 2021

Property

Account

Property ID:	1094227	Legal Description:	CB 4928B (SAN MIGUEL SUBD UT-2), BLOCK 1 LOT 37
Geographic ID:	04928-201-0370	Zoning:	OCL PMRES
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	1274 VIA BELCANTO SAN ANTONIO, TX 78260	Mapsco:	483B1
Neighborhood:	SAN MIGUEL	Map ID:	
Neighborhood CD:	98740		

Owner

Name:	CRUZ BERNARD & SHARON	Owner ID:	2706337
Mailing Address:	1274 VIA BELCANTO SAN ANTONIO, TX 78260-4239	% Ownership:	100.0000000000%
		Exemptions:	HS, DVHS, DV4

Values

(+) Improvement Homesite Value:	+	$372,190		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$103,940		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0
(=) Market Value:	=	$476,130		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$476,130		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$476,130		

Taxing Jurisdiction

Owner: CRUZ BERNARD & SHARON
% Ownership: 100.0000000000%
Total Value: $476,130

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax

06	BEXAR CO RD & FLOOD	0.023668	$476,130	$0	$0.00
08	SA RIVER AUTH	0.018580	$476,130	$0	$0.00
09	ALAMO COM COLLEGE	0.149150	$476,130	$0	$0.00
10	UNIV HEALTH SYSTEM	0.276235	$476,130	$0	$0.00
11	BEXAR COUNTY	0.276331	$476,130	$0	$0.00
55	NORTH EAST ISD	1.252500	$476,130	$0	$0.00
78	BEXAR CO EMERG DIST #3	0.071914	$476,130	$0	$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	$476,130	$0	$0.00
	Total Tax Rate:	2.068378			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$9,848.17

Improvement / Building

Improvement #1: Residential **State Code:** A1 **Living Area:** 3143.0 sqft **Value:** $372,190

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	V - SS		2007	1807.0
AG	Attached Garage	V - SS		2007	478.0
OP	Attached Open Porch	V - NO		2007	35.0
OP	Attached Open Porch	V - NO		2007	171.0
LA2	Living Area 2nd Level	V - SS		2007	1336.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1676	7302.00	0.00	0.00	$103,940	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$372,190	$103,940	0	476,130	$0	$476,130
2020	$339,190	$103,940	0	443,130	$0	$443,130
2019	$335,870	$103,940	0	439,810	$0	$439,810
2018	$323,310	$114,710	0	438,020	$0	$438,020

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		COD	Convey on Death (Enhanced LE, Lady Bird, etc)					20200193991
2		COD	Convey on Death (Enhanced LE, Lady Bird, etc)					20200193990
3	2/19/2010	GWD	General Warranty Deed	BOSCAMP CHRISTOPHER & JAYME	CRUZ BERNARD & SHARON	14367	2087	20100027338

2022 data current as of Feb 9 2022 1:19AM.
2021 and prior year data current as of Feb 4 2022 6:58AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Website version: 1.2.2.33 Database last updated on: 2/9/2022 1:19 AM © N. Harris Computer Corporation

Plat Map



Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Supervisory Appraiser License



TALCB

TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified Residential Real Estate Appraiser

Appraiser: **F David Garvin JR**

License #: **TX 1337357 R** License Expires: **09/30/2023**

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 License



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Appraiser Trainee

Trainee: **Andrew Laurel**

Authorization #: **TX 1343027 Trainee** Expires: **12/31/2023**

Review the list of the above Trainee's Supervisors on the License Holder Search at www.talcb.texas.gov.

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: Appraiser Trainee

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

Chelsea Buchholtz
Commissioner

LIA Administrators & Insurance Services

ASPEN

APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY
(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
03/22/2021	AAI010073-02	AAI010073-01

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

Item

1. Customer ID: 170610
Named **Insured:**
ACCURITY CONSOLIDATED, LLC
Accurity SE0303
Accurity MW 2001
211 East 7th Street, Suite 620
Austin, TX 78701

2. Policy Period: From: 04/01/2021 To: 04/01/2022
12:01 A.M. Standard Time at the address stated in 1 above.

3. Deductible: $2,500 Each **Claim**

4. Retroactive Date: 04/01/2020

5. Inception Date: 04/01/2020

6. Limits of Liability: **A.** $1,000,000 Each Claim
B. $2,000,000 Aggregate

7. Mail all notices, including notice of **Claim**, to:
LIA Administrators & Insurance Services
1600 Anacapa Street
Santa Barbara, California 93101
(800) 334-0652; Fax: (805) 962-0652

8. Annual Premium: $23,639.00

9. Forms attached at issue: **LIA002 (12/14) ASPCO1122 0615 LIA TX (11/15) LIA TX NOT (11/15) LIA012 (12/14)**

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

03/22/2021
Date

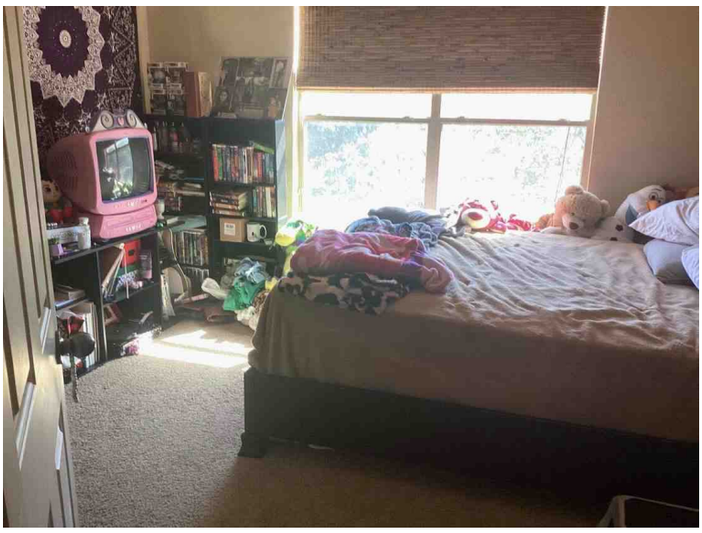
By _____
Authorized Signature

LIA-001 (12/14)

Aspen American Insurance Company

Subject Interior Photo Page

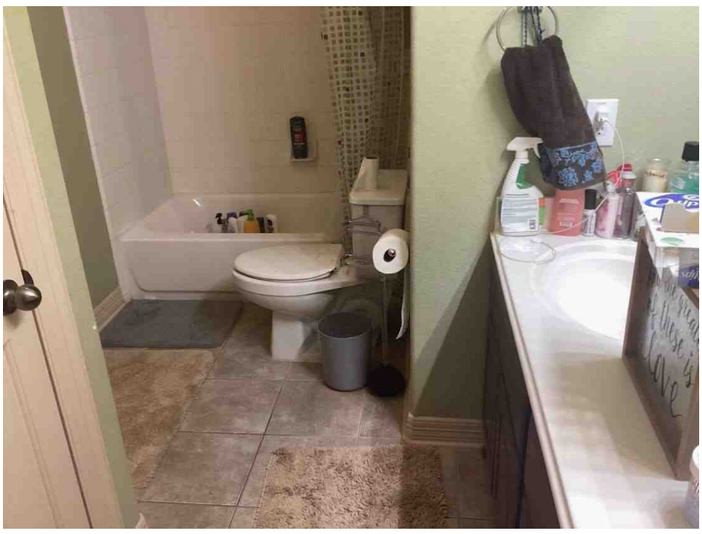
Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



Bed

1274 Via Belcanto

Sales Price	
Gross Living Area	3,269
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	2.1
Location	B;Gated;GlfCse
View	N;Res;
Site	7302 sf
Quality	Q3
Age	15



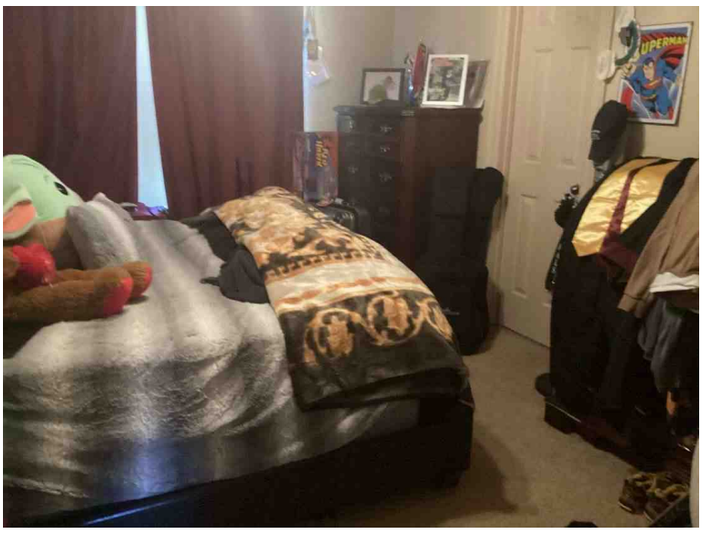
Bath



Bed

Subject Interior Photo Page

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



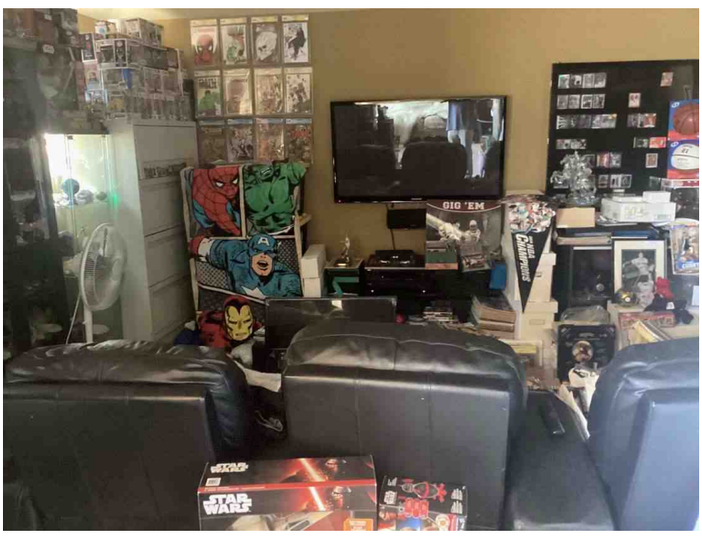
Bed

1274 Via Belcanto

Sales Price	
Gross Living Area	3,269
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	2.1
Location	B;Gated;GlfCse
View	N;Res;
Site	7302 sf
Quality	Q3
Age	15



Family Room



Theatre

Subject Interior Photo Page

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



Office

1274 Via Belcanto

Sales Price	
Gross Living Area	3,269
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	2.1
Location	B;Gated;GlfCse
View	N;Res;
Site	7302 sf
Quality	Q3
Age	15



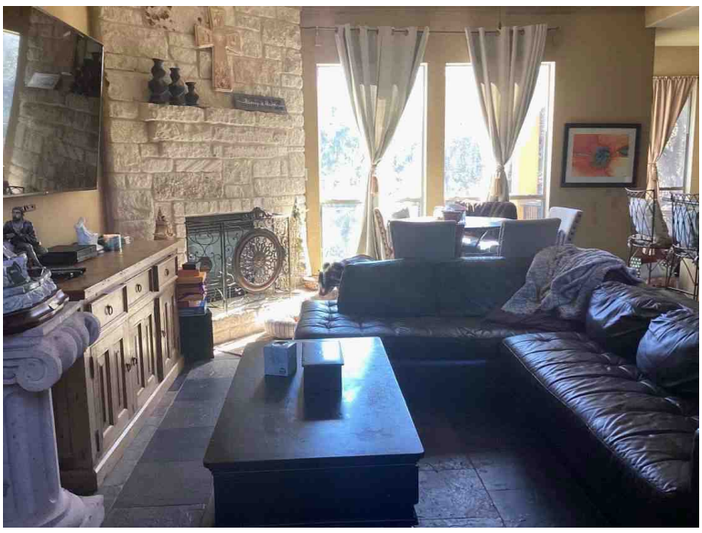
Bath 1/2



Dining

Subject Interior Photo Page

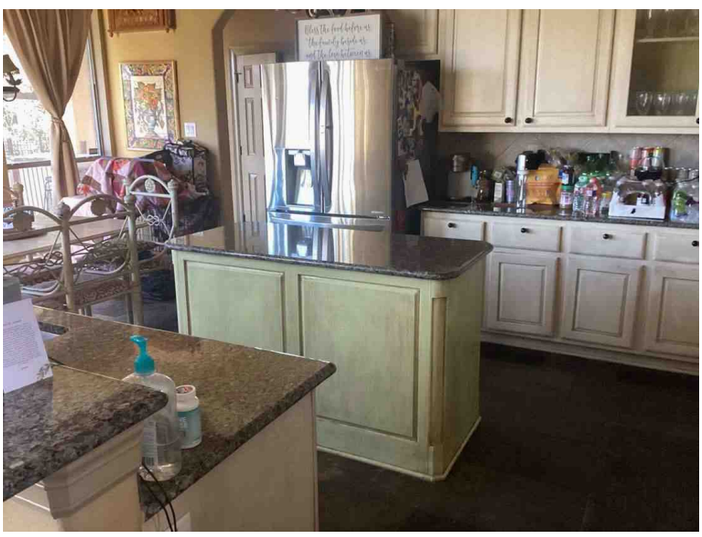
Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



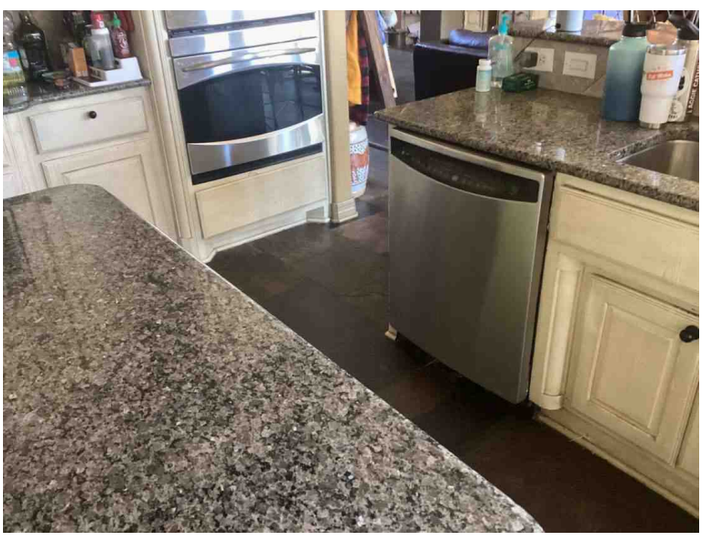
Living

1274 Via Belcanto

Sales Price	
Gross Living Area	3,269
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	2.1
Location	B;Gated;GlfCse
View	N;Res;
Site	7302 sf
Quality	Q3
Age	15



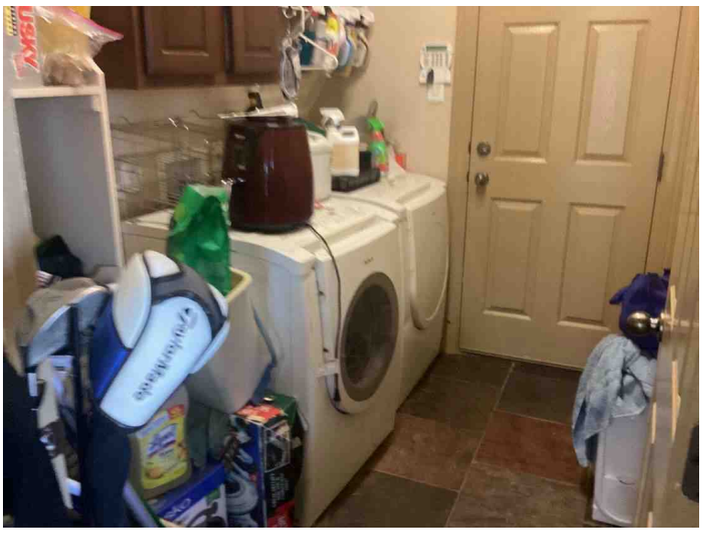
Kitchen



Kitchen

Subject Interior Photo Page

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



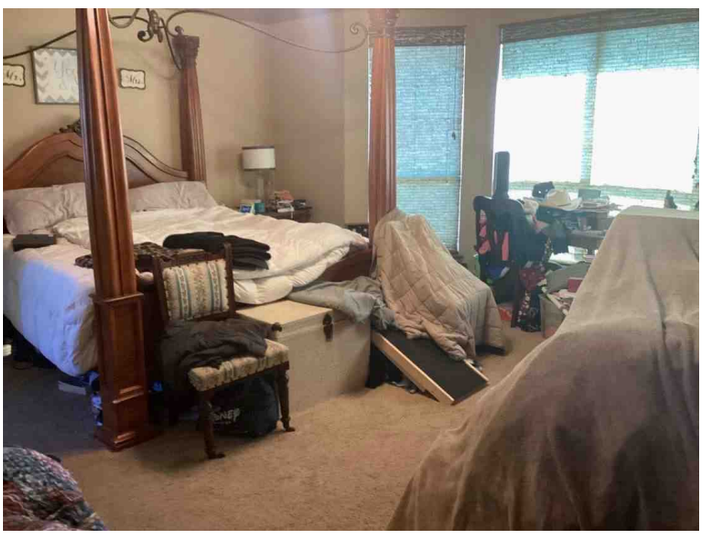
Laundry

1274 Via Belcanto

Sales Price	
Gross Living Area	3,269
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	2.1
Location	B;Gated;GlfCse
View	N;Res;
Site	7302 sf
Quality	Q3
Age	15



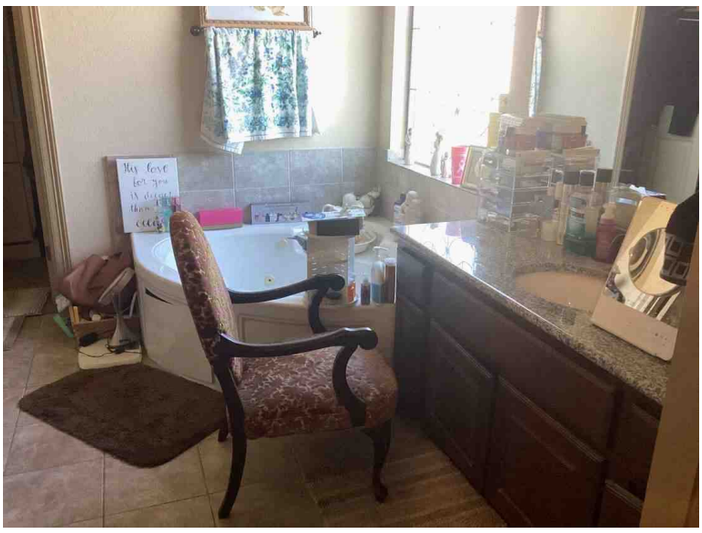
Breakfast



Bed (Primary)

Subject Interior Photo Page

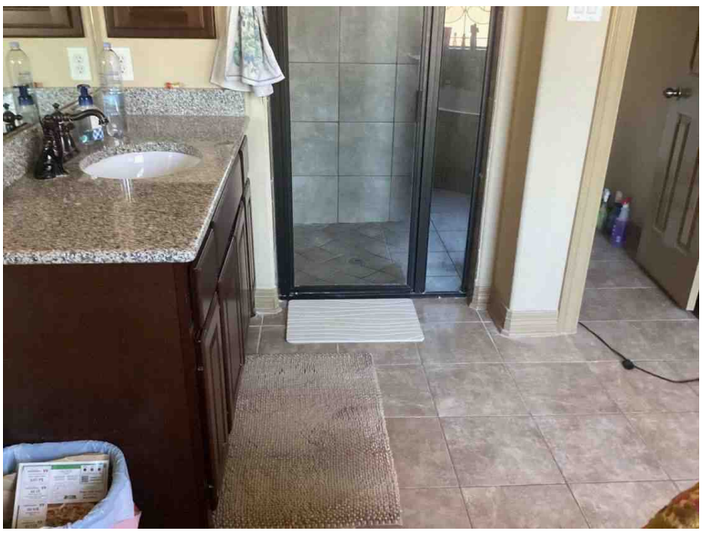
Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



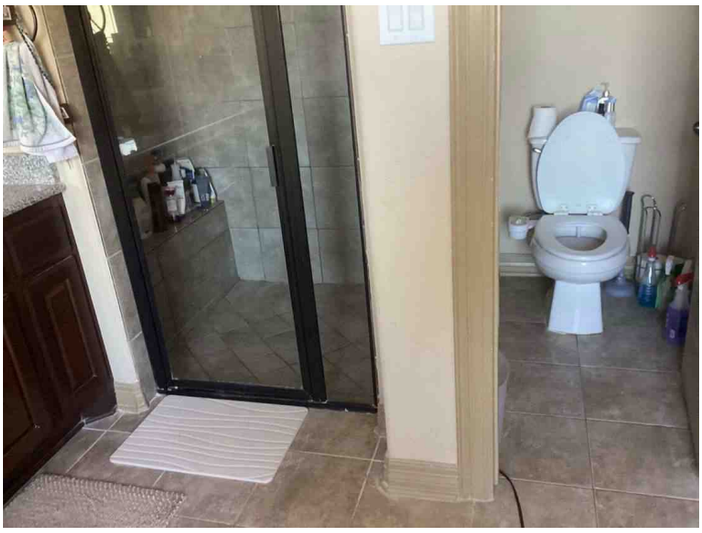
Bath (Primary)

1274 Via Belcanto

Sales Price	
Gross Living Area	3,269
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	2.1
Location	B;Gated;GlfCse
View	N;Res;
Site	7302 sf
Quality	Q3
Age	15



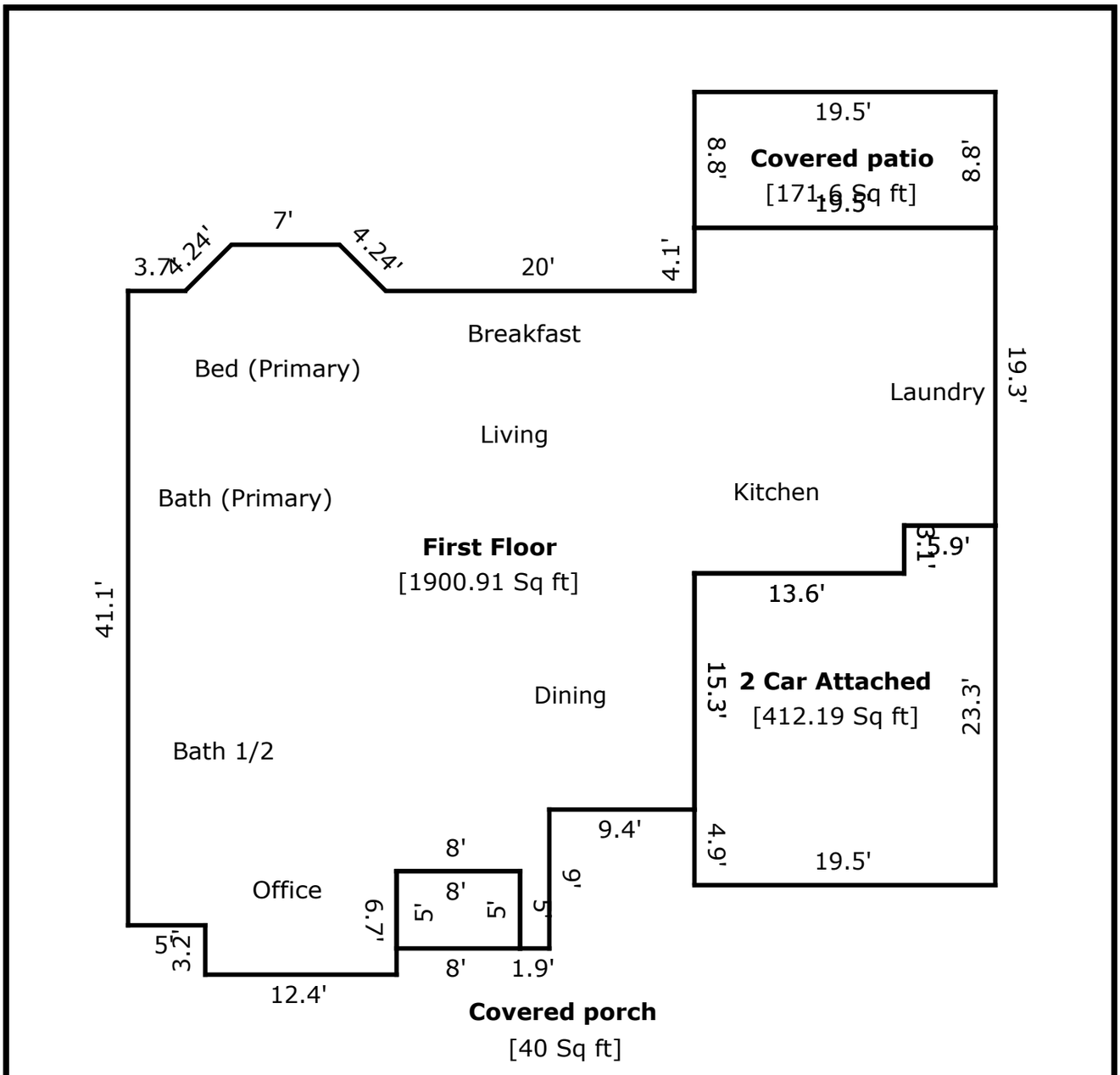
Bath (Primary)



Bath (Primary)

Building Sketch (Page - 1)

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



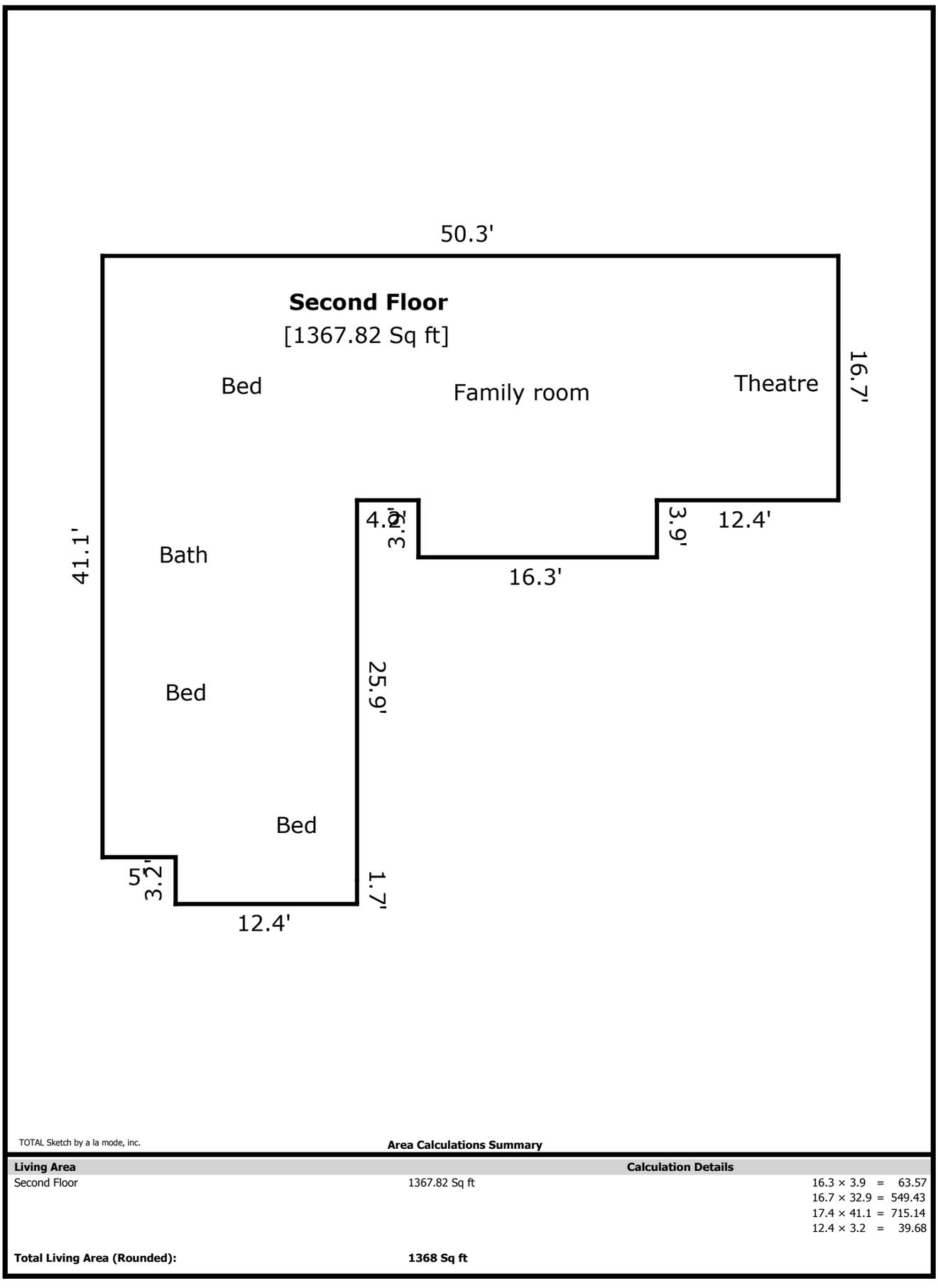
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	1900.91 Sq ft	0.5 × 3 × 3	= 4.5
		0.5 × 3 × 3	= 4.5
		7 × 3	= 21
		19.3 × 5.9	= 113.87
		22.4 × 13.6	= 304.64
		36.7 × 33.6	= 1233.12
		7.5 × 5	= 37.5
		10.7 × 12.4	= 132.68
		4 × 8	= 32
		9 × 1.9	= 17.1
Total Living Area (Rounded):	**1901 Sq ft**		
Non-living Area			
Covered porch	40 Sq ft	5 × 8	= 40
Covered patio	171.6 Sq ft	19.5 × 8.8	= 171.6
2 Car Attached	412.19 Sq ft	19.5 × 20.2	= 393.9
		3.1 × 5.9	= 18.29

Building Sketch (Page - 2)

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
Second Floor	1367.82 Sq ft	16.3 × 3.9	= 63.57
		16.7 × 32.9	= 549.43
		17.4 × 41.1	= 715.14
		12.4 × 3.2	= 39.68
Total Living Area (Rounded):	**1368 Sq ft**		

Lender Revision Request 2/16/2022

File No. NAN1602292762

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						

REVISION REASON:

Comparable Photos: Please provide MLS photo of comps 2, 3, & 5; Photo provided does not show the dwelling or is not viewable from the photo provided

Additional Comments: Please confirm if subject is on a private road

Signature _____
Name Andrew Laurel
Date Signed 02/16/2022
State Certification # _____ State _____
Or State License # _____ State TX

Signature _____
Name F David Garvin Jr
Date Signed 02/16/2022
State Certification # 1337357 State TX
Or State License # _____ State _____

Appraiser Response 2/16/2022

File No. NAN1602292762

Borrower/Client	Bernard Cruz						
Property Address	1274 Via Belcanto						
City	San Antonio	County	Bexar	State	TX	Zip Code	78260
Lender	Franklin American Mortgage Company Inc						

Comparable Photos: Comparable 2, 3, and 5 MLS photos have been updated

Additional Comments: Subject property is not on a private road.

Signature
Name Andrew Laurel
Date Signed 02/16/2022
State Certification # _____ State _____
Or State License # _____ State TX

Signature
Name F David Garvin Jr
Date Signed 02/16/2022
State Certification # 1337357 State TX
Or State License # _____ State _____



Comp 2 MLS Photo



Comp 3 MLS Photo



Comp 5 MLS Photo