File No. 2409230558
Loan No. 24-195
Loan No. 2409230558

DESKTOP APPRAISAL REPORT

FOR INTERNAL RISK ANALYSIS
VALUE ESTIMATED FROM PUBLIC RECORD AND MLS DATA ONLY

Intended Purpose: ☐ Portfolio Evaluation ☐ QC/Audit ☐ Junior Lien ☐ REO/Foreclosure ☒ Other: Equity
Data Source(s) Used: ☒ Tax Record ☐ Appraiser Files ☒ MLS ☒ Other: Exterior Inspection
Interest: ☒ Fee Simple ☐ Leasehold

CLIENT AND PROPERTY IDENTIFICATION

Client/Lender: Pentagon Federal C U
Address: 7940 Jones Branch Drive, McLean, VA 22102
Borrower/Applicant: Tadele Deresa
Owner of Public Record: Tadele Deresa
Property Address: 1904 Olivine Ct
City: Silver Spring State: MD ZIP: 20904
Census Tract: 7014.14 APN: 05-01875593 County: Montgomery
Property Type: ☒ Tract SFR ☐ Custom ☐ Condominium ☐ Townhouse ☐ Other:

MARKET AREA AND COMPARABLES

Market Value Trend: ☐ Increasing ☒ Stable ☐ Declining-Rate Of Decline % Typical Market Price Range: $ 525,000 to $ 1,090,000
Market Predominant Occupancy: ☐ Tenant ☒ Owner Typical Market Property Age: 20 yrs to 80 yrs
Location: ☐ Urban ☒ Suburban ☐ Rural Estimated marketing time for the subject property: ☒ Under 3 months ☐ 3-6 months ☐ Over 6 months

Is the highest and best use of the subject property as improved (based on the improvements description provided by the various data sources available) the present use?: ☒ Yes ☐ No If No, describe: The highest and best use of subject property is as improved, The property is situated in an area of similar single family detached houses.

FEATURE	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
Address	1904 Olivine Ct Silver Spring, MD 20904	12321 Loft Ln Silver Spring, MD 20904	13112 Chalkstone Way Silver Spring, MD 20904	2111 Aventurine Way Silver Spring, MD 20904
Zip Code	20904	20904	20904	20904
Data Sources	Ext Insp/MLS#MDMC183716 Mont Co Tax Rc	bMLS#MDMC2135818 Mont Co Tax Rc	bMLS#MDMC2137174 Mont Co Tax Rc	bMLS#MDMC2128314 Mont Co Tax Rc
Proximity to Subject		0.72 miles S	0.23 miles NE	0.29 miles E
Sales Price	$ N/A	$ 775,000	$ 783,112	$ 650,000
Price/Gross Liv. Area	$/SF $	$/SF $ 322.92	$/SF $ 383.50	$/SF $ 307.33
Date of Sale (MO/DA/YR)		7/29/2024	7/23/2024	06/26/2024
Site	11761 sf	34286 sf	10378 sf	8614 sf
Actual Age (Yrs.)	41	52	45	44
Above Grade Total / Bedrooms / Baths	8 / 4 / 2.1	8 / 4 / 2.1	8 / 4 / 2.1	8 / 4 / 2.1
Gross Living Area (GLA)	2,356 Sq. Ft.	2,400 Sq. Ft.	2,042 Sq. Ft.	2,115 Sq. Ft.
Basement & Finished Rooms Below Grade	Full RR/FB/BR	Full RR/FB/2BR	Full RR/FB/BR/DN	Full RR/FB
Style	Colonial	Contemporary	Colonial	Colonial
Garage/Carport	2 Car Garage	2 Car Garage	2 Car Garage	2 Car Garage
Exterior amenities	Deck	Porch/Enc por/decks	Enc por/Deck/patio	Porch/patio/fence
Fireplace	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
Overall Comparison		☐ Sup. ☒ Similar ☐ Inf.	☐ Sup. ☒ Similar ☐ Inf.	☐ Sup. ☒ Similar ☐ Inf.

EVALUATION SUMMARY

Comments on Prior Sales and Current Listings: The subject has not been listed for sale in the past year. There have not been any transfers in the past three years. The comparables have not had any other transfers in the past year.

General Comments: All comps are within 1 mile of subject property. They are similar in functional utility, living area, & age. Comp 1 is contemporay in style and comps 2, 3, & 4 are colonial. All comps have a finished basement and a two car garage.

The Appraiser has researched the transfer and listing history of the subject property for the past 3 years and the comparable sales for the past 12 months.

Subject Property Is Currently Listed For Sale? ☐ Yes ☒ No Data Source bright MLS

Current Listing History	List Date	List Price	Days on Market	Data Source
	N/A	$ N/A	N/A	bright MLS

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

12 Month Listing History	List Date	List Price	Days on Market	Data Source
	N/A	$ N/A	N/A	bright MLS
	N/A	$ N/A	N/A	N/A

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

Opinion of Market Value: $ 770,000 **As of:** 9/25/2024

Inspection of the subject: ☐ Interior/Exterior ☒ Exterior Only ☐ No Inspection

CERTIFICATION AND LIMITING CONDITIONS

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

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

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

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

File No. 2409230558
Loan No. 24-195
Loan No. 2409230558

DESKTOP APPRAISAL REPORT

SCOPE OF THE APPRAISAL: The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, as previously addressed. For the subject, this is accomplished by reviewing public record data, prior appraisal files and/or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective and cannot include Leasehold properties, site areas in excess of 40 acres or multi-family properties. For the comparables, the data is derived from similar sources, reviewed for relevance, selected for use through a maximum pre-determined set of criteria (within a single mile in proximity, within 6 months time frame unless specifically addressed within the body of the report, and when the value is concluded, the sales must fall within 15% range of the final opinion of value). The report is either failed or the final opinion of value is then reconciled.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources that become available and are deemed to be reliable. The confirmation of comparable sale data; i.e., closed sale documentation and property characteristics, is via public data sources and multiple listing services, as appropriate. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed, in accordance with set parameters as defined within the scope of work identified and the intended use of the appraisal.

In the absence of an inspection, the appraiser has made some basic assumptions, including the following:

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

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

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

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

APPRAISER'S CERTIFICATION: The appraiser certifies, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I have not made a personal inspection of the property that is the subject of this report, nor did I make inspections of the comparable sales.
9. No one provided significant professional assistance to the person signing this report, unless otherwise noted and acknowledged within this report.

APPRAISER

Signature Debra L Leafty

Name Debra L Leafty

Company Name Leafty Appraisals

Company Address 7517 Hawkins Creamery Rd, Gaithersburg, MD 20882-3209

Telephone Number (301) 353-9439

Email Address appraiseitnow@gmail.com

Date of Signature and Report 09/25/2024

Effective Date of Appraisal 9/25/2024

State Certification # 30011004

or State License #

or Other (describe) State #

State MD

Expiration Date of Certification or License 12/16/2025

ADDRESS OF PROPERTY APPRAISED

1904 Olivine Ct
Silver Spring, MD 20904

APPRAISED VALUE OF SUBJECT PROPERTY $ 770,000

LENDER/CLIENT

Name First American Mortgage Solutions

Company Name Pentagon Federal C U

Company Address 7940 Jones Branch Drive, McLean, VA 22102

Email Address

File No. 2409230558
Loan No. 24-195
2409230558

ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE # 4	COMPARABLE # 5	COMPARABLE # 6
Address	1904 Olivine Ct Silver Spring, MD 20904	12804 Tinstone Ct Silver Spring, MD 20904		
Zip Code	20904	20904		
Data Sources	Ext Insp/MLS#MDMC183716 Mont Co Tax Rc	bMLS#MDMC2117172 Mont Co Tax Rc		
Proximity to Subject		0.42 miles SE		
Sales Price	$ N/A	$ 764,000	$	$
Price/Gross Liv. Area	$/SF $	$/SF $ 316.75	$/SF $	$/SF $
Date of Sale (MO/DA/YR)		4/18/2024		
Site	11761 sf	10924 sf		
Actual Age (Yrs.)	41	45		
Above Grade	Total / Bedrooms / Baths	Total / Bedrooms / Baths	Total / Bedrooms / Baths	Total / Bedrooms / Baths
Room Count	8 / 4 / 2.1	8 / 4 / 2.1		
Gross Living Area (GLA)	2,356 Sq. Ft.	2,412 Sq. Ft.	Sq. Ft.	Sq. Ft.
Basement & Finished Rooms Below Grade	Full RR/FB/BR	Full RR/FB		
Style	Colonial	Colonial		
Garage/Carport	2 Car Garage	2 Car Garage		
Exterior amenities	Deck	Patio		
Fireplace	1 Fireplace	1 Fireplace		
Overall Comparison		☐ Sup. ☒ Similar ☐ Inf.	☐ Sup. ☐ Similar ☐ Inf.	☐ Sup. ☐ Similar ☐ Inf.
Transfer History	Subject in past 36 months:	Comp 4 in past 12 months:	Comp 5 in past 12 months:	Comp 6 in past 12 months:
(if more than two, use	$ N/A N/A	$ N/A	$	$
comments section)	$ N/A N/a	$ N/A	$	$

Comments on Prior Sales:

General Comments:

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of First American Mortgage Solutions, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Pentagon Federal C U, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that First American Mortgage Solutions has never participated in any of the following prohibited behavior in our business relationship:

1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;

2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;

3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;

4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;

5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;

6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;

7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;

8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

APPRAISER:	SUPERVISORY or CO-APPRAISER:
Debra L Leafty	
Signature	Signature
09/25/2024	
Date	Date
Debra L Leafty	
Appraiser's Name	Appraiser's Name
Certified Residential Appraiser	
State Title or Designation	State Title or Designation
30011004	
State License or Certification #	State License or Certification #
12/16/2025 MD	
Expiration Date of License or Certification State	Expiration Date of License or Certification State

1904 Olivine Ct, Silver Spring, MD 20904
Address of Property Appraised

07/16

Borrower	Tadele Deresa				File No.	24-195	
Property Address	1904 Olivine Ct						
City	Silver Spring	County	Montgomery	State	MD	Zip Code	20904
Lender/Client	Pentagon Federal C U						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

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

Comments on Standards Rule 2-3

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

Reasonable Exposure Time

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

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 1-2 months

Comments on Appraisal and Report Identification

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

It is noted that this was an exterior only inspection from the street.

APPRAISER:

Signature: Debra L Leafty

Name: Debra L Leafty

Certified Residential Appraiser

State Certification #: 30011004

or State License #:

State: MD Expiration Date of Certification or License: 12/16/2025

Date of Signature and Report: 09/25/2024

Effective Date of Appraisal: 9/25/2024

Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only

Date of Inspection (if applicable):

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

Supplemental Addendum

File No. 24-195

Borrower	Tadele Deresa						
Property Address	1904 Olivine Ct						
City	Silver Spring	County	Montgomery	State	MD	Zip Code	20904
Lender/Client	Pentagon Federal C U						

General Comments

The appraiser has made an exterior only inspection from the street.

All comparables are within twelve months. All comparables are within 1 mile of subject property.

All comparables exhibited sufficient physical similarities to the subject to establish an opinion of market value and were weighed accordingly. All of the comparables are considered to be the best currently available as value indicators of the subject's opinion of value.

Condition/quality of construction for comparables was determined by data and photos provided per MLS records. Per the listing in bright MLS comp 3 was being sold AS IS. This was taken into consideration. It is the opinion of this appraiser that the Market Value Estimate given in the Opinion of Market Value would be a credible reflection of the market's reaction to the subject property.

The subject's zoning is R : Residential One-Family

The subject appears to be occupied and habitable as the grass was recently cut and the subject property appears to be taken care of. There are potted plants on the front stoop. The most weight was put on comparables 1, 2, & 3 as comps 1 & 2 as they are the most recent similar settled sales. Comps 1 & 4 are the most similar to subject in GLA.

Appraiser Fee $125

Subject Photograph Addendum

Borrower	Tadele Deresa						
Property Address	1904 Olivine Ct						
City	Silver Spring	County	Montgomery	State	MD	Zip Code	20904
Lender/Client	Pentagon Federal C U						



Front



street

Subject Photograph Addendum

Borrower	Tadele Deresa						
Property Address	1904 Olivine Ct						
City	Silver Spring	County	Montgomery	State	MD	Zip Code	20904
Lender/Client	Pentagon Federal C U						



street



additional front



address verification



street sign

Comparable Photo Page

Borrower	Tadele Deresa						
Property Address	1904 Olivine Ct						
City	Silver Spring	County	Montgomery	State	MD	Zip Code	20904
Lender/Client	Pentagon Federal C U						



Comparable 1

12321 Loft Ln

Prox. to Subject	0.72 miles S
Sale Price	775,000
Gross Living Area	2,400
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	
View	
Site	34286 sf
Quality	
Age	52



Comparable 2

13112 Chalkstone Way

Prox. to Subject	0.23 miles NE
Sale Price	783,112
Gross Living Area	2,042
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	
View	
Site	10378 sf
Quality	
Age	45



Comparable 3

2111 Aventurine Way

Prox. to Subject	0.29 miles E
Sale Price	650,000
Gross Living Area	2,115
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	
View	
Site	8614 sf
Quality	
Age	44

Comparable Photo Page

Borrower	Tadele Deresa						
Property Address	1904 Olivine Ct						
City	Silver Spring	County	Montgomery	State	MD	Zip Code	20904
Lender/Client	Pentagon Federal C U						



Comparable 4

12804 Tinstone Ct

Prox. to Subject	0.42 miles SE
Sale Price	764,000
Gross Living Area	2,412
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	
View	
Site	10924 sf
Quality	
Age	45

Comparable 5

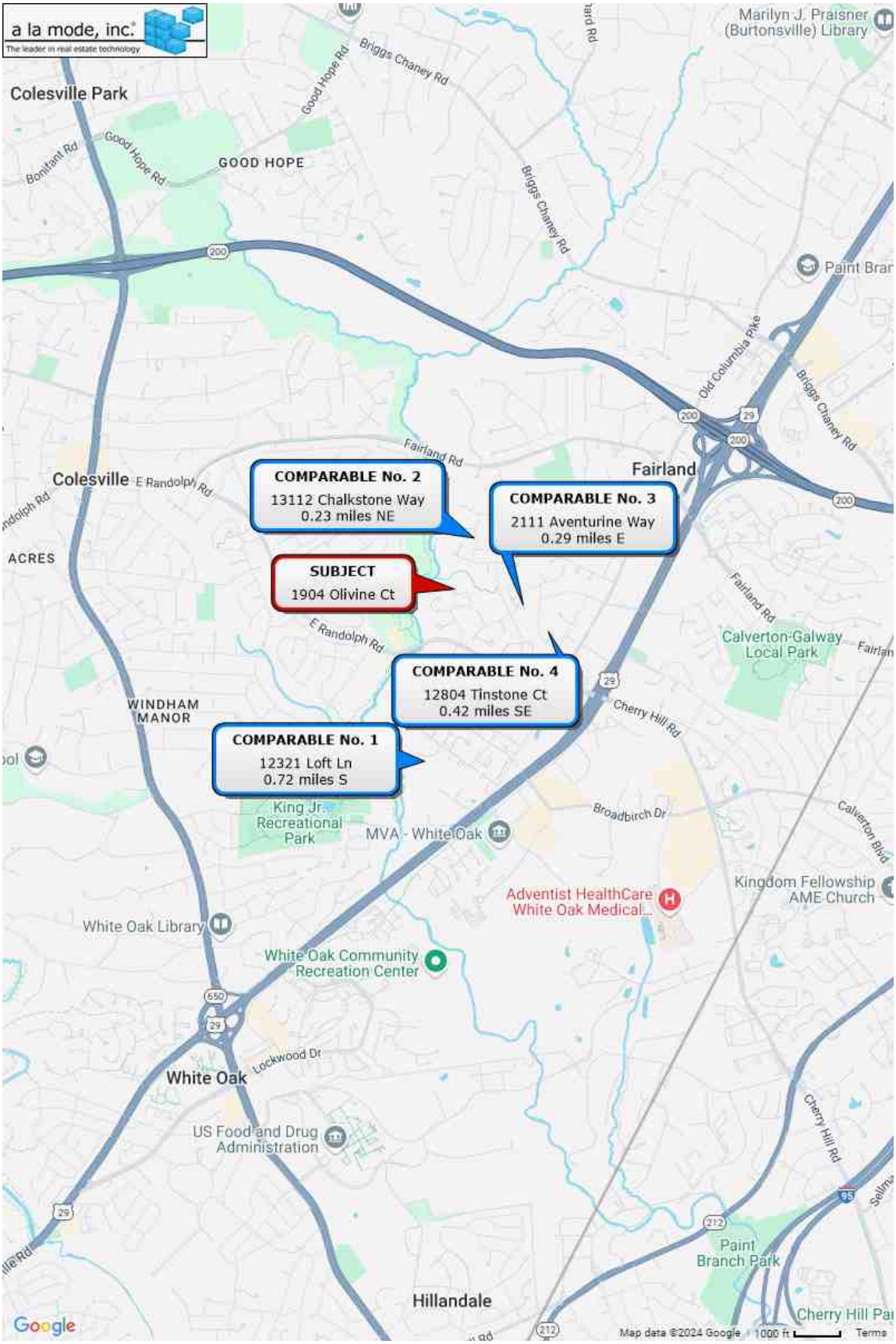
Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

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

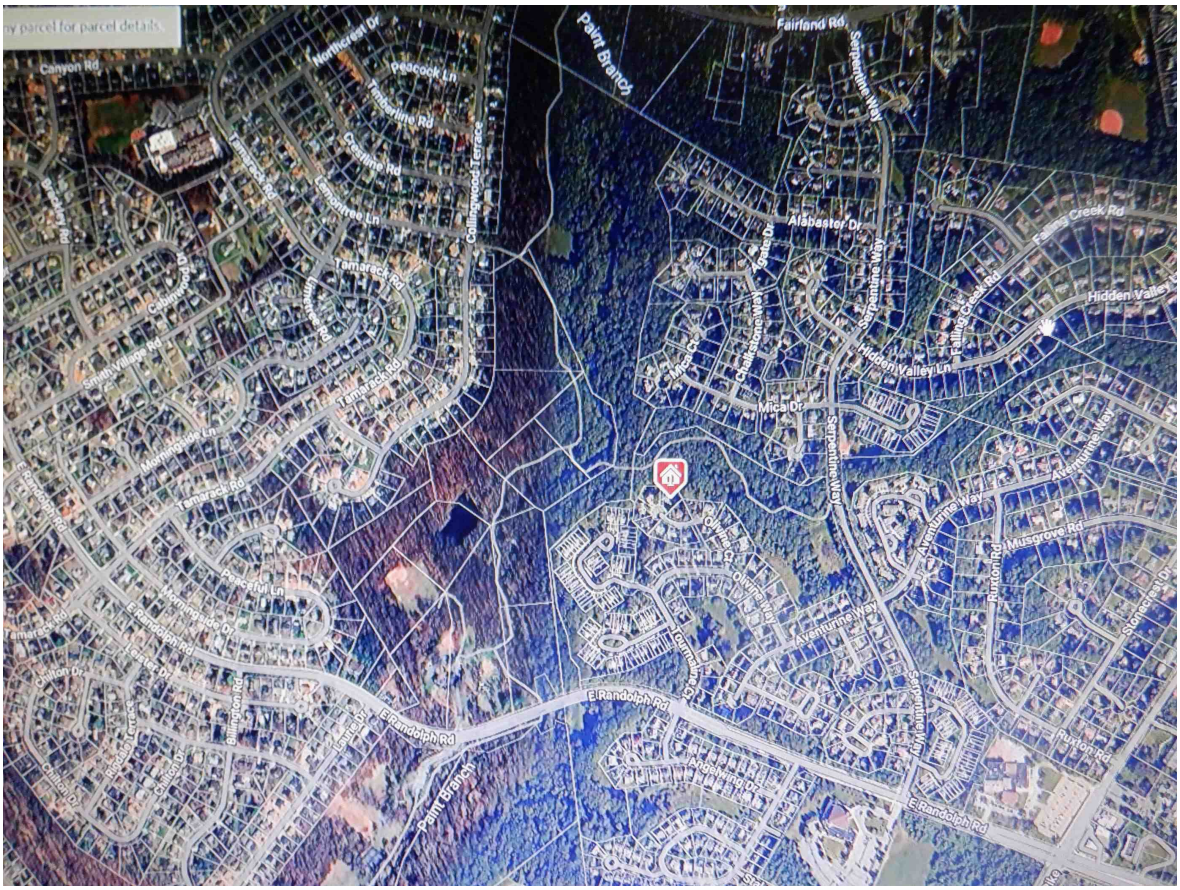
Location Map

Borrower	Tadele Deresa						
Property Address	1904 Olivine Ct						
City	Silver Spring	County	Montgomery	State	MD	Zip Code	20904
Lender/Client	Pentagon Federal C U						



Aerial Map

Borrower	Tadele Deresa						
Property Address	1904 Olivine Ct						
City	Silver Spring	County	Montgomery	State	MD	Zip Code	20904
Lender/Client	Pentagon Federal C U						



Md Lic

11/02/2022 5,967,194

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 03 11004 DEBRA LEAFTY 6124 11-01-2022

MESSAGE(S):

Maryland
DEPARTMENT OF LABOR

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

MARYLAND DEPARTMENT OF LABOR

Lawrence J. Hogan, Jr.
Governor
Boyd K. Rutherford
Lt. Governor
Tiffany P. Robinson
Secretary

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

DEBRA LEAFTY

IS AN AUTHORIZED: **03- CERTIFIED RESIDENTIAL**

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
11004	12-16-2025	11-01-2022	5967194

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

10 03 11004 5,967,194

10 03 11004

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
1100 N. EUTAW STREET
BALTIMORE, MD 21201

DEBRA LEAFTY
7517 HAWKINS CREAMERY ROAD

GAITHERSBURG MD 20882

Maryland
DEPARTMENT OF LABOR

LICENSE * REGISTRATION * CERTIFICATION * PERMIT
STATE OF MARYLAND
MARYLAND DEPARTMENT OF LABOR

Lawrence J. Hogan, Jr.
Governor
Boyd K. Rutherford
Lt. Governor
Tiffany P. Robinson
Secretary

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:
DEBRA LEAFTY

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
11004	12-16-2025	11-01-2022	5967194

Signature of Bearer

Secretary



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

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

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

☒ Great American Assurance Company

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

Policy Number: **RAP4116220-24** Renewal of: **RAP4116220-23**

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

Item 1. **Named Insured**: **Debra Leafty**

Item 2. **Address**: **7517 Hawkins Creamery Road**
City, State, Zip Code: **Gaithersburg, MD 20882**

Item 3. **Policy Period**: From **03/24/2024** *(Month, Day, Year)* To **03/24/2025** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**:

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

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

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

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

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

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

B. $ **0.00** Aggregate

Item 6. **Premium**: $ **598.00**

Item 7. **Retroactive Date** (if applicable): **03/24/2004**

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

D42100 (03/15) D42300 MD (10/15) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Authorized Representative

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