USPAP ADDENDUM

Loan #: 2410324709
File No. 92004240

Borrower	Jimenez, Cesar A Orellana						
Property Address	212 W Holly Oak Rd						
City	Wilmington	County	New Castle	State	DE	Zip Code	19809
Lender	Pentagon Federal Credit Union						

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: 0-90 days

Additional Certifications

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

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

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

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

Additional Comments

APPRAISER:

Signature: K Berridge
Name: Kevin Berridge
Date Signed: 11/04/2024
State Certification #: X2-0000713
or State License #:
State: DE
Expiration Date of Certification or License: 10/31/2025
Effective Date of Appraisal: 11/01/2024

SUPERVISORY APPRAISER: (only if required)

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

DESKTOP APPRAISAL REPORT

File No. 92004240
Loan No. 2410324709

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 Credit Union
Address: 7940 Jones Branch Drive, McLean, VA 22102
Borrower/Applicant: Jimenez, Cesar A Orellana
Owner of Public Record: Cesar A & Orellana Jimenez
Property Address: 212 W Holly Oak Rd
City: Wilmington State: DE ZIP: 19809
Census Tract: 0104.00 APN: 06-105.00-216 County: New Castle
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: $ 55,000 to $ 685,000
Market Predominant Occupancy: ☐ Tenant ☒ Owner Typical Market Property Age: 1 yrs to 170 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:

FEATURE	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
Address	212 W Holly Oak Rd Wilmington, DE 19809	101 W Holly Oak Rd Wilmington, DE 19809	6 Smyrna Ave Wilmington, DE 19809	505 Wyoming Ave Wilmington, DE 19809
Zip Code	19809	19809	19809	19809
Data Sources	Bright/PR Tax Asses	Bright #DENC2052792 Tax ID #0610600139	Bright #DENC2061238 Tax ID #06-106.00-233	Bright #DENC2051566 Tax ID #06-094.00-175
Proximity to Subject		0.15 miles SE	0.39 miles NE	0.26 miles NW
Sales Price	$	$ 219,000	$ 285,000	$ 285,000
Price/Gross Liv. Area	$/SF $	$/SF $ 215.34	$/SF $ 214.61	$/SF $ 271.95
Date of Sale (MO/DA/YR)		12/14/2023	07/24/2024	11/13/2023
Site	6098 sf	5227 sf	3485 sf	9148 sf
Actual Age (Yrs.)	91	73	81	69
Above Grade Total / Bedrooms / Baths	6 / 3 / 1.0	6 / 3 / 1.0	6 / 3 / 2.0	6 / 3 / 1.1
Gross Living Area (GLA)	1,045 Sq. Ft.	1,017 Sq. Ft.	1,328 Sq. Ft.	1,048 Sq. Ft.
Basement & Finished Rooms Below Grade	550sf75sfin 0rr0br1.0ba0o	1080sf0sfin 0rr0br0.0ba0o	864sf869sfin 1rr0br0.0ba0o	528sf396sfin 1rr0br0.1ba0o
Style	Cape Cod	Cape Cod	Bungalow	Split Level
Garage/Carport	None	1 Car Garage	None	1 Car Driveway
Overall Comparison		☐ Sup. ☒ Similar ☐ Inf.	☒ Sup. ☐ Similar ☐ Inf.	☒ Sup. ☐ Similar ☐ Inf.

EVALUATION SUMMARY

Comments on Prior Sales and Current Listings: No prior sales of the subject or comparable sales within the last year. The subject is not currently listed on the market.

General Comments: Comp #1 is the most similar sale found from the subject neighborhood, Wilmington. Comp #2 and Comp #3 appear to be overall superior than the subject.

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
		$		

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
		$		
		$		

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	$	$	$
	$	$	$	$

Opinion of Market Value: $ 219,000 **As of:** 11/01/2024

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.

DESKTOP APPRAISAL REPORT

File No. 92004240
Loan No. 2410324709

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.

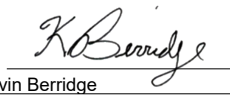
STATEMENT OF CONTINGENT AND LIMITING CONDITIONS: The Appraiser's Certification that appears in this report is subject to the following conditions:

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 Kevin Berridge

Signature 

Name Kevin Berridge
Company Name Market Pulse Appraisals LLC
Company Address 307 E Street Rd, Kennett Square PA 19348

Telephone Number (610) 731-1184
Email Address kevin@marketpulseappraisals.com
Date of Signature and Report 11/04/2024
Effective Date of Appraisal 11/01/2024
State Certification # X2-0000713
or State License #
or Other (describe) State #
State DE
Expiration Date of Certification or License 10/31/2025

ADDRESS OF PROPERTY APPRAISED
212 W Holly Oak Rd
Wilmington, DE 19809

APPRAISED VALUE OF SUBJECT PROPERTY $ 219,000

LENDER/CLIENT
Name First American
Company Name Pentagon Federal Credit Union
Company Address 7940 Jones Branch Drive, McLean, VA 22102

Email Address

Supplemental Addendum

File No. 92004240

Borrower	Jimenez, Cesar A Orellana						
Property Address	212 W Holly Oak Rd						
City	Wilmington	County	New Castle	State	DE	Zip Code	19809
Lender/Client	Pentagon Federal Credit Union						

REVISION REQUEST 11/04/2024

Hello, We dont see the revisions that were needed. Please see the engagement letter for requirements. Please see 2 revisions requested below on this file. Thank you! 1. Please change Pentagon Federal Credit Union address to: 7940 Jones Branch Drive McLean, VA 22102 2.

Address corrected

Must include a comment that the home appeared to be occupied or not

Based on vehicles and personal effects outside the home appears occupied.

3. Rotate the 1st street photo as it is upside down

corrected

4. Comps sold over six months ago must have comment as to why no other more recent sales were used.

Most recent avaiable

5. The loan number is incorrect and should match what is on the order, which is 2410324709

corrected

6. Report must include the zoning and compliance. Is it legal, legal non conforming, etc.

This is checked and a paragraph is provided.

Highest and Best Use:
The subject is a legally permissible use based on its current zoning and is physically possible. Based on current market conditions, the present use and structure as a single family residential dwelling is its financially feasible and maximally productive use.

Supplemental Addendum

File No. 92004240

Borrower	Jimenez, Cesar A Orellana						
Property Address	212 W Holly Oak Rd						
City	Wilmington	County	New Castle	State	DE	Zip Code	19809
Lender/Client	Pentagon Federal Credit Union						

Highest and Best Use:
The subject is a legally permissible use based on its current zoning and is physically possible. Based on current market conditions, the present use and structure as a single family residential dwelling is its financially feasible and maximally productive use.

DEFINITION OF AN APPRAISER:
One who is expected to perform valuation services competently and in a manner that is independent, impartial, and objective.

DEFINITION OF MARKET VALUE *:
Market value means 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 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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions

Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

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

-The statement 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.

-I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.

-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 the agreement to perform acceptance of this assignment.

-I have no bias with respect to the property that is the subject of this report or to 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.

-No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted within the appraisal report.

-The subject appeared habitable from a street view.

Based on vehicles and personal effects outside the home appears occupied.

Supplemental Addendum

File No. 92004240

Borrower	Jimenez, Cesar A Orellana						
Property Address	212 W Holly Oak Rd						
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The subject's value is predicated upon the extraordinary assumption that the interior being in average condition and with all mechanical system being in average working condition. I reserve my right to revisit my value opinion for an additional fee in the event that superior data becomes available or an interior inspection is requested.

INTENDER USE & USER:
The Intended User of this appraisal report is the Lender/Client. The Intended Use is to assist the client for asset valuation for the property that is the subject of this appraisal, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, Definition of Market Value. No additional Intended Users are identified by the appraiser.

ENVIRONMENTAL COMMENTS
Any potentially hazardous materials which may have been used in the construction or maintenance of the subject property or may be present on the site, such as urea-formaldehyde foam insulation, asbestos, radon or other toxic waster were not detected during the course of this appraisal. This does not in anyway rule out the presence of such substances, as this appraiser is not qualified to detect them, as the existence of any potentially hazardous material may affect the value of the subject, I urge the client to retain an expert inspection of the property.

COMMENTS ON PHOTOGRAPHS
The digital photographs of the subject property and comparable sales (if applicable) in this report are original photographs that were taken at the time of the inspection, or appraisers archives and have not been altered or enhanced in any way.

Income Approach
The income approach was not developed due to the lack of applicable rental data available in this market in order to calculate an appropriate estimate of market rent and an accurate GRM. The income approach would not provide meaningful results, therefore the income approach was not developed.

Cost Approach
The cost approach was considered but not developed. The age of the dwelling makes estimating accrued depreciation to estimated effective age unreliable. In addition the cost approach does not take into consideration economic factors that have a significant impact on value. Due to these reasons this analysis would not provide meaningful results, therefore the cost approach was not developed.

Independence Certification

File No. 92004240

Borrower	Jimenez, Cesar A Orellana						
Property Address	212 W Holly Oak Rd						
City	Wilmington	County	New Castle	State	DE	Zip Code	19809
Lender/Client	Pentagon Federal Credit Union						

I do hereby certify that I have followed the appraiser independence safeguards in compliance with Appraisal Independence Requirements (AIR) and in addition to any applicable state laws with which I may be required to comply. 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 this appraisal assignment and is reflected on the appraisal report. I am geographically competent and have the appraisal practice experience to complete a credible appraisal on the subject property of this 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 the Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Client has 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 neither the Client nor the Agent working on behalf of the Client have ever participated in any of the following prohibited behavior in our business relationship.

1. Withholding or threatening to withhold timely payment or partial payment for any 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 estimated 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 any 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.

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

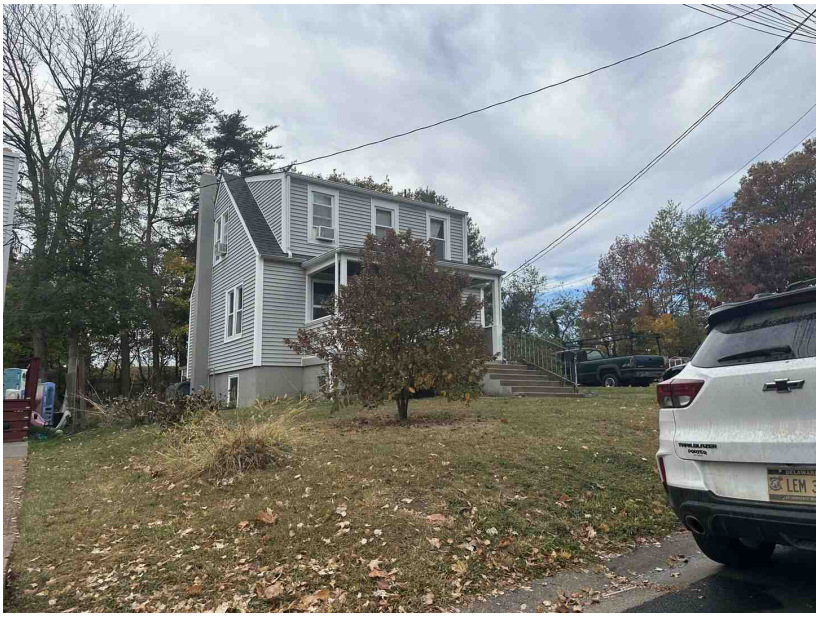
Subject Photo Page

Borrower	Jimenez, Cesar A Orellana						
Property Address	212 W Holly Oak Rd						
City	Wilmington	County	New Castle	State	DE	Zip Code	19809
Lender/Client	Pentagon Federal Credit Union						



Front

212 W Holly Oak Rd
Sales Price
G.L.A.
Tot. Rooms 6
Tot. Bedrms. 3
Tot. Bathrms. 1.0
Location
View
Site 6098 sf
Quality
Age 91



Front



Street

Subject Photo Page

Borrower	Jimenez, Cesar A Orellana						
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Street

212 W Holly Oak Rd
Sales Price
G.L.A.
Tot. Rooms 6
Tot. Bedrms. 3
Tot. Bathrms. 1.0
Location
View
Site 6098 sf
Quality
Age 91



Address

Comparable Photo Page

Borrower	Jimenez, Cesar A Orellana						
Property Address	212 W Holly Oak Rd						
City	Wilmington	County	New Castle	State	DE	Zip Code	19809
Lender/Client	Pentagon Federal Credit Union						



Comparable 1

101 W Holly Oak Rd

Proximity	0.15 miles SE
Sale Price	219,000
GLA	1,017
Total Rooms	6
Total Bedrms	3
Total Bathrms	1.0
Location	
View	
Site	5227 sf
Quality	
Age	73



Comparable 2

6 Smyrna Ave

Proximity	0.39 miles NE
Sale Price	285,000
GLA	1,328
Total Rooms	6
Total Bedrms	3
Total Bathrms	2.0
Location	
View	
Site	3485 sf
Quality	
Age	81



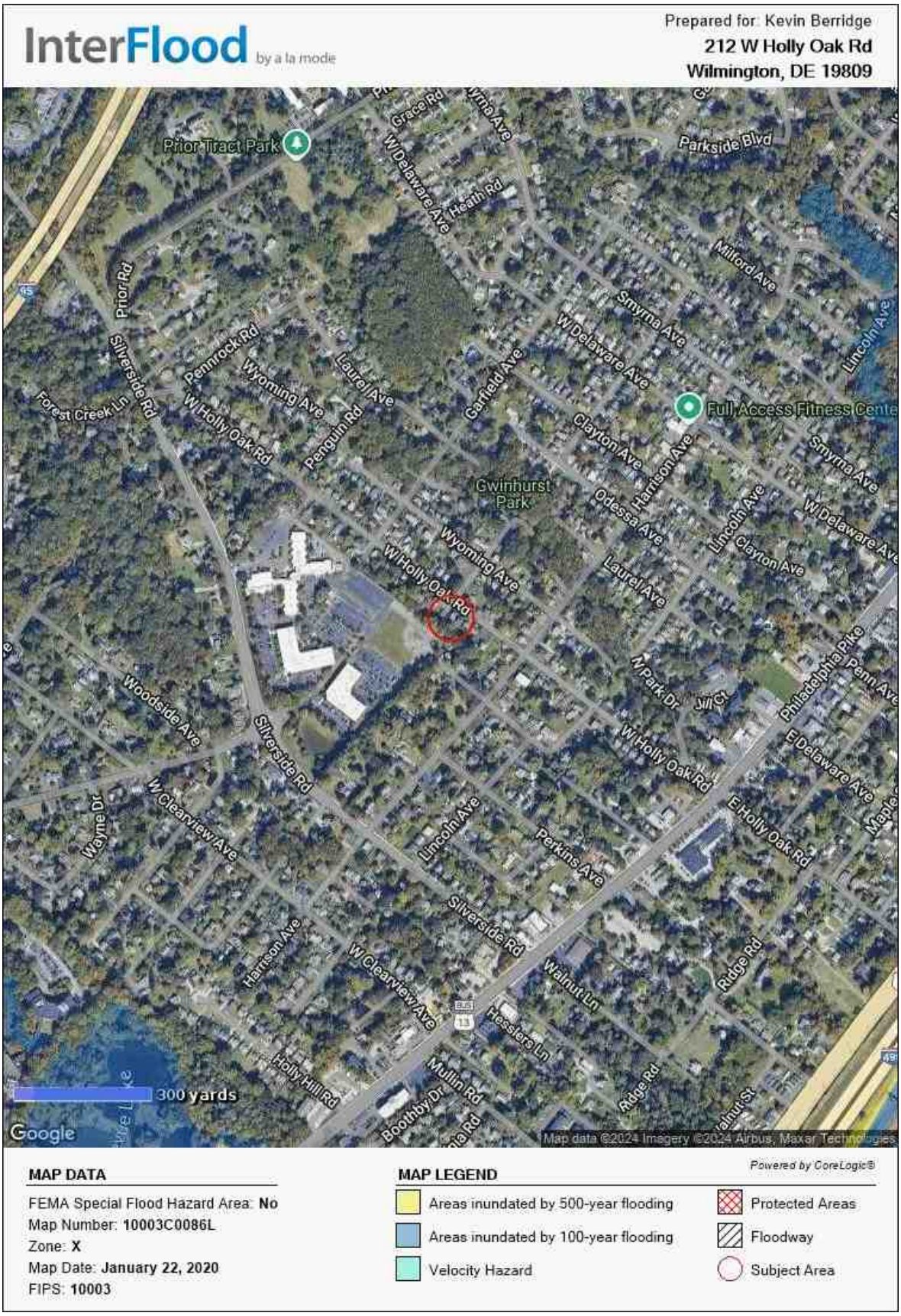
Comparable 3

505 Wyoming Ave

Proximity	0.26 miles NW
Sale Price	285,000
GLA	1,048
Total Rooms	6
Total Bedrms	3
Total Bathrms	1.1
Location	
View	
Site	9148 sf
Quality	
Age	69

Flood Map

Borrower	Jimenez, Cesar A Orellana						
Property Address	212 W Holly Oak Rd						
City	Wilmington	County	New Castle	State	DE	Zip Code	19809
Lender/Client	Pentagon Federal Credit Union						



Location Map

Borrower	Jimenez, Cesar A Orellana						
Property Address	212 W Holly Oak Rd						
City	Wilmington	County	New Castle	State	DE	Zip Code	19809
Lender/Client	Pentagon Federal Credit Union						



GREAT AMERICAN INSURANCE GROUP
301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

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

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

☒ Great American Assurance Company

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

Policy Number: **RAP3669696-24** Renewal of: **RAP3669696-23**

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

Item 1. **Named Insured**: **Kevin E. Berridge**

Item 2. **Address**: **715 Cedar Grove Rd**
City, State, Zip Code: **Broomall, PA 19008**

Item 3. **Policy Period**: From **01/02/2024** *(Month, Day, Year)* To **01/02/2025** *(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**: $ **644.00**

Item 7. **Retroactive Date** (if applicable): **01/02/2018**

Item 8. **Forms, Notices and Endorsements attached**:
D42100 (03/15) D42300 PA (05/13) IL7324 (07/21)
D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Authorized Representative

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

License

NOT TRANSFERABLE

STATE OF DELAWARE
DIVISION OF PROFESSIONAL REGULATION

CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

PROFESSIONAL LICENSE

PROFESSION:	Real Estate Appraisers
LICENSE TYPE:	Cert. Residential Real Property Appr
LICENSE NUMBER:	X2-0000713
LICENSE STATUS:	Active
ISSUE DATE:	02/18/2019
EXPIRATION DATE:	10/31/2025
ISSUED TO:	KEVIN E BERRIDGE
SIGNATURE:	

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO
CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE.
THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE

Department of State
Division of Professional Regulation
Our mission is to credential qualified professionals to ensure the protection of the public's health, safety, and welfare

Online Services

The Division of Professional Regulation is proud of our professional and responsive customer service. To receive renewal notices and other critical information, be sure to keep your professional license contact information up-to-date.

To manage your license, log into DELPROS. Visit our web site at dpr.delaware.gov for essential reference information and 24/7 access to online services.

Can't find what you need online? Send an email to customerservice.dpr@delaware.gov and let us know what you need.