# Uniform Residential Appraisal Report (Hybrid)

**File #** 210248

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 30 Maple Ave | City Glen Cove | State NY | Zip Code 11542
Borrower Andrea & James Oldford | Owner of Public Record Eileen Purcell Life Estate | County Nassau
Legal Description Section: 31 Block: 22 Lot Group: 46, 146
Assessor's Parcel # 31022 00490 | Tax Year 2023 | R.E. Taxes $ 9,385
Neighborhood Name Glen COve | Map Reference 35004 | Census Tract 5171.01
Occupant ☒ Owner ☐ Tenant ☐ Vacant | Special Assessments $ 0 | ☐ PUD | HOA $ 0 ☐ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)
Lender/Client Wells Fargo Bank, N.A. | Address 1525 West W.T. Harris Blvd, Charlotte, NC 28262
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 ☐ No
Report data source(s) used, offering price(s), and date(s). DOM 21;Listed on 03/02/2023 for $525,000. No price reductions noted. MLS OneKey#3461785

## 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. Arms length sale; The contract seems standard for this sale. No personal property was included in the opinion of market value.

Contract Price $ 522,500 | Date of Contract 03/24/2023 | Is the property seller the owner of public record? ☒ Yes ☐ No | Data Source(s) Contract/Assessment
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. $500;; There is a $500 credit payable to the buyer for waiving the property disclosure form.

## NEIGHBORHOOD

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

| Neighborhood Characteristics | | | | One-Unit Housing Trends | | | | One-Unit Housing | | | Present Land Use % | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | ☐ Urban | ☒ Suburban | ☐ Rural | Property Values | ☐ Increasing | ☒ Stable | ☐ Declining | PRICE | AGE | | One-Unit | 84 % |
| Built-Up | ☒ Over 75% | ☐ 25-75% | ☐ Under 25% | Demand/Supply | ☐ Shortage | ☒ In Balance | ☐ Over Supply | $ (000) | (yrs) | | 2-4 Unit | 1 % |
| Growth | ☐ Rapid | ☒ Stable | ☐ Slow | Marketing Time | ☒ Under 3 mths | ☐ 3-6 mths | ☐ Over 6 mths | 315 | Low | 1 | Multi-Family | 0 % |
| Neighborhood Boundaries | THE SUBJECT PROPERTY IS LOCATED NORTH OF NORTHERN CHICKEN VALLEY ROAD, SOUTH | | | | | | | 2,800 | High | 140 | Commercial | 7 % |
| OF DUCK POND ROAD, EAST OF GLEN COVE AVE AND WEST OF PIPING ROCK ROAD | | | | | | | | 725 | Pred. | 65 | Other | 8 % |

Neighborhood Description THE SUBJECT IS LOCATED IN AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD CONSISTING OF HOMES DIVERSE IN STYLE, SIZE AND AGE. HOMES HAVE MAINTAINED AVERAGE CARE FOR LANDSCAPING WITH GOOD CONVENIENCE TO SHOPPING AND ALL NECESSARY AMENITIES INCLUDING SCHOOLS, TRANSPORTATION, AND EMPLOYMENT CENTERS.PARKS & STREETS MAKE UP OTHER LAND USE
Market Conditions (including support for the above conclusions) MARKET CONDITIONS IN THE SUBJECT MARKET AREA ARE STABLE. SUPPLY AND DEMAND ARE IN BALANCE AND PROPERLY PRICED HOMES SELL WITHIN 0-3 MONTHS. LOAN DISCOUNTS, INTEREST BUY DOWNS, AND LOAN CONCESSIONS ARE NOT PREVALENT IN CURRENT MARKET.

## SITE

Dimensions 51' x 150'(Subject to survey) | Area 7650 sf | Shape Rectangular | View N;Res;
Specific Zoning Classification R1 | Zoning Description Moderate Density Residential
Zoning Compliance ☒ 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? ☒ Yes ☐ No If No, describe See addendum

| Utilities | Public | Other (describe) | | Public | Other (describe) | Off-site Improvements - Type | Public | Private |
|---|---|---|---|---|---|---|---|---|
| Electricity | ☒ | ☐ | Water | ☒ | ☐ | Street Asphalt | ☒ | ☐ |
| Gas | ☒ | ☐ | Sanitary Sewer | ☒ | ☐ | Alley None | ☐ | ☐ |

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 36059C0107G | FEMA Map Date 09/11/2009
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

## IMPROVEMENTS

| General Description | | Foundation | | Exterior Description | materials/condition | Interior | materials/condition |
|---|---|---|---|---|---|---|---|
| Units ☒ One | ☐ One with Accessory Unit | ☐ Concrete Slab | ☐ Crawl Space | Foundation Walls | Block/Avg | Floors | Carpet-Tile/Avg |
| # of Stories | 2.5 | ☒ Full Basement | ☐ Partial Basement | Exterior Walls | Vinyl/Avg | Walls | Sr/Avg |
| Type ☒ Det. | ☐ Att. ☐ S-Det./End Unit | Basement Area | 439 sq.ft. | Roof Surface | Asph./Avg | Trim/Finish | Wood/Avg |
| ☒ Existing | ☐ Proposed ☐ Under Const. | Basement Finish | 0 % | Gutters & Downspouts | Aluminum/Avg | Bath Floor | Tile/Avg |
| Design (Style) | Colonial | ☐ Outside Entry/Exit | ☐ Sump Pump | Window Type | D-h/Avg | Bath Wainscot | Tile/Avg |
| Year Built | 1908 | Evidence of ☐ Infestation | | Storm Sash/Insulated | Aluminum/Avg | Car Storage | ☐ None |
| Effective Age (Yrs) | 25 | ☐ Dampness | ☐ Settlement | Screens | Aluminum/Avg | ☒ Driveway | # of Cars 2 |
| Attic | ☐ None | Heating ☐ FWA | ☒ HWBB ☐ Radiant | Amenities | ☐ Woodstove(s) # 0 | Driveway Surface | Macadam/Avg |
| ☐ Drop Stair | ☒ Stairs | ☐ Other | Fuel Gas | ☐ Fireplace(s) # 0 | ☐ Fence None | ☒ Garage | # of Cars 2 |
| ☒ Floor | ☐ Scuttle | Cooling ☐ Central Air Conditioning | | ☒ Patio/Deck Deck | ☒ Porch Front | ☐ Carport | # of Cars 0 |
| ☐ Finished | ☐ Heated | ☒ Individual Units | ☐ Other | ☐ Pool None | ☐ Other None | ☐ Att. | ☒ Det. ☐ Built-in |

Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☐ Disposal ☒ Microwave ☒ Washer/Dryer ☐ Other (describe)
Finished area **above** grade contains: 6 Rooms | 3 Bedrooms | 1.1 Bath(s) | 1,439 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). The subject has thermal pane windows installed, which is common for area.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;Kitchen-updated-eleven to fifteen years ago;Bathrooms-updated-eleven to fifteen years ago; The home is in average condition. The kitchen has been updated with counter tops, appliances and cabinetry.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe



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SALES COMPARISON APPROACH

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 0 to $ 0 .

There are 9 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 530,000 to $ 605,000 .

| FEATURE | SUBJECT | COMPARABLE SALE # 1 | | COMPARABLE SALE # 2 | | COMPARABLE SALE # 3 | |
|---|---|---|---|---|---|---|---|
| Address | 30 Maple Ave<br>Glen Cove, NY 11542 | 27 Coles St<br>Glen Cove, NY 11542 | | 18 Landing Rd<br>Glen Cove, NY 11542 | | 50 Coles St<br>Glen Cove, NY 11542 | |
| Proximity to Subject | | 0.66 miles SW | | 0.31 miles SW | | 0.75 miles SW | |
| Sale Price | $ 522,500 | | $ 555,000 | | $ 605,000 | | $ 530,000 |
| Sale Price/Gross Liv. Area | $ 363.10 sq.ft. | $ 400.72 sq.ft. | | $ 345.71 sq.ft. | | $ 472.37 sq.ft. | |
| Data Source(s) | | OneKey #3409444;DOM 30 | | OneKey #3404129;DOM 14 | | OneKey #3397243;DOM 312 | |
| Verification Source(s) | | Geodataplus | | Geodataplus | | Geodataplus | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sales or Financing Concessions | | ArmLth<br>Conv;0 | | ArmLth<br>Cash;0 | | ArmLth<br>Conv;0 | |
| Date of Sale/Time | | s09/22;c07/22 | | s09/22;c06/22 | | s08/22;c05/22 | |
| Location | N;Res; | N;Res; | | A;Res;BsyRd | +2,500 | N;Res; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 7650 sf | 5000 sf | +2,650 | 9300 sf | -1,650 | 5000 sf | +2,650 |
| View | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Design (Style) | DT2.5;Colonial | DT2.5;Colonial | | DT2.5;Colonial | | DT2.5;Colonial | |
| Quality of Construction | Q4 | Q4 | | Q3 | -30,000 | Q4 | |
| Actual Age | 115 | 97 | 0 | 101 | 0 | 140 | 0 |
| Condition | C4 | C3 | -30,000 | C3 | -30,000 | C4 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 6 / 3 / 1.1 | 7 / 4 / 2.0 | -5,000 | 6 / 3 / 2.0 | -5,000 | 5 / 2 / 1.1 | 0 |
| Gross Living Area | 1,439 sq.ft. | 1,385 sq.ft. | 0 | 1,750 sq.ft. | -7,775 | 1,122 sq.ft. | +7,925 |
| Basement & Finished Rooms Below Grade | 439sf0sfin | 600sf0sfwu | 0 | 816sf0sfwu | 0 | 575sf0sfwu | 0 |
| Functional Utility | Single Family | Single Family | | Single Family | | Single Family | |
| Heating/Cooling | BB/Units | BB/Units | | BB/Units | | BB/Units | |
| Energy Efficient Items | Thermal Windows | Thermal Windows | | Thermal Windows | | Thermal Windows | |
| Garage/Carport | 2gd2dw | 2gd2dw | | 2gd2dw | | 2gd2dw | |
| Porch/Patio/Deck | Deck/Porch | Patio/Porch | 0 | Deck | +1,500 | Patio | +1,500 |
| Fireplace | None | None | | 1 Fireplace | -5,000 | None | |
| | | | | | | | |
| | | | | | | | |
| Net Adjustment (Total) | | ☐ + ☒ - | $ -32,350 | ☐ + ☒ - | $ -75,425 | ☒ + ☐ - | $ 12,075 |
| Adjusted Sale Price of Comparables | | Net Adj. 5.8 %<br>Gross Adj. 6.8 % | $ 522,650 | Net Adj. 12.5 %<br>Gross Adj. 13.8 % | $ 529,575 | Net Adj. 2.3 %<br>Gross Adj. 2.3 % | $ 542,075 |

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) Geodata Plus

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) Geodata Plus

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) | Geodata Plus | Geodata Plus | Geodata Plus | Geodata Plus |
| Effective Date of Data Source(s) | 03/30/2023 | 03/30/2023 | 03/30/2023 | 03/30/2023 |

Analysis of prior sale or transfer history of the subject property and comparable sales No sales or transfer for the subject in the past 36 months and 12 months for comparables #1- 3

Summary of Sales Comparison Approach Gla adjusted @$25 per sq ft(+/-100 sq ft), lot adjusted @ $1 per sq ft(+/- 1000 sq ft), quality adjustment of $30,000 for q3 vs q4 rating, a condition adjustment of $30,000 for c2 vs c4 rating, fireplaces adjusted @ $5,000 each, half baths adjusted @ $5,000 each, porch/patio/deck adjusted @ $1,500 each,busy road adjusted @ $2,500 each,

Appraiser fee:$375.00 Amc Registration#:19-0169

Indicated Value by Sales Comparison Approach $ 530,000

RECONCILIATION

**Indicated Value by: Sales Comparison Approach $** 530,000 **Cost Approach (if developed) $** 530,097 **Income Approach (if developed) $**

See attached addenda.

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: The report is completed "As-is"

**Based on the 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 $** 530,000 **, as of** 03/30/2023 **the effective date of this appraisal.**

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| | |
|---|---|
| Appraisal Assignment Type: Hybrid | Subject Property Data Collection Date: 2023-03-30 |
| Subject Property Data Collection Method: Virtual | Subject Property Data Collection Workforce: Other |

**ADDITIONAL COMMENTS**

INCOME APPROACH INAPPLICABLE: THE INCOME APPROACH WAS CONSIDERED INAPPLICABLE BECAUSE IN THIS MARKET FEW SINGLE FAMILY HOMES ARE RENTED AND THERE IS INSUFFICIENT DATA AVAILABLE TO DEVELOP EITHER AN ESTIMATED MARKET RENT OR A GROSS RENT MULTIPLIER.

SCOPE OF WORK EXPANSION AND CLARIFICATION: THIS APPRAISER IS NOT A HOME INSPECTOR AND THIS APPRAISAL REPORT IS NOT A HOME INSPECTION. THIS APPRAISAL REPORT CANNOT BE RELIED UPON TO DISCLOSE HIDDEN DEFECTS THAT ARE NOT APPARENT FROM A VISUAL OBSERVATION OF THE SURFACES OF THE THE SUBJECT PROPERTY FROM STANDING HEIGHT. ALTHOUGH DUE DILIGENCE WAS EXERCISED WHILE VISITING THE SUBJECT PROPERTY, THE APPRAISER IS NOT AN EXPERT IN SUCH MATTERS AS IDENTIFICATION OF MOLD, LEAD BASED PAINT, PEST CONTROL, STRUCTURAL ENGINEERING, HAZARDOUS WAIST, SEWER-CESSPOOL-SEPTIC SYSTEM INTEGRITY, ELECTRICAL-PLUMBING-ROOF-FOUNDATION-SYSTEMS, ETC.. AND THE APPRAISER ASSUMES NO RESPONSIBILITY FOR THOSE ITEMS. MOLD MAY OR MAY NOT BE PRESENT IN AREAS THE APPRAISER COULD NOT READILY OBSERVE. THE PRESENCE OF LEAD BASE PAINT CANNOT BE RULED OUT ESPECIALLY IN DWELLINGS BUILT PRIOR TO 1978. IF THE CLIENT HAS ANY QUESTIONS REGARDING THESE ITEMS IT IS THE CLIENT'S RESPONSIBILITY TO ORDER THE APPROPRIATE INSPECTION WITH THE FINAL OPINION OF MARKET VALUE BEING SUBJECT TO LICENSED PROFESSIONAL'S FINDINGS.

THIS REPORT IS NOT INTENDED FOR USE BY THE BORROWER FOR THE PURPOSE OF IDENTIFYING ANY ADVERSE CONDITIONS IN THE SUBJECT'S SYSTEMS AND COMPONENTS WHICH MIGHT BE REVEALED BY AN INSPECTIONS BY LICENSED PROFESSIONAL IN ANY RELEVANT FIELD. THIS APPRAISAL DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY IS FREE OF UNDETECTED PROBLEMS, POSSIBLE DEFECT OR ENVIRONMENTAL HAZARDS THAT COULD EXIST.

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 REPORT 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.

DUE TO LACK OF LISTINGS , THE APPRAISER WAS UNABLE TO SUPPLY (2)ACTIVE/PENDING SALES TO THE REPORT. THE APPRAISER EXPANDED PAST 1 MILE AND (0)RELEVANT PENDING/ACTIVE SALE WAS FOUND. THIS HAS NO NEGATIVE AFFECTS ON MARKETABILITY .

THE RESEARCH OF THE LOCAL MLS LISTINGS SHEETS OFFER NO SPECIFIC REASONING AS TO WHY THE DAYS ON THE MARKET EXCEEDED THE MARKET CONDITIONS ESTABLISHED ON PAGE 1. THIS HAS NO NEGATIVE AFFECTS ON MARKETABILITY .

DUE TO SEASONAL CHANGES IN THE AREA, THE DEMAND FOR ACTIVE LISTINGS IN THE MARKET HAS SLOWED DOWN. THE RESEARCH INDICATED SEVERAL NON COMPARABLE PROPERTIES ON THE MARKET AT THIS TIME. ALTHOUGH (0)COMPARABLE SALES HAVE BEEN FOUND, THE MARKET IS STILL CONSIDERED TO BE STABLE AS THE DEMAND HAS SLOWED DOWN . THIS HAS NO NEGATIVE AFFECTS ON MARKETABILITY.

**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) Land value exceeds 30% of total value due to the limited number of available building plots. This will not affect the marketability of the subject at our appraised value. The Appraiser has utilized the extraction method to obtain the opinion of site value.

| | | | | | | |
|---|---|---|---|---|---|---|
| ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW | OPINION OF SITE VALUE | | | | =$ | 305,000 |
| Source of cost data Building cost.net | DWELLING | 1,439 | Sq.Ft. @ $ | 220.00 | =$ | 316,580 |
| Quality rating from cost service Avg Effective date of cost data 03/30/2023 | Basement | 439 | Sq.Ft. @ $ | 50.00 | =$ | 21,950 |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.) | Porch/Deck | | | | =$ | 8,000 |
| The remaining economic Life:35 yrs | Garage/Carport | 616 | Sq.Ft. @ $ | 50.00 | =$ | 30,800 |
| | Total Estimate of Cost-New | | | | =$ | 377,330 |
| | Less Depreciation | Physical 157,233 | Functional | External | =$( | 157,233) |
| | Depreciated Cost of Improvements | | | | =$ | 220,097 |
| | "As-is" Value of Site Improvements | | | | =$ | 5,000 |
| Estimated Remaining Economic Life (HUD and VA only) 35 Years | **INDICATED VALUE BY COST APPROACH** | | | | **=$** | 530,097 |

**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)

**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) obtain and review adequate and reliable information for the subject property including, but not limited to, property data based on interior and exterior property data collection, public and/or private data records, and information as described by the appraiser in the appraisal report (2) research, verify, and analyze adequate and reliable data from public and/or private sources for the subject market area including data for each comparable property reported and (3) 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 included a floor plan in this appraisal report, which was completed as part of the property data report that shows the approximate dimensions of the improvements. The floor plan is included only to assist the reader in visualizing the property and understanding the appraiser’s determination of its size.

3. The appraiser has relied on data provided by third-parties in this appraisal report. Such data may include, but is not limited to, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser makes no guarantees, express or implied, regarding the accuracy of this data

4. Unless noted otherwise, the appraiser has relied on interior and exterior subject property data obtained through a property data report. Such data includes, but is not limited to, a floor plan, photographs, and property characteristics. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions and makes no guarantees, express or implied, regarding the accuracy of this data. The appraiser assumes that the property characteristics have not changed since the date of the property data report.

5. 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.

6. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) 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.

7. 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 did not perform a personal visual inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information from the property data report. I 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 (Hybrid)

**File #** 210248

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.

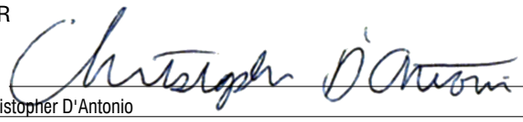
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 Christopher D'Antonio
Company Name Christopher D'Antonio
Company Address 21 Venetian Blvd
Lindenhurst, NY 11757
Telephone Number (631) 741-3533
Email Address Chrisd5597@yahoo.com
Date of Signature and Report 04/03/2023
Effective Date of Appraisal 03/30/2023
State Certification # 45000049569
or State License #
or Other (describe) State #
State NY
Expiration Date of Certification or License 10/25/2023

ADDRESS OF PROPERTY APPRAISED

30 Maple Ave
Glen Cove, NY 11542
APPRAISED VALUE OF SUBJECT PROPERTY $ 530,000

LENDER/CLIENT

Name Servicelink
Company Name Wells Fargo Bank, N.A.
Company Address 1525 West W.T. Harris Blvd, Charlotte, NC 28262
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

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. 210248

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Andrea & James Oldford | | | | | | |
| Property Address | 30 Maple Ave | | | | | | |
| City | Glen Cove | County | Nassau | State | NY | Zip Code | 11542 |
| Lender/Client | Wells Fargo Bank, N.A. | | | | | | |

COMMENTS ON SALES COMPARISON:
SALES COMPARISON DATA FOR ALL SALES COMPARABLES WAS OBTAINED FROM THE COUNTY ASSESSORS REPORTS(GEODATA PLUS) AND/OR MULTIPLE LISTING SERVICE OF LONG ISLAND(STRATUS) THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT CANNOT BE GUARANTEED. GBA/GLA FOR SUBJECT HAS BEEN DETERMINED BY MEASUREMENT TAKEN AT THE TIME OF INSPECTION. GBA/GLA FOR COMPARABLES HAS BEEN DETERMINED BY A COMBINATION OF AVAILABLE DATA AND APPRAISER'S STREET EVALUATION/ESTIMATE.

FINAL RECONCILIATION:
THE DIRECT SALES COMPARISON APPROACH WAS GIVEN FULL WEIGHT IN THE ANALYSIS AS IT BEST REFLECTS THE ACTIONS AND INTENTIONS OF WILLING BUYER AND SELLERS IN THE MARKET. THE COST APPROACH SUPPORTS THE VALUE. HOWEVER THERE IS A LACK OF LAND SALES IN THE AREA.

ADDITIONAL COMMENTS:
THIS APPRAISAL WAS NOT BASED ON A REQUEST MINIMUM VALUATION OR APPROVAL OF A LOAN. THIS APPRAISAL COMPANY USES PASSWORD PROTECTED DIGITAL SIGNATURES ON ITS APPRAISAL REPORT. THE USE OF PASSWORD PROTECTED DIGITAL SIGNATURES HAS BEEN APPROVED BY THE APPRAISALS STANDARDS BOARD TO FACILITATE THE GROWTH OF ELECTRONIC DIGITAL IMAGING IN THE TRANSMISSION OF A REPORT.

COVID-19 Worldwide Pandemic:
As of the effective date of the report, market changes due to the worldwide pandemic have not been noted. Sales within the current 30-45 day period are not available to measure any such impact on market conditions. In developing the opinion of market value, the appraiser has utilized the most relevant recent sales available within the subject's market. Sale occurring post the COVID-19 pandemic do not reflect the same market conditions as those occurring prior to the pandemic.As of the effective date of the Appraisal, Nassau, Suffolk and NYC have all been open for certain workforces to go back. School are open. The Board of Realtors have been given the ok to show homes, by the Board of Local Realtors. There are no current listings in the area and the days on the market for the closed sales are comparable to the days on the market prior to Covid-19.The number of closed sales in the area is typical for this time of the year. There is no demand at this time for listings due to the pandemic. The market is stable for this reason as there are no buyers at this time.There are no negative affects on the marketability of the subject appraised value or the marketability of the home due to the Covid-19 pandemic.

FIRREA CERTIFICATION STATEMENT:
The Appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery , and Enforcement Act (FIRREA) of 1989, as amended(12 U.S.C 3331 et seq), and any applicable implementing regulations in effect at the time the Appraiser signs this certification.

HIGHEST AND BEST USE ANALYSIS:
AFTER A THOROUGH ANALYSIS OF THE SUBJECT'S NEIGHBORHOOD AS WELL AS THE SUBJECT PROPERTY, THE APPRAISER HAS COME TO THE CONCLUSION THAT BASED ON THE STEPS TO CONCLUDE HIGHEST AND BEST USE OF A PROPERTY, THE SUBJECT PROPERTY MEETS ALL REQUIREMENTS AND THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY IS ITS CURRENT USE OF A SINGLE FAMILY HOME.

THE APPRAISER HAS MADE THE FOLLOWING ASSUMPTIONS:
1. ALL STRUCTURES ON THE PROPERTY AND CONTAINED IN THE PROPERTY WERE CONSTRUCTED LEGALLY. WITH PROPERTY PERMITS AND BY APPROPRIATE PROFESSIONALS.

2. THE APPRAISER HAS ATTEMPTED NOT TO COMMIT A SUBSTANTIAL ERROR OF OMISSION OR COMMISSION THAT WOULD SIGNIFICANTLY EFFECT THE VALUE ESTIMATE GIVEN IN THIS REPORT. THE APPRAISER HAS ATTEMPTED TO FOLLOW ALL DUE DILIGENCE NECESSARY TO COMPLETE THIS REPORT. THE APPRAISER RESERVES THE RIGHT TO CORRECT ANY ERRORS DISCOVERED WITHIN THIS REPORT.

4.USPAP REQUIRES A 3 YEAR SALES HISTORY FOR THE SUBJECT. DUE TO THE VARIOUS TITLE PROCESSES IN DIFFERENT STATES, IT IS BEYOND THE SCOPE OF THIS APPRAISAL TO PERFORM A PRELIMINARY TITLE REPORT, WHICH WOULD REPORT ALL TRANSFERS OR PARTIAL INTEREST TRANSFERS. APPRAISER TYPICALLY USE MLS OR OTHER SUBSCRIPTION SERVICES WHICH MAY OR MAY NOT RECORD ALL TRANSACTIONS. THE APPRAISER CANNOT DEFINITELY COMMENT ON TITLE TRANSFERS WITHOUT AN ITEMIZED TITLE REPORT. HOWEVER, ACCORDING TO THE APPRAISER'S DATA, IF THE SUBJECT HAD TRANSFERRED TITLE OVER THE PAST 3 YEARS, IT WOULD BE LISTED ON THE REPORT.

5. THE SUBJECT'S SKETCH SHOWS APPROXIMATE DIMENSIONS AND IS INCLUDED TO ASSIST THE READER IN VISUALIZING THE PROPERTY. THE APPRAISER HAS MADE NO SURVEY OF THE SUBJECT PROPERTY.

6. THE INFORMATION PROVIDED TO THE APPRAISER BY THE CLIENT, OWNER OR PURCHASER IS ASSUMED ACCURATE AND THAT THERE WERE NO MISREPRESENTATIONS.

7. THAT THERE HAVE BEEN NO SUBSTANTIAL CHANGES IN THE LOCAL ZONING OR LEGISLATION WHICH WILL MAKE THIS A NON CONFORMING PROPERTY, AS MOST PROPERTIES WERE BUILT BEFORE ZONING LAWS WERE ENACTED IN THIS AREA. IT IS POSSIBLE THAT HOMES BUILT BEFORE LOCAL ZONING LEGISLATION MAY ALREADY BE NON CONFORMING PROPERTIES. IT IS BEYOND THE SCOPE OF THIS APPRAISER TO ASCERTAIN REBUILDING CODES OR LETTERS FROM MUNICIPALITIES STATING THEIR ZONING INTENTIONS.

8. ALL MECHANICAL SYSTEMS ARE FUNCTIONAL AND ARE IN WORKING ORDER.

SUPPORT FOR THE OPINION OF SITE VALUE:
THE COST APPROACH IS TYPICALLY USED FOR NEW CONSTRUCTION OF SINGLE FAMILY AND MULTI FAMILY DWELLINGS. THE COST APPROACH ASSUMES THAT ALL FUNCTIONAL OBSOLESCENCE ASSOCIATED WITH OUTDATED DESIGNS AND MARKET EXPECTATIONS WILL BE ELIMINATED UPON REPLACEMENT. INFORMATION GATHERED FROM LOCAL CONTRACTORS OR MARSHALL SWIFT DOES NOT PROVIDE FOR ENTREPRENEURIAL PROFIT AND THE VALUE ESTIMATED GIVEN IN THE COST APPROACH MAY VARY SIGNIFICANTLY FROM THE ESTIMATE OF VALUE GIVEN IN THE SALES COMPARISON APPROACH.

# Supplemental Addendum

File No. 210248

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Andrea & James Oldford | | | | | | |
| Property Address | 30 Maple Ave | | | | | | |
| City | Glen Cove | County | Nassau | State | NY | Zip Code | 11542 |
| Lender/Client | Wells Fargo Bank, N.A. | | | | | | |

ADDENDUM:

SEARCH PARAMETERS:
THE APPRAISER'S SEARCH PARAMETERS INCLUDED DESIGN,SCHOOL DISTRICT, CONDITION, BEDROOM ROOM COUNT(3-5) ,ALL WITHIN A 1 MILE RADIUS. THE SEARCH REVEALED (9)CLOSED SALES THAT WERE DEEMED AS COMPARABLE AS POSSIBLE TO THE SUBJECT PROPERTY. THE APPRAISER THEN UTILIZED THE (3)MOST SIMILAR COMPARABLES IN THIS REPORT(BASED ON THE SEARCH PARAMETERS)

COMPARABLE DATES:
A THOROUGH SEARCH OF THE GLEN COVE AREA USING ALL AVAILABLE DATA SOURCES INCLUDING BUT NOT LIMITED TO PUBLIC RECORDS,LOCAL MULTIPLE LISTINGS SERVICES AND INTERVIEWS WITH LOCAL BROKERS REVEALED VERY FEW SALES OF PROPERTIES SIMILAR TO THE SUBJECT. FOR THIS REASON THE PREFERRED GUIDELINE OF 180 DAYS FOR DATES OF COMPARABLE SALES WAS UNAVOIDABLY EXCEEDED FOR COMPARABLES # 1 - 3(WHICH HAS SIMILAR FEATURES COMPARABLE TO THE SUBJECT). OUR OPINION OF MARKET VALUE IS FURTHER SUPPORTED BY INFORMATION PROVIDED ON THE 1004 MC FORM.

COMPARABLE PROXIMITY:
THE APPRAISER HAS EXCEEDED BUSY ROADWAYS FOR COMPARABLES UTILIZED WITHIN THIS REPORT (ALL HAVE SIMILAR FEATURES COMPARABLE TO THE SUBJECT) . ALL COMPARABLES SHARE THE SAME LOCAL MARKET,COMPETING SCHOOL DISTRICT AND NEIGHBORHOOD AMENITIES AND THE LOCATION OF THESE COMPARABLE WILL NOT AFFECT THE MARKETABILITY OF THE SUBJECT AT THE APPRAISED VALUE.

COMPARABLE ADJUSTMENTS:
THE APPRAISER HAS ARRIVED AT HIS ADJUSTMENTS FOR GLA,LOT,CONDITION,LOCATION, FIREPLACES, CENTRAL AIR, GARAGES, BASEMENTS/FINISHES, PATIO/PORCH/DECKS, BATHROOMS AND ALL OTHER AMENITIES, BASED ON HIS THE PAIRED SALES ANALYSIS WHEN EXTRACTING A MARKET ADJUSTMENT.NO VALUE IS WARRANTED FOR FENCES ON THE SALES GRID AS THIS IS NOT A MARKETABLE FEATURE FOUND THROUGH ANALYSIS OF MLS..THE ANALYSIS INCLUDED BOTH COMPARABLE & NON COMPARABLE PROPERTIES IN THE SUBJECT MARKET AREA TO EXTRACT ADJUSTMENTS APPLIED IN THIS REPORT. THE ADJUSTMENTS ARE SUPPORTED BY COMPARABLES UTILIZED ON THE SALES GRID.

BEDROOM & BATHROOM COUNT:
THE APPRAISER HAS SELECTED THE BEST COMPARABLES REGARDLESS OF BEDROOM & BATHROOM COUNT.THE APPRAISER HAS NOT MADE A BEDROOM ADJUSTMENT AS THE OVERALL GLA HAS TAKEN INTO ACCOUNT THE MISSING ROOMS. ALL BATHROOMS HAVE BEEN ADJUSTED ACCORDINGLY.THIS WILL NOT AFFECT THE MARKETABILITY OF THE SUBJECT AT THE APPRAISED VALUE.

PREDOMINANT VALUE:
THE APPRAISER NOTES THAT THE SUBJECT PROPERTY'S APPRAISED VALUE FALLS BELOW THE PREDOMINANT VALUE FOR THE NEIGHBORHOOD. THE APPRAISER WOULD LIKE TO POINT OUT THAT THE PREDOMINATE VALUE IS A DIRECTLY RELATED TO THE LARGER RENOVATED HOMES IN THE AREA THAT HAVE BEEN CURRENTLY SELLING AT A FASTER RATE THAN HOMES SIMILAR TO THE SUBJECT PROPERTY. THIS IN NO WAY REPRESENTS THAT THE SUBJECT PROPERTY IS AN UNDER IMPROVEMENT FOR THE NEIGHBORHOOD. THIS WILL NOT AFFECT THE MARKETABILITY OF THE SUBJECT AT THE APPRAISED VALUE.

EFFECTIVE AGE:
ALL COMPARABLES UTILIZED IN THIS REPORT HAVE A SIMILAR EFFECTIVE AGE AND NO ADJUSTMENTS WERE DEEMED NECESSARY BY THE APPRAISER.

COMPARABLE AGES:
DUE TO LACK OF SIMILAR COMPARABLES, THE APPRAISER HAS EXCEEDED THE SUBJECT'S AGE BY 10 YEARS FOR COMPARABLES #3(ALL HAVE SIMILAR FEATURES COMPARABLE TO THE SUBJECT) NO ADJUSTMENTS ARE WARRANTED AS THE MARKET REACTS MORE TOWARDS CONDITION THEN AGE. THIS HAS NO NEGATIVE AFFECTS ON MARKETABILITY .

BASEMENTS:
DUE TO LACK OF CREDIBLE INFORMATION REGARDING BASEMENTS IN THE AREA, THE APPRAISER HAS MADE HIS ADJUSTMENTS FOR BASEMENTS BASED ON FULL ,PARTIAL AND NO BASEMENTS. ALL ROOMS THAT ARE BELOW GRADE DO NOT GET A SQUARE FOOT, BATHROOM OR ROOM ADJUSTMENT. THE APPRAISER ADJUSTS FOR FINISHED,UNFINISHED AND PARTIAL FINISHED REGARDLESS OF ROOM COUNT.ALL MARKETABLE FEATURES HAVE BEEN ADJUSTED FOR ON THE SALES GRID. NO OTHER ADJUSTMENTS ARE WARRANTED FOR HOMES WITHOUT A BASEMENT AS THE MARKETABLE FEATURE IS THE BASEMENT

SUBJECT NEIGHBORHOOD:
THE SUBJECT'S LOCATION IS AN SUBURBAN AREA WITH VARIOUS SCHOOLS, BALL FIELDS,PARKS, VACANT LOTS,GOLF COURSES, AIRPORTS, COMMERCIAL PROPERTIES,HIGH TENSION WIRES, RAIL ROAD AND MAJOR THOROUGHFARES THROUGH OUT THE NEIGHBORHOOD. THE PRESENCE OF THESE FEATURES HAVE NO NEGATIVE AFFECTS ON MARKETABILITY AS THE SUBJECT CAN NOT SEE OR HEAR ANY FROM THE PROPERTY. THEREFORE NO LOCATION OR VIEW ADJUSTMENTS ARE WARRANTED. COMPARABLE #2 SHARE A SIMILAR LOCATION AS THE SUBJECT WITH CLOSE PROXIMITY TO A WATER TOWER. THIS HAS NO NEGATIVE AFFECTS ON MARKETABILITY AS IT IS JUST A TOWER, WHICH CAN NOT BE SEEN OR HEARD FROM THE SUBJECT DUE TO THE TRACT OF TREES BUFFERING THE SUBJECT FROM THE AREA.

GLA VARIANCE:
THE APPRAISER HAS EXCEEDED A 20% GLA VARIANCE FOR COMPARABLES #2-3(THIS COMPARABLE HAS SIMILAR FEATURES COMPARABLE TO THE SUBJECT). THE PROPER ADJUSTMENTS HAVE BEEN MADE AND THIS WILL HAVE NO NEGATIVE AFFECTS ON MARKETABILITY.

THE RANGE ON TOP OF PAGE 2 FOR THE ACTIVE SALE/CLOSED SALES REPRESENTS THE DIFFERENCE IN CONDITION. THE LOW END REPRESENTS UNRENOVATED HOMES AND THE HIGH END REPRESENTS RENOVATED HOMES.

ALL ADDRESSES ARE USPS CONFIRMED AND STANDARDIZED

SUBJECT PROPERTY'S AGE & LOT SIZE WAS CONFIRMED WITH COUNTY ASSESSMENT RECORDS AND CORRECT IN THE REPORT. THE GLA, BED/BATH COUNTS & CONDITION VERIFIED BY THE APPRAISER AND ACCURATE WITHIN THE REPORT.

# Supplemental Addendum

File No. 210248

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Andrea & James Oldford | | | | | | |
| Property Address | 30 Maple Ave | | | | | | |
| City | Glen Cove | County | Nassau | State | NY | Zip Code | 11542 |
| Lender/Client | Wells Fargo Bank, N.A. | | | | | | |

The information found on a schedule "A" is not part of the legal description or APN for the subject. The schedule "A" is for a surveyor to locate the subject property on the Towns's master plan .The APN and legal description is complete and accurate with no missing information .

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

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

THE ASSESSORS' PARCEL NUMBER, LEGAL DESCRIPTION AND CENSUS TRACT ARE ACCURATE WITHIN THE REPORT.

SUBJECT PROPERTY'S AGE & LOT SIZE WAS CONFIRMED WITH COUNTY ASSESSMENT RECORDS AND CORRECT IN THE REPORT. THE GLA, BED/BATH COUNTS & CONDITION VERIFIED BY THE APPRAISER AND ACCURATE WITHIN THE REPORT.

COMPARABLE#1'S AGE,GLA,CONDITION, LOT, BEDROOM COUNT, BATH COUNT AND AMENITIES ALL CONFIRMED WITH SUFFOLK COUNTY ASSESSMENT RECORDS AND WITH MLS FOR ACCURACY AND ALL ARE CORRECT IN THE REPORT.THE SALES DATE AND PRICE HAVE BEEN CONFIRMED WITH ASSESSMENT RECORDS AND CORRECT IN THE REPORT. PER LISTING PHOTOS, THIS HOME HAS UPDATED KITCHEN & BATHROOMS AND WAS DEEMED SUPERIOR IN OVERALL CONDITION.

COMPARABLE#2'S AGE,GLA,CONDITION, LOT, BEDROOM COUNT, BATH COUNT AND AMENITIES ALL CONFIRMED WITH SUFFOLK COUNTY ASSESSMENT RECORDS AND WITH MLS FOR ACCURACY AND ALL ARE CORRECT IN THE REPORT.THE SALES DATE AND PRICE HAVE BEEN CONFIRMED WITH ASSESSMENT RECORDS AND CORRECT IN THE REPORT. PER LISTING PHOTOS, THIS HOME HAS UPDATED KITCHEN & BATHROOMS AS WELL AS INTERIOR FINISHES.THIS HOME WAS DEEMED SUPERIOR IN OVERALL CONDITION & QUALITY.

COMPARABLE#3'S AGE,GLA,CONDITION, LOT, BEDROOM COUNT, BATH COUNT AND AMENITIES ALL CONFIRMED WITH SUFFOLK COUNTY ASSESSMENT RECORDS AND WITH MLS FOR ACCURACY AND ALL ARE CORRECT IN THE REPORT.THE SALES DATE AND PRICE HAVE BEEN CONFIRMED WITH ASSESSMENT RECORDS AND CORRECT IN THE REPORT.

· URAR : Reconciliation - Reconciliation and Final Value Conclusion

The appraiser has reconciled the (3)approaches to value and deemed the sales comparison approach was the most reliable method for evaluating the subject property. The sales comparison approach directly relates to the buyers and sellers in the current marketing period. The income approach was deemed not sufficient as most single family homes in the area are owner occupied and therefore not developed. The cost approach was given minimal emphasis as this approach is most reliable for new construction homes. The opinion of market value for the subject property is $530,000. The Appraiser has placed equal emphasis on comparables #1-3 as they offer similar design, comparable gla & amenities as the subject.

Once the (3)sales were reconciled for their differences, the opinion of market value slighty exceeded the contracted sales price. In addition, the sales price could not be bracketed with a closed sale. The home appears to have been marketed on the lower side of the market as there are no sales to bracket the sales price. This has no negative affects on marketability.

The information found in this report pertaining to the sketch, exterior & interior photos, were all obtained by a 3rd party data collection service.The Appraiser did not perform a visual inspection of the subject from the street or the interior of the home. The Appraiser utilized the photos & sketch provided by the 3rd party along with public records(assessment records) & the current MLS listing.

# Subject Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Andrea & James Oldford | | | | | | |
| Property Address | 30 Maple Ave | | | | | | |
| City | Glen Cove | County | Nassau | State | NY | Zip Code | 11542 |
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## Subject Front

| | |
|---|---|
| 30 Maple Ave | |
| Sales Price | 522,500 |
| Gross Living Area | 1,439 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 1.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 7650 sf |
| Quality | Q4 |
| Age | 115 |



## Subject Rear/Deck



## Subject Street

# Subject Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Andrea & James Oldford | | | | | | |
| Property Address | 30 Maple Ave | | | | | | |
| City | Glen Cove | County | Nassau | State | NY | Zip Code | 11542 |
| Lender/Client | Wells Fargo Bank, N.A. | | | | | | |



## Side

| | |
|---|---|
| 30 Maple Ave | |
| Sales Price | 522,500 |
| Gross Living Area | 1,439 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 1.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 7650 sf |
| Quality | Q4 |
| Age | 115 |



## Subject Side/porch



## Alt Street view

# Photograph Addendum

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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**Kitchen**

Comments:



**Dining room**

Comments:



**Living room**

Comments:



**Half bath**

Comments:

# Photograph Addendum

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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**Bedroom #1**

Comments:



**Bedroom #2**

Comments:



**Bedroom #3**

Comments:



**Bathroom**

Comments:

# Photograph Addendum

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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**Garage**

Comments:



**Bath(tub view)**

Comments:



**Garage interior**

Comments:

Comments:

# Comparable Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Andrea & James Oldford | | | | | | |
| Property Address | 30 Maple Ave | | | | | | |
| City | Glen Cove | County | Nassau | State | NY | Zip Code | 11542 |
| Lender/Client | Wells Fargo Bank, N.A. | | | | | | |



## Comparable 1

27 Coles St

| | |
|---|---|
| Prox. to Subject | 0.66 miles SW |
| Sales Price | 555,000 |
| Gross Living Area | 1,385 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res; |
| Site | 5000 sf |
| Quality | Q4 |
| Age | 97 |



## Comparable 2

18 Landing Rd

| | |
|---|---|
| Prox. to Subject | 0.31 miles SW |
| Sales Price | 605,000 |
| Gross Living Area | 1,750 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.0 |
| Location | A;Res;BsyRd |
| View | N;Res; |
| Site | 9300 sf |
| Quality | Q3 |
| Age | 101 |



## Comparable 3

50 Coles St

| | |
|---|---|
| Prox. to Subject | 0.75 miles SW |
| Sales Price | 530,000 |
| Gross Living Area | 1,122 |
| Total Rooms | 5 |
| Total Bedrooms | 2 |
| Total Bathrooms | 1.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 5000 sf |
| Quality | Q4 |
| Age | 140 |

Property Fingerprint Report | Floorplan

## Dwelling 1 / Above Grade 1



**Property Fingerprint Report** **Square Foot Calculations**

## Dwelling 1 / Above Grade 1

| Room | Floor Area ($ft^2$) | Calculations | | Finished | GLA |
|---|---|---|---|---|---|
| Entry-01 | 139.8 | ½ * | ((257.12 * -145.20) - (88.74 * 257.12) + (-298.01 * 88.74) - (88.74 * 257.12) + (-298.01 * 88.74) - (-145.20 * -298.01) + (-261.29 * -145.20) - (-145.20 * -298.01) + (162.69 * -145.20) - (-145.20 * -261.29) + (257.12 * -145.20) - (-145.20 * 162.69)) | * 0.00694 | Yes | Yes |
| Kitchen-01 | 119.7 | ½ * | ((-144.33 * -646.20) - (-646.20 * 52.96) + (-144.33 * -646.20) - (-789.84 * -144.33) + (-298.01 * -789.84) - (-789.84 * -144.33) + (-298.01 * -789.84) - (-1004.94 * -298.01) + (73.60 * -1004.94) - (-1004.94 * -298.01) + (73.60 * -1004.94) - (-646.20 * 73.60) + (52.96 * -646.20) - (-646.20 * 73.60)) | * 0.00694 | Yes | Yes |
| Living Room-01 | 189.5 | ½ * | ((157.69 * -256.32) - (-155.20 * 157.69) + (-256.29 * -155.20) - (-155.20 * 157.69) + (-256.29 * -155.20) - (-189.92 * -256.29) + (-298.01 * -189.92) - (-189.92 * -256.29) + (-298.01 * -189.92) - (-636.20 * -298.01) + (-149.33 * -636.20) - (-636.20 * -298.01) + (47.96 * -636.20) - (-636.20 * -149.33) + (47.96 * -636.20) - (-556.31 * 47.96) + (47.96 * -556.31) - (-410.93 * 47.96) + (47.96 * -410.93) - (-256.32 * 47.96) + (157.69 * -256.32) - (-256.32 * 47.96)) | * 0.00694 | Yes | Yes |
| Dining-01 | 138.4 | ½ * | ((412.18 * -1004.94) - (-1004.94 * 83.60) + (412.18 * -1004.94) - (-798.73 * 412.18) + (482.63 * -798.73) - (-798.73 * 412.18) + (482.63 * -798.73) - (-646.20 * 482.63) + (342.28 * -646.20) - (-646.20 * 482.63) + (83.60 * -646.20) - (-646.20 * 342.28) + (83.60 * -646.20) - (-1004.94 * 83.60)) | * 0.00694 | Yes | Yes |
| Bathroom-01 | 20.7 | ½ * | ((-154.33 * -779.84) - (-779.84 * -298.01) + (-154.33 * -779.84) - (-646.20 * -154.33) + (-298.01 * -646.20) - (-646.20 * -154.33) + (-298.01 * -646.20) - (-779.84 * -298.01)) | * 0.00694 | Yes | Yes |

**Property Fingerprint Report** **Square Foot Calculations**

## Dwelling 1 / Above Grade 1

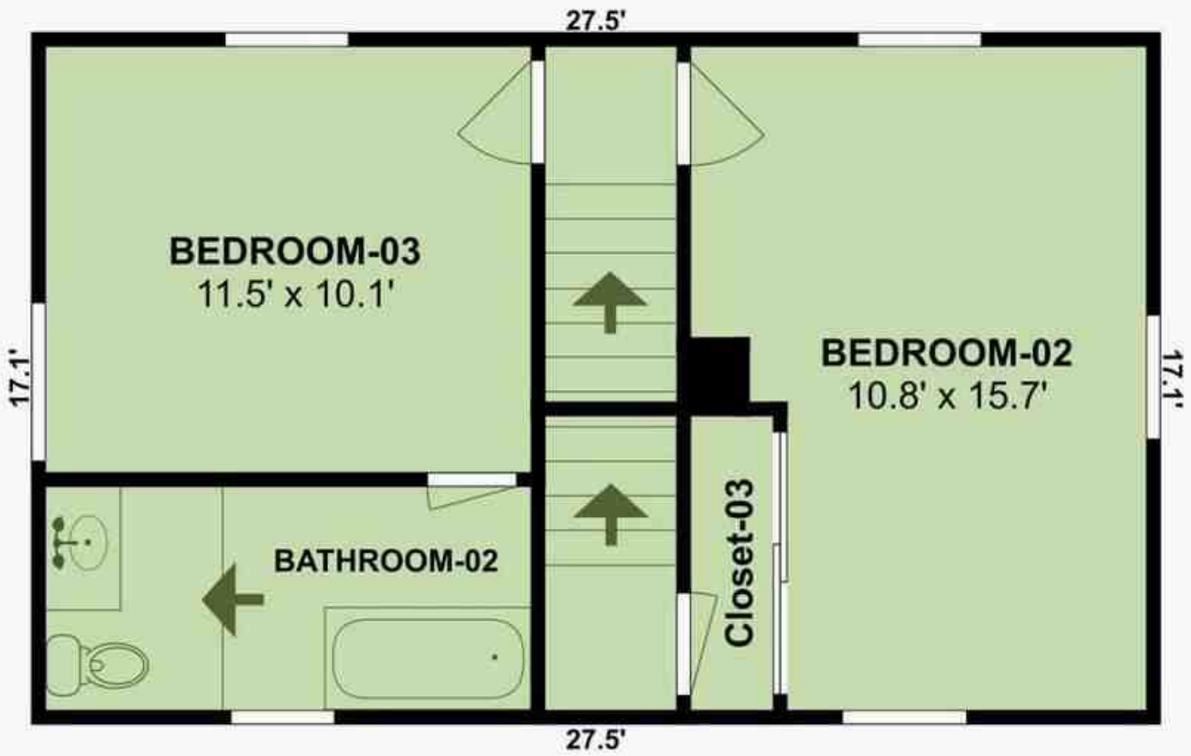
| Room | Floor Area ($ft^2$) | Calculations | | Finished | GLA |
|---|---|---|---|---|---|
| Stairs-02 | 15 | ½ * | ((57.96 * -266.32) - (-266.32 * 157.69) + (57.96 * -266.32) - (-405.93 * 57.96) + (157.69 * -405.93) - (-405.93 * 57.96) + (157.69 * -405.93) - (-370.20 * 157.69) + (157.69 * -370.20) - (-266.32 * 157.69)) | * 0.00694 | Yes | Yes |
| Stairs-03 | 16.4 | ½ * | ((170.62 * -551.31) - (-415.93 * 170.62) + (162.69 * -415.93) - (-415.93 * 170.62) + (57.96 * -415.93) - (-415.93 * 162.69) + (57.96 * -415.93) - (-551.31 * 57.96) + (170.62 * -551.31) - (-551.31 * 57.96)) | * 0.00694 | Yes | Yes |
| Closet-02 | 22.5 | ½ * | ((57.96 * -561.31) - (-561.31 * 175.62) + (57.96 * -561.31) - (-636.20 * 57.96) + (78.60 * -636.20) - (-636.20 * 57.96) + (337.28 * -636.20) - (-636.20 * 78.60) + (337.28 * -636.20) - (-561.31 * 337.28) + (175.62 * -561.31) - (-561.31 * 337.28)) | * 0.00694 | Yes | Yes |
| Closet-01 | 12.8 | ½ * | ((422.18 * -808.73) - (-808.73 * 482.63) + (422.18 * -808.73) - (-1004.94 * 422.18) + (482.63 * -1004.94) - (-1004.94 * 422.18) + (482.63 * -1004.94) - (-808.73 * 482.63)) | * 0.00694 | Yes | Yes |

| | |
|---|---|
| Finished Floor Area | 826.2 (100%) |
| Unfinished Floor Area | 0 (0%) |
| Net Floor Area | 826.2 |
| Perimeter Wall Footprint Area | 84.9 |
| Interior Wall Footprint Area | 51.8 |
| Total Floor Area | 963 |

| | |
|---|---|
| Finished Floor Area (non-livable) | 0 |
| Finished Floor Area (livable) | 826.2 |
| Livable Wall Footprint Area | 136.7 |
| Total Livable Area | 963 |

Property Fingerprint Report Floorplan

Dwelling 1 / Above Grade 2



**Property Fingerprint Report** **Square Foot Calculations**

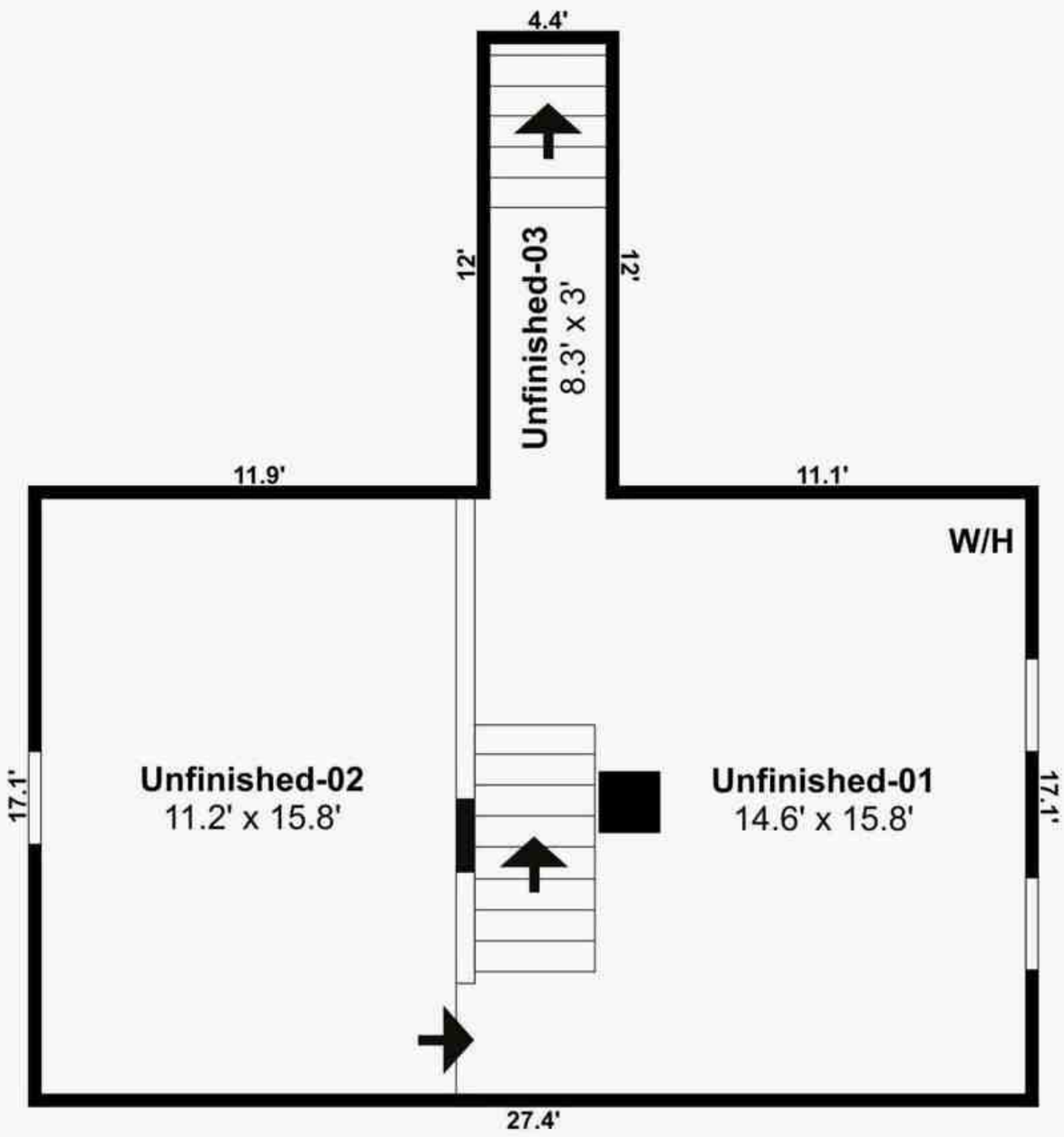
## Dwelling 1 / Above Grade 2

| Room | Floor Area ($ft^2$) | Calculations | | Finished | GLA |
|---|---|---|---|---|---|
| Bathroom-02 | 61.5 | ½ * | ((1171.40 * 910.42) - (910.42 * 819.30) + (1171.40 * 910.42) - (1072.58 * 1171.40) + (819.30 * 1072.58) - (1072.58 * 1171.40) + (819.30 * 1072.58) - (910.42 * 819.30)) | * 0.00694 | Yes | Yes |
| Bedroom-02 | 152.2 | ½ * | ((1617.62 * 591.41) - (591.41 * 1287.11) + (1617.62 * 591.41) - (1072.58 * 1617.62) + (1357.01 * 1072.58) - (1072.58 * 1617.62) + (1357.01 * 1072.58) - (849.20 * 1357.01) + (1329.70 * 849.20) - (849.20 * 1357.01) + (1329.70 * 849.20) - (802.40 * 1329.70) + (1287.11 * 802.40) - (802.40 * 1329.70) + (1287.11 * 802.40) - (591.41 * 1287.11)) | * 0.00694 | Yes | Yes |
| Bedroom-03 | 117.1 | ½ * | ((1171.40 * 854.20) - (900.42 * 1171.40) + (819.30 * 900.42) - (900.42 * 1171.40) + (819.30 * 900.42) - (591.41 * 819.30) + (1171.40 * 591.41) - (591.41 * 819.30) + (1171.40 * 591.41) - (854.20 * 1171.40)) | * 0.00694 | Yes | Yes |
| Stairs-05 | 22 | ½ * | ((1277.11 * 859.20) - (1072.58 * 1277.11) + (1181.40 * 1072.58) - (1072.58 * 1277.11) + (1181.40 * 1072.58) - (905.42 * 1181.40) + (1181.40 * 905.42) - (859.20 * 1181.40) + (1277.11 * 859.20) - (859.20 * 1181.40)) | * 0.00694 | Yes | Yes |
| Stairs-04 | 26.6 | ½ * | ((1181.40 * 849.20) - (591.41 * 1181.40) + (1277.11 * 591.41) - (591.41 * 1181.40) + (1277.11 * 591.41) - (807.40 * 1277.11) + (1277.11 * 807.40) - (849.20 * 1277.11) + (1181.40 * 849.20) - (849.20 * 1277.11)) | * 0.00694 | Yes | Yes |
| Closet-03 | 13.8 | | Unavailable | | Yes | Yes |

| | | | |
|---|---|---|---|
| Finished Floor Area | 393.2 (100%) | Finished Floor Area (non-livable) | 0 |
| Unfinished Floor Area | 0 (0%) | Finished Floor Area (livable) | 393.2 |
| Net Floor Area | 393.2 | Livable Wall Footprint Area | 83.1 |
| Perimeter Wall Footprint Area | 58.2 | Total Livable Area | 476 |
| Interior Wall Footprint Area | 24.9 | | |

Property Fingerprint Report Floorplan

Dwelling 1 / Below Grade 1



**Property Fingerprint Report** **Square Foot Calculations**

## Dwelling 1 / Below Grade 1

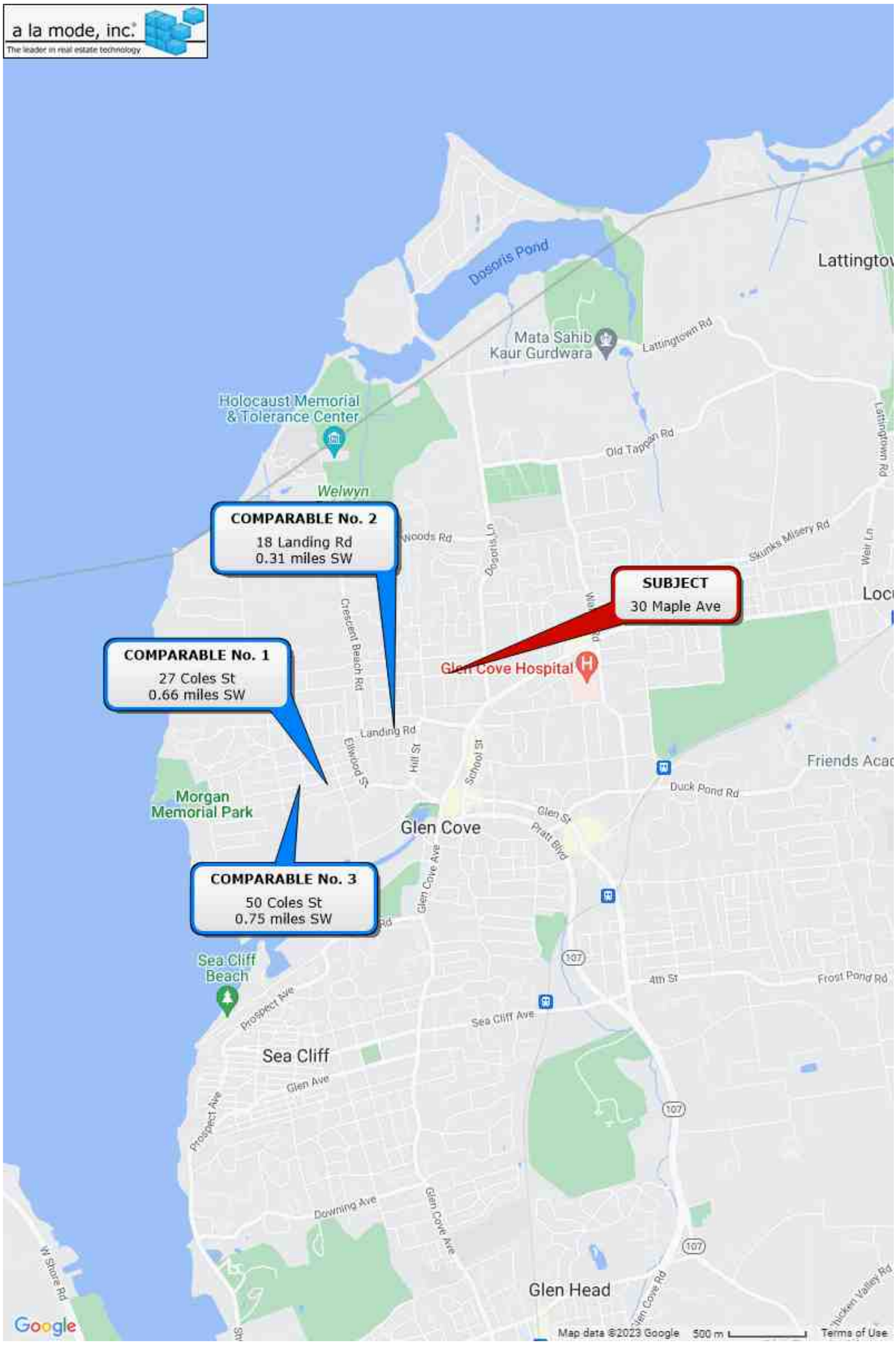
| Room | Floor Area ($ft^2$) | Calculations | | Finished | GLA |
|---|---|---|---|---|---|
| Stairs-02 | 9.6 | 1/2 * | ((1262.08 * 208.78) - (303.38 * 1262.08) + (1167.64 * 303.38) - (303.38 * 1262.08) + (1167.64 * 303.38) - (208.78 * 1167.64) + (1262.08 * 208.78) - (208.78 * 1167.64)) | * 0.00694 | No | No |
| Stairs-01 | 18.3 | 1/2 * | ((1255.78 * 774.11) - (944.86 * 1255.78) + (1155.97 * 944.86) - (944.86 * 1255.78) + (1155.97 * 944.86) - (774.11 * 1155.97) + (1255.78 * 774.11) - (774.11 * 1155.97)) | * 0.00694 | No | No |
| Unfinished-01 | 208.6 | 1/2 * | ((1601.79 * 576.56) - (576.56 * 1267.08) + (1601.79 * 576.56) - (1058.24 * 1601.79) + (1155.97 * 1058.24) - (1058.24 * 1601.79) + (1155.97 * 1058.24) - (954.86 * 1155.97) + (1265.78 * 954.86) - (954.86 * 1155.97) + (1265.78 * 954.86) - (764.11 * 1265.78) + (1155.97 * 764.11) - (764.11 * 1265.78) + (1155.97 * 764.11) - (576.56 * 1155.97) + (1162.64 * 576.56) - (576.56 * 1155.97) + (1267.08 * 576.56) - (576.56 * 1162.64)) | * 0.00694 | No | No |
| Unfinished-02 | 177.2 | 1/2 * | ((804.14 * 1058.24) - (1058.24 * 1145.97) + (804.14 * 1058.24) - (576.56 * 804.14) + (1145.97 * 576.56) - (576.56 * 804.14) + (1145.97 * 576.56) - (769.11 * 1145.97) + (1145.97 * 769.11) - (949.86 * 1145.97) + (1145.97 * 949.86) - (1058.24 * 1145.97)) | * 0.00694 | No | No |
| Unfinished-03 | 25.7 | 1/2 * | ((1262.08 * 313.38) - (313.38 * 1167.64) + (1262.08 * 313.38) - (566.56 * 1262.08) + (1167.64 * 566.56) - (566.56 * 1262.08) + (1167.64 * 566.56) - (313.38 * 1167.64)) | * 0.00694 | No | No |

| | |
|---|---|
| Finished Floor Area | 0 (0%) |
| Unfinished Floor Area | 439.4 (100%) |
| Net Floor Area | 439.4 |
| Perimeter Wall Footprint Area | 74.5 |
| Interior Wall Footprint Area | 14.4 |
| Total Floor Area | 528 |

| | |
|---|---|
| Finished Floor Area (non-livable) | 0 |
| Finished Floor Area (livable) | 0 |
| Livable Wall Footprint Area | 0 |
| Total Livable Area | 0 |

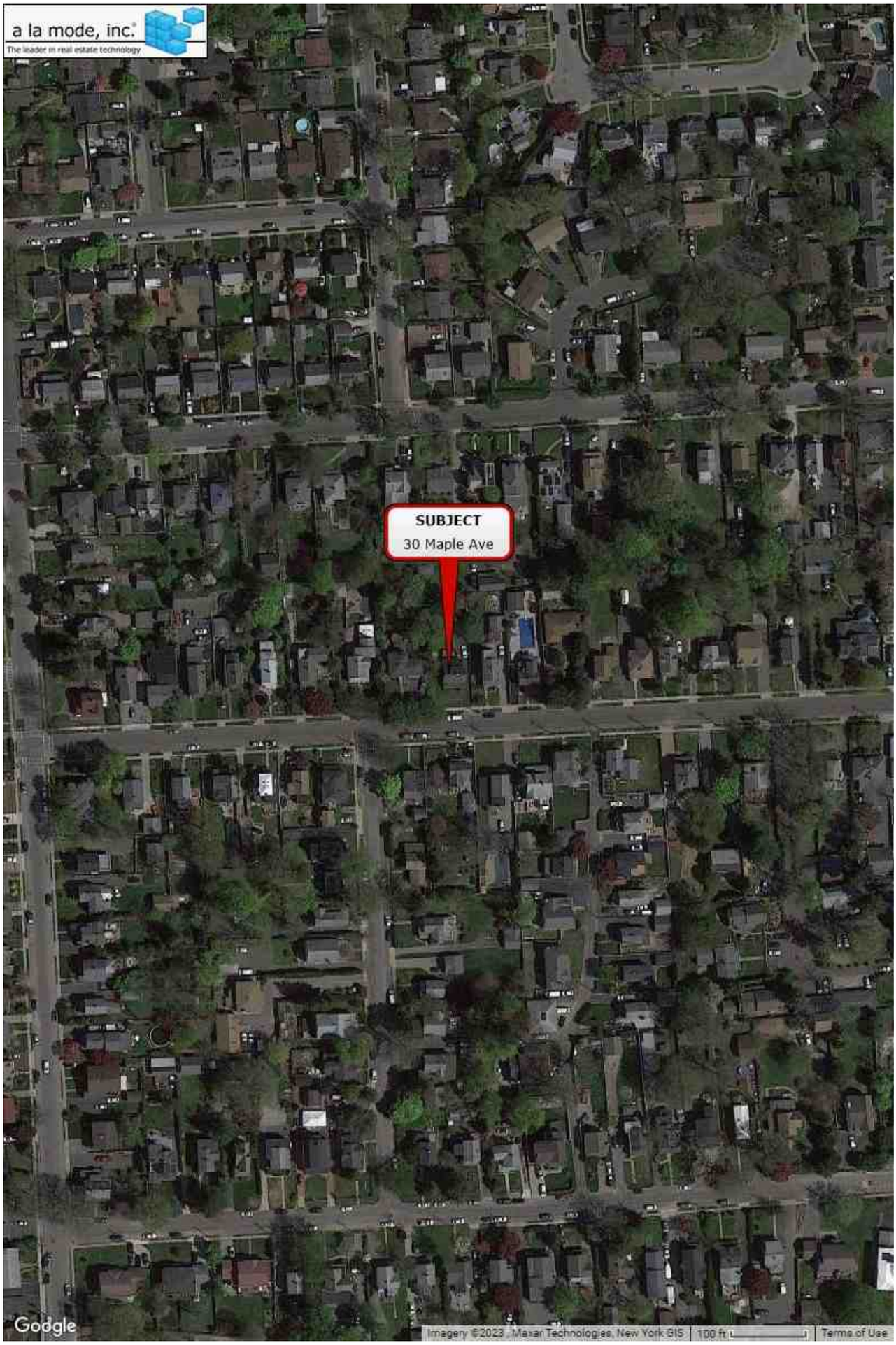
# Location Map

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Andrea & James Oldford | | | | | | |
| Property Address | 30 Maple Ave | | | | | | |
| City | Glen Cove | County | Nassau | State | NY | Zip Code | 11542 |
| Lender/Client | Wells Fargo Bank, N.A. | | | | | | |



# Aerial Map

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Andrea & James Oldford | | | | | | |
| Property Address | 30 Maple Ave | | | | | | |
| City | Glen Cove | County | Nassau | State | NY | Zip Code | 11542 |
| Lender/Client | Wells Fargo Bank, N.A. | | | | | | |



# Certification



UNIQUE ID NUMBER
4500049569

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 1545565

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE
MO. 10 | DAY 26 | YR. 21

D'ANTONIO CHRISTOPHER M
C/O D'ANTONIO CHRISTOPHER M
21 VENETIAN BLVD
LINDENHURST, NY 11757

EXPIRATION DATE
MO. 10 | DAY 25 | YR. 23

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. RESIDENTIAL APPRAISER

DOS-1098 (Rev. 3/01)

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.
ROSSANA ROSADO
SECRETARY OF STATE

# E & O insurance

CNA

Real Estate Professionals
Errors and Omissions Policy

## Declarations

| Agency | Branch | Prefix | Policy Number |
|---|---|---|---|
| 078990 | 969 | RFB | 28767788823 |

Insurance is provided by
Continental Casualty Company,
151 North Franklin Street, Chicago, IL 60606
A Stock Insurance Company.

**1. NAMED INSURED AND MAILING ADDRESS:**

Christopher D'Antonio (Sole Proprietor)

21 Venetian Boulevard
Lindenhurst, NY 11757

**NOTICE TO POLICYHOLDERS:**
The Errors and Omissions Liability coverage afforded by this policy is on a Claims Made basis. Please review the policy carefully and discuss this coverage with **your** insurance agent or broker.

**2. POLICY PERIOD:** Inception: 03/29/2023 Expiration: 03/29/2024
at 12:01 A.M. Standard time at your address shown above.

**3. ERRORS AND OMISSIONS LIABILITY:**

| | | | | |
|---|---|---|---|---|
| A. Limits of Liability: | Each Claim: | $1,000,000 | Aggregate: | $1,000,000 |
| B. Discrimination Limits of Liability: | | | | $250,000 |
| C. Deductible: | Each Claim: | $2,500 | | |
| D. First Coverage Date: | 03/29/2010 | | | |
| E. Retroactive Date: | 03/29/2010 | | | |

**4. PREMIUM** $625

Total Premium: $625.00

**5. EXTENDED REPORTING PERIOD PREMIUM**

One Year: 50% of the Policy Premium
Three Year: 130% of the Policy Premium

**6. FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION:**

CNA65781NYc (03/14) Real Estate Professionals Errors and Omissions Policy - New York

CNA65780NY ED. 09-2013

I - 1311822 B - 021183

Kathleen W. Curry
Countersigned by Authorized Representative



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

# 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 very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (i.e., 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 either are almost new or have been recently completely renovated and are similar in condition to new construction.

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.

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.

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.

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.

## 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.

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.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

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 |
|---|---|---|
| ac | Acres | Area, Site |
| AdjPrk | Adjacent to Park | Location |
| AdjPwr | Adjacent to Power Lines | Location |
| A | Adverse | Location & View |
| ArmLth | Arms Length Sale | Sale or Financing Concessions |
| ba | Bathroom(s) | Basement & Finished Rooms Below Grade |
| br | Bedroom | Basement & Finished Rooms Below Grade |
| B | Beneficial | Location & View |
| Cash | Cash | Sale or Financing Concessions |
| CtySky | City View Skyline View | View |
| CtyStr | City Street View | View |
| Comm | Commercial Influence | Location |
| c | Contracted Date | Date of Sale/Time |
| Conv | Conventional | Sale or Financing Concessions |
| CrtOrd | Court Ordered Sale | Sale or Financing Concessions |
| DOM | Days On Market | Data Sources |
| e | Expiration Date | Date of Sale/Time |
| Estate | Estate Sale | Sale or Financing Concessions |
| FHA | Federal Housing Authority | Sale or Financing Concessions |
| GlfCse | Golf Course | Location |
| Glfvw | Golf Course View | View |
| Ind | Industrial | Location & View |
| in | Interior Only Stairs | Basement & Finished Rooms Below Grade |
| Lndfl | Landfill | Location |
| LtdSght | Limited Sight | View |
| Listing | Listing | Sale or Financing Concessions |
| Mtn | Mountain View | View |
| N | Neutral | Location & View |
| NonArm | Non-Arms Length Sale | Sale or Financing Concessions |
| BsyRd | Busy Road | Location |
| o | Other | Basement & Finished Rooms Below Grade |
| Prk | Park View | View |
| Pstrl | Pastoral View | View |
| PwrLn | Power Lines | View |
| PubTrn | Public Transportation | Location |
| rr | Recreational (Rec) Room | Basement & Finished Rooms Below Grade |
| 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 |
| s | Settlement Date | Date of Sale/Time |
| 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 |
| wu | Walk Up Basement | Basement & Finished Rooms Below Grade |
| WtrFr | Water Frontage | Location |
| Wtr | Water View | View |
| Woods | Woods View | View |

Other Appraiser-Defined Abbreviations

| Abbreviation | Full Name | Fields Where This Abbreviation May Appear |
|---|---|---|
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# USPAP ADDENDUM

File No. 210248

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Andrea & James Oldford | | | | | | |
| Property Address | 30 Maple Ave | | | | | | |
| City | Glen Cove | County | Nassau | State | NY | Zip Code | 11542 |
| Lender | Wells Fargo Bank, N.A. | | | | | | |

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: 70 days

MARKET CONDITIONS IN GLEN COVE ARE STABLE., SUPPLY AND DEMAND ARE IN BALANCE AND PROPERLY PRICED HOMES SELL WITHIN 0-3 MONTHS. THE COMPETITIVELY PRICED HOMES IN THE AREA ARE SELLING WITHIN THE 0-3 MARKETING TIME FOR HOME OF SIMILAR GLA AND FUNCTIONAL UTILITY . IT IS ANTICIPATED THAT THE RE-SALE OF THE SUBJECT PROPERTY SHOULD FALL WITHIN THE NORMAL MARKETING PERIOD OF 0-90 DAYS IF PROPERLY PRICED WITHIN THE NEIGHBORHOOD RANGE AT THAT SPECIFIC TIME FRAME . THE MARKETING TIME IN THE AREA IS 0-90 DAYS AND A REASONABLE EXPOSURE RATE FOR THE SUBJECT PROPERTY AT THE OPINION OF VALUE IS 70 DAYS. THIS INFORMATION WAS FOUND DURING THE RESEARCH OF ALL SIMILAR SALES WITHIN THE GLEN COVE AREA

Additional Certifications

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

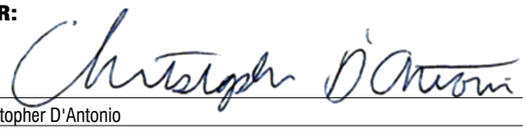
☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

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

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

Additional Comments

**APPRAISER:**

Signature: 

Name: Christopher D'Antonio

Date Signed: 04/03/2023

State Certification #: 45000049569

or State License #:

State: NY

Expiration Date of Certification or License: 10/25/2023

Effective Date of Appraisal: 03/30/2023

**SUPERVISORY APPRAISER: (only if required)**

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property:

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

# INVOICE

**FROM:**

Christopher D'Antonio
21 Venetian Blvd
Lindenhurst, NY 11757

**Telephone Number:** **Fax Number:**

**TO:**

Servicelink
Wells Fargo Bank, N.A.
1525 West W.T. Harris Blvd
Charlotte, NC 28262

**Telephone Number:** **Fax Number:**
**Alternate Number:** **E-Mail:**

| INVOICE NUMBER |
|---|
| 210248 |
| **DATE** |
| 04/03/2023 |

**REFERENCE**

**Internal Order #:**
**Lender Case #:**
**Client File #:**
**Main File # on form:** 210248
**Other File # on form:**
**Federal Tax ID:**
**Employer ID:**

## DESCRIPTION

**Lender:** Wells Fargo Bank, N.A. **Client:** Wells Fargo Bank, N.A.
**Purchaser/Borrower:** Andrea & James Oldford
**Property Address:** 30 Maple Ave
**City:** Glen Cove
**County:** Nassau **State:** NY **Zip:** 11542
**Legal Description:** Section: 31 Block: 22 Lot Group: 46, 146

| FEES | AMOUNT |
|---|---|
| Appraiser fee | 375.00 |
| **SUBTOTAL** | 375.00 |

| PAYMENTS | | | AMOUNT |
|---|---|---|---|
| **Check #:** | **Date:** | **Description:** | |
| **Check #:** | **Date:** | **Description:** | |
| **Check #:** | **Date:** | **Description:** | |
| | | **SUBTOTAL** | |
| | | **TOTAL DUE** | **$** 375.00 |

Please Return This Portion With Your Payment

**AMOUNT DUE:** $ 375.00
**AMOUNT ENCLOSED:** $

**FROM:**

Servicelink
Wells Fargo Bank, N.A.
1525 West W.T. Harris Blvd
Charlotte, NC 28262

**Telephone Number:** **Fax Number:**
**Alternate Number:** **E-Mail:**

**TO:**

Christopher D'Antonio
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