Uniform Residential Appraisal Report (Desktop)

File # NAN1602318493

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 1213 Hillside Dr | City Hanahan | State SC | Zip Code 29410

Borrower Geoffrey Holt | Owner of Public Record ZOLNIEROWICZ LEO J JR ETAL | County Berkeley

Legal Description Lot 247 Section 5B

Assessor's Parcel # 265-07-02-011 | Tax Year 2021 | R.E. Taxes $ 1,286

Neighborhood Name S040 - BERKELEY HILLS SECTION I | Map Reference 16700 | Census Tract 0209.03

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) Desktop Appraisal

Lender/Client Loan Depot | Address 26642 Towne Centre Drive Foothill Ranch CA 92610

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 0;A search of the MLS did not provide any evidence of the subject being listed in the past 12 months. This appears to be a non arms length private sale between the parties.

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.

A search of the MLS did not provide any evidence of the subject being listed in the past 12 months. This appears to be a non arms length private sale between the parties.

Contract Price $ 210,000 | Date of Contract 04/07/2022 | Is the property seller the owner of public record? ☒ Yes ☐ No | Data Source(s) Contract/Owner

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.

$0;;

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	100 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☒ Shortage	☐ In Balance	☐ Over Supply	$(000)		(yrs)	2-4 Unit	%
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	111	Low	3	Multi-Family	%
								370	High	70	Commercial	%
								287	Pred.	55	Other	%

Neighborhood Boundaries

The subject is bounded by Murray Ave to the North & East and Route 78 to the South & West.

Neighborhood Description

The subject is located in an established residential neighborhood know as "Berkeley Hills". This neighborhood offers convenient access to schools, hospitals, houses of worship and local fire & police. It is comprised primarily of residential single family homes which appear to be in average to good condition.

Market Conditions (including support for the above conclusions)

The neighborhood characteristics and trends were derived from Charleston Trident MLS and Berkeley County Public Records. All information gathered and reported are relevant to the subject's neighborhood and it's direct marketing area.

SITE

Dimensions 0.27 ac | Area 11761 sf | Shape Irregular | View N;Res;

Specific Zoning Classification Hanahan - RS | Zoning Description Single Family 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.

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

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 45015C0695E | FEMA Map Date 12/07/2018

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	Concrete/Average	Floors	Hw/Crpt/Tile/Avg
# of Stories	1	☐ Full Basement	☐ Partial Basement	Exterior Walls	Brick/Average	Walls	Drywall/Paint/Avg
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area	0 sq. ft.	Roof Surface	Asphalt Shng/Avg	Trim/Finish	Wood/Paint/Avg
☒ Existing	☐ Proposed ☐ Under Const.	Basement Finish	0 %	Gutters & Downspouts	None	Bath Floor	Tile/Hw/Avg
Design (Style)	Ranch	☐ Outside Entry/Exit	☐ Sump Pump	Window Type	Wood/Average	Bath Wainscot	Tile/Fiberglass/Avg
Year Built	1966	Evidence of	☐ Infestation	Storm Sash/Insulated	None	Car Storage	☐ None
Effective Age (Yrs)	0	☐ Dampness	☐ Settlement	Screens	None	☒ Driveway	# of Cars 1
Attic	☐ None	Heating	☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ WoodStove(s) # 0	Driveway Surface	Concrete
☐ Drop Stair	☐ Stairs	☐ Other	Fuel Electric	☐ Fireplace(s) # 0	☐ Fence None	☒ Garage	# of Cars 1
☐ Floor	☒ Scuttle	Cooling	☒ Central Air Conditioning	☐ Patio/Deck None	☐ Porch None	☐ Carport	# of Cars 0
☐ Finished	☐ Heated	☐ Individual	☐ 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) | 1,428 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.)

None Noted.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).

C3;No updates in the prior 15 years;The subject was in average condition and of good quality and has been maintained throughout it's physical life. There were no physical or external inadequacies observed or any remodeling or repairs noted/needed at the time of inspection.

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

There are 5 comparable sales in the subject market within the past twelve months ranging in sale price from $ 245,000 to $ 315,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1213 Hillside Dr Hanahan, SC 29410	1117 Stratford Rd Hanahan, SC 29410		1015 Dennis Dr Hanahan, SC 29410		1222 Hillside Dr Hanahan, SC 29410	
Proximity to Subject		0.76 miles SE		0.36 miles E		0.06 miles W	
Sale Price	$ 210,000		$ 245,000		$ 270,000		$ 275,000
Sale Price/Gross Liv. Area	$ 147.06 sq.ft.	$ 181.48 sq.ft.		$ 194.95 sq.ft.		$ 203.70 sq.ft.	
Data Source(s)		CTARMLS#21022339;DOM 1		CTARMLS#21032036;DOM 57		CTARMLS#21021938;DOM 24	
Verification Source(s)		CRS Powertools/chs.flexmls		CRS Powertools/chs.flexmls		CRS Powertools/chs.flexmls	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) $ Adjustment	DESCRIPTION	+ (-) $ Adjustment	DESCRIPTION	+ (-) $ Adjustment
Sale or Financing Concessions		ArmLth	0	ArmLth	0	ArmLth	0
		Conv;0	0	Conv;0	0	Conv;2500	0
Date of Sale/Time		s10/21;c08/21	0	s03/22;c02/22	0	s10/21;c09/21	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	11761 sf	9583 sf	0	26136 sf	0	21780 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	56	58	0	56		54	0
Condition	C3	C3		C3		C3	
Above Grade Room Count	Total / Bdrms. / Baths: 6 / 3 / 1.1	Total / Bdrms. / Baths: 6 / 3 / 1.1		Total / Bdrms. / Baths: 6 / 3 / 1.0	+10,000	Total / Bdrms. / Baths: 6 / 3 / 1.5	0
Gross Living Area	1,428 sq.ft.	1,350 sq.ft.	0	1,385 sq.ft.	0	1,350 sq.ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	EFWA/CAC	EFWA/CAC		GFWA/Cac	0	GFWA/Cac	0
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	1ga1dw	2dw	+10,000	2gd2dw	-10,000	1ga1dw	
Porch/Patio/Deck	None	Screen Patio	-2,500	Porch/Patio	-5,000	Deck	-2,500
Fireplace/Fence	None	None/Wood	-3,500	Yes-1/None	-3,500	None/Wood	-3,500
Net Adjustment (Total)		[X] + [ ] -	$ 4,000	[ ] + [X] -	$ -8,500	[ ] + [X] -	$ -6,000
Adjusted Sale Price of Comparables		Net Adj. 1.6 % Gross Adj. 6.5 %	$ 249,000	Net Adj. 3.1 % Gross Adj. 10.6 %	$ 261,500	Net Adj. 2.2 % Gross Adj. 2.2 %	$ 269,000

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [X] 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) CHS.Flexmls.com, CRS Tax Info & BerkeleyCountySC.Gov

My research [ ] did [X] 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) CHS.Flexmls.com, CRS Tax Info & BerkeleyCountySC.Gov

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	07/20/2020			
Price of Prior Sale/Transfer	$1			
Data Source(s)	Chs.flexmls.com/Berkeley Co.	Chs.flexmls.com/Berkeley Co.	Chs.flexmls.com/Berkeley Co.	Chs.flexmls.com/Berkeley Co.
Effective Date of Data Source(s)	05/12/2022	05/12/2022	05/12/2022	05/12/2022

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

All data is collected from the CTAR MLS services and the Berkeley County Public Records. The subject was inspected for all sales in the prior 36 months, while all comparables were inspected for all and any sales/transfers within the past 12 months. The subject also had another deed transfer on 6/14/20 for $5.00.

Summary of Sales Comparison Approach

All comps are located in the same marketing area as the subject and are affected by the same marketing conditions. After all pertinent adjustments have been made these comps should be considered the best available at the time of inspection to show a true and credible representation of value. Comps were weighted based on the amount of net/gross adjustments as follows:1-33%, 2-23%, 3-44%. No adjustment for lot size was given as overhead views show approximately the same home to usable space ratio for the subject versus that of the comparables. No adjustment for marketing time was given as due to the lack of comps the 1004mc data does not warrant said adjustment. All comps bracket the subject in adjusted/unadjusted sales price and lot size.

Indicated Value by Sales Comparison Approach $ 261,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 261,000 Cost Approach (if developed) $ Income Approach (if developed) $

The data gathered and inspected for this report reveals that the sales comparison approach is deemed the most reliable and credible. After review and careful consideration of all supporting documents, the sales approach was used and supports the final value of $261,000.

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 [X] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

See attached addenda.

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 $ 261,000 as of 05/12/2022 , the effective date of this appraisal.

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Appraisal Assignment Type: DesktopAppraisal
Subject Property Data Collection Method: Other

Subject Property Data Collection Date:
Subject Property Data Collection Workforce: N/A

ADDITIONAL COMMENTS

Limited subject data was received by NAN Property Data Report along with a Collateral DNA report also with limited data.

There were no prior MLS data for the subject and tax records did not show or report year built. The year built of the subject was estimated.

Extraordinary Assumption:

Please note due to the scope of work for this assignment(Desktop Appraisal), some of the interior and exterior characteristics including but not limited to floor plan, condition, quality of construction, room count, effective age, etc. may be based upon an extraordinary assumption as this appraiser did not physically inspect the interior of the property and is relying on the data supplied by the lender, information contained in public records, MLS listing commentary and photos available to complete this assignment.

COST APPROACH

COST APPROACH TO VALUE

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)

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service Effective date of cost data

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

OPINION OF SITE VALUE			=$ 75,000
Dwelling	Sq. Ft. @ $		=$
	Sq. Ft. @ $		=$
			=$
Garage/Carport	Sq. Ft. @ $		=$
Total Estimate of Cost-New			=$
Less	Physical	Functional	External
Depreciation			=$ ( )
Depreciated Cost of Improvements			=$
"As-is" Value of Site Improvements			=$
Indicated Value by Cost Approach			=$

Estimated Remaining Economic Life (HUD and VA only) Years

INCOME

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

The income approach was not used as there was not any income or rents available for the property and the subject market area consists primarily of occupied homes.

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(s)

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

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, 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 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 assumes there are no material omissions and makes no guarantees, express or implied, regarding the accuracy of this data.

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

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

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

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

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

2. I 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 third party data sources. 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.

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 William Johnson

Company Name Riverview Appraisals

Company Address 3655 Purple Martin Ct

Mount Pleasant , SC 29466-9375

Telephone Number

Email Address riverviewappraisal@gmail.com

Date of Signature and Report 05/16/2022

Effective Date of Appraisal 05/12/2022

State Certification # 6758

or State License #

or Other (describe) State #

State SC

Expiration Date of Certification or License 06/30/2022

ADDRESS OF PROPERTY APPRAISED

1213 Hillside Dr

Hanahan , SC 29410

APPRAISED VALUE OF SUBJECT PROPERTY $ 261,000

LENDER/CLIENT

Name Nationwide Appraisal Network

Company Name Loan Depot

Company Address 26642 Towne Centre Drive

Foothill Ranch , CA 92610

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

TEXT ADDENDUM

File # NAN1602318493

Borrower/Client	Geoffrey Holt						
Property Address	1213 Hillside Dr						
City	Hanahan	County	Berkeley	State	SC	Zip Code	29410
Lender	Loan Depot						

Supplemental Addendum [Multi-page]
GENERAL COMMENTS:

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The reported analysis, opinions and conclusions were developed and this report was prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute which include the Uniform Standards of Professional Appraisal Practice. Throughout this report, the word inspection is to be interpreted as the word observation. The appraiser is not a professional inspector and there is no intent made to mislead a reader of this report.
In completing this report, I (we) understand that I (we) am bound to the client to hold in confidence any information relating to this appraisal, in accordance with USPAP, and the Gramm-Leach-Bailey Act (GLBA). I (we) have implemented such security measures as to ensure the security and confidentiality of the "non public personal information" of consumers as defined by GLBA.

APPRAISAL PURPOSE, INTENDED USE AND INTENDED USER:

The purpose of this appraisal is to develop an opinion of value of the subject property, as defined as of the effective date of this report. The intended use of the appraisal is to assist the client and any intended users in underwriting, approval and funding of the mortgage loan. The intended users of this report are the stated client and any other institutions involved in the underwriting, approval and funding of the mortgage loan. This report is not intended for any other uses or users.

OPINION OF MARKET VALUE VS. ESTIMATE OF MARKET VALUE:

The current Uniform Standards of Professional Appraisal Practice defines the market value conclusion as an opinion of market value and not an estimate of market value.

PERSONAL PROPERTY:

No items of personal property were included in the final valuation of the subject property.

ZONING:

The improvements on the subject property do conform to current zoning regulations. It does meet lot size requirements and in the event of loss the current improvement could be rebuilt without obtaining a zoning variance.

HIGHEST AND BEST USE:

The highest and best use of the subject property "as vacant" and "as improved" are that of the subjects present use as a single family residential dwelling.

HAZARDOUS SUBSTANCES & ENVIRONMENTAL DISCLAIMER:

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert and has no knowledge in the identification of hazardous substances and environmental conditions. The appraisers routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent substances or conditions which would negatively affect the valuation of the property.

The appraiser is also not a home inspector, nor is this appraiser an expert or knowledgeable in the fields of construction, plumbing, heating and electrical services. This report does not guarantee that the subject is free of defects and the appraiser does not assume the responsibility legally or otherwise, for any defects that may be discovered prior to or after settlement. Although the appraiser did not note any obvious reasons for a home inspection, the buyer has the right to have a home inspection done. Its is up to the buyer to exercise this right.

Conditions of Appraisals:

There were no conditions or requirements to this appraisal report. The indicated market value is based upon the present condition of the same. The appraiser assumes that all mechanical equipment, structural systems are operable and sound unless otherwise noted. This appraiser is not an expert in these fields and makes no warranty as to the structure/equipment components of the subject.

This is a sale of an estate property which was owned by Clara H Zolnierowics(deceased) and conveyed to Leo John, Steven Hugh and David Patrick Zolnierowicz who in return are now selling the property to Geoffrey Marshall Holt.

A $70,000 gift of equity is being conveyed to the buyer from David Patrick Zolnierowicz share of the life estate.

Extraordinary Assumption:

Please note due to the scope of work for this assignment(Desktop Appraisal), some of the interior and

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # NAN1602318493

Borrower/Client	Geoffrey Holt						
Property Address	1213 Hillside Dr						
City	Hanahan	County	Berkeley	State	SC	Zip Code	29410
Lender	Loan Depot						

exterior characteristics including but not limited to floor plan, condition, quality of construction, room count, effective age, etc. may be based upon an extraordinary assumption as this appraiser did not physically inspect the interior of the property and is relying on the data supplied by the lender, information contained in public records, MLS listing commentary and photos available to complete this assignment.

* URAR (Desktop): Conditions of Appraisal
Please note due to the scope of work for this assignment(Desktop Appraisal), some of the interior and exterior characteristics including but not limited to floor plan, condition, quality of construction, room count, effective age, etc. may be based upon an extraordinary assumption as this appraiser did not physically inspect the interior of the property and is relying on the data supplied by the lender, information contained in public records, MLS listing commentary and photos available to complete this assignment.

Revisions from 5/15/22-

1) Corrected.
2) Corrected.
3) Estimated remaining economic life could not be determined from a desk appraisal. An interior/exterior inspection would be needed.
4) Added.
5) Added.
6) Job type was ordered as a 1004 Desktop. Market condition are added for 1004 mc orders.
7) Current exposure time is 0-45 days.
8) In accordance with 2021--2022 USPAP, I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no current or prospective interest in the subject property or the parties involved and no services were performed by this appraiser within the last 3 years immediately proceeding the acceptance of this assignment.

9) Added
10) Left blank as instructed.

SUBJECT PHOTOGRAPH ADDENDUM

File # NAN1602318493

Borrower/Client Geoffrey Holt
Property Address 1213 Hillside Dr
City Hanahan County Berkeley State SC Zip Code 29410
Lender Loan Depot



FRONT OF SUBJECT PROPERTY

Subject Front
1213 Hillside Dr
210,000



REAR OF SUBJECT PROPERTY

Subject Rear
1213 Hillside Dr
210,000



STREET SCENE

Subject Street
1213 Hillside Dr
210,000

COMPARABLES PHOTOGRAPH ADDENDUM

File # NAN1602318493

Borrower/Client Geoffrey Holt
Property Address 1213 Hillside Dr
City Hanahan County Berkeley State SC Zip Code 29410
Lender Loan Depot



Comparable Sale 1

1117 Stratford Rd
Hanahan SC 29410

Date of Sale: s10/21;c08/21
Sale Price: 245,000
Sq. Ft.: 1,350
$ / Sq. Ft.: 181.48



Comparable Sale 2

1015 Dennis Dr
Hanahan SC 29410

Date of Sale: s03/22;c02/22
Sale Price: 270,000
Sq. Ft.: 1,385
$ / Sq. Ft.: 194.95



Comparable Sale 3

1222 Hillside Dr
Hanahan SC 29410

Date of Sale: s10/21;c09/21
Sale Price: 275,000
Sq. Ft.: 1,350
$ / Sq. Ft.: 203.70

LOCATION MAP ADDENDUM

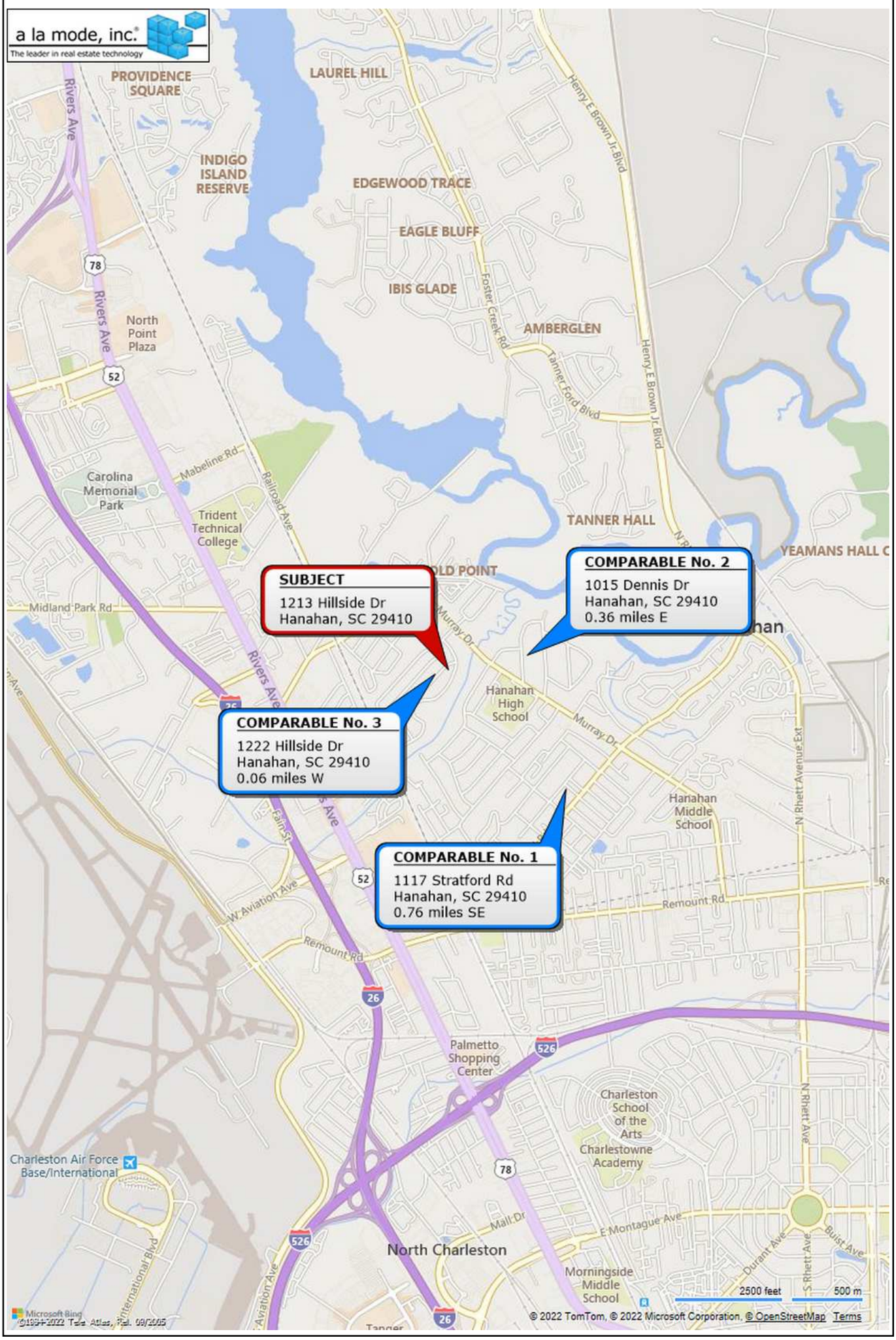
File # NAN1602318493

Borrower/Client Geoffrey Holt

Property Address 1213 Hillside Dr

City Hanahan County Berkeley State SC Zip Code 29410

Lender Loan Depot



LOCATION MAP ADDENDUM

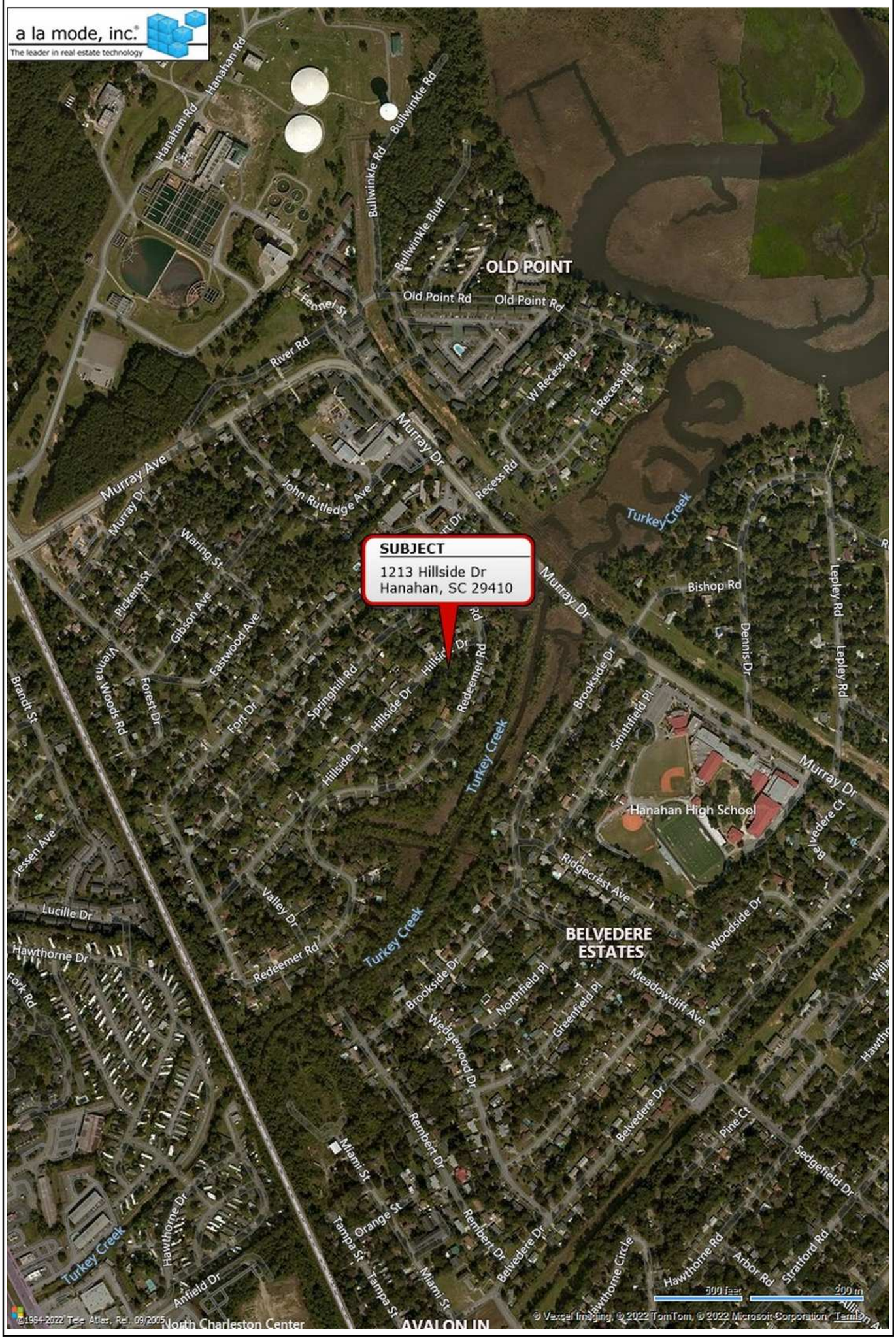
File # NAN1602318493

Borrower/Client Geoffrey Holt

Property Address 1213 Hillside Dr

City Hanahan County Berkeley State SC Zip Code 29410

Lender Loan Depot



SKETCH ADDENDUM

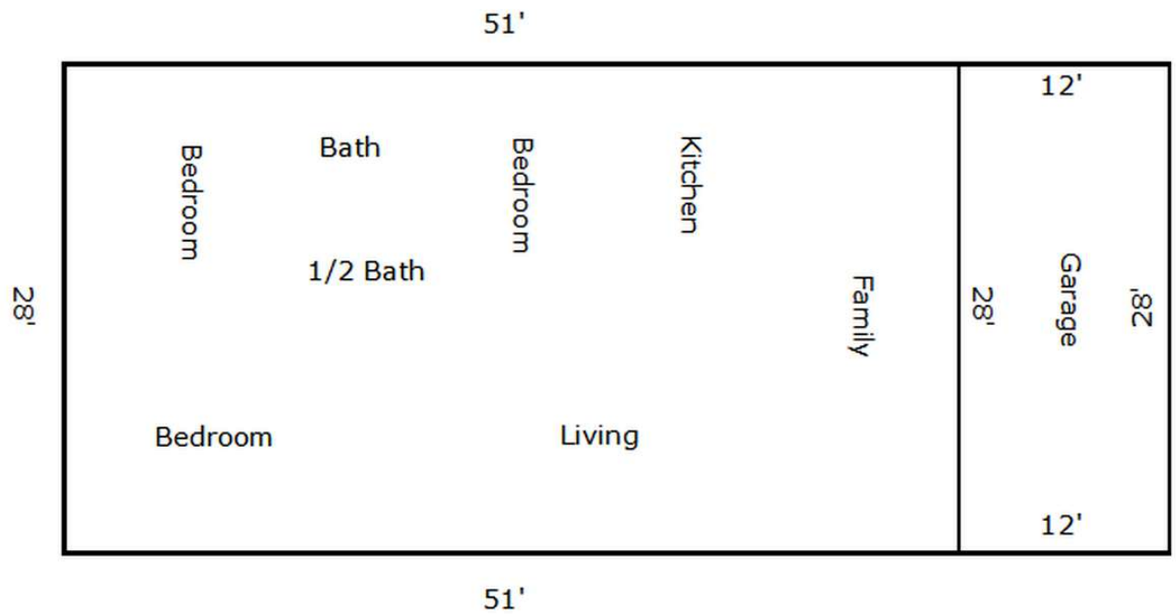
File # NAN1602318493

Borrower/Client Geoffrey Holt

Property Address 1213 Hillside Dr

City Hanahan County Berkeley State SC Zip Code 29410

Lender Loan Depot



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1428 Sq ft	28 × 51 = 1428
Total Living Area (Rounded):	**1428 Sq ft**	
Non-living Area		
1 Car Attached	336 Sq ft	28 × 12 = 336

Plat Map

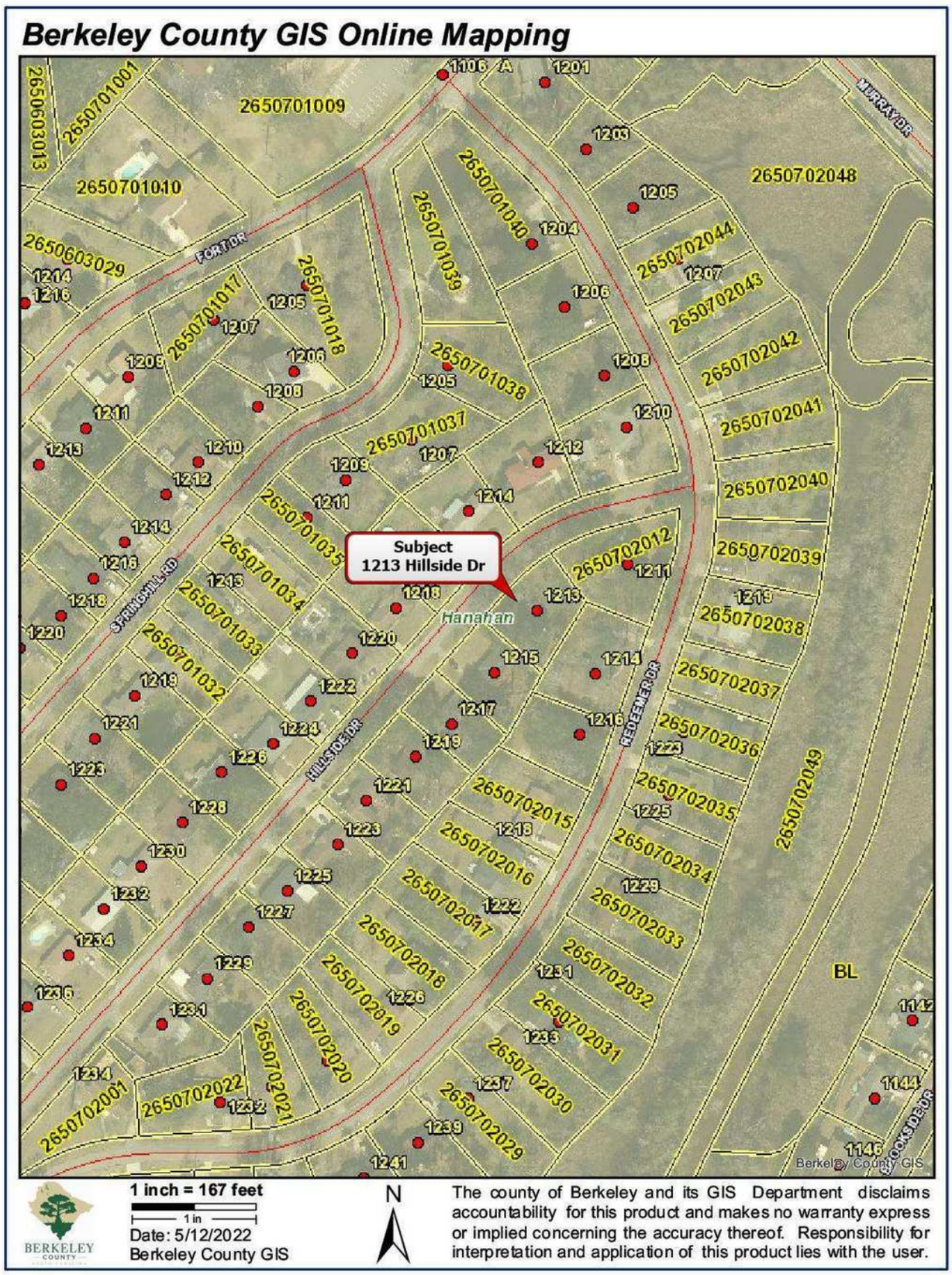
File # NAN1602318493

Borrower/Client Geoffrey Holt

Property Address 1213 Hillside Dr

City Hanahan County Berkeley State SC Zip Code 29410

Lender Loan Depot



The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.

File # NAN1602318493

Borrower/Client Geoffrey Holt
Property Address 1213 Hillside Dr
City Hanahan County Berkeley State SC Zip Code 29410
Lender Loan Depot

Property
Data Report

For: NAN AMC
Client: Loan Depot



1213 Hillside Dr
Hanahan, SC 29410, USA

File # NAN1602318493

Borrower/Client Geoffrey Holt

Property Address 1213 Hillside Dr

City Hanahan County Berkeley State SC Zip Code 29410

Lender Loan Depot

Property Photos



Front



Right

File # NAN1602318493

Borrower/Client Geoffrey Holt
Property Address 1213 Hillside Dr
City Hanahan County Berkeley State SC Zip Code 29410
Lender Loan Depot

Property Photos



Left



Rear

File # NAN1602318493

Borrower/Client	Geoffrey Holt						
Property Address	1213 Hillside Dr						
City	Hanahan	County	Berkeley	State	SC	Zip Code	29410
Lender	Loan Depot						

Property Photos



Address Verification



Street Scene

File # NAN1602318493

Borrower/Client Geoffrey Holt

Property Address 1213 Hillside Dr

City Hanahan County Berkeley State SC Zip Code 29410

Lender Loan Depot

Property Photos

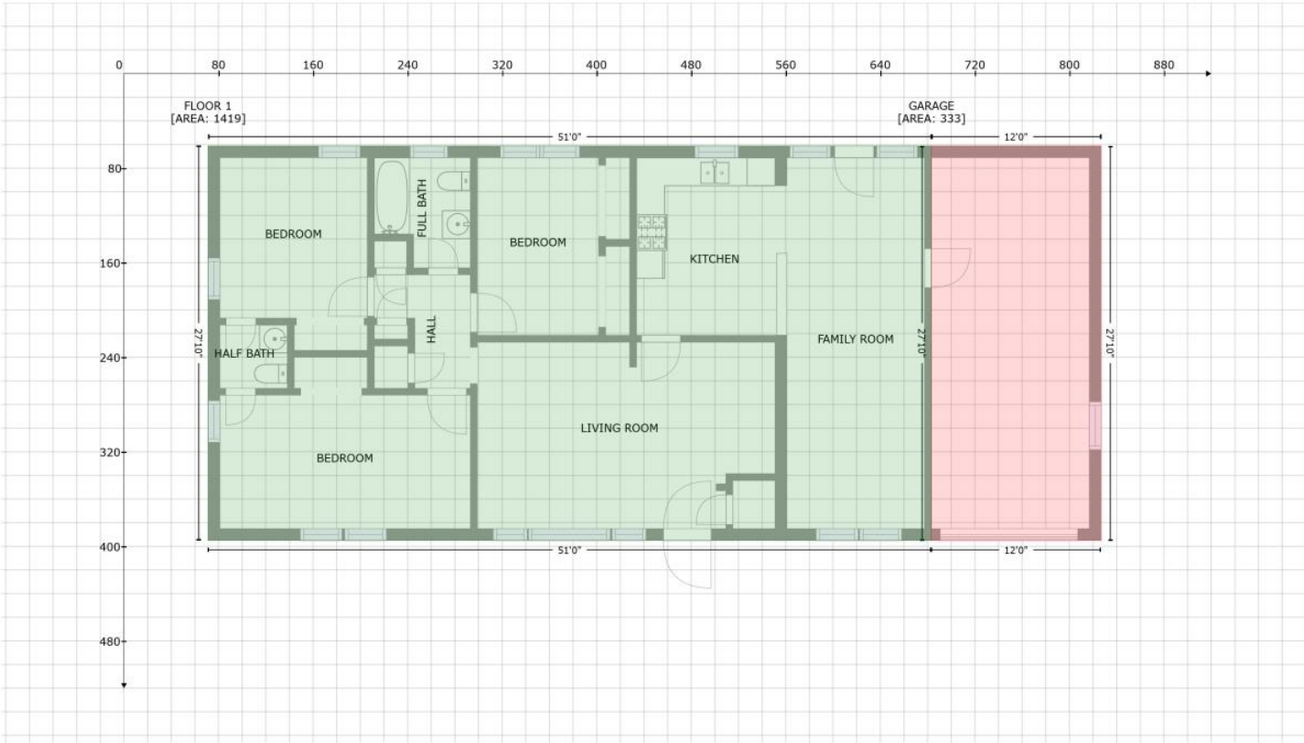


Street Scene

File # NAN1602318493

Borrower/Client Geoffrey Holt
Property Address 1213 Hillside Dr
City Hanahan County Berkeley State SC Zip Code 29410
Lender Loan Depot

Floor plan



FLOOR 1 equation: -((683.2 + 683.2) * (61.2 - 395.1) + (683.2 + 71.2) * (395.1 - 395.1) + (71.2 + 71.2) * (395.1 - 61.2) + (71.2 + 683.2) * (61.2 - 61.2)) * 0.5 * 0.00694

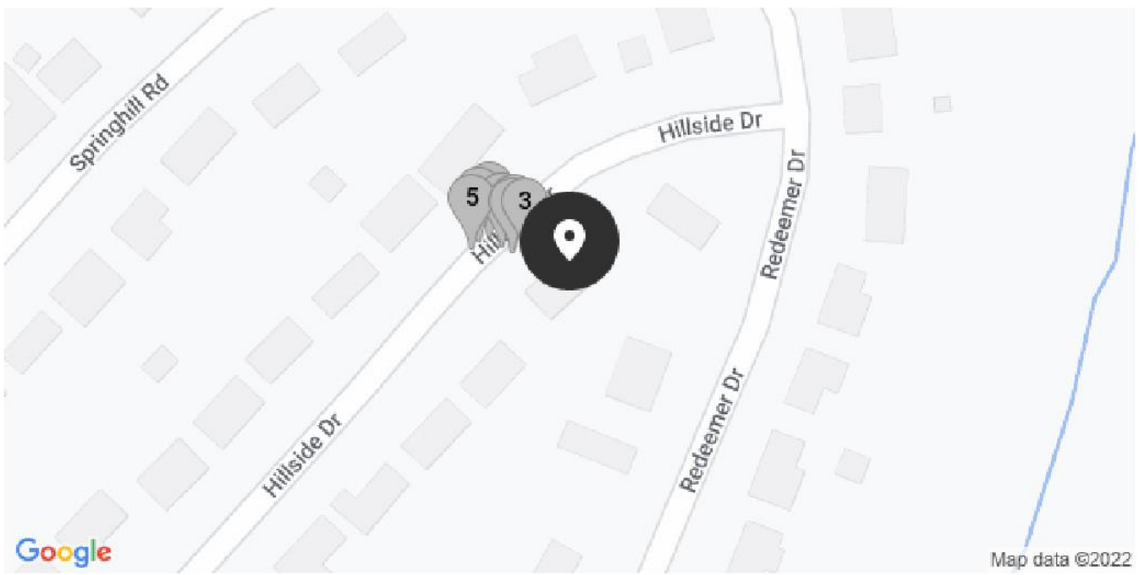
File # NAN1602318493

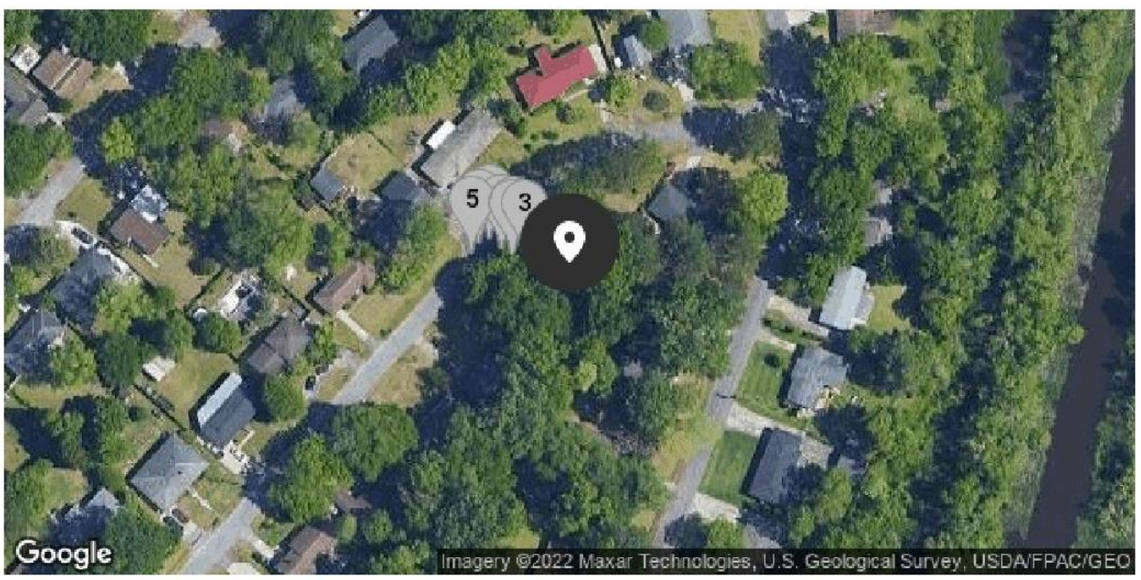
Borrower/Client Geoffrey Holt

Property Address 1213 Hillside Dr

City Hanahan County Berkeley State SC Zip Code 29410

Lender Loan Depot





1213 Hillside Dr
Hanahan, SC 29410, USA

File # NAN1602318493

Borrower/Client Geoffrey Holt

Property Address 1213 Hillside Dr

City Hanahan County Berkeley State SC Zip Code 29410

Lender Loan Depot

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: **RAP3665226-22** Renewal of: **RAP3665226-21**

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

Item 1. **Named Insured**: **William Johnson, IV**

Item 2. **Address**: **3655 Purple Martin Court**

City, State, Zip Code: **Mount Pleasant, SC 29466**

Item 3. **Policy Period**: From **05/03/2022** *(Month, Day, Year)* To **05/03/2023** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**:

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

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

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

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

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

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

B. $ **0.00** Aggregate

Item 6. **Premium**: $ **708.00**

Item 7. **Retroactive Date** (if applicable): **05/03/2013**

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

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

Authorized Representative

License

File # NAN1602318493

Borrower/Client Geoffrey Holt

Property Address 1213 Hillside Dr

City Hanahan County Berkeley State SC Zip Code 29410

Lender Loan Depot



State of South Carolina BCD 1341835
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

WILLIAM WESLEY JOHNSON IV

Is hereby entitled in practice as a:

Certified Residential Appraiser

License Number: 6758

Expiration Date: 06/30/2022
POCKET CARD

Laura L. Smith
Administrator

This document was generated on: 5/16/2022 4:02:25 PM