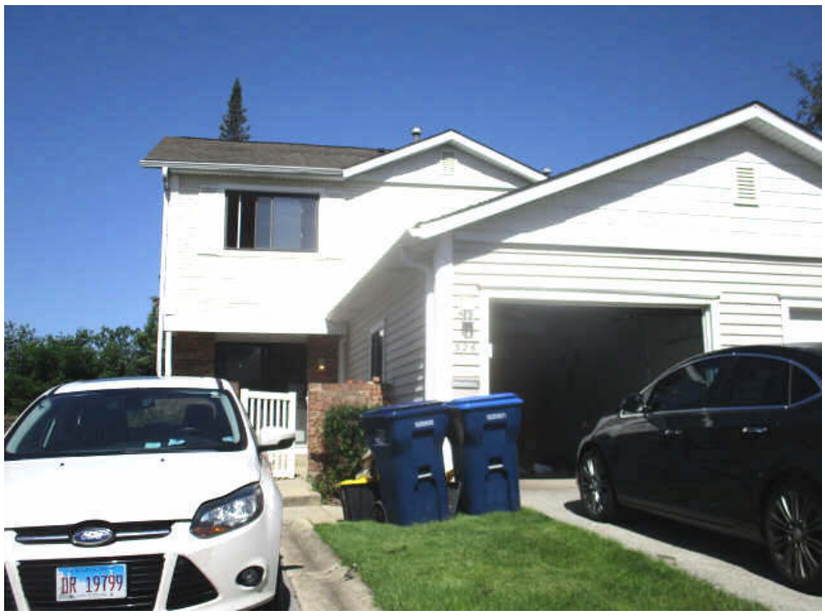
8900225437
File No. 91863440

APPRAISAL OF



LOCATED AT:

326 Clearwater Ln
Schaumburg, IL 60194-3609

FOR:

Citizens Financial Group, Inc.
100 Sockanossett Cross Road, Mailstop RDC110
Cranston, RI, 02920

BORROWER:

Amin, Leena

AS OF:

June 6, 2024

BY:

Kevin W. Lynn

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

8900225437
File No. 91863440

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 326 Clearwater Ln | Unit # - | City Schaumburg | State IL | Zip Code 60194-3609
Borrower Amin, Leena | Owner of Public Record Amin, Leena | County Cook
Legal Description ***See attached addenda for full legal description***
Assessor's Parcel # 07-23-103-010-1022 | Tax Year 2023 | R.E. Taxes $ 3,156
Project Name Dunbar Lakes | Phase # 1 | Map Reference MSA/MD16974 | Census Tract 8046.08
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | HOA $ 307 [ ] per year [X] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Market Value
Lender/Client Citizens Financial Group, Inc. | Address 100 Sockanossett Cross Road, Mailstop RDC110, Cranston, RI 02920
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). MRED Records

CONTRACT

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

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

NEIGHBORHOOD

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

Neighborhood Characteristics				Condominium Unit Housing Trends				Condominium Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	85 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	%
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	90 Low	0	Multi-Family	5 %
Neighborhood Boundaries	North; Golf Road, South; Schaumburg Road, East; Meacham Road,							650 High	60	Commercial	5 %
West; Roselle Road								260 Pred.	30	Other Vacant	5 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

PROJECT SITE

Topography Mostly Level | Size 3.68 Acres | Density 59.78 Units Per Acre | View B;Res;Glfvw
Specific Zoning Classification R-6 | Zoning Description Planned Unit Development
Zoning Compliance [X] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [ ] Yes [ ] No
[ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 17031C0187J | FEMA Map Date 08/19/2008
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. Typical easements have been considered. There are no readily visible encroachments, external factors, or environmental conditions adversely affecting the subject's marketability. External obsolescence is not observed at the time of inspection.

PROJECT INFORMATION

Data source(s) for project information Management / MRED Records / Previous Appraisal Files
Project Description [ ] Detached [X] Row or Townhouse [ ] Garden [ ] Mid-Rise [ ] High-Rise [ ] Other(describe)

General Description	General Description	Subject Phase		If Project Completed		If Project Incomplete	
# of Stories 2	Exterior Walls Avs/Frame	# of Units	220	# of Phases	1	# of Planned Phases	
# of Elevators 0	Roof Surface Asph. Shingle	# of Units Completed	220	# of Units	220	# of Planned Units	
[X] Existing [ ] Proposed	Total # Parking 440	# of Units For Sale	0	# of Units for Sale	0	# of Units for Sale	
[ ] Under Construction	Ratio (spaces/units) 2	# of Units Sold	220	# of Units Sold	220	# of Units Sold	
Year Built 1977	Type Garage/Driveway	# of Units Rented	33	# of Units Rented	33	# of Units Rented	
Effective Age 15	Guest Parking 0	# of Owner Occupied Units	187	# of Owner Occupied Units	187	# of Owner Occupied Units	

Project Primary Occupancy [X] Principal Residence [ ] Second Home or Recreational [ ] Tenant
Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [X] No
Management Group - [X] Homeowners' Association [ ] Developer [ ] Management Agent - Provide name of management company. Dunbar Lakes HOA (847)885-8405
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [ ] Yes [X] No If Yes, describe
Was the project created by the conversion of an existing building(s) into a condominium? [ ] Yes [X] No If Yes, describe the original use and the date of conversion.
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [X] Yes [ ] No If No, describe
Is there any commercial space in the project? [ ] Yes [X] No If Yes, describe and indicate the overall percentage of the commercial space. There is no known commercial space within the subject project.

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

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PROJECT INFORMATION

Describe the condition of the project and quality of construction. The subject project is made up of townhome style condominium units. Quality and condition are considered to be good. Unit mix and market appeal are typical for the area.

Describe the common elements and recreational facilities. Green areas, pool, tennis courts, clubhouse, exercise facility, party room, ponds

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

Is the project subject to a ground rent? ☐ Yes ☒ No If Yes, $ _____ per year (describe terms and conditions) Ground rents are not typical for the subject's market area.

Are the parking facilities adequate for the project size and type? ☒ Yes ☐ No If No, describe and comment on the effect on value and marketability.

PROJECT ANALYSIS

I ☐ did ☒ did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. The condominium project budget was not provided for review at the time of inspection as this is an exterior only appraisal. An extra-ordinary assumption is invoked in this report which assumes the budget to be in good standing with ample reserves.

Are there any other fees (other than regular HOA charges) for the use of the project facilities? ☐ Yes ☒ No If Yes, report the charges and describe.

Compared to other competitive projects of similar quality and design, the subject unit charge appears ☐ High ☒ Average ☐ Low If High or Low, describe.

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?
☐ Yes ☒ No If Yes, describe and explain the effect on value and marketability.

UNIT IMPROVEMENTS

Unit Charge $ 307.00 per month X 12 = $ 3,684 per year Annual assessment charge per year per square feet of gross living area = $ 2.46

Utilities included in the unit monthly assessment ☐ None ☐ Heat ☐ Air Conditioning ☐ Electricity ☐ Gas ☒ Water ☒ Sewer ☐ Cable ☐ Other

Source(s) Used for Physical Characteristics of Property ☐ Appraisal Files ☒ MLS ☒ Assessment and Tax Records ☐ Prior Inspection ☐ Property Owner
☐ Other (describe) Data Source for Gross Living Area Assessor Records

General Description	Amenities	Appliances	Car Storage
Floor # 1 & 2	☐ Fireplace(s) # 0	P Refrigerator	☐ None
# of Levels 2	☐ Woodstove(s) # 0	☒ Range/Oven	☒ Garage ☐ Covered ☐ Open
Heating Type Fwa Fuel N. Gas	☒ Deck/Patio Patio	☒ Disp P Microwave	# of Cars 1
☒ Central AC ☐ Individual AC	☐ Porch/Balcony None	☒ Dishwasher	☐ Assigned ☒ Owned
☐ Other (describe)	☐ Other None	P Washer/Dryer	Parking Space # 326

Finished area above grade contains: 6 Rooms 3 Bedrooms 2.1 Bath(s) 1,500 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? ☒ Yes ☐ No If No, describe and comment on compatibility to other projects in the market area.

Additional features (special energy efficient items, etc.). See Attached Addendum

Describe the condition of the property (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;The subject is a townhome style attached condominium unit located in Schaumburg. Per review of previous listings in the MRED Records, the subject is considered to be in good overall condition with updated baths and kitchen. An extra-ordinary assumption is invoked in this report which assumes the subject's interior to be in good overall condition consistent with other like dwellings in the market area. If a full interior inspection is made of the subject, the conclusions and final value in this report may be amended.

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.

PRIOR SALE HISTORY

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) MRED/Assessor Records
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) MRED/Assessor Records

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				08/01/2022
Price of Prior Sale/Transfer				$350,000
Data Source(s)	MRED/Assessor Records	MRED/Assessor Records	MRED/Assessor Records	MRED/Assessor Records
Effective Date of Data Source(s)	06/06/2024	06/06/2024	06/06/2024	06/06/2024

Analysis of prior sale or transfer history of the subject property and comparable sales Comp #3 previously sold on 08/01/2022 at $350,000. There were no prior sales or transfers of the subject or comparables in the past 36 months.

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

There are 7 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 238,000 to $ 380,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address and Unit #	326 Clearwater Ln -, Schaumburg, IL 60194-3609	324 Clearwater Ln -, Schaumburg, IL 60194-3609		740 Lakeview Pt -, Schaumburg, IL 60194-3616		847 Newbury Ct -, Schaumburg, IL 60173-4726	
Project Name and Phase	Dunbar Lakes 1	Dunbar Lakes 1		Dunbar Lakes 1		Weathersfield North 1	
Proximity to Subject		0.01 miles SW		0.23 miles SE		0.69 miles NE	
Sale Price	$		$ 238,000		$ 290,000		$ 350,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 158.67 sq. ft.		$ 193.33 sq. ft.		$ 241.05 sq. ft.	
Data Source(s)		MRED #11815971;DOM 35		MRED #11831451;DOM 5		MRED #11800901;DOM 4	
Verification Source(s)		MRED/Assessor Records		MRED/Assessor Records		MRED/Assessor Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0	0 0	ArmLth Cash;0	0 0	ArmLth Conv;0	0 0
Date of Sale/Time		s08/23;c07/23	0	s08/23;c07/23	0	s08/23;c06/23	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
HOA Mo. Assessment	$307	$318	0	$313	0	$270	0
Common Elements and Rec. Facilities	See Page 2	See Page 2		See Page 2		Similar	0 0
Floor Location	1 & 2	1 & 2		1 & 2		1 & 2	
View	B;Res;Glfvw	B;Res;Glfvw		N;Res;	+5,000	N;Res;	+5,000
Design (Style)	RT2L;Condo	RT2L;Condo		RT2L;Condo		RT2L;Townhme	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	47	47		50	0	35	-20,000
Condition	C3	C3	+15,000	C3	-15,000	C3	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 2.1	5 / 2 / 2.1	+2,500 0	5 / 2 / 2.1	+2,500 0	6 / 3 / 2.1	
Gross Living Area	1,500 sq. ft.	1,500 sq. ft.		1,500 sq. ft.		1,452 sq. ft.	+1,200
Basement & Finished Rooms Below Grade	750sf600sfin 1rr0br0.0ba1o	750sf450sfin 1rr0br0.0ba0o	0 +2,500	750sf600sfin 1rr0br0.0ba0o	 +2,500	0sf	+7,500 +5,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Fwa/Cac	Fwa/Cac		Fwa/Cac		Fwa/Cac	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1g;Owned	1g;Owned		1g;Owned		2g;Owned	-20,000
Porch/Patio/Deck	Patio	Patio		Patio		Patio	
Fireplace	None	None		1 Fireplace	-2,500	1 Fireplace	-2,500
Net Adjustment (Total)		[X] + [ ] -	$ 20,000	[ ] + [X] -	$ 7,500	[ ] + [X] -	$ 23,800
Adjusted Sale Price of Comparables		Net Adj. 8.4% Gross Adj. 8.4%	$ 258,000	Net Adj. -2.6% Gross Adj. 9.5%	$ 282,500	Net Adj. -6.8% Gross Adj. 17.5%	$ 326,200

Summary of Sales Comparison Approach See Attached Addendum

Indicated Value by Sales Comparison Approach $ 260,000

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)

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 260,000 Income Approach (if developed) $

See Attached Addendum

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, 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 $ 260,000 as of 06/06/2024 , which is the date of inspection and the effective date of this appraisal.

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 cooperative project.

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

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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

3. 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.

4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing 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.

5. 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 have performed a visual inspection of the exterior areas of the subject property from at least the street. I have reported the condition of the improvements in factual, specific terms. I have identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 Kevin W. Lynn
Name Kevin W. Lynn
Company Name First American Staff Appraisals, LLC.
Company Address 4795 Regent Blvd.
Irving, TX 75063
Telephone Number (866)956-4245
Email Address CentralOps@firstam.com
Date of Signature and Report 06/08/2024
Effective Date of Appraisal 06/06/2024
State Certification # 556.002487
or State License #
or Other (describe) State #
State IL
Expiration Date of Certification or License 09/30/2025

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

ADDRESS OF PROPERTY APPRAISED
326 Clearwater Ln Unit # -
Schaumburg, IL 60194-3609

APPRAISED VALUE OF SUBJECT PROPERTY $ 260,000

LENDER/CLIENT
Name First American Mortgage Solutions
Company Name Citizens Financial Group, Inc.
Company Address 100 Sockanossett Cross Road, Mailstop RDC110
Cranston, RI 02920
Email Address

SUBJECT PROPERTY
☐ Did not inspect exterior subject property
☐ Did inspect exterior of subject property from street
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

Uniform Appraisal Dataset Definitions

8900225437
File No. 91863440

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.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences 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.

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

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

Uniform Appraisal Dataset Definitions

8900225437
File No. 91863440

Abbreviations Used in Data Standardization Text

Abbrev.	Full Name	Appropriate Fields
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
AT	Attached Structure	Design(Style)
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
BsyRd	Busy Road	Location
cp	Carport	Garage/Carport
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
cv	Covered	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
DT	Detached Structure	Design(Style)
dw	Driveway	Garage/Carport
Estate	Estate Sale	Sale or Financing Concessions
e	Expiration Date	Date of Sale/Time
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Garage - Attached	Garage/Carport
gbi	Garage - Built-in	Garage/Carport
gd	Garage - Detached	Garage/Carport
GR	Garden Structure	Design(Style)
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
HR	High Rise Structure	Design(Style)
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
MR	Mid-Rise Structure	Design(Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
op	Open	Garage/Carport
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design(Style)
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
RT	Row or Townhouse	Design(Style)
RH	Rural Housing - USDA	Sale or Financing Concessions
SD	Semi-detached Structure	Design(Style)
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, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
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
w	Withdrawn Date	Date of Sale/Time
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		

REPORT TYPE

This real property appraisal report has been prepared under the Uniform Standards of Appraisal Practice option entitled "Appraisal Report".

SCOPE OF WORK

Subject Property Identification:
The appraiser has viewed all readily accessible areas of the dwelling from a front exterior aspect only. This limited visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

Sources of Information:
The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

INTENDED USERS and INTENDED USE

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

SUBJECT SECTION

Legal Description
The legal description as shown in this report, as an attached addenda page, is the complete description as found in public records.

Occupancy/Utilities
This is an exterior only appraisal assignment. This appraisal has been completed under the extraordinary assumption that the utilities and mechanical systems, as well as appliances, are in working order. Re-observation may result in additional repair requirements once all the utilities are on and fully functional. Use of this extraordinary assumption may affect assignment results.

Condo Association/HOA/Pending litigation
I am not aware of any pending litigation involving the Subject Condo Association/HOA.

Subject Condo Project
The Subject's Condominium project, associated grounds, and building do not appear to have any features characteristic of a hotel or motel. However, the Lender is encouraged to review all of the Condo project documents in order to verify the Subject's eligibility for secondary market financing.

NEIGHBORHOOD MARKET CONDITIONS

Market conditions were researched and analyzed by this appraiser from 01/2023 through the effective date of this report. Median value trends in the subject's market area are considered to be mostly stable over the past 12 months. Supply of inventory is considered to be in a shortage state with a 1.87 month supply of listing inventory. Market times are averaging 22 days. (MRED Statistics / Attached SF / Area #193 - Schaumburg)

Subject Neighborhood
The subject is located in the Schaumburg market area which is a suburban market area located in Chicago's northwest suburbs. Schools, shopping, employment, and most modern day conveniences are located within a close proximity. Higgins Road, a major traffic artery, is located within 1 mile and offers access to surrounding market areas and major highways. Housing stock is mostly made up of attached and detached single family homes varying in style, age and marketability.

Other Land Use
The Other Land Use on page 1 does not have a negative impact on the subject's marketability and value.

ZONING COMPLIANCE

Legal
The subject property is located with a zoning district which is legal and conforming.

HIGHEST AND BEST USE

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

SITE COMMENTS

Project Size / Site Area
The subject's actual project size on page 1 is taken from the Assessor or County Records, online mapping websites, or a plat of survey, if one is provided for this appraiser. Absence of a plat of survey or available online records, in some instances, the subject's project size on page 1 may be estimated.

Site / Accessibility
The subject property is accessible year-round in all types of normal weather conditions.

Subject Aerial Photo
An aerial photo of the subject has been provided in this report. There are no non-residential land uses or potential external influences near the subject property that impact the marketability or value.

Subject View
The subject property has a golf course view to the rear of the property. See aerial view.

ADDITIONAL FEATURES/IMPROVEMENTS

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		

Actual Age vs. Effective Age
It is noted that the subject's actual and effective ages differ by more than 10 years. This can be attributed to typical maintenance of the home and updating/remodeling of the home which reduces the effective age of the home.

Gross Living Area (GLA)
The subject's Living Area/Square Footage was taken from either Assessor Records, if available, or was estimated based on a review of MRED or public records.

PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS

The subject has no readily visible adverse conditions or physical deficiencies which adversely affect the livability, soundness or structural integrity of the property.

COMMENTS ON SALES COMPARISON

6 Month Time Guideline
A desired 6 month time guideline was exceeded in this appraisal report due to a lack of similar comparable sales in the subject's immediate market area. Stable market conditions warrant no time adjustments.

Industry Guidelines
Industry guidelines suggest comparable sales have gross adjustments less than 25%, net adjustments less than 15%, and individual adjustments not exceeding 10%. In this appraisal these guidelines were met.

Comparable Selection / Major Boundary
It should be noted that no major geographic boundary was crossed in the selection of comparables. If a major street was crossed in the selection of comparables, this appraiser deemed that the market is very similar on either side of the major street, and therefore no market location adjustments are necessary or warranted.

No Comparable Listings
It should be noted, per MRED Records, there are no comparable listings to the subject property in the immediate market area. Therefore, only closed sales were gridded in this report.

Age Adjustment / Comp #3
The age adjustment to comp #3 reflects a buyers preference for newer and less lived in dwellings.

View Adjustments / Comps #2 and #3
The view adjustments made to comps #2 and #3 reflect the subject's golf course view.

Condition Adjustments
Condition adjustments were applied to comparables #1 and #2. Adjustments were applied based on comp #1 being listed as "ready for ideas/upgrades" and for comp #2 being listed with numerous updates, per MRED descriptions.

Bedroom Count Adjustments
$2,500 per bedroom

GLA Adjustments
Above grade GLA adjustments were made at $25 per square foot and were rounded to the nearest $100. Adjustments were not made for value differences of less than $1,000.

Basement Adjustments
Basement adjustments have been made as follows:

Basement Line #1: Adjustments were made for total square feet (not finished) at $10 per 100 feet of difference, rounded to the nearest hundred.

Basement Line #2: Adjustments were made for total finished rooms (rec/bedroom/den/office/etc.) at $2,500 per room. Laundry or utility rooms are not included. Basement bathroom adjustments were made at the same contributory value as the above grade bathrooms. Basement bedroom adjustments were made at the same dollar amount as other finished rooms.

Comparable Sale Prices Exceed Desired 15%
It should be noted that the comparable sale prices in this report have a larger than desired difference in low to high sale prices. This is due to a lack of similar recent sales activity in the subject's immediate market area. The comparables adjust to a tighter sale price bracket.

*****Across-the-Board Adjustments / Basement Finished Rooms*****
Due to the lack of more similar meaningful closed comparable sales in the subject's immediate area, the appraiser found it necessary to utilize comparables that required across-the-board adjustments for line item: basement finished rooms. This was unavoidable in order to provide the most appropriate comparables and doesn't negatively affect the subject's value or marketability. This is considered to be acceptable to this appraiser given a lack of "perfect" comparable sales in the market area.

Comparable Selection/Condo Project
The subject property is located within a Condo Project. Comparables #1 and #2 are located within the same Condo Project as the subject. Comparable #3 is located in a competing condo development which does share a similar marketability and amenities. There are no measurable market differences between the subject's Condo Project and those developments of the comparables utilized in this report.

Days on Market Subject and Comparables
The marketing time noted on page 1 of this report is an average. Some sales will sell in less than average time, while some will take longer. Each sale was researched and while exposed for less time than average for the market, or for a longer time than noted on page 1, was found to meet the definition of Market Value as evidenced by having sales prices similar to those comparables utilized with marketing times within the range on page 1.

All other adjustments made on the sales comparison grid should be self explanatory.

FINAL RECONCILIATION

While all comparables share many meaningful attributes with the subject property and lend contributing support to the appraised value, comparable #1 was given the most weight in the final value conclusion. This is mainly due to its proximity next door and same view. The final value conclusion is $260,000.

*****Estimated Remaining Economic Life*****

The subject's estimated remaining economic life is 55 years.

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
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APPROACH(ES) TO VALUE

The appraiser has determined that the sales comparison approach is the most relevant analysis in this assignment and that there is sufficient information to develop a credible opinion of value by this approach alone. Development of the cost and income approaches was not part of the scope of work for this assignment, nor were they necessary to develop a credible opinion of value.

EXTRA COMMENTS

Subject and Comparables GLA / Age / Bed and Bath Counts / Etc. Conflict with Public Records, Online sources, or MRED Records

The subject and/or comparables GLA, age, and bed and bath counts may differ from public records, online websites, or MRED Records listing pages. Realtors often estimate this data on MRED Records pages, such as GLA, as they typically don't physically measure homes. Public records may be dated, inaccurate, not include additions, or include lower level or basement levels. Bed and bath counts, in public records and online sources, and/or the MRED Records, may also be misleading or inaccurate when they include the basement level as "above grade" bed or baths. Also, upon appraisal inspection, a bedroom may not be a true bedroom and therefore there is a confliction with public records, online sources, and MRED Records. This appraisal uses the most accurate data available, and in some cases, where public or MRED Records have clearly inaccurate or misleading data, this appraisal report uses the best and most accurate data based on the experience of this appraiser, that may or may not conflict with public records, online sources, or MRED records.

Subject Taxes / Most Current Tax Year
The subject's real estate taxes as described on page 1 is the most current year of "fully paid" installments of paid taxes in public records.

Disaster Declaration Comments
This property is free from damage and the disaster had no adverse effect on the subject's value or marketability.

Geographic Competency
The subject property is located 4 miles from my office. This assignment requires geographic competency as required by USPAP. I have spent sufficient time in this market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and location involved.

FIRREA Certification Statement
The appraiser certifies and agrees that this appraisal 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. 331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Appraiser Insurance Requirements
The appraiser is aware that the client has certain Errors and Omissions Insurance requirements in place for vendors of appraisal services. Proof of Errors and Omissions Insurance has been provided and is on file with the entity that engaged First American Staff Appraisals for this assignment.

AIR Compliance Statement
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 the client.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent on an action or event resulting from the analysis, opinion or conclusions in, or the use of, this review report. My analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

Personal Property / Non-Realty Items
Personal property and/or non-realty items are not included in this appraisal report and not given any market value.

Fee Disclosure
The compensation for this appraisal assignment is $350.00.

*****Section 1455.245 / Scope of Property Condition Inspections by Real Estate Appraisers*****
The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.

Market Conditions Addendum to the Appraisal Report

8900225437
File No. 91863440

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 326 Clearwater Ln City Schaumburg State IL Zip Code 60194-3609

Borrower Amin, Leena

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	5	1	1	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	0.83	0.33	0.33	[ ] Increasing [X] Stable [ ] Declining
Total # of Comparable Active Listings	1	1	0	[ ] Declining [X] Stable [ ] Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.20	3.03	0.00	[ ] Declining [X] Stable [ ] Increasing

Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Median Comparable Sale Price	350,000	365,000	319,009	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Sales Days on Market	3	3	37	[ ] Declining [X] Stable [ ] Increasing
Median Comparable List Price	330,000	360,000	0	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Listings Days on Market	3	3	0	[ ] Declining [X] Stable [ ] Increasing
Median Sale Price as % of List Price	103.94%	101.39%	0.00%	[ ] Increasing [X] Stable [ ] Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? [ ] Yes [X] No				[ ] Declining [X] Stable [ ] Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

Seller concessions do exist in the Schaumburg market area. Concessions do exist in the resale market as special financing, incentives, or personal property, and are sometimes utilized to motivate a sale.

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

Foreclosures exist in the subject's market area but are not considered to be a major or driving factor, per review of MRED Records.

Cite data sources for above information. MRED Records

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

The inventory analysis above only represents a small sample size of the subject market of homes "comparable" to the subject property.
See attached market conditions commentary for a more comprehensive analysis of the subject's market area conditions

CONDO / CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: Condominium Project Name: Dunbar Lakes

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	2	0	0	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	0.33	0.00	0.00	[ ] Increasing [X] Stable [ ] Declining
Total # of Active Comparable Listings	0	0	0	[ ] Declining [X] Stable [ ] Increasing
Months of Unit Supply (Total Listings/Ab. Rate)	0.00	0.00	0.00	[ ] Declining [X] Stable [ ] Increasing

Are foreclosure sales (REO sales) a factor in the project? [ ] Yes [X] No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Foreclosures do not appear to be a driving factor within the subject project. The percentage of foreclosures is considered to be consistent with other like projects in the immediate market area.

Summarize the above trends and address the impact on the subject unit and project. Value trends within the subject project are considered to be consistent with trends outside the project, in the above market research and analysis section of this addendum.

APPRAISER

APPRAISER

Signature Kevin W. Lynn
Name Kevin W. Lynn
Company Name First American Staff Appraisals, LLC.
Company Address 4795 Regent Blvd.
Irving, TX 75063
State License/Certification # 556.002487 State IL
Email Address CentralOps@firstam.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

Appraiser Independence Certification

8900225437
File No.: 91863440

Borrower: Amin, Leena
Property Address: 326 Clearwater Ln
City: Schaumburg County: Cook State: IL Zip Code: 60194-3609
Lender/Client: Citizens Financial Group, Inc.

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

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

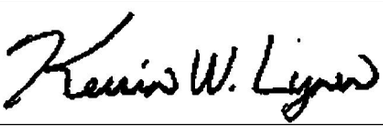
I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

APPRAISER:

Signature: 
Name: Kevin W. Lynn
Date Signed: 06/08/2024
State Certification #: 556.002487
or State License #:
or Other (describe): State #:
State: IL
Expiration Date of Certification or License: 09/30/2025

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

8900225437

USPAP ADDENDUM

File No. 91863440

Borrower: Amin, Leena
Property Address: 326 Clearwater Ln
City: Schaumburg County: Cook State: IL Zip Code: 60194-3609
Lender: Citizens Financial Group, Inc.

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under 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: under 3 months.

This opinion is estimated to be the same as the marketing time reported in the neighborhood section on page one of this report which is under 3 months.

Additional Certifications

- [ ] 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.
- [X] 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.

This appraiser, Kevin W. Lynn, previously completed an appraisal on the subject property on 04/03/2023 and 08/01/2023.

Additional Comments

APPRAISER:

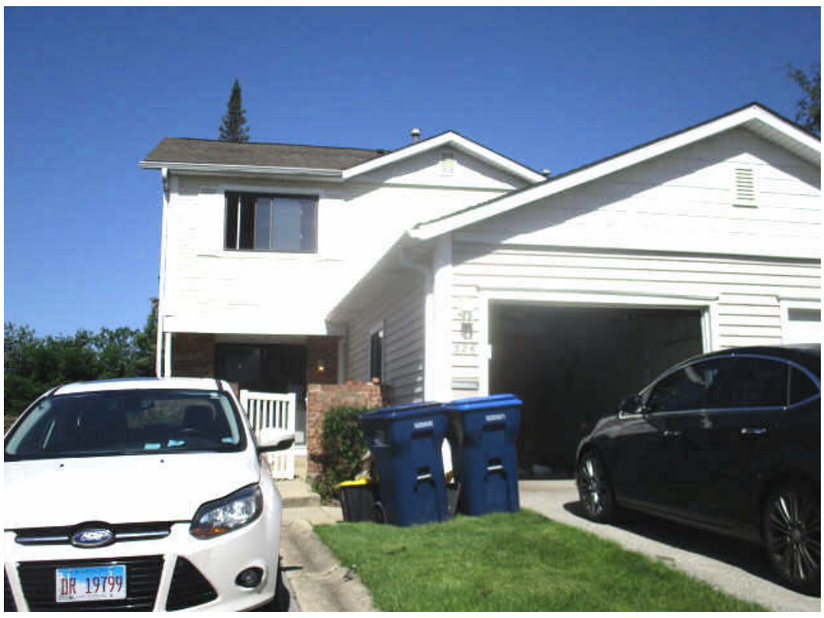
Signature: Kevin W. Lynn
Name: Kevin W. Lynn
Date Signed: 06/08/2024
State Certification #: 556.002487
or State License #:
or Other (describe): State #:
State: IL
Expiration Date of Certification or License: 09/30/2025
Effective Date of Appraisal: June 6, 2024

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 6, 2024
Appraised Value: $ 260,000

REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Additional Photo

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		



street view / opposite direction

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		



COMPARABLE SALE #1

324 Clearwater Ln
-, Schaumburg, IL 60194-3609
Sale Date: s08/23;c07/23
Sale Price: $ 238,000



COMPARABLE SALE #2

740 Lakeview Pt
-, Schaumburg, IL 60194-3616
Sale Date: s08/23;c07/23
Sale Price: $ 290,000



COMPARABLE SALE #3

847 Newbury Ct
-, Schaumburg, IL 60173-4726
Sale Date: s08/23;c06/23
Sale Price: $ 350,000

FLOOD MAP

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		



FloodMap Legend

- 100yr Floodplain
- 500yr Floodplain
- Floodway
- Levee

Flood Information

Community: 170158 SCHAUMBURG, VILLAGE OF
Property is not in a FEMA special flood hazard area
Map Number: 17031C0187J Map Date: 08/19/2008
Panel: 0187J FIPS: 17031
Zone: X

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of or merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

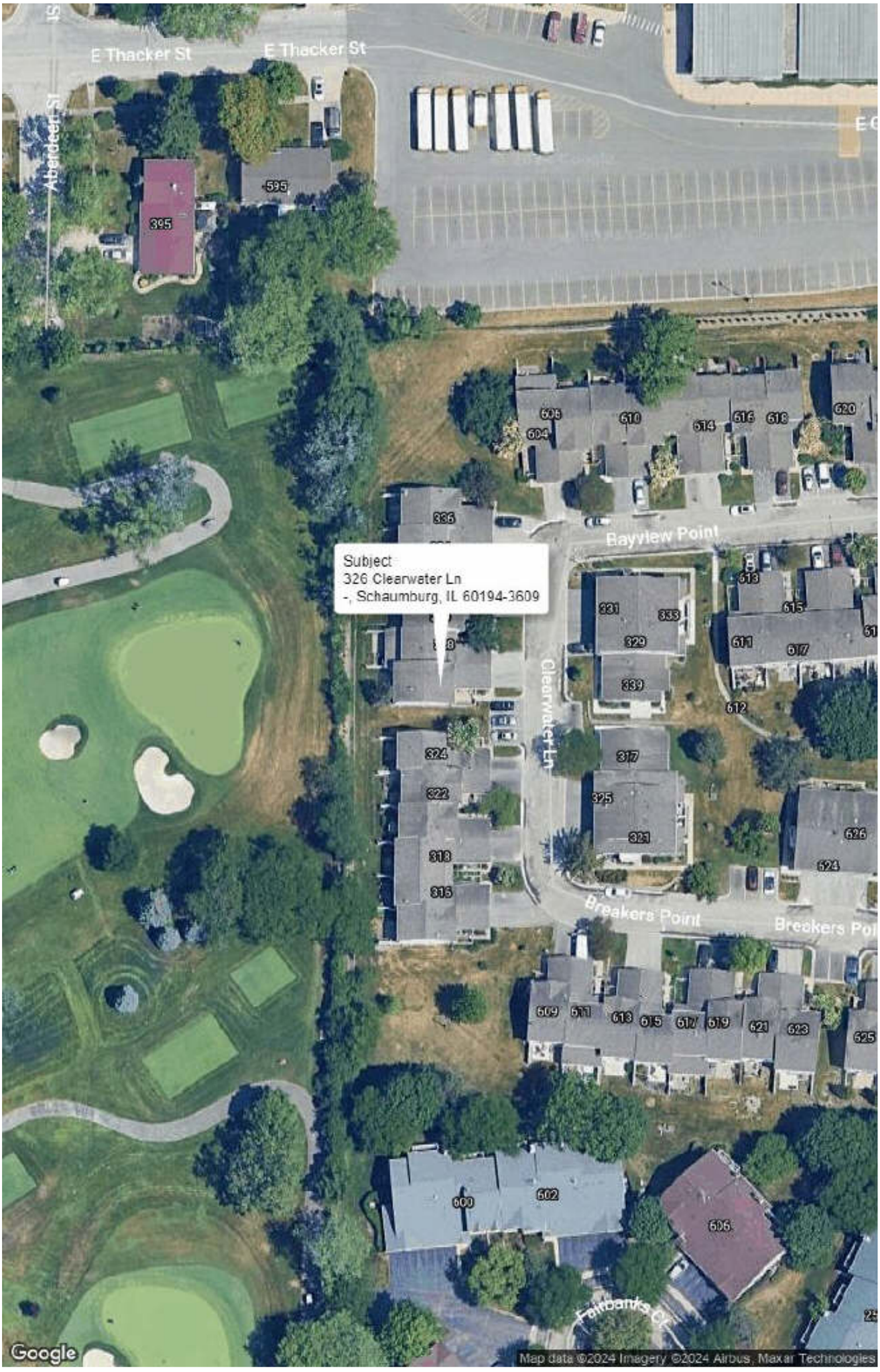
LOCATION MAP

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		



Subject Aerial View

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		



Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		

UNIT 38F AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON JULY 1, 1974 AS DOCUMENT LR2760814 IN AND TO A CERTAIN PART OF LOT 7 IN DUNBAR LAKES, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED ON AUGUST 16, 1973 AS DOCUMENT LR2711125, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM REGISTERED AS DOCUMENT NUMBER LR2760814, TOGETHER WITH IS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION FILED MARCH 1, 1974 AS DOCUMENT LR2742776, AS AMENDED FROM TIME TO TIME, AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1973 AND KNOWN AS TRUST NUMBER 45402 TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 64870 AND FILED SEPTEMBER 10, 1974 AS DOCUMENT LR2772909, FOR INGRESS AND EGRESS.

TAX PARCEL NUMBER: 07-23-103-010-1022

(v) The common address or location of the property is:

326 Clearwater Ln
Schaumburg, IL 60194

Property of Cook County C

E & O Insurance

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh Risk & Insurance Services
633 W. 5th Street, Suite 1200
Los Angeles, CA 90071

CONTACT NAME:
PHONE (A/C, No, Ext): FAX (A/C, No):
E-MAIL ADDRESS:

CN106027701-STND-GAWUP-24- Gen

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Fire Insurance Company	19682
INSURER B : N/A	N/A
INSURER C : Hartford Accident & Indemnity Co.	22357
INSURER D : Twin City Fire Insurance Company	29459
INSURER E : AIG Specialty Insurance Company	26883
INSURER F :	

INSURED
First American Financial Corporation
and its covered subsidiaries, including: First American Title Insurance Company
First American Title Company, LLC
First American Staff Appraisals, LLC
1 First American Way
Santa Ana, CA 92707

COVERAGES **CERTIFICATE NUMBER:** LOS-002431848-93 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY			72CSER32911	06/01/2024	06/01/2025	EACH OCCURRENCE	$	2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$	1,000,000
							MED EXP (Any one person)	$	N/A
							PERSONAL & ADV INJURY	$	2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$	4,000,000
	X POLICY PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$	4,000,000
	OTHER:							$	
A	AUTOMOBILE LIABILITY			72CSER32909	06/01/2024	06/01/2025	COMBINED SINGLE LIMIT (Ea accident)	$	2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$	
								$	
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$	
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$	
	DED / RETENTION $							$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			72WNR32908 (AOS)	06/01/2024	06/01/2025	X PER STATUTE / OTH-ER		
D	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N	N / A		72WBRR32914 (WI)	06/01/2024	06/01/2025	E.L. EACH ACCIDENT	$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000
E	Professional Liability / E&O			066855740	06/01/2024	06/01/2025	Limit (Each Claim)		2,000,000
	Claims-made form			SIR/Retro Dates various per policy			Aggregate		2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
EVIDENCE OF FIRST AMERICAN'S INSURANCE - DOES NOT INCLUDE BORROWER

The referenced policies cover all First American locations.

CERTIFICATE HOLDER

First American Financial Corporation
First American Title Insurance Company
Attn: Kaelyn Reed
1 First American Way
Santa Ana, CA 92707

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marsh Risk & Insurance Services

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

License

Borrower: Amin, Leena		File No.: 91863440
Property Address: 326 Clearwater Ln		Case No.: 8900225437
City: Schaumburg	State: IL	Zip: 60194-3609
Lender: Citizens Financial Group, Inc.		



State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
556.002487

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2025

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

KEVIN W LYNN
121 KRISTIN CIRCLE #2
SCHAUMBURG, IL 60195

MARIO TRETO, JR.
SECRETARY

LAURIE MURPHY
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

18261116

Cut on Dotted Line

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3035817



LICENSE NO.
556.002487

Department of Financial and Professional Regulation
Division of Real Estate

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

KEVIN W LYNN

EXPIRES:
09/30/2025

MARIO TRETO, JR.
SECRETARY

LAURIE MURPHY
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.g

Cut on Dotted Line

Errors - These items must be corrected to receive a "pass".

- 1075_05AUAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain "Proof of Errors and Omissions Insurance has been provided and is on file with the entity that engaged First American Staff Appraisals for this assignment.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

Warnings - These items may be incorrect and require your review.

- 1075_05AUAD - FRONT VIEW OF SUBJECT PROPERTY - ACI Insights detected that the Subject Front photo contains license_plate, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1075_05AUAD - SALES COMPARABLE NO. 3 - Date of Prior Sale/Transfer - My research did not reveal any prior sales or transfers for the year prior is indicated, yet comparable prior sale has been entered.
- 1075_05AUAD - SALES COMPARISON APPROACH - Low Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- 1075_05AUAD - SALES COMPARABLE(S) #1,2 - Condition - is the same as the Subject, and the Condition adjustment is not blank or 0 (zero).
- 1075_05AUAD - SALES COMPARABLE(S) #3 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 1075_05AUAD - STREET VIEW OF SUBJECT PROPERTY - ACI Insights detected that the Subject Street Scene photo contains license_plate, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.