Uniform Residential Appraisal Report

031-5759067
File No. AS50550

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 28 Marchwood Cv | City Little Rock | State AR | Zip Code 72210
Borrower Mary Huntsman-Hartfield | Owner of Public Record Hartfield, Mary D | County Pulaski
Legal Description Lot 22, Block 1, Sienna Lake Subdivision
Assessor's Parcel # 44L0290202200 | Tax Year 2022 | R.E. Taxes $ 3,708
Neighborhood Name Sienna Lake | Map Reference 30780 | Census Tract 0042.26
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [X] PUD | HOA $ 75 [ ] per year [X] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client Nationstar Mortgage LLC dba Mr. Coo | Address 8950 Cypress Waters Blvd, Dallas, TX 75019
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). CARMLS

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				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	60 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	105 Low	0	Multi-Family	5 %
Neighborhood Boundaries	Lawson Rd to the north, Sparks Rd to the west, Interstate 430 to the east							500 High	75	Commercial	15 %
, and Interstate 30 to the south. Other category is undeveloped pastoral and wooded tracts.								215 Pred.	15	Other Other	15 %

Neighborhood Description The subject is located in a single family residential subdivision that contains a small private lake, community pool, tennis courts, and club house and is surrounded by similar housing. The greater neighborhood is predominantly single family with an interspersed mixture of all property types and surrounding undeveloped pastoral and wooded tracts.
Market Conditions (including support for the above conclusions) See attached addenda. Median comparable sale price increased 21%. Median comparable list price increased 1.7%. Median comparable price changes are a poor indicator of market change in the neighborhood due to the small data set and market value related differences between the properties. The current S&P CoreLogic Cash-Shiller U.S.

SITE

Dimensions No survey available | Area 10765 sf | Shape Rectangular | View N;Res;
Specific Zoning Classification R2 | Zoning Description Single family residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] 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 Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 05119C0441G | FEMA Map Date 07/06/2015
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. The scope of work of this appraisal assignment did not include extensive land and / or title research for recorded easements and only readily apparent easements, encroachments, and other adverse conditions are to be reported. None were found for the subject property.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[ ] Concrete Slab [X] Crawl Space	Foundation Walls Brick / Good	Floors Wd/Gd;Carpet/A
# of Stories 1	[ ] Full Basement [ ] Partial Basement	Exterior Walls Brick / Good	Walls Drywall / Good
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface Architectural / Avg	Trim/Finish BB, Crown / Goo
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 0 %	Gutters & Downspouts Aluminum / Good	Bath Floor Tile / Good
Design (Style) NeoEclectic	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type Insulated / Good	Bath Wainscot Tile, Fbg / Good
Year Built 2015	Evidence of [ ] Infestation	Storm Sash/Insulated None	Car Storage [ ] None
Effective Age (Yrs) 5	[ ] Dampness [ ] Settlement	Screens Mesh / Good	[X] Driveway # of Cars 2
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) # 0	Driveway Surface Concrete
[X] Drop Stair [ ] Stairs	[ ] Other Fuel Gas	[X] Fireplace(s) # 1 [X] Fence Wood	[X] Garage # of Cars 2
[ ] Floor [ ] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck Cvd [X] Porch Covered	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool None [ ] Other None	[X] Att. [ ] Det. [ ] Built-in

Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 7 Rooms | 4 Bedrooms | 2.1 Bath(s) | 2,341 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). The subject has central h/a, insulation, insulated windows, and a fireplace.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation. The improvements are typical and conform to the neighborhood. The improvements are not an over or under improvement for the neighborhood. All utilities were on and functional at time of inspection. Recent updating includes a rear deck extensions and wood privacy fencing.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

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There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 240,000 to $ 399,900 .
There are 28 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 227,000 to $ 390,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	28 Marchwood Cv Little Rock, AR 72210	21 Waters Edge Dr Little Rock, AR 72204		4 Sienna Lake Cv Little Rock, AR 72210		135 Congressional Dr Little Rock, AR 72210	
Proximity to Subject		1.38 miles NE		0.05 miles SW		0.94 miles NE	
Sale Price	$		$ 273,000		$ 385,000		$ 260,000
Sale Price/Gross Liv. Area	$ sq. ft.	$ 132.27 sq. ft.		$ 135.09 sq. ft.		$ 132.05 sq. ft.	
Data Source(s)		CARMLS#21033389;DOM 100		CARMLS#21028724;DOM 2		CARMLS#22018164;DOM 2	
Verification Source(s)		Ext Insp / MLS / Assessor		Ext Insp / MLS / Assessor		Ext Insp / MLS / Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s01/22;c01/22		s11/21;c09/21		s07/22;c06/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	10765 sf	9901 sf	0	12996 sf	0	10400 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;NeoEcl	DT1;NeoEcl		DT1.5;NeoEcl	0	DT1;NeoEcl	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	7	13	0	12	0	19	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 2.1	7 / 4 / 2.0	+2,000	7 / 4 / 3.0	-2,000	7 / 3 / 2.0	+2,000
Gross Living Area	2,341 sq. ft.	2,064 sq. ft.	+27,700	2,850 sq. ft.	-50,900	1,969 sq. ft.	+37,200
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central H&A	Central H&A		Central H&A		Central H&A	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2gd2dw	0	2ga2dw	
Porch/Patio/Deck	Deck / Porch	Patio / Porch	0	Patio / Porch	0	Deck / Porch	
Net Adjustment (Total)		[X] + [ ] -	$ 29,700	[ ] + [X] -	$ -52,900	[X] + [ ] -	$ 39,200
Adjusted Sale Price of Comparables		Net Adj. 10.9% Gross Adj. 10.9%	$ 302,700	Net Adj. 13.7% Gross Adj. 13.7%	$ 332,100	Net Adj. 15.1% Gross Adj. 15.1%	$ 299,200

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) Tax Assessor parcel records and CARMLS - Central Arkansas Realtor MLS
My research [X] 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) Tax Assessor parcel records and CARMLS - Central Arkansas Realtor MLS
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	06/29/2021		06/29/2021	
Price of Prior Sale/Transfer	$0		$0	
Data Source(s)	CARMLS / Assessor	CARMLS / Assessor	CARMLS / Assessor	CARMLS / Assessor
Effective Date of Data Source(s)	10/03/2022	10/03/2022	10/03/2022	10/03/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The subject had a $0 bill of assurance transfer on 06/29/2021.
Comparable two had a $0 bill of assurance transfer on 06/29/2021.

Summary of Sales Comparison Approach. See supplemental addendum for detailed sales comparison approach commentary.

Indicated Value by Sales Comparison Approach $ 311,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 311,000 Cost Approach (if developed) $ 332,160 Income Approach (if developed) $
The sales approach is considered the most relevant approach to value as it best represents current market activity between buyers and sellers. The cost approach was completed to support the sales comparison approach. The income approach is not applicable.

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 complete visual inspection of the interior and exterior areas of the subject property, 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 $ 311,000 as of 09/29/2022 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Highest and Best Use

The subject property has a highest and best use of single family residential. Single family residential is legally permissible, physically possible, financially feasible, and the most profitable use of the subject property.

COVID-19

The United States has declared COVID-19 a national pandemic. This is a rapidly changing situation with material fluctuations in asset values reflected in daily economic reports. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Recent lot sales in the subject subdivision ranged from $36,000 to $50,000. The subject has an average lot for the subdivision with a slope towards the rear interior subdivision residential view to the front and ridge view to the rear. Opinion of subject site value is $40,000.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW	OPINION OF SITE VALUE		= $	40,000
Source of cost data Marshall & Swift's Residential & Local Builders	Dwelling 2,341 Sq. Ft. @ $	120.00	= $	280,920
Quality rating from cost service Avg Effective date of cost data 2022	0 Sq. Ft. @ $		= $	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Dk/Por/Fp/Appl			15,000
Cost approach is replacement cost new less depreciation.	Garage/Carport 594 Sq. Ft. @ $	20.00	= $	11,880
	Total Estimate of Cost-New		= $	307,800
	Less Physical / Functional / External			
	Depreciation $25,640		= $ (	25,640)
	Depreciated Cost of Improvements		= $	282,160
	"As-is" Value of Site Improvements		= $	10,000
	Driveway/Fence/Landscaping			
Estimated Remaining Economic Life (HUD and VA only) 55 Years	INDICATED VALUE BY COST APPROACH		= $	332,160

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) The income approach is not applicable.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [X] No Unit type(s) [X] 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 an 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) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) 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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. 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.

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.) 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.

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 performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I 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 _____
Name Audie Swan
Company Name Simmons Appraisal
Company Address 1815 Jefferson Ave
Conway, AR 72032
Telephone Number (501) 804-3760
Email Address audie.swan@gmail.com
Date of Signature and Report 10/03/2022
Effective Date of Appraisal 09/29/2022
State Certification # CR1907
or State License # _____
or Other (describe) _____ State # _____
State AR
Expiration Date of Certification or License 06/30/2023

ADDRESS OF PROPERTY APPRAISED
28 Marchwood Cv
Little Rock, AR 72210

APPRAISED VALUE OF SUBJECT PROPERTY $ 311,000

LENDER/CLIENT
Name Valuation Connect
Company Name Nationstar Mortgage LLC dba Mr. Cooper
Company Address 8950 Cypress Waters Blvd
Dallas, TX 75019
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 _____

Uniform Residential Appraisal Report

031-5759067
File No. AS50550

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	28 Marchwood Cv Little Rock, AR 72210	1 Redleaf Cir Little Rock, AR 72210		12607 Meadows Edge Ln Little Rock, AR 72211		108 Sienna Lake Ln Little Rock, AR 72210	
Proximity to Subject		0.67 miles SE		2.92 miles N		0.15 miles NE	
Sale Price	$		$ 265,000		$ 390,000		$ 385,000
Sale Price/Gross Liv. Area	$ sq. ft.	$ 136.60 sq. ft.		$ 164.14 sq. ft.		$ 128.98 sq. ft.	
Data Source(s)		CARMLS#21040378;DOM 83		CARMLS#22023168;DOM 9		CARMLS#21032195;DOM 3	
Verification Source(s)		Ext Insp / MLS / Assessor		Ext Insp / MLS / Assessor		Ext Insp / MLS / Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth FHA;0		ArmLth Conv;0		ArmLth VA;0	
Date of Sale/Time		s04/22;c03/22		s08/22;c07/22		s10/21;c10/21	
Location	N;Res;	N;Res;		N;Res;	-60,000	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	10765 sf	9075 sf	0	8145 sf	0	9384 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;NeoEcl	DT1;NeoEcl		DT1.5;NeoEcl	0	DT1;NeoEcl	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	7	19	0	19	0	7	
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 2.1	7 / 4 / 2.0	+2,000	7 / 4 / 3.0	-2,000	7 / 4 / 3.0	-2,000
Gross Living Area	2,341 sq. ft.	1,940 sq. ft.	+40,100	2,376 sq. ft.	-3,500	2,985 sq. ft.	-64,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central H&A	Central H&A		Central H&A		Central H&A	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2gbi2dw	0	2ga2dw	
Porch/Patio/Deck	Deck / Porch	Deck / Porch		Pat / Dk / Por	0	Deck / Porch	
Net Adjustment (Total)		[X] + [ ] -	$ 42,100	[ ] + [X] -	$ -65,500	[ ] + [X] -	$ -66,400
Adjusted Sale Price of Comparables		Net Adj. 15.9% Gross Adj. 15.9%	$ 307,100	Net Adj. 16.8% Gross Adj. 16.8%	$ 324,500	Net Adj. 17.2% Gross Adj. 17.2%	$ 318,600

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer	06/29/2021			
Price of Prior Sale/Transfer	$0			
Data Source(s)	CARMLS / Assessor	CARMLS / Assessor	CARMLS / Assessor	CARMLS / Assessor
Effective Date of Data Source(s)	10/03/2022	10/03/2022	10/03/2022	10/03/2022

Summary of Sales Comparison Approach

Uniform Residential Appraisal Report

031-5759067
File No. AS50550

FEATURE	SUBJECT	COMPARABLE SALE NO. 7		COMPARABLE SALE NO. 8		COMPARABLE SALE NO. 9	
Address	28 Marchwood Cv Little Rock, AR 72210	3212 Mossy Creek Dr Little Rock, AR 72211		9 Woods Cv Little Rock, AR 72210		4 Benham Ln Little Rock, AR 72210	
Proximity to Subject		3.15 miles N		1.48 miles SW		0.10 miles NE	
Sale Price	$		$ 377,000		$ 299,900		$ 330,000
Sale Price/Gross Liv. Area	$ sq. ft.	$ 158.01 sq. ft.		$ 134.00 sq. ft.		$ 130.54 sq. ft.	
Data Source(s)		CARMLS#22022237;DOM 1		CARMLS#22028845;DOM 31		CARMLS#22027667;DOM 48	
Verification Source(s)		Ext Insp / MLS / Assessor		Ext Insp / MLS / Assessor		Ext Insp / MLS / Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		Listing ;		Listing ;	
Date of Sale/Time		s08/22;c07/22		Active		Active	
Location	N;Res;	N;Res;	-60,000	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	10765 sf	10262 sf	0	8712 sf	0	9730 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;NeoEcl	DT1;NeoEcl		DT1;NeoEcl		DT1;NeoEcl	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	7	17	0	18	0	12	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 2.1	7 / 4 / 2.0	+2,000	7 / 4 / 2.1		6 / 3 / 2.1	0
Gross Living Area	2,341 sq. ft.	2,386 sq. ft.	-4,500	2,238 sq. ft.	+10,300	2,528 sq. ft.	-18,700
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central H&A	Central H&A		Central H&A		Central H&A	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Deck / Porch	Pat / Dk / Por	0	Patio / Porch	0	Patio / Porch	0
Net Adjustment (Total)		[ ] + [X] -	$ -62,500	[X] + [ ] -	$ 10,300	[ ] + [X] -	$ -18,700
Adjusted Sale Price of Comparables		Net Adj. 16.6% Gross Adj. 17.6%	$ 314,500	Net Adj. 3.4% Gross Adj. 3.4%	$ 310,200	Net Adj. 5.7% Gross Adj. 5.7%	$ 311,300

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 7	COMPARABLE SALE NO. 8	COMPARABLE SALE NO. 9
Date of Prior Sale/Transfer	06/29/2021			
Price of Prior Sale/Transfer	$0			
Data Source(s)	CARMLS / Assessor	CARMLS / Assessor	CARMLS / Assessor	CARMLS / Assessor
Effective Date of Data Source(s)	10/03/2022	10/03/2022	10/03/2022	10/03/2022

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

031-5759067
File No. AS50550

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

031-5759067
File No. AS50550

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: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		

" URAR: Neighborhood - Market Conditions
Median comparable sale price increased 21%. Median comparable list price increased 1.7%. Median comparable price changes are a poor indicator of market change in the neighborhood due to the small data set and market value related differences between the properties. The current S&P CoreLogic Cash-Shiller U.S. National Home Price NSA Index currently indicates the prior month rate of change was -0.33% and yearly rate of change was 10.33%. In my opinion the market is currently overall stable despite median price increases due to the significant recent increase in supply, marketing times, and mortgage rates. There are 6 comparable listings currently on market which equates to a 2-3 month supply of listings given the 28 comparable sales over the prior year. Appropriately priced properties average under 3 months on market.

HUD / FHA supplemental requirements
The subject property meets HUD's Minimum Property Requirements (MPR) as defined in HUD Handbook 4000.1. Minimum Property Requirements (MPR) refer to general requirements that all homes insured by FHA be safe, sound, and secure.

There were no readily observable defective conditions at time of inspection. Defective conditions refer to defective construction, evidence of continuing settlement, excessive dampness, leakage, decay, termites, environmental hazards or other conditions affecting the health and safety of occupants, collateral security or structural soundness of the dwelling.

The FHA Appraiser does not guarantee that the Property is free from defects. The appraisal establishes the value of the Property for mortgage insurance purposes only.

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 de-fined 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.

All utilities were on and functional at time of inspection. The mechanical, electrical, and plumbing has been tested and is in working order.

All reported appliances are permanently affixed and are considered real property. All reported appliances were operable at time of inspection.

I have observed the interior of the attic and crawl space.

Intended Use and Intended User
The intended use of the appraisal is solely to assist FHA in assessing the risk of the property securing the FHA-insured mortgage. FHA and the Mortgagee are the intended users of the appraisal report. The FHA appraiser does not guarantee that the property is free from defects. The appraisal establishes the value of the property for mortgage insurance purposes only.

Signature
Audie Swan Name
Date Signed 10/03/2022 Date Signed
Sales Comparison Approach Comments
The appraiser's comparable search involved selecting properties with recent market activity that were the most similar to the subject property in terms of their location and property similarity. The comparables provided are indicative of market value for the neighborhood with typical marketing and exposure times.

The subject is located in suburban Little Rock. An expanded search radius up to 5 miles and more than six months was required as all of the recent sales in the subject subdivision were significantly larger than the subject improvements.

All adjustments are based on the perceived market reaction in the opinion of the appraiser based on said appraiser's experience and knowledge in and of the local market area. The appraiser employs a market-based system of comparable property reconciliation that relies upon the results of matched pairs when available and a percentage-based system accompanied by sensitivity analysis to assure the amounts are reconciled the market to the Subject property were neither greater or less than what the market called for and would support.

Adjustments are rounded to the nearest 100s as the vast majority of market activity in the neighborhood occurs in increments of 100s or 1000s.

Comparables were used that did not adjust within Fannie Mae's suggested adjustment guidelines of 15% net, 25% gross, and/or 10% per line item adjustment. Fannie Mae and Freddie Mac do not have specific limitations or guidelines associated with net or gross adjustments. The quantity of or amount of the dollar adjustments must not be the sole determinant in the acceptability of a sale as a comparable. The appraisers adjustments must reflect the markets reaction (that is, market-based adjustments) to the difference in the properties.

Active listing comparables were provided for current market support. The active listing comparables received an adjustment to account for the 100% sale price / list price ratio found for recent comparable sales in the neighborhood.

A location adjustment was applied at a -$60,000 rate to comparables five and seven which are located in the award winning Woodlands Edge subdivision which has superior demand, superior conformance to a higher value range, and a correspondingly higher location / site values.

A half bath adjustment was applied at $2,000. A gross living area adjustment was applied at $100 per square foot.

Comparable sale price range: $260,000 to $390,000. Adjusted comparable sale price range: $299,200 to $332,100

Comparable list price range: $299,900 to $330,000. Adjusted comparable list price range: $310,200 to $311,300

Comparables were weighted in the sales approach reconciliation of value with higher weighting given to those comparables with lower amounts of net and gross adjustments. Comparables with lower amounts of net and gross adjustments are considered a more relevant indicator of market value for the subject property due to greater overall property similarity.

Opinion of subject's market value is $311,000.

Predominant Value
My opinion of the subject's market value is not equal to the predominant value for the neighborhood. The opinion of market value is within the stated price range of homes in the neighborhood and is within the unadjusted and adjusted price range of the comparable set provided. Homes in the neighborhood have a range of values as would by typical of any neighborhood. This does not adversely impact the subject's market value or marketability as evidenced by the comparable set provided that are also located in the subject neighborhood.

Signature
Audie Swan Name
Date Signed 10/03/2022 Date Signed
SCOPE OF WORK

Approaches: The appraiser has considered the traditional valuation approaches: The Sales Comparison Approach, the Cost Approach and the Income Approach. The applicability of each approach to value must be weighed according to the qualitative and quantitative analysis of available data. Data

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		

collection and validation were completed using government records, Realtor multiple listing services databases (MLS), real estate agencies, property owners, and various other information portals such as Google and FEMA.

Building Compliance: All improvements including additions or alterations are expected to comply with local zoning and building codes, unless specified within the report. It is further expected that all permits for these improvements, if required, were obtained.

Certification #21: Receipt of a copy of this appraisal report from the lender/client does not create a contractual or other relationship between that recipient and the appraiser and such recipient is not an intended user of the report. The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such partys own risk and is not intended or authorized by the appraiser.

Certification #23: No additional Intended Users are identified by the appraiser.

Complete Visual Inspection: An appraiser is not a home inspector. For the purpose of this appraisal report, the term complete visual inspection is defined as those areas of the subject property that were readily observable and discernible at the time of inspection by the appraiser. The appraiser has noted those items that a buyer and seller would acknowledge in a typical purchase transaction, based on the definition of market value, stated in this appraisal report. Hidden, concealed or inaccessible portions of the subject property, i.e., crawl spaces and attics, have not been inspected, unless noted in the appraisal report. The appraiser did not move any personal property, due to liability concerns for potential damage to the property, to disclose or reveal any unapparent or hidden defects to the structure. No effort was made by the appraiser to dismantle or make bores into the structure.

Condition of Materials: The appraisal report requires the appraiser to note the condition of materials or several components of the subject property. The appraiser makes no representations, guarantees or warranties, express or implied, regarding those materials, their fitness, quality, condition or remaining economic life. An appraiser is not qualified or trained to disclose defects in material or workmanship necessary to install the materials. The lender/client should utilize or at least consider the services of a professional licensed home inspector to evaluate same if concerned about the condition of materials of the subject property.

Confidentiality: An appraiser must not disclose: (1) confidential information; or (2) assignment results to anyone other than: the client, persons specifically authorized by the client, state appraiser regulatory agencies, third parties as may be authorized by due process of law, or a duly authorized professional peer review committee except when such disclosure to a committee would violate law or regulation.

Cost Approach: The cost approach has only been developed by the appraiser as an analysis to support the market value opinion for the subject property. Use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumed no liability for and does not guarantee that any insurable value estimated inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials.

Electrical: The appraiser is not a licensed or otherwise qualified electrician or electrical contractor. If an electrical capacity has been noted in the appraisal report, it has been taken from the electrical service panel within the subject property. Other sources, such as blueprints, specifications, contractors, or other sources believed to be reliable, may have been considered. The appraiser is not responsible for condition, alterations, defects, or other unapparent modifications related to the electrical system.

Environmental Hazards, Toxic Substances and Infestation: The appraiser provides an opinion of value, but does not make any representations, guarantees or warranties, express or implied, that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only.

Mold:
The appraiser is not qualified to determine if mold is present in the property and if present, the appraiser is not qualified to determine the cause of the mold, the type of mold or whether it poses any risk or hazard to the inhabitants.

Lead Based Paint:
A residential dwelling that was built prior to 1978, may present exposure to lead from lead based paint that may place children at risk of developing lead poisoning. The appraiser is not qualified to determine if lead based paint is present or if it poses any risk or hazard to its inhabitants.

Infestation:
The appraiser did not observe the presence of insect, termite or other pest infestation. The appraiser, however, did not dismantle or make bores into the structure to test for hidden, encased, or otherwise concealed evidence of infestation. Infestation may be present in areas the appraiser cannot see.
Signature
Audie Swan Name
Date Signed 10/03/2022 Date Signed
Neither the appraiser(s), nor the appraisal firm and the associated staff have the expertise required to discover any environmental hazards, toxic substances or infestation concerning the subject property. The appraiser is not an expert in the field of environmental hazards and this report is not to be considered as an environmental assessment of the property.

Evidence of Infestation, Dampness and Settlement: Unless stated in the appraisal report, there was no readily observable and discernible evidence of infestation, dampness and settlement noted at time of inspection.

Gross Living Area: Finished square footage calculations for the subject property were made based on measurements taken at time of inspection using the ANSI Z765-2021 standard.

Inspection or Inspect: The use(s) of these terms in the appraisal report is not meant to imply the appraiser is qualified to determine the existence of any material, mechanical, or structural defect, as well as an environmental hazard in the property other than that which is open and obvious.

Liability: Utilizing his best efforts, the information presented in this appraisal report is believed to be reliable by the appraiser. The inspection process is subjective and verification of all data has been done to the appraisers best efforts. In addition, the extent of information provided in this report is specific to the stated intended use and is solely for the intended user. No representations, guarantees, or warranties, express or implied are given by the appraiser(s), the appraisal firm and associated staff. Further, the appraiser(s), the appraisal firm and the associated staff assumes no liability for any costs incurred to discover or correct any deficiencies present in the property, environmental, structural, mechanical, or otherwise, or reported in the appraisal report.

Livability, Soundness and Structural Integrity: The appraiser is not a structural engineer, environmental specialist, or a home inspector. The opinion of value reported in this appraisal report is predicated on the belief that there are no adverse conditions that would affect the livability, soundness or structural integrity of the property, unless otherwise noted in the appraisal report. The appraiser does not and is not required to have the expertise necessary to discover deficiencies that would impact the livability, soundness or structural integrity of the property.

Market Value: The Source for the Definition of Market Value utilized herein was published by Federal Regulatory Agencies pursuant to Title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990, by the Federal Reserve System

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		

(FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, RFS, and FDIC on June 7th 1994, and in the interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Matters of a Legal Nature: The appraiser is not an attorney and does not possess the expertise to render any opinions on legal matters. Pursuant to Limiting Condition #1, the appraiser assumes that the title is good and marketable and will not render any opinions about the title. Further, the title policy, when available, has been viewed to extract a legal description for the subject property.

Mechanical Systems: The appraiser is not a home inspector. Mechanical systems, including but not limited to plumbing, electrical, HVAC, appliances, septic systems, and wells have not been tested by the appraiser to determine their fitness or condition. The lender/client should utilize or at least consider the services of a licensed home inspector or other professional if concerned about the condition and the functional utility of the subjects mechanical systems.

Physical Deficiencies and Needed Repairs: Existing residential dwellings typically exhibit some type of physical deficiencies. For purposes of this appraisal report, needed repairs means a readily observable and discernible condition noted by the appraiser that would affect the marketability and/or market value of the subject property.

Plat of Survey: The appraiser is not a surveyor. In those instances when a survey has been provided to the appraiser, it has only been relied upon to provide a legal description, site and/or building dimensions, apparent encroachments, or apparent easements. The appraiser renders no opinion and makes no representations, guarantees or warranties, express or implied, regarding the accuracy of these items as delineated within the survey.

Plumbing: The appraiser is not a licensed or otherwise qualified plumber or plumbing contractor. The appraiser will not be responsible for the condition, alterations, defects, or other unapparent modifications related to the plumbing system.

Public Records and Data Services: The appraiser uses a variety of data services such as public and private online databases which include assessors records, county recorders, FEMA flood maps, county websites, local zoning maps and/or phone confirmations by the appropriate zoning authorities, local MLS information, or any other reliable sources considered typical for the market area. All sources are considered to be reliable sources of data. When discrepancies in the information are found, the appraiser will use the source(s) that is believed to be the most reliable in this appraisal report. The appraiser will report only the data pertinent to the valuation process. When applicable, the data presented in the Sales Comparison Approach has been verified by more than one source unless otherwise noted.

Replacement and Reproduction costs: Replacement and reproduction cost estimates used in the Cost Approach are for valuation purposes only. The lender/client should not rely on these estimates for insurance purposes. The definition of Market Value contained in this appraisal report is not consistent with the definition of Insurable Value.

Signature
Audie Swan Name
Date Signed 10/03/2022 Date Signed

SUMMARY OF SALIENT FEATURES

Case No.
File No.

SUBJECT INFORMATION

Subject Address: Marchwood Cv

Legal Description: Block 1, Sienna Lake Subdivision

City: Rock

County:

State:

Zip Code:

Census Tract:

Map Reference:

SALES PRICE

Sales Price $:

Date of Sale:

CLIENT

Borrower / Client:

Lender:

DESCRIPTION OF IMPROVEMENTS

Size (Square Feet):

Price per Square Ft $:

Location:

Age:

Condition:

Total Rooms:

Bedrooms:

Baths:

APPRAISER

Appraiser:

Supervisory Appraiser:

Date of Appraised Value: Swan

VALUE

Final Estimate of Value $:

Market Conditions Addendum to the Appraisal Report

031-5759067
File No. AS50550

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 28 Marchwood Cv City Little Rock State AR Zip Code 72210

Borrower Mary Huntsman-Hartfield

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)	12	10	6	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	2.00	3.33	2.00	[ ] Increasing [X] Stable [ ] Declining
Total # of Comparable Active Listings	3	2	6	[ ] Declining [ ] Stable [X] Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.50	0.60	3.00	[ ] Declining [ ] Stable [X] 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	280,500	262,500	339,250	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Sales Days on Market	4	2	5	[ ] Declining [ ] Stable [X] Increasing
Median Comparable List Price	287,450	274,900	292,450	[X] Increasing [ ] Stable [ ] Declining
Median Comparable Listings Days on Market	20	3	33	[ ] Declining [ ] Stable [X] Increasing
Median Sale Price as % of List Price	100%	100%	100%	[ ] Increasing [X] Stable [ ] Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? [X] Yes [ ] 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.).

The Arkansas Realtors Association removed the seller concession field from the MLS system covering this area. Of the sales that I personally appraise at this value range, approximately 50% have $3,000 to $10,000 seller paid concessions.

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).

None of the comparable studied for this trending analysis indicated an REO status.

Cite data sources for above information. Data was obtained from the Cooperative Arkansas Realtors MLS. This is the most abundant and reliable source of data for this market area. The appraiser can not verify all of the information that was used for the conclusions in this trending analysis and cannot guarantee the accuracy of conclusions based upon that data. Non MLS listings were not included in this analysis.

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.

Total number of comparable sales and absorption rate is stable. Total number of comparable listings and months of housing supply increased. Median comparable sale price increased 21%. Median comparable list price increased 1.7%. Median comparable price changes are a poor indicator of market change in the neighborhood due to the small data set and market value related differences between the properties. The current S&P CoreLogic Cash-Shiller U.S. National Home Price NSA Index currently indicates the prior month rate of change was -0.33% and yearly rate of change was 10.33%. In my opinion the market is currently overall stable despite median price increases due to the significant recent increase in supply, marketing times, and mortgage rates. There are 6 comparable listings currently on market which equates to a 2-3 month supply of listings given the 28 comparable sales over the prior year. Appropriately priced properties average under 3 months on market.

CONDO / CO-OP PROJECTS

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

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

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

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Audie Swan	Name
Company Name Simmons Appraisal	Company Name
Company Address 1815 Jefferson Ave Conway, AR 72032	Company Address
State License/Certification # CR1907 State AR	State License/Certification # State
Email Address audie.swan@gmail.com	Email Address

031-5759067

USPAP ADDENDUM

File No. AS50550

Borrower: Mary Huntsman-Hartfield
Property Address: 28 Marchwood Cv
City: Little Rock County: Pulaski State: AR Zip Code: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper

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: 1-6 months

Based upon historical market conditions, reasonable exposure time for the subject property would have been approximately 1 to 6 months. This is based on an analysis of current market trends within the subject's sub-market, and takes into account the size, condition, and price range of the subject property and surrounding area. It presupposes the list would be at or near the appraised value. It also assumed professional (proactive) marketing by reputable local real estate offices.

Additional Certifications

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

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

Additional Comments

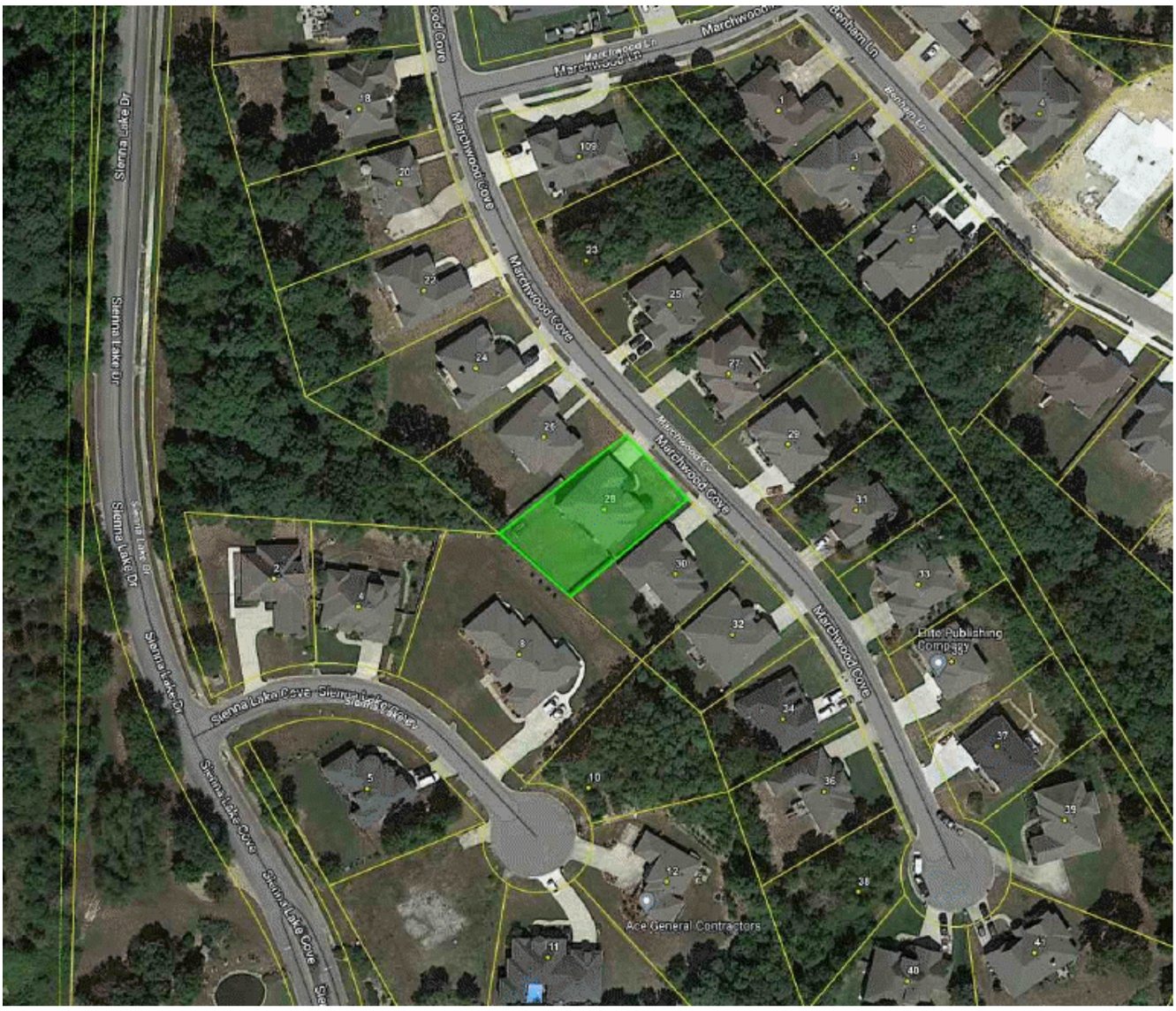
Property Interest Disclosure :
I have no current or prospective interest in the subject property or properties involved.

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

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:
Name: Audie Swan	Name:
Date Signed: 10/03/2022	Date Signed:
State Certification #: CR1907	State Certification #:
or State License #:	or State License #:
or Other (describe): State #:	State:
State: AR	Expiration Date of Certification or License:
Expiration Date of Certification or License: 06/30/2023	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 09/29/2022	[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

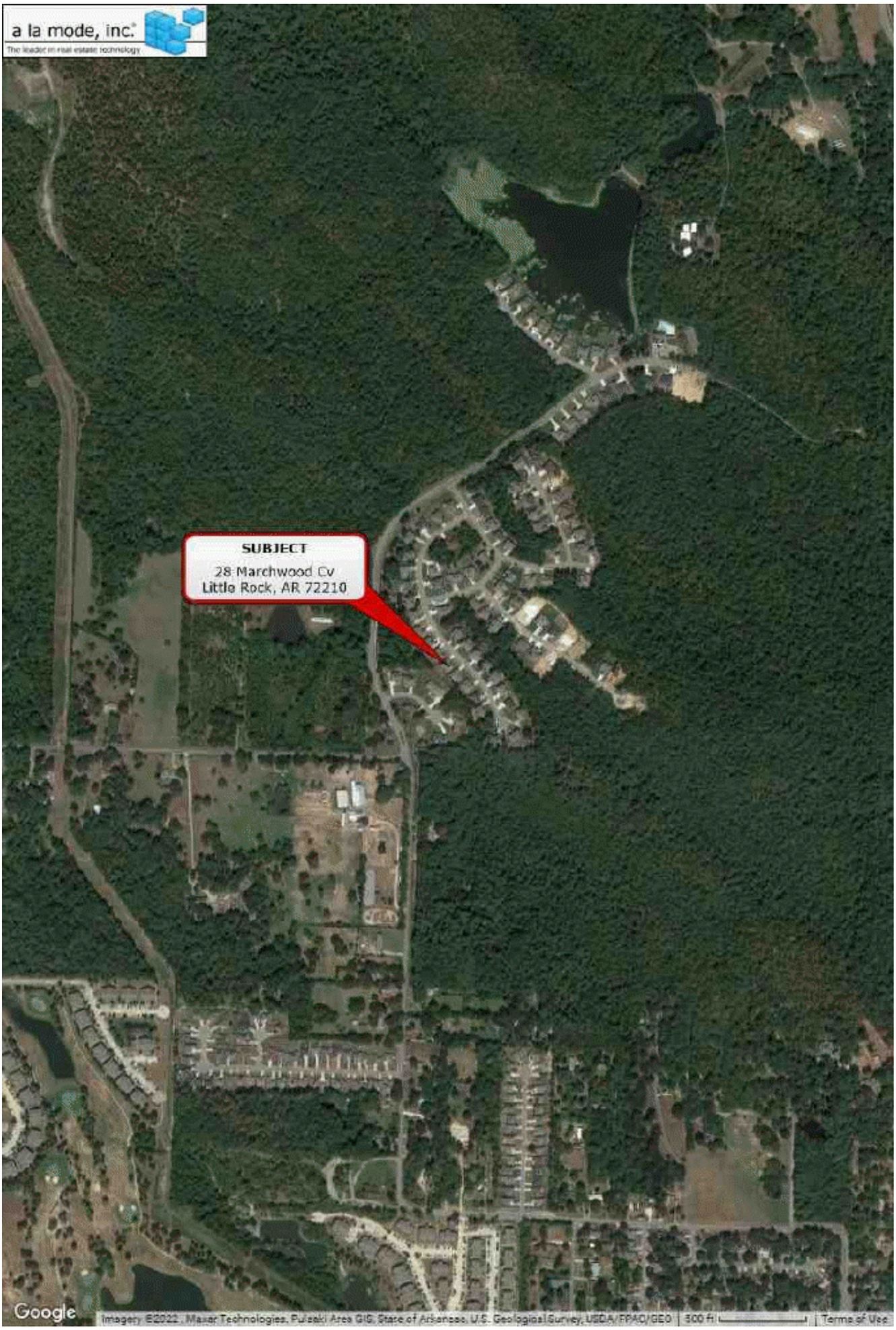
PLAT MAP

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		



LOCATION MAP

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		



Location Map

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
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Location Map

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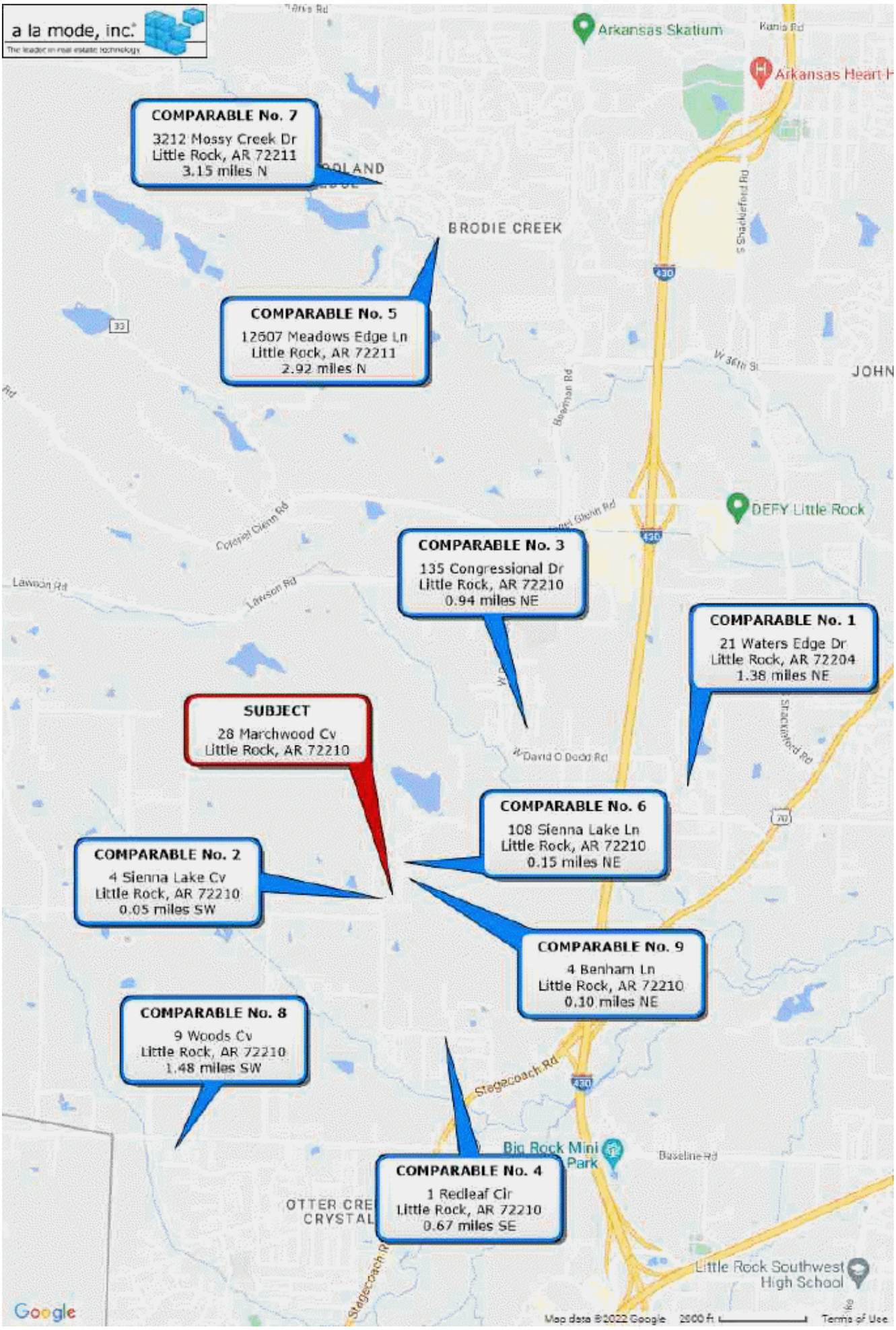
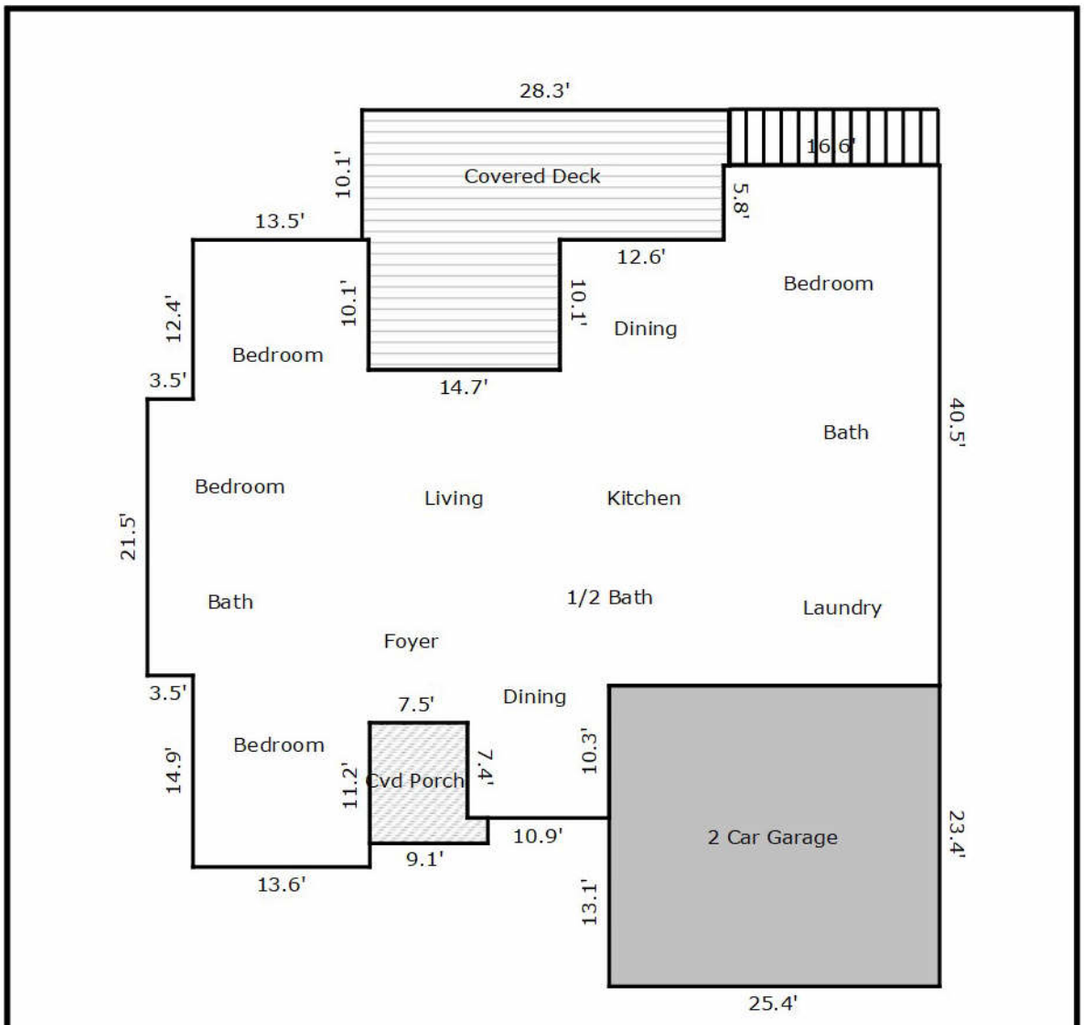


FLOORPLAN SKETCH

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	2340.6 Sq ft	21.5 × 3.5 = 75.2 13.6 × 11.2 = 152.3 10.9 × 7.4 = 80.7 40.5 × 16.6 = 672.3 13.5 × 10.1 = 136.4 27.5 × 28.2 = 775.5 3.8 × 2.9 = 11 34.7 × 12.6 = 437.2
Total Living Area (Rounded):	**2341 Sq ft**	
Non-living Area		
2 Car Garage	594.4 Sq ft	25.4 × 23.4 = 594.4
Covered Porch	73.3 Sq ft	7.5 × 7.4 = 55.5 2 × 9.1 = 17.8
Covered Deck	431.4 Sq ft	14.7 × 10.1 = 148.5 10.1 × 27.8 = 280.8 4.3 × 0.5 = 2.2

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		

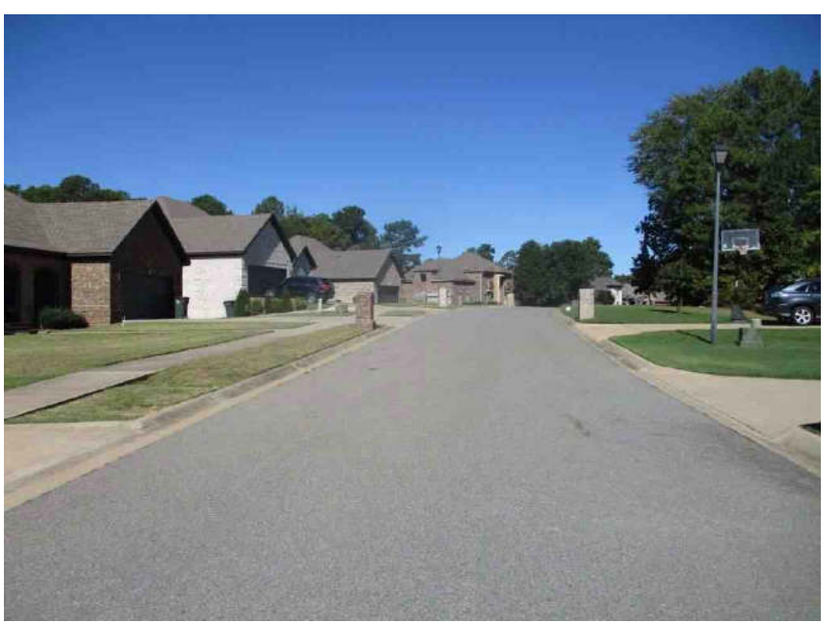


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Subject Photos

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		



Front



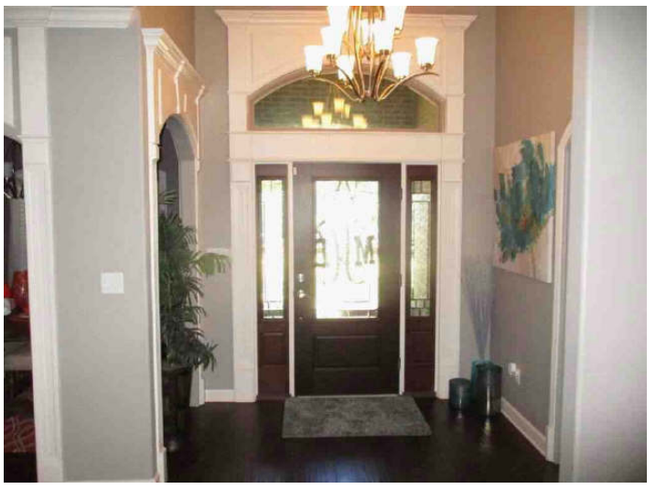
Rear



Side



Side



Foyer



Living

Subject Photos

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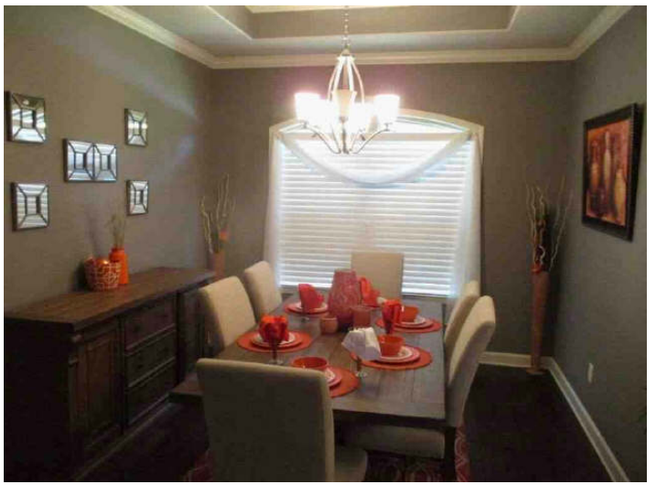
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		



Dining



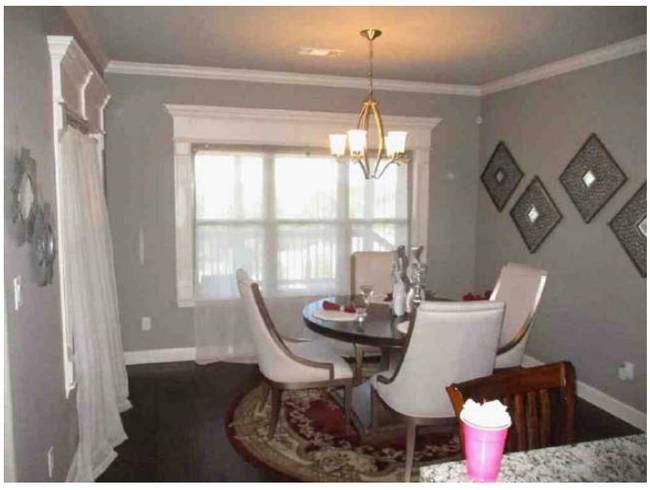
Kitchen



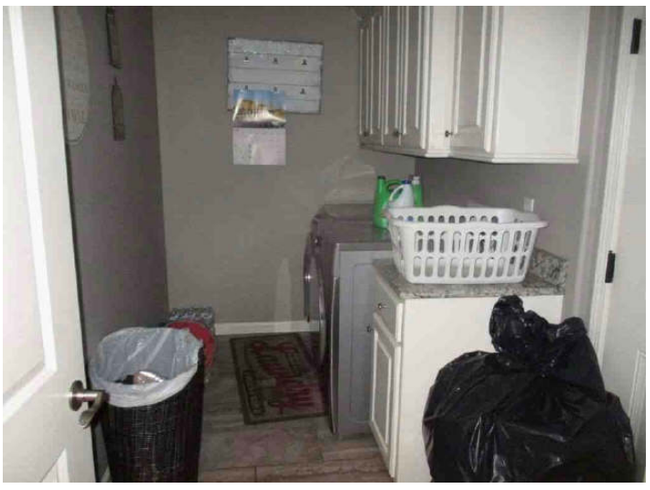
Kitchen



Kitchen



Dining



Laundry

Subject Photos

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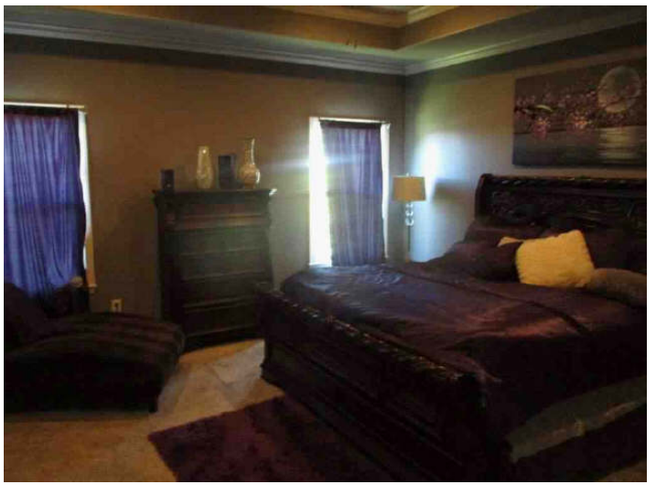
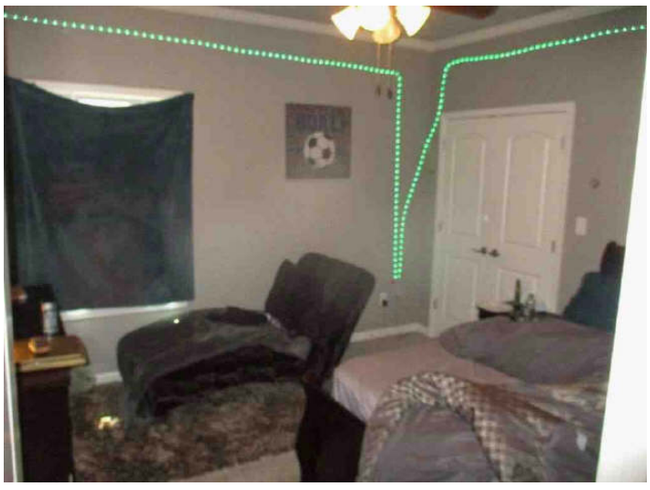
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		



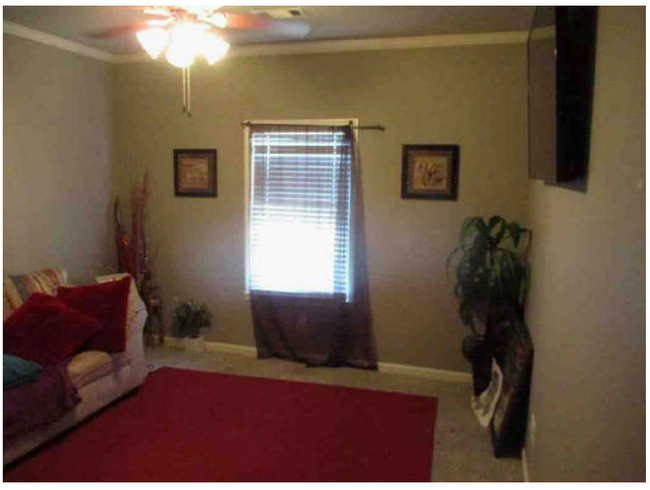
Bedroom



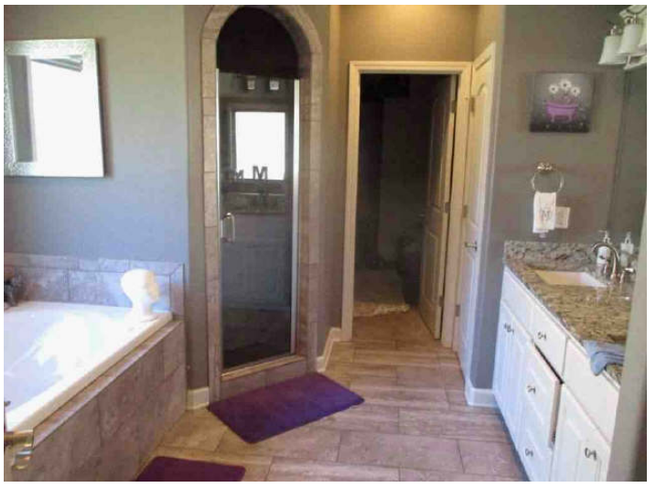
Bedroom



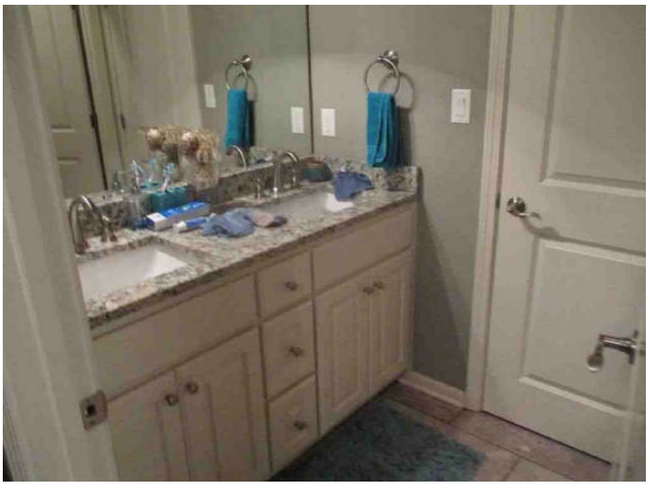
Bedroom



Bedroom



Bath



Bath

Subject Photos

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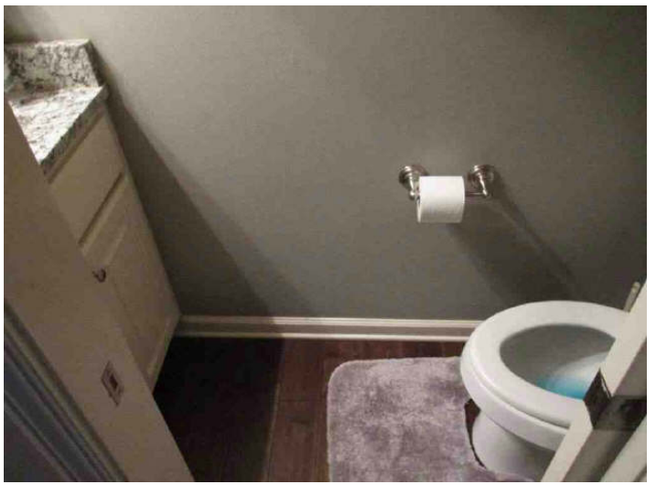


Half bath



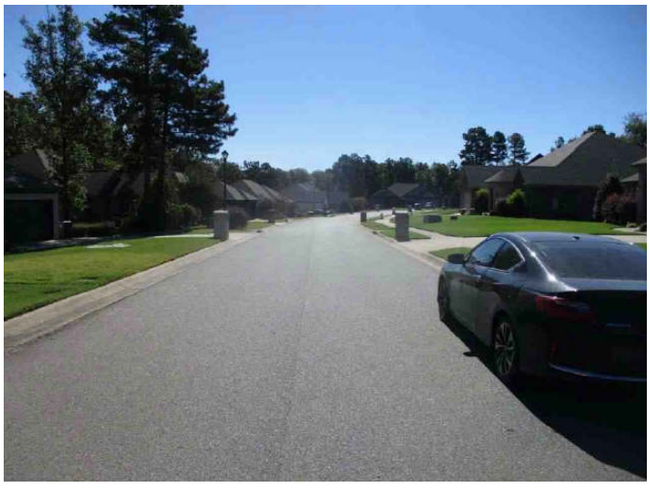
Garage



Attic



Crawl space



Street

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		



COMPARABLE SALE #1

21 Waters Edge Dr

Sale Date:
Sale Price: $



COMPARABLE SALE #2

4 Sienna Lake Cv

Sale Date:
Sale Price: $



COMPARABLE SALE #3

135 Congressional Dr

Sale Date:
Sale Price: $

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		



COMPARABLE SALE #4

1 Redleaf Cir

Sale Date:
Sale Price: $



COMPARABLE SALE #5

12607 Meadows Edge Ln

Sale Date:
Sale Price: $



COMPARABLE SALE #6

108 Sienna Lake Ln

Sale Date:
Sale Price: $

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
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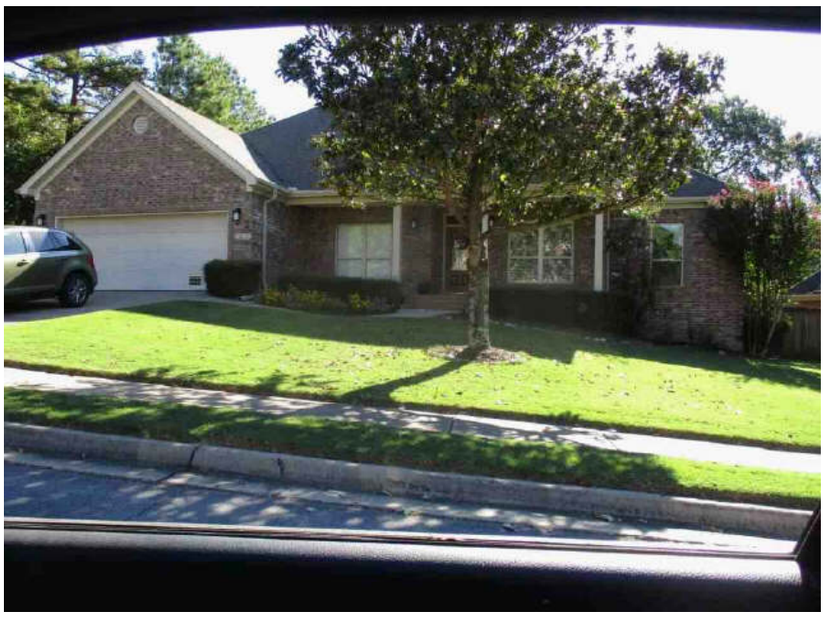

COMPARABLE SALE #7

3212 Mossy Creek Dr

Sale Date:
Sale Price: $



COMPARABLE SALE #8

9 Woods Cv

Sale Date:
Sale Price: $



COMPARABLE SALE #9

4 Benham Ln

Sale Date:
Sale Price: $

License

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		



STATE OF ARKANSAS

APPRAISER LICENSING & CERTIFICATION BOARD

Attest That

AUDIE W. SWAN

On this date was certified as a

STATE CERTIFIED RESIDENTIAL APPRAISER

The Arkansas Appraiser Licensing and Certification Board hereby affirms that this Certificate is issued in accordance with all the requirements of Arkansas Code Annotated, Section § 17-14-101 et seq., and subsequently adopted "Rules and Regulations" and shall remain in force when properly supported by a current pocket identification card.

JULY 1, 2004
Date Issued

CR1907
Certificate Number

Chairman, AAL & CB

Arkansas Appraiser Licensing & Certification Board

This is to certify that
Audie W Swan
Credential # CR-1907
has complied with the requirements of Arkansas code 17-14-201 et seq.; and is the holder of a valid credential. This card is for identification purposes only.
Expiration Date: 6/30/2023
Chairman

Borrower: Mary Huntsman-Hartfield		File No.: AS50550
Property Address: 28 Marchwood Cv		Case No.: 031-5759067
City: Little Rock	State: AR	Zip: 72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper		

HUDSON INSURANCE COMPANY
100 William Street, 5th Floor
New York, NY 10038

HUDSON INSURANCE GROUP®

REAL ESTATE PROFESSIONAL ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2RE-1000826 **Renewal of:**

1. **Named Insured:** Simmons Appraisal
   (including **Predecessor Entities** and **DBA**'s)
2. **Address:** 1815 Jefferson Ave
   Conway, AR 72033
3. **Policy Period: From: December 2, 2021 To: December 2, 2022**
   12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above
4. **Limit of Liability**
   A. Per **Claim: $1,000,000** **B**. Aggregate: **$1,000,000**
5. **Deductible: $2,500** Each **Claim**
6. **Policy Premium: $1,521.00** **State Taxes / Surcharges: $0**
7. **Retroactive Date: Full Prior Acts**
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
   Hudson Insurance Group
   100 William Street, 5th Floor
   New York, NY 10038
   Fax: 646-216-3786
   Email: hudsonclaims300@hudsoninsgroup.com
   On weekends or holidays: **866-546-3981 (Toll Free)**
9. **A. Program Administrator:** Riverton Insurance Agency Corp.
   B. Agent/Broker: OREP

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President

Secretary

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City: Little Rock		State: AR	Zip: 72210
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FHA/VA Case No. 031-5759067

Supplemental Addendum

File No. AS50550

Borrower	Mary Huntsman-Hartfield						
Property Address	28 Marchwood Cv						
City	Little Rock	County	Pulaski	State	AR	Zip Code	72210
Lender/Client	Nationstar Mortgage LLC dba Mr. Cooper						

*** URAR: Neighborhood - Market Conditions**
Median comparable sale price increased 21%. Median comparable list price increased 1.7%. Median comparable price changes are a poor indicator of market change in the neighborhood due to the small data set and market value related differences between the properties. The current S&P CoreLogic Cash-Shiller U.S. National Home Price NSA Index currently indicates the prior month rate of change was -0.33% and yearly rate of change was 10.33%. In my opinion the market is currently overall stable despite median price increases due to the significant recent increase in supply, marketing times, and mortgage rates. There are 6 comparable listings currently on market which equates to a 2-3 month supply of listings given the 28 comparable sales over the prior year. Appropriately priced properties average under 3 months on market.

HUD / FHA supplemental requirements
The subject property meets HUD's Minimum Property Requirements (MPR) as defined in HUD Handbook 4000.1. Minimum Property Requirements (MPR) refer to general requirements that all homes insured by FHA be safe, sound, and secure.

There were no readily observable defective conditions at time of inspection. Defective conditions refer to defective construction, evidence of continuing settlement, excessive dampness, leakage, decay, termites, environmental hazards or other conditions affecting the health and safety of occupants, collateral security or structural soundness of the dwelling.

The FHA Appraiser does not guarantee that the Property is free from defects. The appraisal establishes the value of the Property for mortgage insurance purposes only.

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 de-fined 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.

All utilities were on and functional at time of inspection. The mechanical, electrical, and plumbing has been tested and is in working order.

All reported appliances are permanently affixed and are considered real property. All reported appliances were operable at time of inspection.

I have observed the interior of the attic and crawl space.

Intended Use and Intended User
The intended use of the appraisal is solely to assist FHA in assessing the risk of the property securing the FHA-insured mortgage. FHA and the Mortgagee are the intended users of the appraisal report. The FHA appraiser does not guarantee that the property is free from defects. The appraisal establishes the value of the property for mortgage insurance purposes only.

Signature	Audie Swan	Signature	
Name	Audie Swan	Name	
Date Signed	10/03/2022	Date Signed	
State Certification #	CR1907 State: AR	State Certification #	State:
Or State License #	State:	Or State License #	State:

Borrower: Mary Huntsman-Hartfield		File No.:	AS50550
Property Address: 28 Marchwood Cv		Case No.:	031-5759067
City: Little Rock	State: AR	Zip:	72210
Lender: Nationstar Mortgage LLC dba Mr. Cooper			

FHA/VA Case No. 031-5759067

Supplemental Addendum

File No. AS50550

Borrower	Mary Huntsman-Hartfield						
Property Address	28 Marchwood Cv						
City	Little Rock	County	Pulaski	State	AR	Zip Code	72210
Lender/Client	Nationstar Mortgage LLC dba Mr. Cooper						

Sales Comparison Approach Comments

The appraiser's comparable search involved selecting properties with recent market activity that were the most similar to the subject property in terms of their location and property similarity. The comparables provided are indicative of market value for the neighborhood with typical marketing and exposure times.

The subject is located in suburban Little Rock. An expanded search radius up to 6 miles and more than six months was required as all of the recent sales in the subject subdivision were significantly larger than the subject improvements.

All adjustments are based on the perceived market reaction in the opinion of the appraiser based on said appraiser's experience and knowledge in and of the local market area. The appraiser employs a market-based system of comparable property reconciliation that relies upon the results of matched pairs when available and a percentage-based system accompanied by sensitivity analysis to assure the amounts are reconciled the market to the Subject property were neither greater or less than what the market called for and would support.

Adjustments are rounded to the nearest 100s as the vast majority of market activity in the neighborhood occurs in increments of 100s or 1000s.

Comparables were used that did not adjust within Fannie Mae's suggested adjustment guidelines of 15% net, 25% gross, and/or 10% per line item adjustment. Fannie Mae and Freddie Mac do not have specific limitations or guidelines associated with net or gross adjustments. The quantity of or amount of the dollar adjustments must not be the sole determinant in the acceptability of a sale as a comparable. The appraiser's adjustments must reflect the market's reaction (that is, market-based adjustments) to the difference in the properties.

Active listing comparables were provided for current market support. The active listing comparables received an adjustment to account for the 100% sale price / list price ratio found for recent comparable sales in the neighborhood.

A location adjustment was applied at a -$60,000 rate to comparables five and seven which are located in the award winning Woodlands Edge subdivision which has superior demand, superior conformance to a higher value range, and a correspondingly higher location / site values.

A half bath adjustment was applied at $2,000. A gross living area adjustment was applied at $100 per square foot.

Comparable sale price range: $260,000 to $390,000. Adjusted comparable sale price range: $299,200 to $332,100

Comparable list price range: $299,900 to $330,000. Adjusted comparable list price range: $310,200 to $311,300

Comparables were weighted in the sales approach reconciliation of value with higher weighting given to those comparables with lower amounts of net and gross adjustments. Comparables with lower amounts of net and gross adjustments are considered a more relevant indicator of market value for the subject property due to greater overall property similarity.

Opinion of subject's market value is $311,000.

Predominant Value

My opinion of the subject's market value is not equal to the predominant value for the neighborhood. The opinion of market value is within the stated price range of homes in the neighborhood and is within the unadjusted and adjusted price range of the comparable set provided. Homes in the neighborhood have a range of values as would by typical of any neighborhood. This does not adversely impact the subject's market value or marketability as evidenced by the comparable set provided that are also located in the subject neighborhood.

Signature	Audie Swan	Signature	
Name	Audie Swan	Name	
Date Signed	10/03/2022	Date Signed	
State Certification #	CR1907	State Certification #	
State	AR	State	
Or State License #		Or State License #	
State		State	

FHA/VA Case No. 031-5759067

Scope of Work

File No. AS50550

Borrower	Mary Huntsman-Hartfield						
Property Address	28 Marchwood Cv						
City	Little Rock	County	Pulaski	State	AR	Zip Code	72210
Lender/Client	Nationstar Mortgage LLC dba Mr. Cooper						

SCOPE OF WORK

Approaches: The appraiser has considered the traditional valuation approaches: The Sales Comparison Approach, the Cost Approach and the Income Approach. The applicability of each approach to value must be weighed according to the qualitative and quantitative analysis of available data. Data collection and validation were completed using government records, Realtor multiple listing services databases (MLS), real estate agencies, property owners, and various other information portals such as Google and FEMA.

Building Compliance: All improvements including additions or alterations are expected to comply with local zoning and building codes, unless specified within the report. It is further expected that all permits for these improvements, if required, were obtained.

Certification #21: Receipt of a copy of this appraisal report from the lender/client does not create a contractual or other relationship between that recipient and the appraiser and such recipient is not an intended user of the report. The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

Certification #23: No additional Intended Users are identified by the appraiser.

Complete Visual Inspection: An appraiser is not a home inspector. For the purpose of this appraisal report, the term "complete visual inspection" is defined as those areas of the subject property that were "readily observable and discernible" at the time of inspection by the appraiser. The appraiser has noted those items that a buyer and seller would acknowledge in a typical purchase transaction, based on the definition of market value, stated in this appraisal report. Hidden, concealed or inaccessible portions of the subject property, i.e., crawl spaces and attics, have not been inspected, unless noted in the appraisal report. The appraiser did not move any personal property, due to liability concerns for potential damage to the property, to disclose or reveal any unapparent or hidden defects to the structure. No effort was made by the appraiser to dismantle or make bores into the structure.

Condition of Materials: The appraisal report requires the appraiser to note the condition of materials or several components of the subject property. The appraiser makes no representations, guarantees or warranties, express or implied, regarding those materials, their fitness, quality, condition or remaining economic life. An appraiser is not qualified or trained to disclose defects in material or workmanship necessary to install the materials. The lender/client should utilize or at least consider the services of a professional licensed home inspector to evaluate same if concerned about the condition of materials of the subject property.

Confidentiality: An appraiser must not disclose: (1) confidential information; or (2) assignment results to anyone other than: the client, persons specifically authorized by the client, state appraiser regulatory agencies, third parties as may be authorized by due process of law, or a duly authorized professional peer review committee except when such disclosure to a committee would violate law or regulation.

Cost Approach: The cost approach has only been developed by the appraiser as an analysis to support the market value opinion for the subject property. Use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumed no liability for and does not guarantee that any insurable value estimated inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials.

Electrical: The appraiser is not a licensed or otherwise qualified electrician or electrical contractor. If an electrical capacity has been noted in the appraisal report, it has been taken from the electrical service panel within the subject property. Other sources, such as blueprints, specifications, contractors, or other sources believed to be reliable, may have been considered. The appraiser is not responsible for condition, alterations, defects, or other unapparent modifications related to the electrical system.

Environmental Hazards, Toxic Substances and Infestation: The appraiser provides an opinion of value, but does not make any representations, guarantees or warranties, express or implied, that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only.

Mold:
The appraiser is not qualified to determine if mold is present in the property and if present, the appraiser is not qualified to determine the cause of the mold, the type of mold or whether it poses any risk or hazard to the inhabitants.

Lead Based Paint:
A residential dwelling that was built prior to 1978, may present exposure to lead from lead based paint that may place children at risk of developing lead poisoning. The appraiser is not qualified to determine if lead based paint is present or if it poses any risk or hazard to its inhabitants.

, termite or other pest infestation. The appraiser, however, did not hidden, encased, or otherwise concealed evidence of infestation. inot see.

Signature	Audie Swan	Signature	
Name	Audie Swan	Name	
Date Signed	10/03/2022	Date Signed	
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FHA/VA Case No. 031-5759067

Scope of Work

File No. AS50550

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Neither the appraiser(s), nor the appraisal firm and the associated staff have the expertise required to discover any environmental hazards, toxic substances or infestation concerning the subject property. The appraiser is not an expert in the field of environmental hazards and this report is not to be considered as an environmental assessment of the property.

Evidence of Infestation, Dampness and Settlement: Unless stated in the appraisal report, there was no readily observable and discernible evidence of infestation, dampness and settlement noted at time of inspection.

Gross Living Area: Finished square footage calculations for the subject property were made based on measurements taken at time of inspection using the ANSI Z765-2021 standard.

Inspection or Inspect: The use(s) of these terms in the appraisal report is not meant to imply the appraiser is qualified to determine the existence of any material, mechanical, or structural defect, as well as an environmental hazard in the property other than that which is open and obvious.

Liability: Utilizing his best efforts, the information presented in this appraisal report is believed to be reliable by the appraiser. The inspection process is subjective and verification of all data has been done to the appraiser's best efforts. In addition, the extent of information provided in this report is specific to the stated intended use and is solely for the intended user. No representations, guarantees, or warranties, express or implied are given by the appraiser(s), the appraisal firm and associated staff. Further, the appraiser(s), the appraisal firm and the associated staff assumes no liability for any costs incurred to discover or correct any deficiencies present in the property, environmental, structural, mechanical, or otherwise, or reported in the appraisal report.

Livability, Soundness and Structural Integrity: The appraiser is not a structural engineer, environmental specialist, or a home inspector. The opinion of value reported in this appraisal report is predicated on the belief that there are no adverse conditions that would affect the livability, soundness or structural integrity of the property, unless otherwise noted in the appraisal report. The appraiser does not and is not required to have the expertise necessary to discover deficiencies that would impact the livability, soundness or structural integrity of the property.

Market Value: The Source for the Definition of Market Value utilized herein was published by Federal Regulatory Agencies pursuant to Title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, RFS, and FDIC on June 7th 1994, and in the interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Matters of a Legal Nature: The appraiser is not an attorney and does not possess the expertise to render any opinions on legal matters. Pursuant to Limiting Condition #1, "the appraiser assumes that the title is good and marketable and will not render any opinions about the title". Further, the title policy, when available, has been viewed to extract a legal description for the subject property.

Mechanical Systems: The appraiser is not a home inspector. Mechanical systems, including but not limited to plumbing, electrical, HVAC, appliances, septic systems, and wells have not been tested by the appraiser to determine their fitness or condition. The lender/client should utilize or at least consider the services of a licensed home inspector or other professional if concerned about the condition and the functional utility of the subject's mechanical systems.

Physical Deficiencies and Needed Repairs: Existing residential dwellings typically exhibit some type of physical deficiencies. For purposes of this appraisal report, "needed repairs" means a readily observable and discernible condition noted by the appraiser that would affect the marketability and/or market value of the subject property.

Plat of Survey: The appraiser is not a surveyor. In those instances when a survey has been provided to the appraiser, it has only been relied upon to provide a legal description, site and/or building dimensions, apparent encroachments, or apparent easements. The appraiser renders no opinion and makes no representations, guarantees or warranties, express or implied, regarding the accuracy of these items as delineated within the survey.

Plumbing: The appraiser is not a licensed or otherwise qualified plumber or plumbing contractor. The appraiser will not be responsible for the condition, alterations, defects, or other unapparent modifications related to the plumbing system.

Public Records and Data Services: The appraiser uses a variety of data services such as public and private online databases which include assessor's records, county recorders, FEMA flood maps, county websites, local zoning maps and/or phone confirmations by the appropriate zoning authorities, local MLS information, or any other reliable sources considered typical for the market area. All sources are considered to be reliable sources of data. When discrepancies in the information are found, the appraiser will use the source(s) that is believed to be the most reliable in this appraisal report. The appraiser will report only the data pertinent to the valuation process. When applicable, the data presented in the Sales Comparison Approach has been verified by more than one source unless otherwise noted.

Replacement and Reproduction costs: Replacement and reproduction cost estimates used in the Cost Approach are for valuation purposes only. The lender/client should not rely on these estimates for insurance purposes. The definition of "Market Value" contained in this appraisal report is not consistent with the definition of "Insurable Value".

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Name	Audie Swan	Name	
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