File No. 1738044.1
Case No. 0040747925

Appraisal Report

Uniform Residential Appraisal Report

The purpose of this 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 3 Bonnie Glen Ln | City Hampton | State GA | Zip Code 30228
Borrower Samuel Karlsen | Owner of Public Record Karlsen Samuel C | County Henry
Legal Description Dist. 3, L.L. 112, Lot 12, Bonnie Glen S/D
Assessor's Parcel # H04A01012000 | Tax Year 2021 | R.E. Taxes $ 2,162
Neighborhood Name Bonnie Glen S/D | Map Reference 1316 F 01 | Census Tract 0705.01
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 [ ] PUD | HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client Citizens Bank, NA | Address One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919
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, offerings price(s), and date(s). GA MLS

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 down payment 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	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE		One-Unit	45 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$ (000)	(yrs)		2-4 Unit	3 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	22	Low	0	Multi-Family	3 %
Neighborhood Boundaries	North - GA-81; South - Henry/Spalding County line; East - Rocky Creek Rd;							1,250	High	160	Commercial	3 %
West - US-19/41.								309	Pred.	30	Other Vacant	46 %

Neighborhood Description The subject property is located in the Southern part of metro Atlanta, in an area which is made up of many similar style and quality homes. The subject property is located within 3 miles of GA-20 and US-19/41 which provides access to Atlanta and the surrounding region. The subject property is within 5 miles of schools, centers of employment, shopping, and places of worship.

Market Conditions (including support for the above conclusions) The typical marketing and exposure period of homes within the subject neighborhood is under 3 months. Sellers often pay concessions in the form of closing cost and discount points, and adjustments are made within the market grid for atypical concessions. Values are increasing. All forms of financing are available including conventional, VA, FHA, and owner financing.

SITE

Dimensions 102 x 139 x 150 x 170 | Area 19467 sf | Shape Irregular | View N;Res;
Specific Zoning Classification R1 | Zoning Description Single Family Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [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 # 13151C 143D | FEMA Map Date 10/06/2016
Are the utilities and/or 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 subject site is a parcel having physical characteristics typical of sites in the area. There were no apparent adverse conditions affecting the site noted at the time of inspection.

IMPROVEMENTS

General Description	Foundation	Exterior Description materials/condition	Interior materials/condition
Units [X] One [ ] One with Accessory Unit	[X] Concrete Slab [ ] Crawl Space	Foundation Walls Slab / Avg	Floors Tile/Lam/Avg
# of Stories 1.0	[ ] Full Basement [ ] Partial Basement	Exterior Walls Vinyl/Brick / Avg	Walls Drywall/Avg
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface Comp/Shng / Avg	Trim/Finish Wood/Avg
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 0 %	Gutters & Downspouts Metal / Avg	Bath Floor Vinyl/Avg
Design (Style) Ranch	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type Metal/SnglHg/Avg	Bath Wainscot Prefab/Avg
Year Built 1998	Evidence of [ ] Infestation None	Storm Sash/Insulated Thermal / Avg	Car Storage [ ] None
Effective Age (Yrs) 10	[ ] Dampness [ ] Settlement	Screens Metal / Half / Avg	[ ] Driveway # of Cars 0
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] Woodstove(s) # 0	Driveway Surface Concrete
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Gas	[X] Fireplace(s) # 1 [X] Fence Wood	[X] Garage # of Cars 2
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck Both [X] Porch Front	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool None [ ] Other None	[X] Att. [ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [ ] Washer/Dryer [X] Other (describe) Vent Hood
Finished area **above** grade contains: 6 Rooms | 3 Bedrooms | 2.0 Bath(s) | 1,434 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Ceiling fans, dining room, trey and vaulted ceiling, plus many other features typically found in homes this quality.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;No significant economic or functional curable depreciation was noted at the time of inspection. Minor physical curable depreciation was noted at the time of inspection, however it was considered typical for home of this age and quality. Power and water were check and on as of the time of inspection.

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
No health and/or safety issues were noted at the time of inspection.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe The subject property is a typical home and is generally similar to the others homes from within the subject market area.

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There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 239,000 to $ 275,000 .

There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 170,000 to $ 245,000 .

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	3 Bonnie Glen Ln Hampton, GA 30228	186 Nicki Ct Hampton, GA 30228		23 Hampton Oaks Dr Hampton, GA 30228		12 Jeriana Dr Hampton, GA 30228	
Proximity to Subject		0.46 miles NW		0.71 miles N		0.25 miles N	
Sale Price	$	$ 170,000		$ 178,000		$ 245,000	
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 133.96 sq. ft.		$ 160.94 sq. ft.		$ 135.06 sq. ft.	
Data Source(s)		GAMLS#8919676;DOM 3		GAMLS#9032728;DOM 18		GAMLS#9017828;DOM 3	
Verification Source(s)		MLS / CRS		MLS / CRS		MLS / CRS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Cash;0	0	Unknown;0	0	Cash;0	0
Date of Sale/Time		s02/21;c01/21	25,300	s09/21;c08/21	9,200	s08/21;c07/21	11,500
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	19467 sf	17424 sf	0	6940 sf	0	22571 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1.0;Ranch	DT1.0;Ranch		DT1.0;Ranch		DT1.0;Ranch	
Quality of Construction	Q4	Q4		Q4		Q3	-50,000
Actual Age	23	26	0	27	0	29	3,000
Condition	C4	C3	-10,000	C3	-10,000	C3	-10,000
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 2.0	6 / 3 / 2.0		6 / 3 / 2.0		6 / 3 / 2.0	
Gross Living Area	1,434 sq. ft.	1,269 sq. ft.	4,000	1,106 sq. ft.	7,900	1,814 sq. ft.	-9,100
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	Windows	Windows		Windows		Windows	
Garage/Carport	2ga	2ga		1ga	2,500	2ga	
Porch/Patio/Deck	Porch,Deck,Patio	Stoop,Porch	500	Porch,Deck	500	Stoop,Pat,ScrnPrch	-1,500
Fireplace	1 Fireplace	1 Fireplace		None	2,500	1 Fireplace	
Fence, Pool, Etc.	Fence	Fence		None	500	None	500
Net Adjustment (Total)		[X] + [ ] -	$ 19,800	[X] + [ ] -	$ 13,100	[ ] + [X] -	$ -55,600
Adjusted Sale Price of Comparables		Net Adj: 11.6% Gross Adj : 23.4%	$ 189,800	Net Adj: 7.4% Gross Adj: 18.6%	$ 191,100	Net Adj: -22.7% Gross Adj: 34.9%	$ 189,400

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain The sales/transfer/listing history of the subject and the sales/transfer history of the comparable sales are research in MLS, Deed Transfers, Realist, Tax Records and Market Data Center. THE APPRAISER IS NOT QUALIFIED TO PERFORM A TITLE SEARCH AND HAS NOT PREFORMED A TITLE SEARCH. A FULL TITLE SEARCH IS RECOMMENDED TO VERIFY A FULL HISTORY.

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) GA MLS, Deed Transfer and Tax Records.

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) GA MLS, Deed Transfer and Tax Records.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	04/30/2020	08/23/2010	06/23/2017	11/20/1992
Price of Prior Sale/Transfer	$150,000	$86,500	$72,200	$96,400
Data Source(s)	CRS	CRS	CRS	CRS
Effective Date of Data Source(s)	12/15/2021	12/15/2021	12/15/2021	12/15/2021

Analysis of prior sale or transfer history of the subject property and comparable sales Last reported transfer provided above.
The subject was purchased on 04/30/2020 for 150,000 per GA MLS in an arm's length sale.

Summary of Sales Comparison Approach The most weight is placed on the sales comparison approach, with support from the cost approach. The income approach is considered to be unmeaningful.

Typical exposure time is 90 days.

The increase in market value from its 2020 purchase is due to current market appreciation based on recent sales of similar properties from the subject market area.

Indicated Value by Sales Comparison Approach $ 190,100

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 190,100 **Cost Approach (if developed) $** 198,801 **Income Approach (if developed) $** 0

The most weight is placed on the sales comparison approach, with support from the cost approach. The income approach is considered to be unmeaningful.

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: The appraisal is made "AS IS".

The income approach is considered unmeaningful due to owner occupancy.

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 $ 190,100 **, as of** 12/15/2021 **, which is the date of inspection and the effective date of this appraisal.**

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ADDITIONAL COMMENTS

The cost approach has only been developed by the appraiser as an analysis to support their opinion of the property's market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth 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 assumes no liability for and does not guarantee that any insurable value estimate 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 cost of labor and materials and due to changing building codes and governmental regulations and requirements.

The sales/transfer/listing history of the subject and the sales/transfer history of the comparable sales are research in MLS, Deed Transfers, Realist, Tax Records and Market Data Center. THE APPRAISER IS NOT QUALIFIED TO PERFORM A TITLE SEARCH AND HAS NOT PREFORMED A TITLE SEARCH. A FULL TITLE SEARCH IS RECOMMENDED TO VERIFY A FULL HISTORY.

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

****THIS APPRAISAL REPORT AS BEEN PREPARED SOLELY FOR THE STATED LENDER/CLIENT A FOR USE IN A MORTGAGE FINANCE TRANSACTION ONLY. THIS REPORT IS NOT INTENDED FOR ANY OTHER USER AND/OR USE.

The appraiser has not provided any service related to the subject within the past 3 years.
The appraiser's Fee for this Appraisal is $400.
AMC Registration # for LRes is 140.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae.)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The land value is estimated based on land sales in the area and allocation from improved sales.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW	OPINION OF SITE VALUE			=$ 32,000
Source of cost data Dwellingcost.com	Dwelling 1,434	Sq. Ft. @ $ 108.00		=$ 154,872
Quality rating from cost service 2.8 Effective date of cost data 12/15/2021	Bsmt 0	Sq. Ft. @ $		=$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch,Deck,Pat,Fence			18,000
The cost estimates are based on Dwellingcost.com, and is	Garage/Carport 400	Sq. Ft. @ $ 29.00		=$ 11,600
supported by the cost figures provided by builders in the market area.	Total Estimate of Cost-new			=$ 184,472
Physical depreciation is based on the "Age/Life" method.	Less Physical 15	Functional	External	
	Depreciation 27,671	0	0	=$ (27,671)
	Depreciated Cost of Improvements			=$ 156,801
	"As-is" Value of Site Improvements			=$ 10,000
Estimated Remaining Economic Life (HUD and VA only) 55 Years	Indicated Value By Cost Approach			=$ 198,801

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent $ X Gross Multiplier =$ 0 Indicated Value by Income Approach

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? [ ] Yes [ ] No Unit type(s) [ ] Detached [ ] Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? [ ] Yes [ ] No If Yes, date of conversion.

Does the project contain any multi-dwelling units? [ ] Yes [ ] No Data source.

Are the units, common elements, and recreation facilities complete? [ ] Yes [ ] No If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's 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.

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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 James Bentley Rainwater
Company Name Rainwater Appraisal Services
Company Address 950 Eagles Landing Pkwy 215
Stockbridge, GA 30281
Telephone Number 7708984137
Email Address bentley@therainwatergroup.net
Date of Signature and Report 12/24/2021
Effective Date of Appraisal 12/15/2021
State Certification # CR4461
or State License #
or Other (describe) State #
State GA
Expiration Date of Certification or License 11/30/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDRESS OF PROPERTY APPRAISED
3 Bonnie Glen Ln
Hampton, GA 30228

APPRAISED VALUE OF SUBJECT PROPERTY $ 190,100

LENDER/CLIENT
Name Lres
Company Name Citizens Bank, NA
Company Address One Citizens Bank Way
Building C Floor 1 Johnson, RI 02919
Email Address

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

File No. 1738044.1
Case No. 0040747925

Borrower Samuel Karlsen
Property Address 3 Bonnie Glen Ln
City Hampton County Henry State GA Zip Code 30228
Lender/Client Citizens Bank, NA Address One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	3 Bonnie Glen Ln Hampton, GA 30228	115 Nicki Ct Hampton, GA 30228		29 Woodlawn Ave Hampton, GA 30228			
Proximity to Subject		0.48 miles NW		0.32 miles NE			
Sale Price	$	$ 249,900		$ 239,000		$	
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 172.11 sq. ft.		$ 119.56 sq. ft.		$ sq. ft.	
Data Source(s)		GAMLS#20005375;DOM 9		GAMLS#9011154;DOM 96			
Verification Source(s)		MLS / CRS		MLS / CRS			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		Listing		Listing			
Concessions		None;0	0	None;0	0		
Date of Sale/Time		c12/21	0	c10/21	0		
Location	N;Res;	N;Res;		N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	19467 sf	19094 sf	0	28750 sf	0		
View	N;Res;	N;Res;		N;Res;			
Design (Style)	DT1.0;Ranch	DT1.0;Ranch		DT1.0;Ranch			
Quality of Construction	Q4	Q4		Q4			
Actual Age	23	26	0	41	9,000		
Condition	C4	C4		C2	-20,000		
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 2.0	6 / 3 / 2.0		7 / 4 / 2.0	0	/ /	
Gross Living Area	1,434 sq. ft.	1,452 sq. ft.	0	1,999 sq. ft.	-13,600	sq. ft.	
Basement & Finished Rooms Below Grade	0sf	1452sf0sfwo	-17,400	0sf			
Functional Utility	Typical	Typical		Typical			
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central			
Energy Efficient Items	Windows	Windows		Windows			
Garage/Carport	2ga	2ga		2cp	2,000		
Porch/Patio/Deck	Porch,Deck,Patio	Porch,Deck	500	Porch,Deck	500		
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace			
Fence, Pool, Etc.	Fence	None	500	Fence			
Net Adjustment (Total)		[ ] + [X] -	$ -16,400	[ ] + [X] -	$ -22,100	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj: -6.6% Gross Adj : 7.4%	$ 233,500	Net Adj: -9.2% Gross Adj: 18.9%	$ 216,900	Net Adj: 0.0% Gross Adj: 0.0%	$

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	04/30/2020	03/31/2010	08/17/2020	
Price of Prior Sale/Transfer	$150,000	$0	$0	
Data Source(s)	CRS	CRS / Quit Claim	CRS	
Effective Date of Data Source(s)	12/15/2021	12/15/2021	12/15/2021	

Analysis of prior sale or transfer history of the subject property and comparable sales Last reported transfer provided above.

Summary of Sales Comparison Approach See Comment Addendum

File No. 1738044.1
Case No. 0040747925

Borrower Samuel Karlsen
Property Address 3 Bonnie Glen Ln
City Hampton County Henry State GA Zip Code 30228
Lender/Client Citizens Bank, NA Address One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919

COMMENTS ON SUBJECT PROPERTY

No survey was available at the time of inspection. The site size was taken from the attached Tax Map.

The subject property does not have sidewalks or alleys, however this is typical for the area thus not adverse.

The appraiser has reviewed the FEMA flood map panel and does not believe the subject property to be in a flood zone. However, the lender should rely on a professional survey for accuracy.

The subject property is below the predominant value of homes within this market, however the subject property is well within the range of value for homes from within this market area. The fact that the subject property is below the predominant value of homes is not considered to adversely affect the marketability of the subject property.

The appraisal is based on no hidden and/or adverse easements or encroachments.

COMMENT ON CONDITION

No significant economic or functional curable depreciation was noted at the time of inspection. Physical curable depreciation was noted at the time of inspection and include: Floor covering and bath tub are missing in master bath.

The estimated cost to cure is $5,000.00 and is considered in all approaches to value. This report is made "AS IS" with no repairs or final inspection required.

COMMENTS ON SALES COMPARISON

All of the sales are from within the subject neighborhood and are similar to the subject property in one or more controlling ways. Various adjustments were given to the sales for the differences from the subject property. These adjustments are based on the estimated market reaction to the differences from the subject property.

The subject property is located in a small, older and establish subdivision in which there have not been any sales from within the last 12 months nor any active listings. For this reason the appraiser was force to go outside of the subject subdivision in order to find comparable sales.

Sales 1-3 were included despite the extended time from their dates of sale, because of the good comparability to the subject property. The sales are within the 1 year guide lines set by FNMA. These sales were given a positive market condition adjustment for their contract date being over 90 days old in an increasing market. Sale 1 required a line item adjustment of above 10% of its sale price for the difference in market condition.

Sales 4 and 5 were included as active listings from within the subject market area.

Site value is based on value and not size. Therefore all of the comparables site's are considered to offer similar site value therefore no site adjustment is warranted.

Sale 3 was given a negative adjustment for its superior quality of construction with superior features and amenities to those offered by the subject. The sale required a line item adjustment of above 10% of its sale price for its difference to that of the subject.

Sales 3 and 5 were adjusted for the difference in age to that of the subject property.

Sales 1-3 and 5 was given a negative adjustment for their being in move-in ready condition to that of the subject. The adjustment is based on the estimated market reaction to their difference in condition. Sale 5 required a line item adjustment of above 10% of its sale price.

Sales 1-3 and 5 were adjusted for the difference in the GLA to that of the subject property.

Sale 3 required high gross and net adjustments for its differences to that of the subject.

The 3 most recent sales of comparable homes were included. Sales that were over a 90 days old were used because they were the most comparable to that of the subject. If better and more recent comparables had been available, they would have been used.

Sales with a difference of more than 300 feet in GLA were used because better sales from within the subject S/D were not available. If they had been available they would have been used.

Sales that required high gross, net and line item adjustments were included because better sales from within the subject market area were not available. If they had been available they would have been used.

The most comparable recent sales from within the subject market area were used. If better comparable sales had been available they would have been used.

The sales strongly bracket the subject property, and are considered reliable indicators of value. The most weight is given to sales 1-3 as they were closed sales from within the subject market area.

File No. 1738044.1
Case No. 0040747925

Borrower Samuel Karlsen
Property Address 3 Bonnie Glen Ln
City Hampton County Henry State GA Zip Code 30228
Lender/Client Citizens Bank, NA Address One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919

General Weighted Analysis

Comparable Sale	Adjusted Value	Weighed Factor	Weighted Value
Number 1:	$189,800	34.00%	$64,532
Number 2:	$191,100	33.00%	$63,063
Number 3:	$189,400	33.00%	$62,502
		Sums	$190,097
		Call	$190,100

The weight was derived from the local market and applied by the real estate appraiser.

A copy of the Appraiser's E&O certification is on file with the AMC. The E&O provider does not allow the certification to be provided to Non-Intended Users or Non-Lender/Clients.

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this report apply only as of the effective date(s) indicated. The Appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

This appraisal report was based on information and comparable sales data available as of the effective date. As of that time, the effect of the Novel Coronavirus (COVID-19) on the future value of the subject property or the Real Estate market is unknown and not possible to predict.

ADDITIONAL COMMENTS

1) Please make sure all photos in the ENV are labeled, and that the rooms in the photos exactly match the rooms in the sketch

All of the subject photos are correctly labeled and match the sketch.

2) Please also number the bedroom and bathroom photos and make sure the room count matches throughout the report

The subject has 3 bedrooms and 2 bath which matches the sketch and photos.

3) Please comment on the subject’s proximity to traffic and commercial influence, noting any effects on the subject’s marketability and if any of the comps share similar influence. Are location adjustments warranted?

The subject is not located near any traffic or commercial properties that would negativity effect the subject. If it was it would have been addressed.

12/24/2021

File No. 1738044.1
Case No. 0040747925

Market Conditions Addendum to the Appraisal Report

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 3 Bonnie Glen Ln City Hampton State GA ZIP Code 30228

Borrower Samuel Karlsen

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 that data in the analysis. If data sources provide all 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)	208	129	123	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	34.67	43	41	[ ] Increasing [X] Stable [ ] Declining
Total # of Comparable Active Listings	32	42	50	[ ] Declining [ ] Stable [X] Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	0.92	0.98	1.22	[ ] Declining [ ] Stable [X] Increasing

Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Median Comparable Sales Price	$253,250	$285,000	$309,000	[X] Increasing [ ] Stable [ ] Declining
Median Comparable Sales Days on Market	8	5	8	[ ] Declining [X] Stable [ ] Increasing
Median Comparable List Price	$329,000	$396,185	$449,185	[X] Increasing [ ] Stable [ ] Declining
Median Comparable Listings Days on Market	19.5	19	33.5	[ ] Declining [ ] Stable [X] Increasing
Median Sale Price as % of List Price	100	100.06	100.33	[ ] Increasing [X] Stable [ ] Declining
Seller-(developer, builder, etc,) paid financial assistance prevalent?		[X] Yes [ ] No		[ ] Declining [X] Stable [ ] Increasing

Explain in detail 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.)

GAMLS indicates there were 460 closed sales during the past 12 months and 140 of those sales contained seller concessions which is 30% of the total transactions in this market area. Prior Months 7-12: 208 Sales; 76 with concessions; 37% of sales for this period. 4-6: 129 Sales; 34 with concessions; 26% of sales for this period. 0-3: 123 Sales; 30 with concessions; 24% of sales for this period. The concessions ranged between $3 and $15,000. The median concession amount is $4,000.

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).

GAMLS indicates there were 460 closed sales during the past 12 months and 1 of those sales were either foreclosures or short sales which is 0% of the total transactions in this market area. Prior Months 7-12: 208 Sales; 1 foreclosures or short sales; 0% of sales for this period. 4-6: 129 Sales; 0 foreclosures or short sales; 0% of sales for this period. 0-3: 123 Sales; 0 foreclosures or short sales; 0% of sales for this period.

Cite data sources for above information.

GAMLS was the data source used to complete the Market Conditions Addendum. 12/15/2021

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

The purpose of the 1004 MC is to determine market trends. In order to obtain market trends a large enough data set must be used. The low number of properties within the subject market area does not give enough information to obtain market trends. The 1004 MC does not ask for the same information as the 2 questions on the top of page 2.

CONDO/CO-OP PROJECTS

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

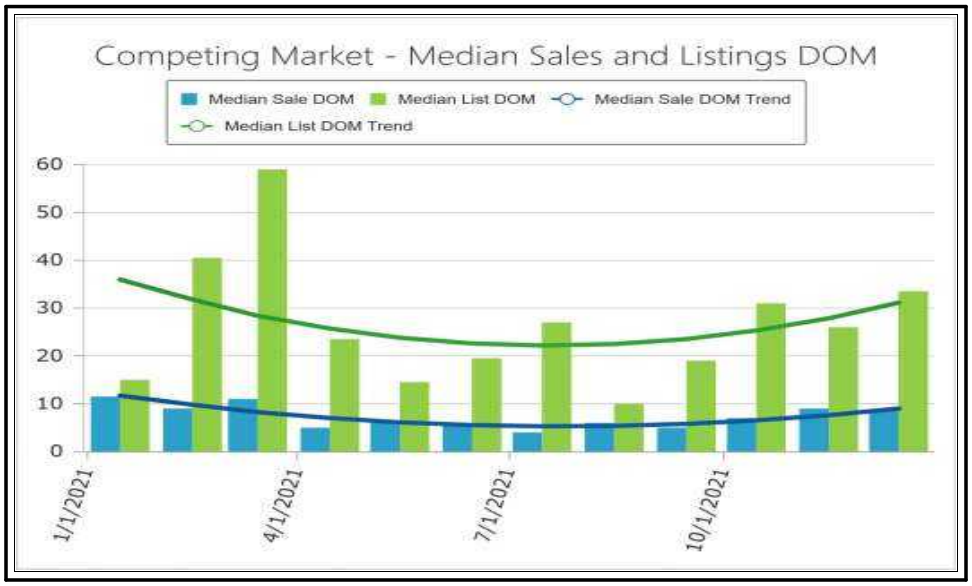
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)				[ ] Increasing [ ] Stable [ ] Declining
Absorption Rate (Total Sales/Months)				[ ] Increasing [ ] Stable [ ] Declining
Total # of Active Comparable Listings				[ ] Declining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

Are foreclosures 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.

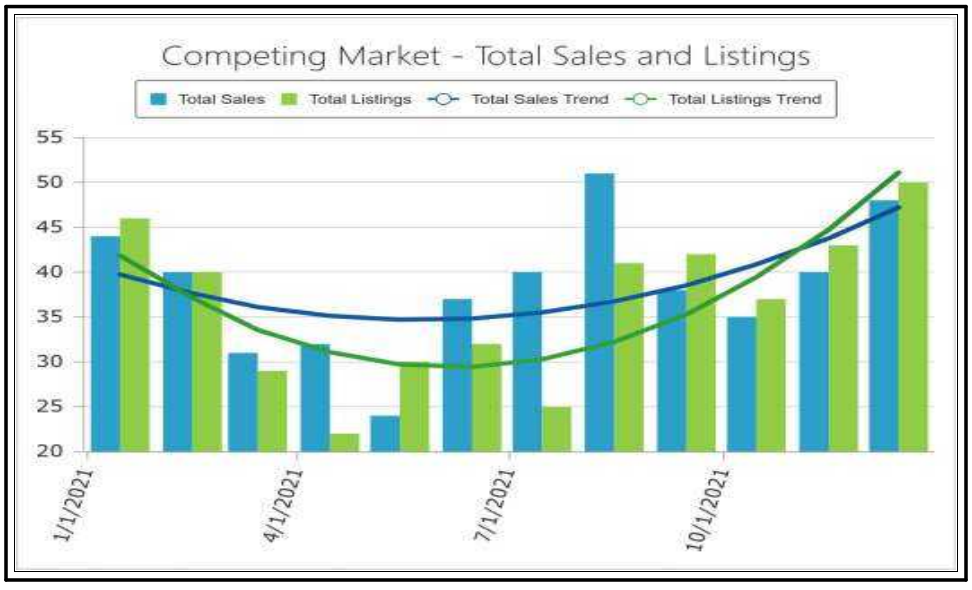
APPRAISER

Signature	Signature
Appraiser Name James Bentley Rainwater	Supervisor Name
Company Name Rainwater Appraisal Services	Company Name
Company Address 950 Eagles Landing Pkwy 215, Stockbridge, GA 30281	Company Address
State License/Certification #CR4461 State GA	State License/Certification # State
Email Address bentley@therainwatergroup.net	Email Address



ABOVE: Competing Market - Median Sales and Listings DOM

BELOW: Competing Market - Total Sales and Listings





ABOVE: Competing Market - Average List to Sale Price Ratio

BELOW:

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 1738044.1
Case No. 0040747925

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1
The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2
The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

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

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

Note: *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's 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 are 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.*

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 1738044.1
Case No. 0040747925

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 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.

Requirements - 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 meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

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

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 1738044.1
Case No. 0040747925

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Borrower Samuel Karlsen
Property Address 3 Bonnie Glen Ln
City Hampton County Henry State GA Zip Code 30228
Lender/Client Citizens Bank, NA Address One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919

COMMMON APPRAISAL ADJUSTMENTS

Comparable sales are selected on the basis of nearest similarity to the subject property as to time of sale, proximity of location and similarity as to age, condition, gross living area, bedroom and bathroom count, basement, garage and updated and upgraded features.

Sales prices are presented subject to adjustments as necessary for financing terms, relationship of buyer and seller, agreements for expenses between the parties, and any other factor that would affect the net sales price.

Time adjustments are made to relate each comparable sale price to current-market price levels. The adjustments are based upon estimated appreciation rates for the property type. Considerable effort is made to use sales within 3 months of the effective date of the appraisal.

The appraiser first attempts to use comparable sales located within the subject's subdivision. If sales are not available, sales are used from competing developments within the subject's market area. If necessary, location adjustments are based on the use of sales outside the subject's development and the differences of predominant values between the competing developments.

Site adjusted are made for the difference in their site value versus the site value of the subject property. This adjustment is based on site size, location, utility, and the estimated site value. Site value is based on value and not size. Adjustments applied are based on the contributory value of the land, not the actual cost.

Adjustments for view may reflect various situations. Mountain views, city skyline or the back of a parking lot. Views of commercial property or location on busy streets may reflect negatively on a property due to increased traffic noise and decreased privacy.

Design and appeal adjustments reflect differences between home designs such as ranch, two-story, split-level, etc. An adjustment in this category may also be based on the market reaction to various front elevations and curb appeal.

The construction quality adjustments recognize differences in building construction and the amount and quality of exterior and interior finish.

The age and condition adjustments consider observable differences in actual age and condition of the comparable and the subject with regard to periodic routine maintenance and deferred maintenance.

Adjustments for bedroom and bathroom count reflect the market reaction of the contributory value of these features. The bedroom and bathroom differences may or may not be relevant in a particular development based on the individual market as perceived by the typical purchaser in a given neighborhood

The theory of collinearity states, the phenomenon in which two or more predictors variables in a multiple regression model are highly correlated. For example, bedrooms and GLA, one can be linearly predicted from the others with a non-trivial degree of accuracy. For this reason bedrooms are not adjustment for unless they are considered to be an over or under improvement.

Gross living area adjustments are based on the differences of above grade square footage. Adjustments applied are made on a dollar-amount per square foot basis. These adjustments generally range from $20.00 to $50.00 per square foot. Generally, the typical buyer does not differentiate between homes that are within 100 square feet of each other. No adjustments are applied in this situation. This adjustment is based on the estimated market reaction to the contributory value of the GLA and not the cost or price per sqft. Cost does not equal value.

Adjustments for basement are based on the differences of below grade finished and unfinished square footage. Adjustments applied are made on a dollar per square foot basis. These adjustments generally range from $5.00 to $15.00 per square foot for unfinished and $10 to $25 per square foot for finished. Generally, the typical buyer does not differentiate between basements that are within 100 square foot of each other. No adjustments are applied in this situation.

No adjustment is given for rooms below grade. This is due to the fact that MLS not included / list all rooms below grade. Furthermore not all bedrooms cited in below grade area meet the requirements to be a bedroom.

Additional adjustments are made for HVAC, garage, decks, patios, porches, fireplaces, etc. Adjustments made are based on the market reaction to these features in the subject's market area.

The adjustments applied are based on the contributory value of the improvements, not the cost to construct. Cost does not equal value.

Paired Sales Definition

Paired sales analysis is an appraisal technique used to determine a feature's value within a property, such as a bathroom or a swimming pool. When an appraiser finds recent sales of similar homes where the primary difference is in bathrooms and pool, then the appraiser will make two sets of comparisons. In this way, an appraiser can assign values to the myriad features and there perceived value.

DEFINITION of 'Contributory Value'

The value contributed by a component or part to the total value of the whole. Contributory value is most commonly used in real estate to refer to the contribution made by a particular feature or component to the value of the whole property. The concept of contributory value comes from the field of value theory.

File No. 1738044.1
Case No. 0040747925

Borrower Samuel Karlsen
Property Address 3 Bonnie Glen Ln
City Hampton County Henry State GA Zip Code 30228
Lender/Client Citizens Bank, NA Address One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919

Separate Certification Page

I certify that, to the best of my knowledge and belief:
- My engagement in this assignment or in any future assignment is not contingent upon developing or reporting predetermined results.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classification and Regulations Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.

*Where applicable a head and shoulder inspection of the attic and/or crawl space was made.

**A supplemental certification page has been added to this report on a separate certification page to be in compliance with the Georgia Real Estate Appraiser Classification Act, Title 43, Chapter 39A. 539-3-.02 Standards for Developing and Reporting An Appraisal.

***The digital images contained within this report are true and unadulterated copies of the original and have in no way been altered.

**** All signatures within this report are digital versions of an original signature.

******This Appraisal Report was completed in full compliance with "Appraiser Independence Regulations".

As indicated on page 1 the subject Highest and Best Use is its present use. The reasonable, probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The subject meets these requirement as Single Family Residential.

The Uniform Appraisal Dataset (UAD) mandates classification of property characteristics (for the subject and comparables) using a standard response and rating system. The UAD is not flexible and employs a "best fit methodology" (from limited choices) as opposed to user defined terms. In some cases, the appraiser's rating from the UAD list may be different from another appraiser's opinion of the same attribute. The appraiser completed the report to comply with the UAD while considering the observed characteristics of the subject and comparables (from a distance) and factored those into the value reconciliation.

As indicated on page 1 the subject Highest and Best Use is its present use. The reasonable, probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The subject meets these requirement as Single Family Residential.

Borrower Samuel Karlsen
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City Hampton County Henry State GA Zip Code 30228
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Smoke / CO Detectors

The signing appraiser is not a property inspection expert nor a qualified code compliance officer. He/She has been required as a 'special condition of acceptance of this appraisal assignment by the clients management agents to offer an opinion(s) as to the apparent operability of carbon monoxide/dioxide and smoke detectors. Unless there are exposed bare wires or other visual signs of damage to such detectors the appraiser is not qualified to determine proper operability or apparent defect. Similarly the fact that a 'test alarm' (if reachable) may function at the time of inspection is no assurance that the unit actually is capable of detecting dangerous levels of either carbon monoxide or dioxide or smoke. Further there is no assurance that the units alarm is adequate according to local code, or whether it may reasonably be expected to operate for an extended period of time, or during power outages. Few appraisers are qualified to offer opinions about locational mounting adequacy or methodology. Inspection of such units (features) are properly in the domain of qualified, licensed Home Inspectors or Local Code Compliance Inspectors. The appraiser strongly recommends that the services of such an inspector be separately contracted for if operability of carbon and or smoke alarms is/are a concern to any party having access to this appraisal, or any user relying upon it for decision making of any type. The appraiser offers no warranty or right of reliance to any party reading or relying on this appraisal report for either the adequacy or operation of any such detectors in the property involved.

Borrower	Samuel Karlsen						
Property Address	3 Bonnie Glen Ln						
City	Hampton	County	Henry	State	GA	Zip Code	30228
Lender/Client	Citizens Bank, NA			Address	One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919		

Modification, Alteration, Redaction and/or Revision

In the event any person, other than the appraiser, makes any modification, alteration, redaction, revision or change of any kind to this appraisal the entire appraisal shall be null and void and cannot be relied upon for any purpose whatsoever. The appraiser shall not be responsible for any modification to the appraisal once signed by the appraiser unless such modification has been made by the appraiser and countersigned by the appraiser.

The observation of the property by the appraiser is solely a data gathering task for comparative analysis of value only. The term/phrase "complete visual inspection" means the non-intrusive, visual observation of readily accessible areas on the effective date of the appraisal. The appraiser is not a licensed inspector; therefore, no warranty is given as to the condition or continued functional operation of mechanical/plumbing/electrical systems/appliances or any other equipment /devices or utilities and systems in the dwelling. Any statement, comment or conclusion made about the condition or working mechanisms within the structure or structural integrity is not a warranted fact but an observation limited to the purview of the appraiser's visual observation. For warranted fact about these systems or structural integrity, the user of the appraisal should have the improvement inspected by a licensed structural engineer or similar professional whose job it is to determine operational status of these systems and/or structural integrity.

Acceptance and use of this appraisal report by the intended or foreseeable user is direct evidence that the user has exercised reasonable diligence in review and acceptance of the quality, completeness and accuracy of this report including the final opinion of value. Acceptance and use of this report is explicit and direct evidence establishing the date of the report as the accepted and agreed upon point of discovery for any and all subsequent legal proceedings.

PIW Statement for Comparables used within the Appraisal Report

The appraiser is aware that some sales transactions through conventional financing may have qualified for a Property Inspection Waiver (PIW) from Fannie Mae or Freddie Mac. This information is currently unavailable to the market place through available data sources and local MLS data bases. Additionally, the appraiser was unable to obtain this specific information from the selling and/or buying agents.

The appraiser applies an extraordinary assumption that sales used within this appraisal report (obtained with conventional financing) were "properly vetted" through the normal course of collateral analysis for this financing type. An extraordinary assumption is an assumption which if found to be false could alter the resulting opinion or conclusion. If a PIW was issued on a convention sale, it could have an impact on the arm's length transaction status of that transfer and could have a direct impact on the sale price conclusion. This could also have an impact on future sales data sets from the defined subject neighborhood and marketing areas.

COMMENT ADDENDUM

File No. 1738044.1
Case No. 0040747925

Borrower	Samuel Karlsen						
Property Address	3 Bonnie Glen Ln						
City	Hampton	County	Henry	State	GA	Zip Code	30228
Lender/Client	Citizens Bank, NA			Address	One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919		

NON-INTENDED USERS

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.

APPRAISAL COMPLIANCE

File No. 1738044.1
Case No. 0040747925

Borrower/Client Samuel Karlsen
Address 3 Bonnie Glen Ln Unit No.
City Hampton County Henry State GA Zip Code 30228
Lender/Client Citizens Bank, NA

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

[ ] Restricted Appraisal Report — This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- 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 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 parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- [X] I have **NOT** performed services, as an appraiser or in another capacity, regarding the property that is the subject of the 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.

PROPERTY INSPECTION

- I [X] **HAVE** made a personal inspection of the property that is the subject of this report.
- I [ ] have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[ ] A reasonable marketing time for the subject property is _____ day(s) utilizing market conditions pertinent to the appraisal assignment.

[X] A reasonable exposure time for the subject property is 90 day(s).

APPRAISER

Signature
Name James Bentley Rainwater
Date of Signature 12/24/2021
State Certification # CR4461
or State License #
State GA
Expiration Date of Certification or License 11/30/2022

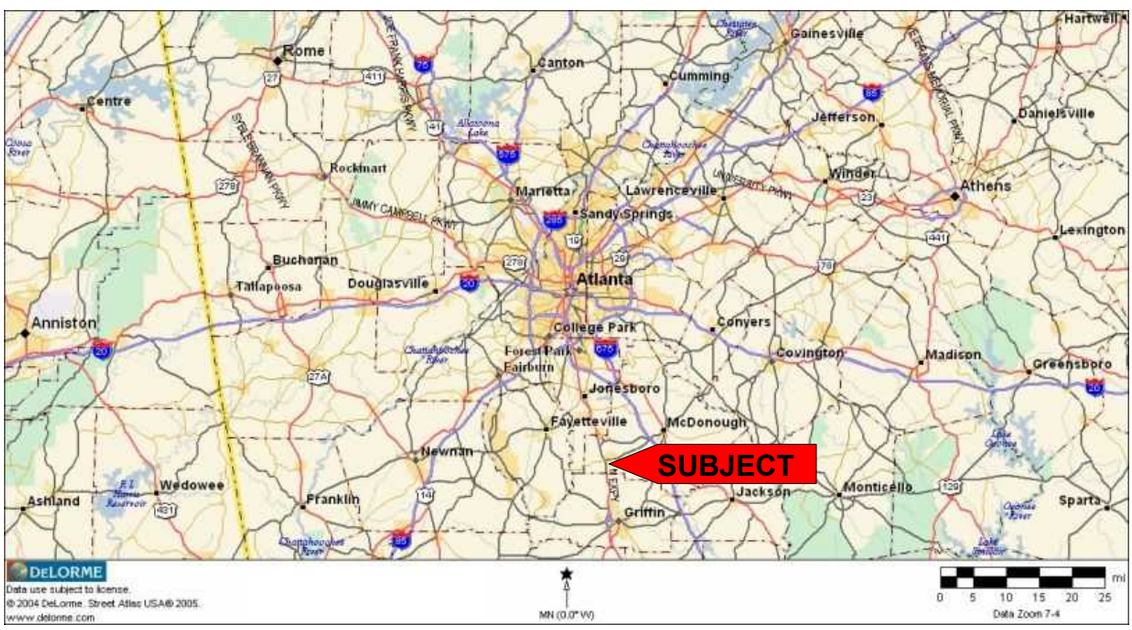
Effective Date of Appraisal 12/15/2021

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

Supervisory Appraiser Inspection of Subject Property:
[ ] Did Not [ ] Exterior Only from street [ ] Interior and Exterior

Borrower	Samuel Karlsen						
Property Address	3 Bonnie Glen Ln						
City	Hampton	County	Henry	State	GA	Zip Code	30228
Lender/Client	Citizens Bank, NA	Address	One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919				

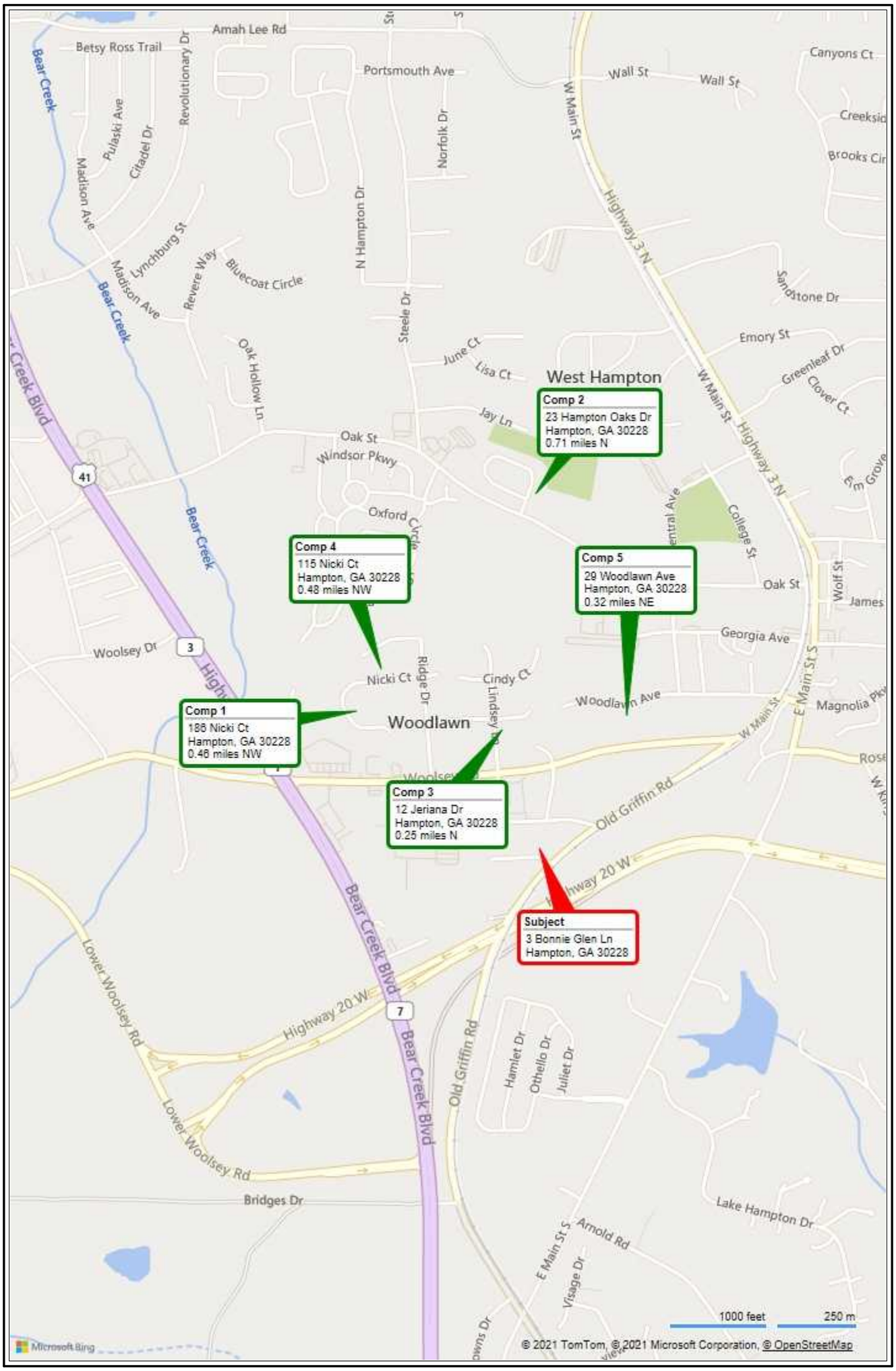


Rainwater Appraisal Services

LOCATION MAP ADDENDUM

File No. 1738044.1
Case No. 0040747925

Borrower	Samuel Karlsen						
Property Address	3 Bonnie Glen Ln						
City	Hampton	County	Henry	State	GA	Zip Code	30228
Lender/Client	Citizens Bank, NA	Address	One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919				

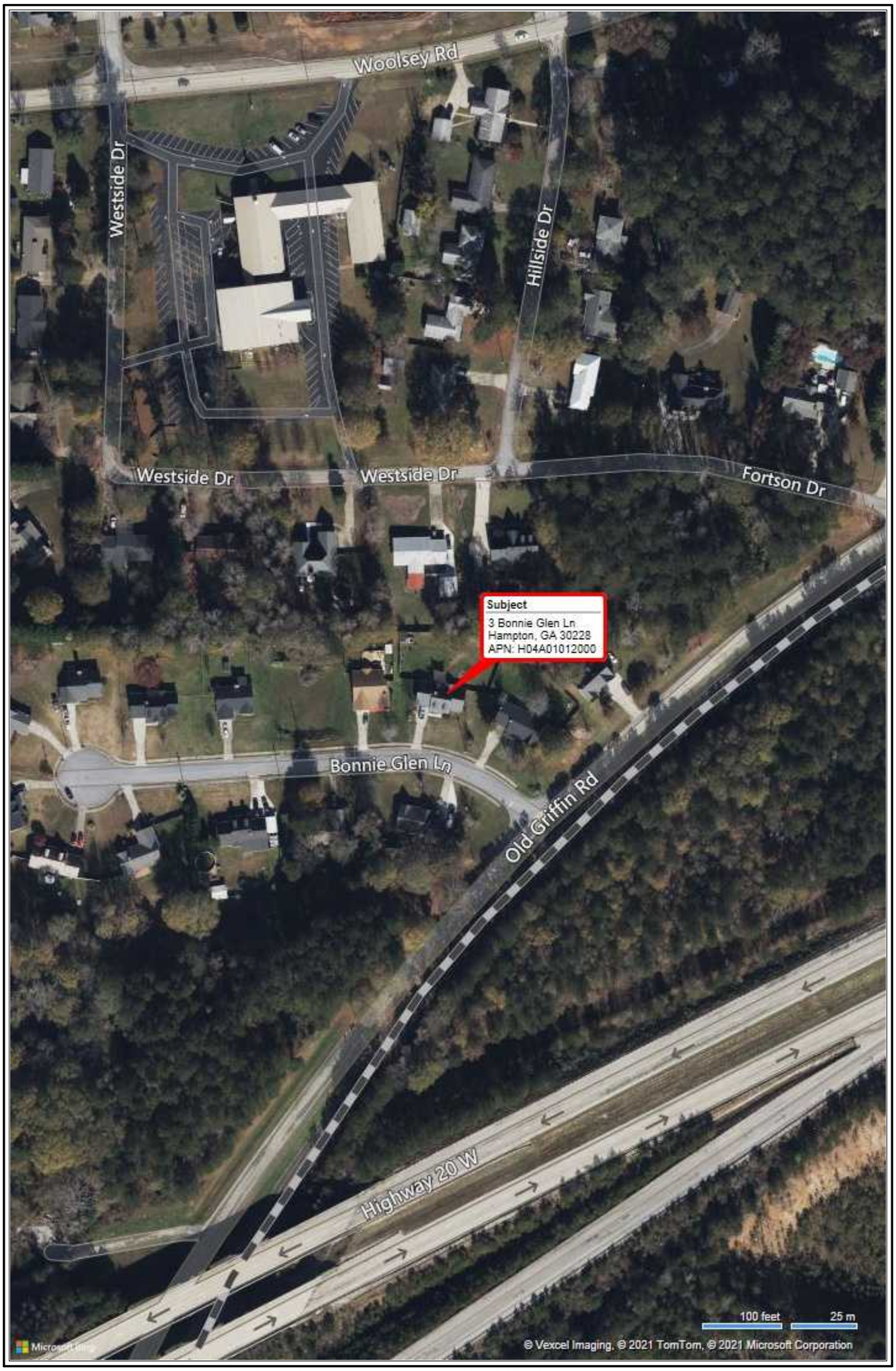


Rainwater Appraisal Services

AERIAL MAP ADDENDUM

File No. 1738044.1
Case No. 0040747925

Borrower	Samuel Karlsen						
Property Address	3 Bonnie Glen Ln						
City	Hampton	County	Henry	State	GA	Zip Code	30228
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Rainwater Appraisal Services

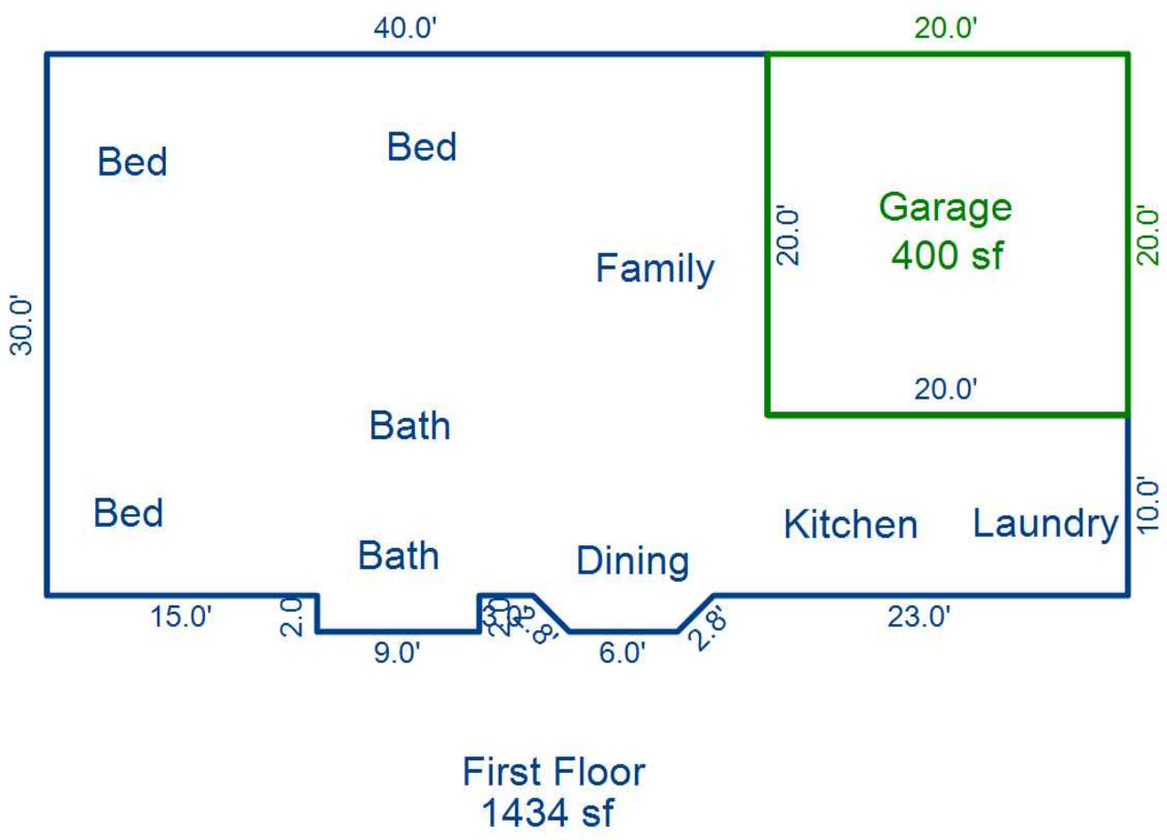
PLAT MAP

File No. 1738044.1
Case No. 0040747925

Borrower	Samuel Karlsen						
Property Address	3 Bonnie Glen Ln						
City	Hampton	County	Henry	State	GA	Zip Code	30228
Lender/Client	Citizens Bank, NA	Address	One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919				



Borrower	Samuel Karlsen						
Property Address	3 Bonnie Glen Ln						
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First Floor
1434 sf

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1434.0	185.7	1434.0
GAR	Garage	1.0	400.0	80.0	400.0
	Net LIVABLE	cnt	1	(rounded)	1,434

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			9.0	x	2.0	=	18.0
			33.0	x	10.0	=	330.0
			6.0	x	2.0	=	12.0
	0.5	x	2.8	x	1.4	=	2.0
	0.5	x	2.8	x	1.4	=	2.0
			20.0	x	13.0	=	260.0
			30.0	x	27.0	=	810.0
7 total items					(rounded)		1,434

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Rainwater Appraisal Services

SUBJECT PHOTO ADDENDUM

File No. 1738044.1
Case No. 0040747925

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FRONT OF SUBJECT PROPERTY
3 Bonnie Glen Ln
Hampton, GA 30228



REAR OF SUBJECT PROPERTY



STREET SCENE

Borrower Samuel Karlsen
Property Address 3 Bonnie Glen Ln
City Hampton County Henry State GA Zip Code 30228
Lender/Client Citizens Bank, NA Address One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919



Address



Street



View Across Street



Side



Side



AC Unit



Family



HVAC



Detectors



Bedroom



Bedroom



Bedroom



Bath



Missing Bath Floor Covering



Missing Tub

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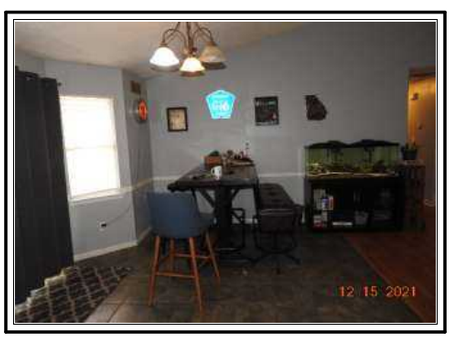
Power On



Water On



Bath



Dining



Garage



Breaker Box



Kitchen



Refrigerator



Dishwasher



Kitchen Sink



Range / Oven



Microwave



Water Heater



Backyard View



Shed / Personal Property / No Value Given

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City Hampton County Henry State GA Zip Code 30228
Lender/Client Citizens Bank, NA Address One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919



COMPARABLE SALE # 1
186 Nicki Ct
Hampton, GA 30228



COMPARABLE SALE # 2
23 Hampton Oaks Dr
Hampton, GA 30228



COMPARABLE SALE # 3
12 Jeriana Dr
Hampton, GA 30228

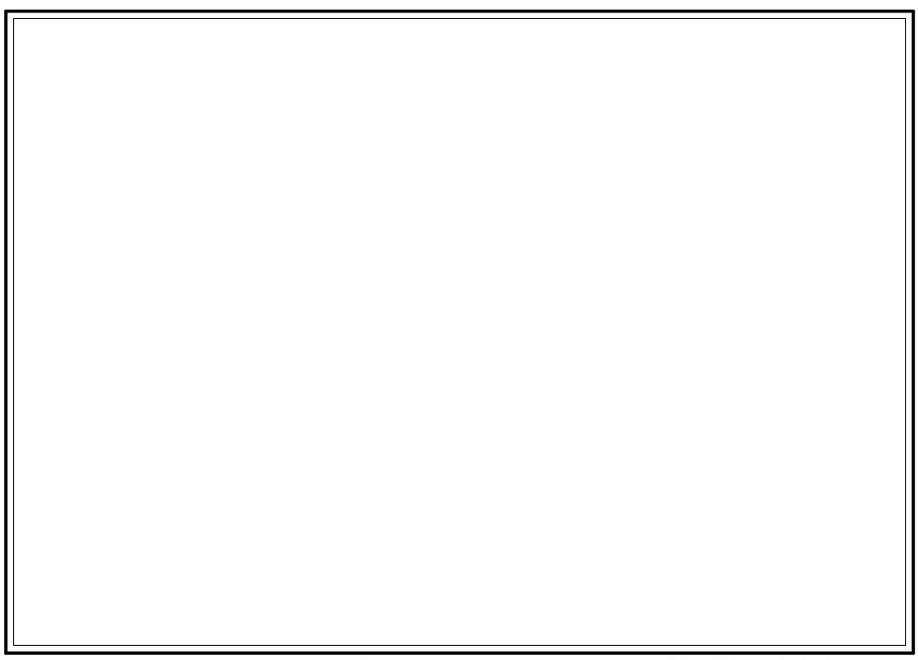
Borrower Samuel Karlsen
Property Address 3 Bonnie Glen Ln
City Hampton County Henry State GA Zip Code 30228
Lender/Client Citizens Bank, NA Address One Citizens Bank Way, Building C Floor 1 Johnson, RI 02919



COMPARABLE SALE # 4
115 Nicki Ct
Hampton, GA 30228



COMPARABLE SALE # 5
29 Woodlawn Ave
Hampton, GA 30228



COMPARABLE SALE # 6

STATE OF GEORGIA

REAL ESTATE APPRAISERS BOARD

JAMES BENTLEY RAINWATER

4461

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A

CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEFF A. LAWSON
Vice Chairperson

JEANMARIE HOLMES
KEITH STONE
WILLIAM A. MURRAY

1234647743371606

RAINWATER, JAMES BENTLEY
121 CROWN WALK
SUITE 215
MCDONOUGH, GA 30253

JAMES BENTLEY RAINWATER

**4461**
Status **ACTIVE**

END OF RENEWAL
11/30/2022

CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

LYNN DEMPSEY
Real Estate Commissioner

1234647743371606

JAMES BENTLEY RAINWATER

**4461**
Status **ACTIVE**

END OF RENEWAL
11/30/2022

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Real Estate Commission
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