MontyTest Monty

Uniform Residential Appraisal Report (Hybrid)

File # 123456

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 2873 BRODHEAD RD | City ALIQUIPPA | State PA | Zip Code 15001

Borrower Landry | Owner of Public Record LANDRY,JAMES A | County BEAVER

Legal Description DIST:65 CITY/MUNI/TWP:HOPEWELL TWP 1LOT 25 HILLCREST PL HSE GAR SINGLE FAMILY DWELLING DET

Assessor's Parcel # 65-005-0606.000 | Tax Year 2021 | R.E. Taxes $ 3,384

Neighborhood Name Hillcrest | Map Reference 40.61738/-80.29064 | Census Tract 604901

Occupant ☒ Owner ☐ Tenant ☐ Vacant | Special Assessments $ 1,500 ☐ PUD HOA $ 0 ☐ per year ☐ per month

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)

Lender/Client Test Client | Address 123 Main Street, Test City, PA 15111

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No

Report data source(s) used, offering price(s), and date(s). Data Source Comments go here.

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	☒ Suburban ☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	25 %
Built-Up	☐ Over 75%	☒ 25–75% ☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$ (000)	(yrs)	2-4 Unit	25 %
Growth	☐ Rapid	☒ Stable ☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3–6 mths	☐ Over 6 mths	10	Low 2	Multi-Family	25 %
Neighborhood Boundaries North to smith, South to virginia, East to brodhead, West to golf course							790	High 122	Commercial	25 %
							150	Pred. 70	Other	0 %

Neighborhood Description Test Neighborhood Comments go here. Test Neighborhood Comments go here. Test Neighborhood Comments go here. Test Neighborhood Comments go here. Test Neighborhood Comments go here. Test Neighborhood Comments go here. Test Neighborhood Comments go here. Test Neighborhood Comments go here. Test Neighborhood Comments go here. Test Nei

Market Conditions (including support for the above conclusions) Test Market comments go here. Test Market comments go here. Test Market comments go here. Test Market comments go here. Test Market comments go here. Test Market comments go here. Test Market comments go here. Test Market comments go here. Test Market comments go here. Test Market comments go here. Exposure time: 3 months

SITE

Dimensions 50x200 | Area 8712sf | Shape Rectangular | View N;Res;

Specific Zoning Classification r45 | Zoning Description Residential

Zoning Compliance ☒ 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? ☒ Yes ☐ No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	☒	☐ test	Water	☒	☐ test	Street test	☒	☐
Gas	☒	☐ test	Sanitary Sewer	☒	☐ test	Alley test	☒	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone test | FEMA Map # 111 | FEMA Map Date 03/29/2022

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

IMPROVEMENTS

General Description	Foundation	Exterior Description materials/condition	Interior materials/condition
Units ☒ One ☐ One with Accessory Unit	☒ Concrete Slab ☐ Crawl Space	Foundation Walls test/A	Floors test/A
# of Stories 2	☐ Full Basement ☐ Partial Basement	Exterior Walls test/A	Walls test/A
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface test/A	Trim/Finish test/A
☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish 0 %	Gutters & Downspouts test/A	Bath Floor test/A
Design (Style) DT2.00;two story	☐ Outside Entry/Exit ☐ Sump Pump	Window Type test/A	Bath Wainscot test/A
Year Built 1931	Evidence of ☐ Infestation	Storm Sash/Insulated test/A	Car Storage ☒ None
Effective Age (Yrs) 20	☐ Dampness ☐ Settlement	Screens test/A	☐ Driveway # of Cars 0
Attic ☐ None	Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities ☐ Woodstove(s) # 0	Driveway Surface
☐ Drop Stair ☐ Stairs	☐ Other Fuel gas	☒ Fireplace(s) # 2 ☒ Fence None	☐ Garage # of Cars 0
☐ Floor ☒ Scuttle	Cooling ☐ Central Air Conditioning	☐ Patio/Deck None ☐ Porch None	☐ Carport # of Cars 0
☐ Finished ☐ Heated	☐ Individual ☒ Other CHP	☐ Pool None ☐ Other None	☐ Att. ☐ Det. ☐ Built-in

Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☒ Washer/Dryer ☐ Other (describe)

Finished area above grade contains: 6 | Rooms 3 | Bedrooms 1.1 | Bath(s) 1,667 | Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Energy Efficient Item: None

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C1;Kitchen-updated-one to five years ago;Bathrooms-not updated;Kitchen - Cabinets Update comments go here.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

No Physical deficiencies.

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

Uniform Residential Appraisal Report (Hybrid)

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 115,000 to $ 274,900 .

There are 409 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 10,000 to $ 790,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2873 BRODHEAD RD ALIQUIPPA, PA 15001	2903 BRODHEAD RD ALIQUIPPA, PA 15001		2300 SMITH AVE ALIQUIPPA, PA 15001		2311 VIRGINIA AVE ALIQUIPPA, PA 15001	
Proximity to Subject		0.13 miles WNW		0.03 miles SW		0.10 miles WSW	
Sale Price	$		$ 165,000		$ 188,000		$ 200,000
Sale Price/Gross Liv. Area	$ sq. ft.	$ 96.55 sq. ft.		$ 112.78 sq. ft.		$ 130.04 sq. ft.	
Data Source(s)		WestPA#1460904;DOM 73		WestPA#1446895;DOM 125		WestPA#1576895;DOM 125	
Verification Source(s)		MLS		MLS		MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;1000		ArmLth Conv;1000		ArmLth Conv;1000	
Date of Sale/Time		s10/20;Unk	+16000	s09/20;Unk	+20000	s07/21;Unk	+6100
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	FeeSimple	FeeSimple		FeeSimple		FeeSimple	
Site	8712sf	17424sf	-3000	13068sf	-1500	30928sf	-9000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2.00;two story	DT2.00;two story		DT2.00;two story		DT2.00;two story	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	92	82	-700	89	-90	42	-19000
Condition	C1	C2	0	C2	0	C3	0
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 1.1	11 / 3 / 2.1	-10000	9 / 4 / 1.1	-8000	4 / 2 / 1.0	+15000
Gross Living Area	1,667 sq. ft.	1,709 sq. ft.	-2500	1,667 sq. ft.		1,538 sq. ft.	+9800
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Standard	Standard		Standard		Standard	
Heating/Cooling	FWA;CHP	FWA;CHP		FWA;CHP		FWA;CHP	
Energy Efficient Items	None	None		None		None	
Garage/Carport	None	None		None		None	
Porch/Patio/Deck	NA;NA;NA	NA;NA;NA		NA;NA;NA		NA;NA;NA	
Net Adjustment (Total)		☐ + ☒ -	$ -200	☒ + ☐ -	$ 10,410	☒ + ☐ -	$ 2,900
Adjusted Sale Price of Comparables		Net Adj. -0.12 % Gross Adj. 19.52%	$ 164,800	Net Adj. 5.54 % Gross Adj. 15.74%	$ 198,410	Net Adj. 1.45 % Gross Adj. 29.45 %	$ 202,900

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) test

My research ☒ did ☐ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) test

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		11/04/2020	09/25/2020	
Price of Prior Sale/Transfer		165,000	188,000	
Data Source(s)	MLS, Public Record	Public Records	Public Records	MLS, Public Record
Effective Date of Data Source(s)	04/28/2022	04/28/2022	04/28/2022	04/28/2022

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

Uniform Residential Appraisal Report (Hybrid)

Appraisal Assignment Type: Hybrid | Subject Property Data Collection Date: 2022-04-21

Subject Property Data Collection Method: Virtual | Subject Property Data Collection Workforce: RealEstateAgent

I have NOT performed any 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. Additional comments go here. Additional comments go here. Additional comments go here.

ADDITIONAL COMMENTS

Additional comments go here. Additional comments go here. Additional comments go here. Additional comments go here. Additional comments go here.

(repeated 50 times)

Additional comments go h

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)

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service | Effective date of cost data

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

OPINION OF SITE VALUE ..... = $			
Dwelling 1,667 Sq. Ft. @ $ ..... =$			
Sq. Ft. @ $ ..... =$			
Garage/Carport Sq. Ft. @ $ ..... =$			
Total Estimate of Cost-New ..... = $			0
Less	Physical	Functional	External
Depreciation	0		=$(0)
Depreciated Cost of Improvements..... =$			0
“As-is” Value of Site Improvements..... =$			
Indicated Value By Cost Approach ..... =$			0

Estimated Remaining Economic Life (HUD and VA only) -20 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

Was the project created by the conversion of 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) obtain and review adequate and reliable information for the subject property including, but not limited to, property data based on interior and exterior property data collection, public and/or private data records, and information as described by the appraiser in the appraisal report (2) research, verify, and analyze adequate and reliable data from public and/or private sources for the subject market area including data for each comparable property reported, and (3) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has included a floor plan in this appraisal report, which was completed as part of the property data report that shows the approximate dimensions of the improvements. The floor plan is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

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

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

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

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

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

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

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

2. I did not perform a personal visual inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information from the property data report. I reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 Andrea Tester
Company Name SVC
Company Address 123 Meadow Lane
Aliquippa, pa 15001
Telephone Number 412-555-1212
Email Address andrea@test.com
Date of Signature and Report 02/23/2023
Effective Date of Appraisal 02/23/2023
State Certification # 2222
or State License # _____
or Other (describe) _____ State # _____
State PA
Expiration Date of Certification or License 01/01/2025

ADDRESS OF PROPERTY APPRAISED
2873 BRODHEAD RD
ALIQUIPPA, PA 15001
APPRAISED VALUE OF SUBJECT PROPERTY $ 188,000

LENDER/CLIENT
Name ServiceLink Valuation Solutions LLC
Company Name Test Client
Company Address 123 Main Street, Test City, PA 15111
Email Address TEst@test.com

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 _____

Valuation Summary & Comments

Subject Property

The subject property is identified as having a street address of 2873 BRODHEAD RD ALIQUIPPA, PA 15001, BEAVER county.

General Market = 409 Sold properties and 24 listings

The subject's "General Market" is comprised of sales over the past 24 months from the effective date of the analysis, 04/28/2022. Properties were extracted from the WestPA (PA) MLS system(s) and available public county and tax records. The fundamental market factors for properties in the General Market includes but is not limited to the following attributes:

Attribute	Low	Subject	High
GLA	396	**1,667**	4,566
Built	1900	**1930**	2020
Land	435	**8,712**	827,640
Beds	1	**3**	8
Full Baths	1	**1**	5
Partial Baths	1	**1**	2

Submarket = 409 Sold properties and 24 listings

To derive a Sub-Market of competing properties, the following filters were applied to the "General Market":

Attribute	Low	Subject	High
Sold Date	5/4/2020	**4/3/2000**	4/28/2022

Comparable Property Selection

7 properties from the Sub-Market were analyzed using interactive street maps, aerial views and interior/exterior photos when available. The user selected comparable 3 properties to represent the actions of buyers and sellers within the competing market. Where relevant characteristics between the subject and the selected comparables are different, adjustments for these differences were based on market accepted methods such as paired data analysis and/or regression analysis.

Comparable Properties

Address	Status	GLA	Built	Land	Beds	Full Baths	Partial Baths	List $	Sale $	Adj. Value $	Sale Date
2903 BRODHEAD RD, 15001	1	1,709	1940	17,424	3	2	1	$170,000	$165,000	$164,800	10/26/2020
2300 SMITH AVE, 15001	2	1,667	1931	13,068	4	1	1	$188,000	$188,000	$198,410	9/24/2020
2311 VIRGINIA AVE, 15001	3	1,538	1980	30,928	2	1	0		$200,000	$202,900	7/6/2021

Properties Considered but not Selected as Comparables

Address	Status	Reason	Sub-Reason
402 BAKER DR, 15001		Property is Superior	Living Area
1313 RAMBLER DR, 15001		Property is Superior	Living Area
128 CHAPEL RD, 15001		Property is Superior	Living Area
2359 RITCHIE ST, 15001		Property is Superior	Living Area

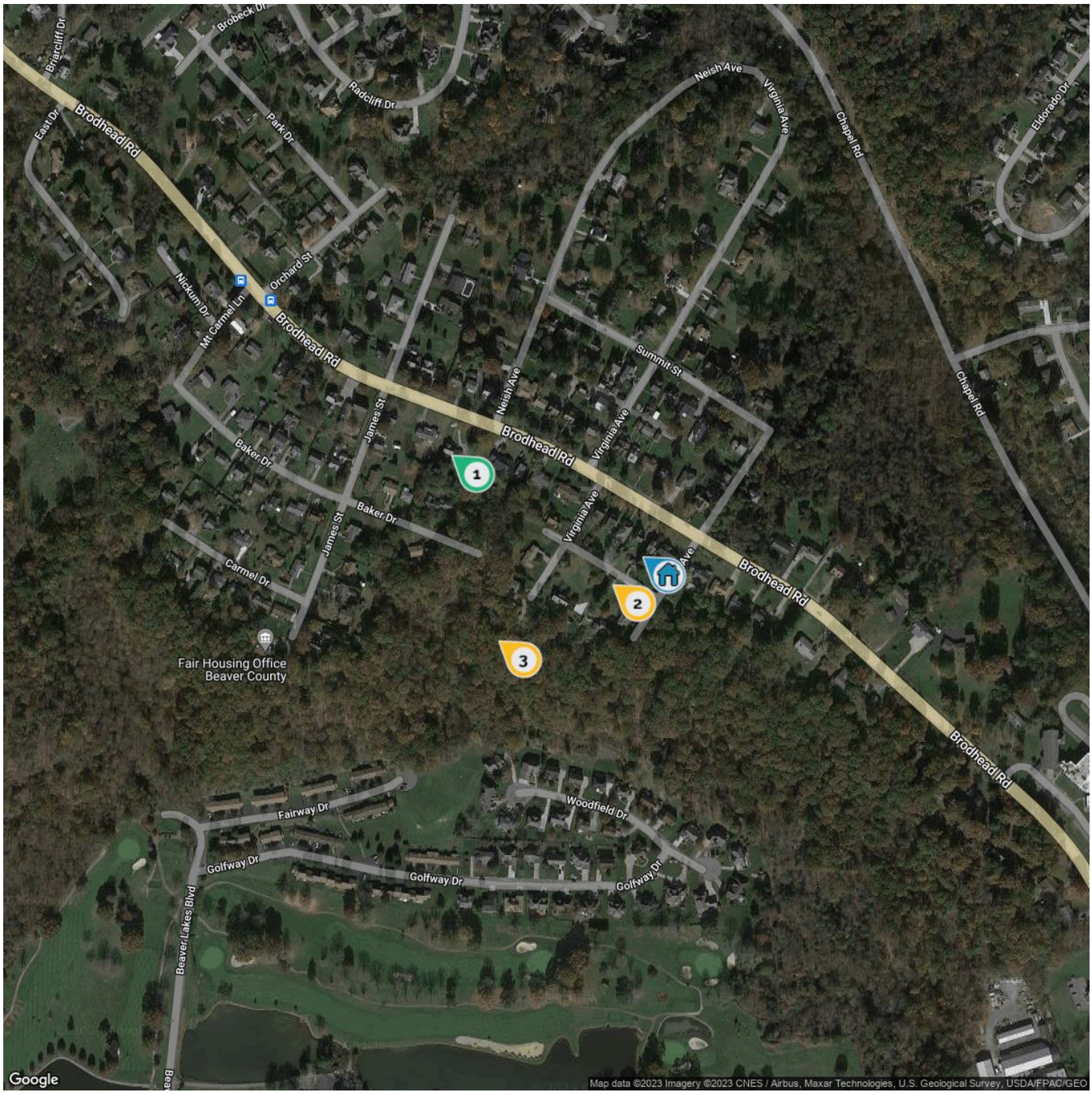
Client comparable selection guidelines and comments

Comparable	Comp #	Guideline	Reason Provided
2903 BRODHEAD RD, 15001	1	Date of Sale must be within 6 months	dsfasf
2903 BRODHEAD RD, 15001	1	Site must be within 50%	asdfasfdsa
2903 BRODHEAD RD, 15001	1	UAD: Condition - Subject Feature is not equal to Comp Feature and $0 adjustment is present. If no adjustment is warranted, please provide a comment. Otherwise provide positive or negative adjustment	sdfgsdfgsd
2300 SMITH AVE, 15001	2	Date of Sale must be within 6 months	asdfaf
2300 SMITH AVE, 15001	2	UAD: Condition - Subject Feature is not equal to Comp Feature and $0 adjustment is present. If no adjustment is warranted, please provide a comment. Otherwise provide positive or negative adjustment	dfgsdfg
2311 VIRGINIA AVE, 15001	3	Date of Sale must be within 6 months	asdfads
2311 VIRGINIA AVE, 15001	3	Site must be within 50%	sdfasdf

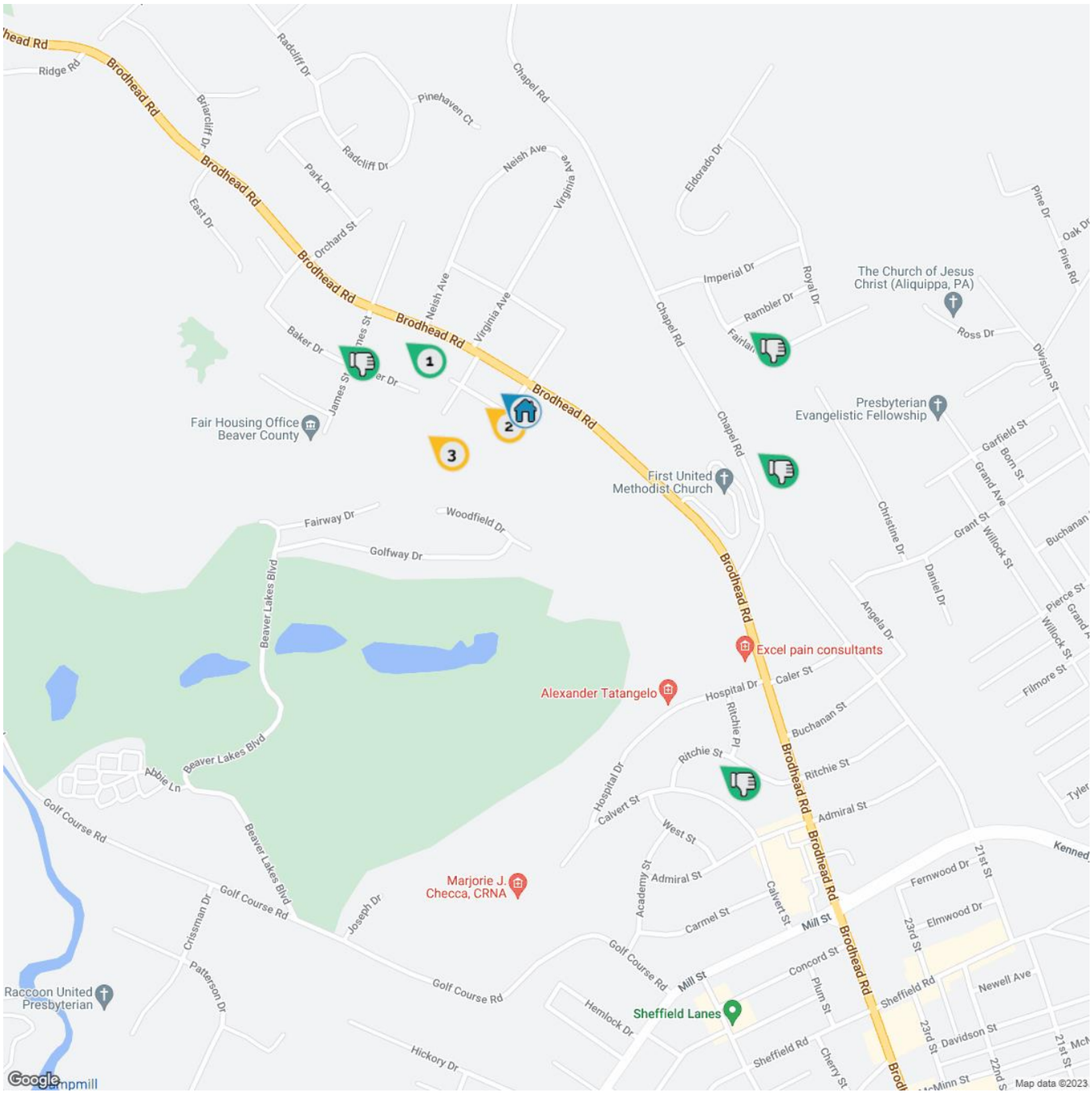
2311 VIRGINIA AVE, 15001		Age must be within 40%	sfasdfas
2311 VIRGINIA AVE, 15001		UAD: Condition - Subject Feature is not equal to Comp Feature and $0 adjustment is present. If no adjustment is warranted, please provide a comment. Otherwise provide positive or negative adjustment	sdfgsdf

General Client Guideline	Reason Provided
Can not have all positive Date of Sale adjustments	dsfas
At least 1 comparable Site must be <= Subject Site	df
Can not have all negative Site adjustments	asdfa
At least 1 comparable Age must be >= Subject Age	asdfasfas
Can not have all negative Age adjustments	dfa
At least 1 comparable Condition must be equal to or greater than subject	sdfgsdf

Subject and Comparable Properties

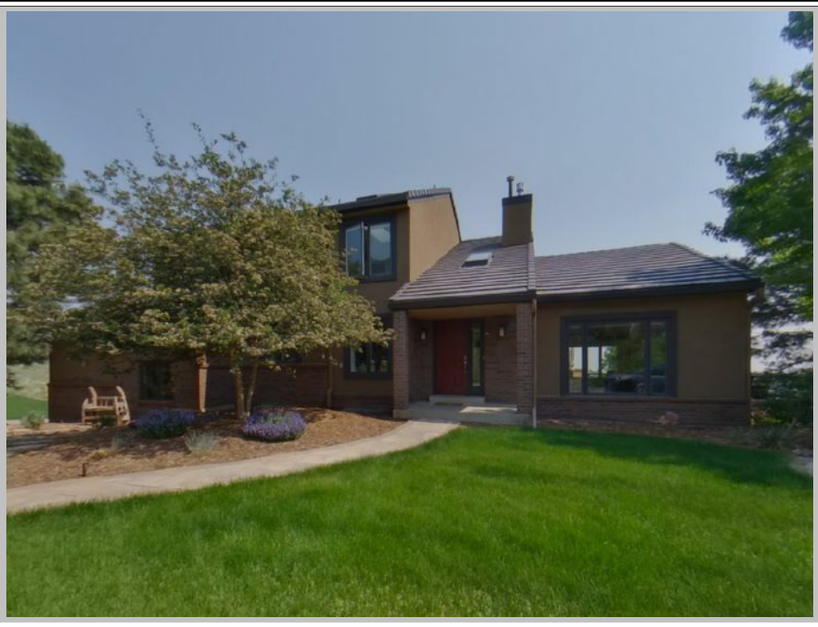


Subject, Comparables & Viewed Properties

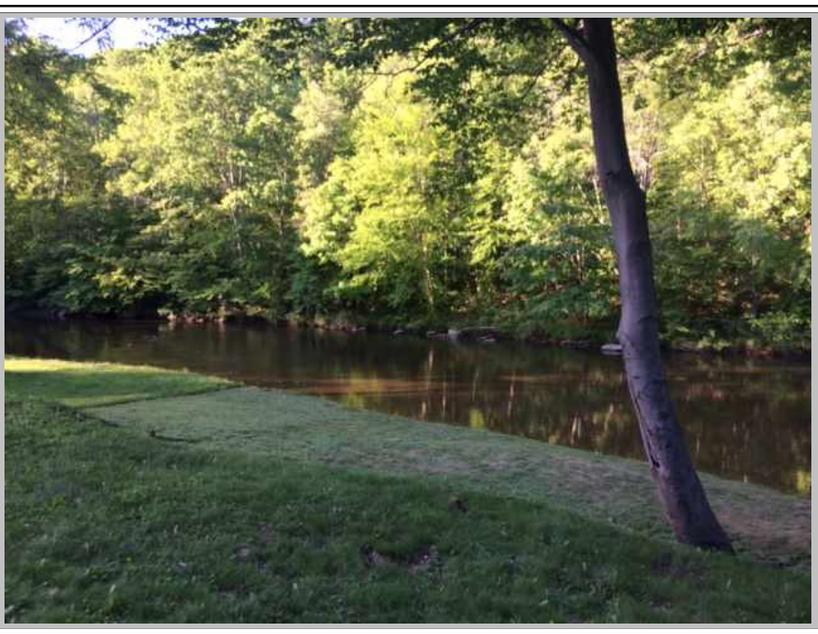


SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Landry		File No.: 123456
Property Address: 2873 BRODHEAD RD		Case No.:
City: ALIQUIPPA	State: PA	Zip: 15001
Lender: Test Client		



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



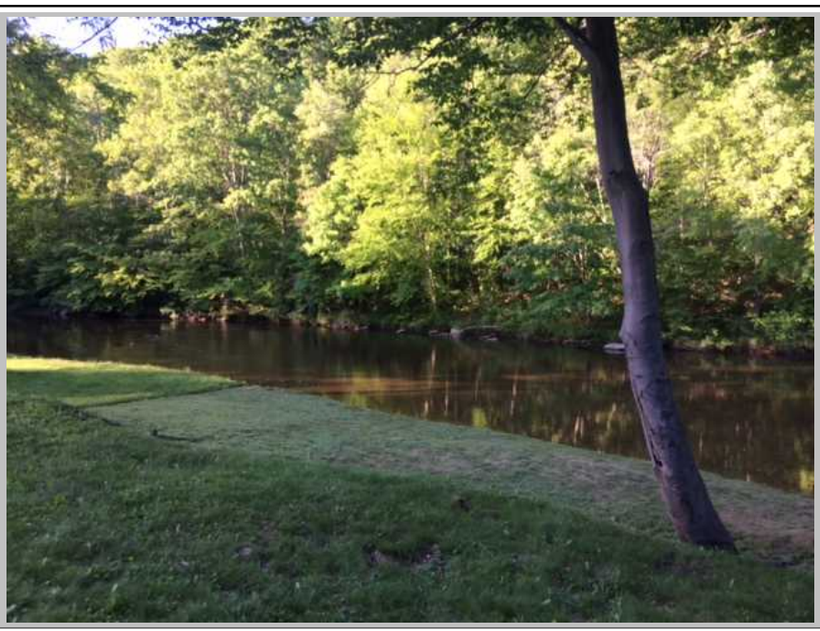
STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Landry	File No.: 123456	
Property Address: 2873 BRODHEAD RD	Case No.:	
City: ALIQUIPPA	State: PA	Zip: 15001
Lender: Test Client		



COMPARABLE # 1

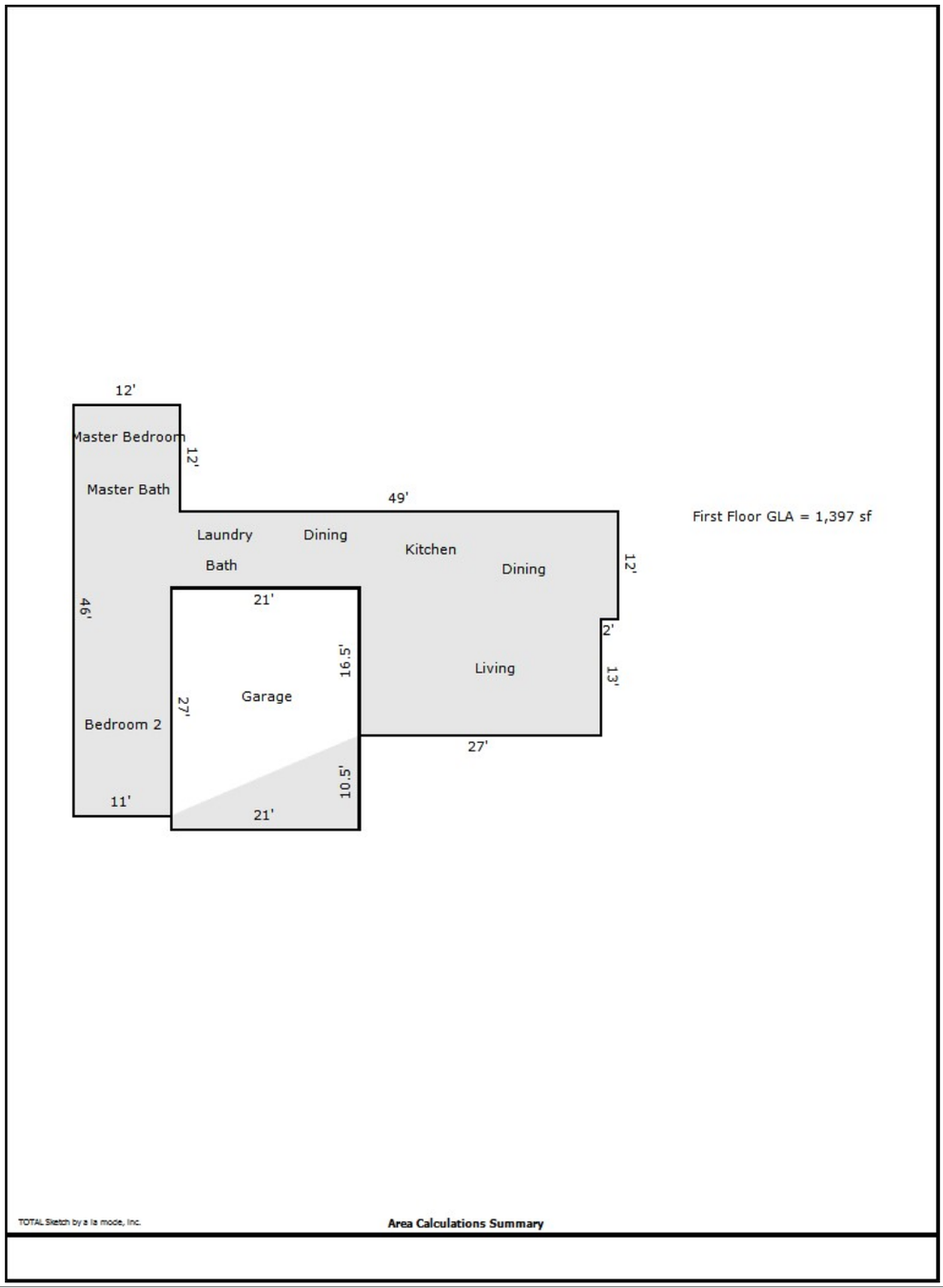


COMPARABLE # 2



COMPARABLE # 3

Subject Property Sketch Addendum



Subject Property Sketch Addendum

