APPRAISAL OF REAL PROPERTY



LOCATED AT

902 E Paris Ave
Peoria Heights, IL 61616
HIGHLAND GARDENS SW 1/4 SEC 27-9N-8E LOTS 69-70

FOR

loanDepot.com, LLC
6561 Irvine Center Drive
Irvine, CA 92618

OPINION OF VALUE

170,000

AS OF

10/06/2023

BY

Kevin Higgs
Higgs Appraisal
326 W Northland Ave
Peoria, IL 61614
(309) 224-8678
HiggsAppraisal10@gmail.com

Compliance Inspection Report

Note: Reports of Final and Repair Compliance Inspections left at site always require reviewer's signature to be Official. Consult mortgagee for official reports.

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB No. 2502-0189
(exp. 01/31/2024)

132-3967885
14312201

Builder's Name and Address

a. ☐ Report not left at site.

b. ☐ Report not official without reviewer's signature.

FHA Case Number: 132-3967885

Date of Inspection (mm/dd/yyyy): 10/06/2023

Mortgagee's Name and Address:
ServiceLink Valuation Solutions LLC
loanDepot.com, LLC
6561 Irvine Center Drive
Irvine, CA 92618

Property Address:
902 E Paris Ave
Peoria Heights, IL 61616

I. Inspection of On-Site Improvements Reveals

1. Construction ☒ was, ☐ was not begun prior to the date of mortgage insurance approval shown on the commitment, statement of appraised value or "Early Start" letter. (Applies to the initial report on new construction)
2. ☐ Builder other than named in application
3. ☐ Unable to make inspection. (Explain below)
4. ☐ Accepted construction exhibits not available at site.
5. ☐ Individual Sewage disposal system; ☐ Individual Water supply system
   ☐ No noncompliance. ☐ Correction essential as explained below.
   ☐ Submit Health Department letter
6. ☐ Correction req'd. by rprt. dated _____ not acceptably completed
7. ☐ Repairs required by form HUD-92800.5B not acceptably completed.
8. ☐ Correction essential as explained below
   ☐ a. Will examine at next inspection
   ☐ b. Do not conceal until reinspected
9. ☐ No noncompliance observed
10. ☐ Acceptable variations as described below (Request for Change, form HUD-92577, may be submitted).
11. ☐ Extensive noncompliance as explained below (see IV. A below)
12. ☐ On-site improvements acceptably completed subject to receipt of certification that mortgagee's inspection reveals satisfactory completion of all items listed below.
13. ☐ On-site improvements acceptably completed except items listed below, completion of which is delayed by conditions beyond control of the builder (see IV. B below).
14. ☒ On-site improvements acceptably completed.
15. ☐ Off-site improvements:
    ☐ a. Correction/Completion essential as explained below.
    ☐ b. Completion assured by escrow agreement or governing authority.
    ☐ c. Acceptably completed.

II. Explanation of statements checked in Parts I and III

☐ Initial Inspection ☐ Framing Inspection ☒ Final Inspection ☐ Other (explain) ☐ Repair Inspection

Inspection Number

No.		No.	

Certification: I certify that I have carefully inspected this property on this date. I have no personal interest, present or prospective, in the property, applicant, or proceeds of the mortgage. To the best of my knowledge I have reported all noncompliance, work requiring correction, and unacceptable work.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 37 U.S.C. 3729, 3802)

Signature: Kevin Higgs — Date (mm/dd/yyyy): 10/11/2023

☐ Fee Inspector ☒ Appraiser
☐ DE Staff Inspector ☐ HUD Inspector

ID Number: 556.003844

III. Specific Conditions Required by the HUD-92800.5B, Not Requiring Field Inspection

16. ☐ Submit items or resubmit incomplete items as noted above.
17. ☐ Acceptable Compliance with all specific conditions not requiring field inspection.
18. ☐ Submit Termite Soil Treatment Guarantee.

☒ None

Approved ☐ as modified by me

Signature | Date (mm/dd/yyyy) | ID Number

☐ Direct Endorsement Underwriter
☐ Chief Architect ☐ Deputy

IV. To Mortgagee: When signed below, refer to the statement on the back corresponding to the designation checked.

☐ A. Noncompliance
   ☐ (a) Variations from exhibits.
   ☐ (b) Unacceptable construction.
   ☐ (c) Premature construction.

☐ B. Compliance -- Incomplete Items. "Mortgagee's Assurance of Completion", HUD-92300, may be submitted.
for completion
$ _____ not later than: (mm/dd/yyyy) _____

☐ C. Final Acceptance. Closing papers may be submitted provided mortgage credit analysis is acceptable

Signature | Date (mm/dd/yyyy)

☐ Direct Endorsement Underwriter
☐ Director of Housing Development ☐ Deputy

ID Number

For HUD Use Only for concurrence of Direct Endorsement Processing of this Compliance Inspection Report. If signed, this final report is considered processed by HUD and, thereby, convertible to the Veterans Administration.

Signature of HUD Authorized Agent | Date (mm/dd/yyyy)

Previous editions are obsolete. form HUD-92051 (7/87)

Retain this record for 30 years or the life of the file | Submit an Original and four copies | ref. Handbooks 4000, 4115.3, 4145, 4165, 4190, & 4240.4

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collecton displays a valid OMB control number.

See the statement below that corresponds to the designation checked on the front of the form under section "IV. To Mortgagee".

A. Noncompliance. Construction is not acceptable or all specific conditions have not been fulfilled in accordance with the terms of the related commitment because of:

(a) Variations from Exhibits. Inspection reveals extensive non compliance, involving variations from accepted construction exhibits. The property will be considered ineligible for mortgage insurance (1) unless the work has been corrected so as to effect compliance, or (2) unless reprocessing is requested on the basis of the mortgage security as it is now being constructed, and this is found to be acceptable. Requests for reprocessing must be accompanied by a letter, in duplicate, fully describing the work as now being constructed, signed by the mortgagor and approved by the mortgagee. Where the plan arrangement, or either the exterior or interior appearance is affected, the mortgagor's letter must be accompanied by drawings, in duplicate, fully indicating the variations and signed by both the mortgagor and the mortgagee.

(b) Unacceptable Construction. Construction reveals extensive noncompliance with applicable FHA requirements or good construction practice. The property will be considered ineligible for mortgage insurance until construction has been corrected so as to effect compliance.

(c) Premature Construction. Inspection reveals that construction was begun prior to the date of approval for mortgage insurance (in noncompliance with the commitment or statement of appraised value).

B. Compliance. (with incomplete terms)
Construction of on-site improvements has been acceptably completed except for any items listed on the front of this form. Completion of those items is delayed by conditions beyond the parties' control. The property will be considered acceptable for mortgage insurance and and closing papers may be submitted, provided:

(a) All required off-site improvements have been acceptably completed and so reported, or their completion has been assured by an acceptable "Mortgagee's Assurance of Completion" form, and;

(b) All specific conditions not requiring field inspection as indidicated on the front of this form have been acceptably fulfilled or evidence of compliance is submitted with the closing papers, and;

(c) The closing papers are accompanied by form HUD-92300, "Mortgagee's Assurance of Completion", properly executed and providing for withholding the sum indicated, or by indicating the sum is available on a commercial letter of credit, and for completion of construction not later than the date stated on the front of this form.

C. Final Acceptance

Construction has been completed and all specific conditions have been acceptably fulfilled. Closing papers may be submitted provided the mortgagee's credit analysis of the borrower is acceptably completed. Evidence of Compliance with specific conditions not requiring field inspection as indicated on the front of this form may be submitted with the closing papers.

Subject Photo Page

Borrower	Lisa Hayes						
Property Address	902 E Paris Ave						
City	Peoria Heights	County	Peoria	State	IL	Zip Code	61616
Lender/Client	loanDepot.com, LLC						



Subject Front

902 E Paris Ave
Sales Price
Gross Living Area
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 2.0
Location
View
Site
Quality
Age



Subject Rear



Subject Street

Supplemental Addendum

File No. 14312201

Borrower	Lisa Hayes						
Property Address	902 E Paris Ave						
City	Peoria Heights	County	Peoria	State	IL	Zip Code	61616
Lender/Client	loanDepot.com, LLC						

Clarification of Intended User: **loanDepot.com, LLC (Lender).** The intended use of this appraisal is for the client to use in its analysis and management of collateral. No additional Intended Users are identified by the appraiser.

The compensation for this appraisal assignment is $325.00.
AMC: ServiceLink Valuation Solutions LLC, IL #558.000013 Exp 12/31/2024

Comparable Search Data Parameters: The search included all active listings and sales of similar sf homes similar in condition in the past year in the neighborhood .

When performing the inspection of this property, the appraiser visually observed areas that were readily accessible. The appraiser is not required to disturb or move anything that obstructs access or visibility.

When completing the appraisal, a visual inspection was done in accordance with accepted appraisal guidelines. The inspection is not technically exhaustive. The inspection does not offer warranties or guarantees of any kind.

I performed this appraisal in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989, (12 U.S.C.3331 et seq.), and any implementing regulations

License



State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
556.003844

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

EXPIRES:
09/30/2025

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

KEVIN G HIGGS
326 W NORTHLAND AVE
PEORIA, IL 61614-4953

MARIO TRETO, JR.
SECRETARY

LAURIE MURPHY
DIRECTOR

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

18148659

LLOYD'S

REAL ESTATE APPRAISER ERRORS AND OMISSIONS INSURANCE

THIS INSURANCE IS EFFECTED WITH CERTAIN UNDERWRITERS AT LLOYD'S OF LONDON (NOT INCORPORATED)

THIS POLICY PROVIDES CLAIMS MADE AND REPORTED COVERAGE, CLAIMS MUST FIRST BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND MUST BE REPORTED IN WRITING TO THE UNDERWRITERS DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD, IF EXERCISED, THE LIMIT OF LIABILITY SHALL BE REDUCED, AND MAY BE EXHAUSTED, BY DEFENSE COSTS PAYMENTS. IF THE LIMIT OF LIABILITY IS EXHAUSTED, THE UNDERWRITERS SHALL HAVE NO FURTHER LIABILITY UNDER THE POLICY, INCLUDING LIABILITY FOR DEFENSE COSTS.

DECLARATIONS

Policy Number: 23REALPC-0273

Item 1. **NAMED INSURED:** Kevin G Higgs

Item 2. **MAILING ADDRESS:** 326 W Northland Ave, Peoria, IL 61614

Item 3. **PERIOD OF INSURANCE:** FROM: 09/17/2023 TO: 09/17/2024
12:01AM STANDARD TIME AT THE ADDRESS SHOWN IN ITEM 2 ABOVE.

Item 4.	**LIMIT OF LIABIITY:**	$	1,000,000	**Each "Claim" (Including Defense Costs)**
		$	1,000,000	**Annual Aggregate (Including defense Costs)**
Item 5.	**DEDUCTIBLE:**	$	500.00	**Each "Claim" (Including Defense Costs)**
Item 6.	**PREMIUM:**	$	590.00	Gross Premium
		$	21.00	Surplus Lines Tax
		$	0.00	Stamp Tax
		$	50.00	Policy Fee
		$		
		$	661.00	**Total Premium**

Item 7. **RETROACTIVE DATE:** 09/17/2011

Item 8. **NOTICE OF CLAIM TO:** London Fischer LLP
Attn: Ryan Turner
59 Maiden Lane, New York, NY 10038
Tel: 212-331-9472/ Fax: 212-872-1030
Email: Targetpro@LondonFischer.com

Item 9. **Forms, Endorsements and Application to be made part of this Policy:**
See attached forms list

Item 10. Service of Suit: Upon Underwriters pursuant to Condition XXI may be made upon.
Lloyds America, Inc., Attention: Legal Department, 280 Park Avenue, East Tower, 25th Floor, New York, NY 10017

07/10/2023
Date:

Authorized Representative