SERVICELINK

BROKER PRICE OPINION

State Specific Language

Client Information

Client:	Happy to Lend Bank	Portfolio / Project Name:	
Order Number:		Alternate Loan Number:	
Loan Number:		Inspection Date:	5/15/2022
Owner / Borrower:	Home Owner	Inspection Type:	
Contact:		Contact Phone:	
Subj. Address as Provided:	100 Bluebird Way# Palm Coast#, FL# 32164#	Standardized Subj. Address:	
Subject County:	Flagler	Subject County:	
Preparer's Name:		Subject APN:	
Preparer's License Number:		Company Name:	
Preparer's Years Experience:		Broker's Name:	
Preparer's Contact Number:			
Preparer's Distance from the Subject (Driving):		Broker's License Number:	

Neighborhood Information

Homes in the area are:		Average Market Time of Sales:	
Demand & Supply:		Price Range (Low to High):	$ to $
No. of Homes in Direct Competition:		Property Values Trend:	% annually
Zoning:		Market Rent:	$
Density:		Market Rent Trend:	% annually
Property Maintenance:		New Construction:	
Homes Sold Prior Month:		Percent Owner Occupied:	%

Market / Neighborhood Comments:

Subject Property

Condo or PUD:		Listed in Last 12 Months:	
APN:		Most recent list price in Last 12 months:	$
Development Name:		Most recent DOM in Last 12 months:	
Homeowners Association Fees:	$ Frequency:	Currently Listed:	
Curb Appeal:		List Price:	$
Guest House:		Listing Agent Name:	
Guest House Square Footage:	Sq.Ft.	Listing Agent Phone:	
EST. Lot Price (Low to High):	$ to $	Days on Market:	
Est. Land Price:	$	Vacant:	
Secured:		Visible from the street?	
Occupied by:		Conforming to Neighborhood:	
Is Subject Currently for Rent:		Mobile Home Permanently Attached and	
Rental Contact Phone Number:		Taxed as Real Estate:	
For Rent by:		Road Type:	

Problem for Resale:

Environmental Problem:

Subject Data Source(s): ☐ Tax Records ☐ SiteXdata ☐ MLS # ☐ RealQuest ☐ REDLINK ☐ Estimated ☐ Other

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SERVICELINK

BROKER PRICE OPINION

Order #: Loan #: Client: Happy to Lend Bank

Subject Property

Explanation of Estimated or Other Sources:

Positive Subject Comments:

Negative Subject Comments:

Subject Property Sales History

Sales History Index 1	List Price: $ Sold Price: $	List Date: Sold Date:
Comments:		
Sales History Index 2	List Price: $ Sold Price: $	List Date: Sold Date:
Comments:		
Sales History Index 3	List Price: $ Sold Price: $	List Date: Sold Date:
Comments:		

Subject Property Deferred Maintenance

Comments	Cost To Repair
1. Roof	$
2. Exterior Siding/Windows	$
3. Foundation	$
4. Construction in progress	$
5. Outbuildings	$
6. Yard Maintenance	$
7. Other	$

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SERVICELINK

BROKER PRICE OPINION

Order #: Loan #: Client: Happy to Lend Bank

Comparative Sale Information

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street Address:	100 Bluebird Way#	100 Bluebird Way	100 Bluebird Way	
City, State, Zip:	Palm Coast#, FL# 32164#	Palm Coast, FL 32164	Palm Coast, FL 32164	
Property Type:	Property Type	Property Type	Property Type	
Ownership Type:	Ownership Type	Ownership Type	Ownership Type	
If multi family, is subject partially vacant:	Partially Vacant	Partially Vacant	Partially Vacant	
Construction Started:	Construction Started	Construction Started	Construction Started	
Property Style:	Property Style	Property Style	Property Style	
Number of Units:	Number of Units	Number of Units	Number of Units	
Proximity to Subject:		Proximity Units	Proximity Units	
Sale Date:	Sale Date	Sale Date	Sale Date	
Sold Price:	$ 125,000	$ 125,000	$ 125,000	$
Price Per Sq.Ft.:	$ 78.13	$ 83.33	$ 83.33	$
Sales or Financing Concessions:	$ Concessions	$ Concessions	$ Concessions	$
Financing Type:	Financing Type	Financing Type	Financing Type	
Sale Type:	Sale Type	Sale Type	Sale Type	
Days on Market:		Days on Market	Days on Market	
Original List Date:	Original List Date	Original List Date	Original List Date	
Original Listing Price:	$ Original List Price	$ Original List Price	$ Original List Price	$
Location:	Location	Location	Location	
Lot Size:	Lot Size Units	Lot Size Units	Lot Size Units	
Age in Years:	Age in Years	Age in Years	Age in Years	
Condition:	Condition	Condition	Condition	
Total Rooms:	Total Rooms	Total Rooms	Total Rooms	
Bedrooms:	Bedrooms	Bedrooms	Bedrooms	
Bathrooms:	FBat Full HBat Half	FBat Full HBat Half	FBat Full HBat Half	Full Half
Above Grade Sq. Footage:	1,600 sq.ft.	1,500 sq.ft.	1,500 sq.ft.	sq.ft.
Total Below Grade Sq.Ft.:	0 sq.ft.	0 sq.ft.	0 sq.ft.	sq.ft.
Below Grade Finished Sq.Ft.:	N/A sq.ft.	N/A sq.ft.	N/A sq.ft.	sq.ft.
Garage:	2 Car Garage	2 Car Garage	2 Car Garage	Car
Carport:	2 Car Carport	2 Car Carport	2 Car Carport	Car
Pool:	Pool	Pool	Pool	
View:	View	View	View	
Comparision to Subject:		Comparison to Subject	Comparison to Subject	
Comparable Data Source:		Data Source	Data Source	
MLS Listing Number:		MLS Listing Number	MLS Listing Number	
Agent/Broker Inspected (last 3 months):	Agent Inspected	Agent Inspected	Agent Inspected	
	Property Most Comparable to Subject:	☐	☒	☐

Explanation of Estimated or Other responses above:

Comments on Comparable 1:

Comments on Comparable 2:

Comments on Comparable 3:

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SERVICELINK

BROKER PRICE OPINION

Order #: Loan #: Client: Happy to Lend Bank

Comparative Listing Information

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street Address:	100 Bluebird Way#	100 Bluebird Way	100 Bluebird Way	
City, State, Zip:	Palm Coast#, FL# 32164#	Palm Coast, FL 32164	Palm Coast, FL 32164	
Property Type:	Property Type	Property Type	Property Type	
Property Style:	Property Style	Property Style	Property Style	
Number of Units:	Number of Units	Number of Units	Number of Units	
Proximity to Subject:		Proximity Units	Proximity Units	
Listing Date:	05/11/2022	05/11/2022	05/11/2022	
Listing Price:	$ 150,000	$ 150,000	$ 150,000	$
Price Per Sq.Ft.:	$ 93.75	$ 93.75	$ 93.75	$
Listing Type:	Listing Type	Listing Type	Listing Type	
Days on Market:		Days on Market	Days on Market	
Original Listing Price:		$ Original Listing Price	$ Original Listing Price	$
Location:	Location	Location	Location	
Lot Size:	Lot Size Units	Lot Size Units	Lot Size Units	
Age in Years:	Age in Years	Age in Years	Age in Years	
Condition:	Condition	Condition	Condition	
Total Rooms:	Total Rooms	Total Rooms	Total Rooms	
Bedrooms:	Bedrooms	Bedrooms	Bedrooms	
Bathrooms:	FBat Full HBat Half	FBat Full HBat Half	FBat Full HBat Half	Full Half
Above Grade Sq. Footage:	1,600 sq.ft.	1,600 sq.ft.	1,600 sq.ft.	sq.ft.
Total Below Grade Sq.Ft.:	0 sq.ft.	0 sq.ft.	0 sq.ft.	sq.ft.
Below Grade Finished Sq.Ft.:	N/A sq.ft.	N/A sq.ft.	N/A sq.ft.	sq.ft.
Garage:	2 Car Garage	2 Car Garage	2 Car Garage	Car
Carport:	2 Car Carport	2 Car Carport	2 Car Carport	Car
Pool:	Pool	Pool	Pool	
View:	View	View	View	
Comparison to Subject:		Comparison to Subject	Comparison to Subject	
Comparable Data Source:		Data Source	Data Source	
MLS Listing Number:		MLS Listing Number	MLS Listing Number	
Agent/Broker Inspected (last 3 months):	Agent Inspected	Agent Inspected	Agent Inspected	
	Property Most Comparable to Subject:	☐	☒	☐

Explanation of Estimated or Other responses above:

Comments on Comparable 1:

Comments on Comparable 2:

Comments on Comparable 3:

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SERVICELINK

BROKER PRICE OPINION

Order #: Loan #: Client: Happy to Lend Bank

Comments

Any Additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like.

Estimates of Price

List any deferred maintenance noted:

As Is Price Opinion:	$	As Repaired Price Opinion:	$
As Is Quick Sale:	$	As Repaired Quick Sale:	$
As Is Suggested List:	$	As Repaired Suggested List:	$
Land Only Price Opinion:	$		
Probable Purchaser:		Estimated Cost to Repair:	$
Average Market Time of Sale (listing date to contract date):		Probable Financing:	
		Preparer's Distance from subject (in miles):	

State Specific Language

ServiceLink Valuation Solutions, LLC's ("ServiceLink") Broker Price Opinion offers an opinion derived from analysis based on inspection of the subject property and analysis of the local market data as performed by a licensed real estate professional. Information in this report may be gathered from multiple sources, including, but not limited to, multiple listing services (MLS), public records, public records data services, city/county office websites, proprietary files, mapping services, or may be provided by the client. In some cases, information on the subject property may be limited or unavailable, and, in some instances, may be derived from an inspection of the property. The information provided assumes, unless otherwise stated in this report, the subject property is in average condition, contains no health, safety, environmental, structural, or title related defects, the real property interests are fee simple, and the information relied upon is accurate. This report is based upon data that is deemed generally acceptable for products of this type. The analysis of an interest in real property for ownership or collateral purposes is prepared for the above named client only. The intended use is to assist the designated client in making an independent, internal decision regarding the subject property. The use of this report by anyone other than the client for any purpose is not permitted or authorized by ServiceLink, including its subsidiaries and affiliates. Any other use of this report by any other party is prohibited. This report is not an appraisal. This report is provided "AS IS," and no guarantee or warranty is provided. ServiceLink will not be liable for any loss, damage, or injury arising out of, or in conjunction with, the client's utilization of the information contained in this report. If this report is intended to be used for "lending collateral analysis" or "default collateral analysis," the loan transaction value must be less than $400,000.00. (Rev. 04/2025)

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

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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)

File No. gk_slbpofmac_22_1#
Case No. case number#

Builder's Name and Address	a. ☐ Report not left at site. b. ☐ Report not official without reviewer's signature.	FHA Case Number Date of Inspection (mm/dd/yyyy) 5/15/2022
Mortgagee's Name and Address	Property Address 100 Bluebird Way# Palm Coast#, FL# 32164#	

I. Inspection of On-Site Improvements Reveals

1. Construction ☐ was ☐ was not begun prior to the date of mortgage insurance approval shown in the commitment, statement of appraisede 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 the information provided on this form and in any accompanying documentation is true and accurate. 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: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil penalties (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802)

Signature	Date (mm/dd/yyyy)	☐ Fee Inspector ☐ Appraiser ☐ DE Staff Inspector ☐ HUD Inspector	ID Number

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) ☐ Direct Endorsement Underwriter ☐ Chief Architect ☐ Deputy	ID Number

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)

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)

File No. gk_slbpofmac_22_1#
Case No. case number#

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 collection displays a valid OMB control number. The information requested is required to obtain a benefit. This form is used in the inspection process to ensure newly built homes financed with FHA mortgage insurance are constructed in accordance with acceptable building standards and that deficiencies found in newly constructed and existing dwellings are corrected. There are no assurances of confidentiality.

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 items)
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 considered acceptable for mortgage insurance 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 indicated 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 com-. pleted 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.

Individual Cooperative Interest Appraisal Report

File No.

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name | E-mail

Client Address | City | State | Zip

Additional Intended User(s)

Intended Use

SUBJECT

Property Address | City | State | Zip

Owner of Public Record | County

Legal Description

Assessor's Parcel # | Tax Year | R.E. Taxes $

Neighborhood Name | Map Reference | Census Tract

Property Rights Appraised ☐ Cooperative ☐ Other | Expiration Date of Proprietary Lease | Special Assessment $

SALES HISTORY

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.

Prior Sale/Transfer: Date | Price | Source(s)

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable)

Offerings, options and contracts as of the effective date of the appraisal

NEIGHBORHOOD

Neighborhood Characteristics				Cooperative Unit Housing Trends				Cooperative Housing		Present Land Use %	
Location	☐ Urban	☐ Suburban	☐ Rural	Property Values	☐ Increasing	☐ Stable	☐ Declining	PRICE	AGE	One-Unit	%
Built-Up	☐ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☐ In Balance	☐ Over Supply	$(000)	(yrs)	2-4 Unit	%
Growth	☐ Rapid	☐ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	Low		Multi-Family	%
Neighborhood Boundaries								High		Commercial	%
								Pred.		Other	%

Neighborhood Description

Market Conditions (including support for the above conclusions)

Market Acceptance

PROJECT SITE

Topography | Size | Density | View

Specific Zoning Classification | Zoning Description

Zoning Compliance ☐ Legal ☐ Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? ☐ Yes ☐ No

☐ No Zoning ☐ Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☐ Yes ☐ No If No, describe.

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

Site Comments

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

PROJECT DESCRIPTION

General Description	General Description	General Description	Car Storage
# of Units	☐ Existing	Condition	Type of Parking
# of Buildings	☐ Proposed	Exterior Walls	Guest Parking ☐ Yes ☐ No
# of Stories	☐ Under Construction	Roof Surface	Total # Parking Spaces
# of Elevators	Year Built	Window Type	Ratio (spaces/units)

Project Description ☐ Detached ☐ Row or Townhouse ☐ Garden ☐ Mid-Rise ☐ High-Rise ☐ Other (describe)

Cooperative Project Management ☐ Sponsor/Developer ☐ Cooperative Board ☐ Management Agent - Provide name of management company.

Is the cooperative project part of a master association? ☐ Yes ☐ No If Yes, describe

Was the project created by the conversion of an existing building(s) into a cooperative? ☐ Yes ☐ No If Yes, describe the original use and the date of conversion.

Is there any commercial space in the project? ☐ Yes ☐ No If Yes, describe and indicate the overall percentage of the commercial space.

Describe the project amenities (including security features, recreational facilities, etc.).

Are the units and project amenities typical and complete? ☐ Yes ☐ No If No, describe

Describe the condition of the project and quality of construction.

Are there fees, other than regular monthly maintenance fees or monthly assessments, such as special assessments, etc. for use of facilities? ☐ Yes ☐ No If Yes, describe and comment on compatibility to other projects in the market area.

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Individual Cooperative Interest Appraisal Report

File No.

Is there any information known to the appraiser about the project that could make its marketability different than other properties in its market area? ☐ Yes ☐ No If Yes, describe

Does the project generally conform to the neighborhood (style, condition, quality of construction, remodeling, appeal to market, etc.)? ☐ Yes ☐ No If No, describe

UNIT DESCRIPTION

Utilities included in unit charge ☐ None ☐ Heat ☐ Air Conditioning ☐ Electricity ☐ Gas ☐ Water ☐ Sewer ☐ Cable ☐ Other (describe)

Is it typical to have these utilities included in the unit charge for projects in the market area? ☐ Yes ☐ No If No, describe

General Description	Interior materials/condition	Amenities	Appliances	Car Storage
Floor #	Floors	☐ Fireplace(s) #	☐ Refrigerator	☐ None
# of Levels	Walls	☐ Woodstove(s) #	☐ Range/Oven	☐ Garage # of Cars
Heating Type Fuel	Trim/Finish	☐ Deck/Patio	☐ Disp ☐ Microwave	☐ Open # of Cars
☐ Central AC ☐ Individual AC	Bath Wainscot	☐ Porch/Balcony	☐ Dishwasher	☐ Assigned ☐ Owned
☐ Other (describe)	Doors	☐ Other	☐ Washer/Dryer	Parking Space #(s)

Finished area above grade contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.).

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).

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

COOPERATIVE PROJECT INFORMATION

The following cooperative project information, including financing and occupancy data, is required to be current within 30 days of the Effective Date of Appraisal/Inspection.

The appraiser's data source(s) for the cooperative project information is ☐ Management Agent, ☐ Cooperative Board, ☐ Sponsor/Developer, ☐ Other (describe)

Identify the data source(s) by name, title, company address, and telephone number and report the effective date of data source(s).

Number of shares issued and outstanding for the Cooperative Corporation

Number of shares attributable to the subject unit

Pro rata share of the project blanket financing attributable to the subject unit

Pro rata share of each lien attributable to the subject unit

Monthly Maintenance Fee (or Monthly Assessment Unit Charge) $ X 12 Months = $ per year

Annual maintenance fee (or assessment charge) divided by the square feet of gross living area for the subject unit = $

Is the Sponsor/Developer in Control of the Cooperative Corporation? ☐ Yes ☐ No

Is the Sponsor/Developer offering any types of sales or financing concessions (such as a maintenance fee rebate or credit, etc.) with the transfer of units in the project? ☐ Yes ☐ No If Yes, describe

Is the project subject to a ground rent? ☐ Yes ☐ No If Yes, $ _____ per year (describe terms and conditions)

Are any of the project facilities leased to or by the Cooperative Corporation? ☐ Yes ☐ No If Yes, describe which facilities and note any fees for their use.

Is the subject property the recipient of any tax abatements or exemptions? ☐ Yes ☐ No If Yes, note the remaining term, provisions for escalation of real estate taxes and the dollar amount.

Are any of the units in the project subject to a stock transfer fee (such as waiver of options fees, flip taxes, etc.)? ☐ Yes ☐ No If Yes, describe

How many owners of units in the project are two or more months delinquent in the payment of their financial obligations to the Cooperative Corporation?

Does any single entity (the same individual, investor group, partnership, or corporation, as well as the developer or sponsor) own more than 10% of the stock or shares in the Cooperative Corporation and the related occupancy rights? ☐ Yes ☐ No If Yes, describe

I ☐ did ☐ did not analyze the cooperative project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed.

PROJECT BLANKET FINANCING

Lien Priority	First	Second	Other ( )
Lien Type (Mortgage, Line of Credit, etc.)			
Mortgage Balance	$	$	$
Balloon Mortgage	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Remaining Term			
Monthly Payment	$	$	$
Interest Rate	%	%	%
Fixed/Variable Rate	☐ Fixed Rate ☐ Variable Rate	☐ Fixed Rate ☐ Variable Rate	☐ Fixed Rate ☐ Variable Rate
Lien holder			

PROJECT OCCUPANCY

Unit Ownership and Occupancy	# of Units	% of the Project
Owner Occupied		
Sponsor/Developer-Vacant		
Sponsor/Developer-Tenant Occupied (Market Rent)		
Sponsor/Developer-Tenant Occupied (Regulated Rent)		
Investor-Vacant		
Investor-Tenant Occupied (Market Rent)		
Investor-Tenant Occupied (Regulated Rent)		
Total		

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Individual Cooperative Interest Appraisal Report

File No.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address and Unit #	1 Street Way 1A, Palm Coast, FL 32164			1 Street Way 1A, Palm Coast, FL 32164			
Project Name	Project Name			Project Name			
Proximity to Subject							
Sale Price	$ 123,456		$		$ 123,456		$
Sale Price/Gross Liv. Area	$ sq. ft.	$ sq. ft.		$ sq. ft.		$ sq. ft.	
Price per Share	$	$	# Shares:	$	# Shares:	$	# Shares:
Data Source(s)	Data Source			Data Source			
Verification Source(s)	Verify Source			Verify Source			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions	Concessions Concessions			Concessions Concessions			
Date of Sale/Time	5/1/2022			5/1/2022			
Location	Location			Location			
Project Size/ # Units	Project Size			Project Size			
View	View			View			
Floor Location	Floor			Floor			
Monthly Maintenance Fee	$ 150.00	$		$ 150.00		$	
Project Amenities (Rec. Facilities, etc.)	Amenities Amenities			Amenities Amenities			
Project Security Features	Security Security			Security Security			
Design (Style)	Design			Design			
Quality of Construction	Quality			Quality			
Actual Age	Age			Age			
Condition	Condition			Condition			
Remodeling (Kitchen, Baths, etc.)	Remodeling Remodeling			Remodeling Remodeling			
Above Grade Room Count	Total 64 / Bdrms. / Baths 2	Total / Bdrms. / Baths		Total 64 / Bdrms. / Baths 2		Total / Bdrms. / Baths	
Gross Living Area	1,500 sq. ft.	sq. ft.		1,500 sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	Basement Basement			Basement Basement			
Functional Utility	Utility			Utility			
Heating/Cooling	Heat/Cool			Heat/Cool			
Energy Efficient Items	Energy			Energy			
Garage/Carport	Garage			Garage			
Porch/Patio/Deck	Porch			Porch			
	Extra1			Extra1			
	Extra2			Extra2			
	Extra3			Extra3			
Net Adjustment (Total)		☐ + ☐ -	$	☒ + ☐ -	$ 0	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. % Gross Adj. %	$	Net Adj. 0.0% Gross Adj. 0.0%	$ 123,456	Net Adj. % Gross Adj. %	$

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)

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)

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 addendum).

INCOME

INCOME APPROACH TO VALUE

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

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

RECONCILIATION

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

Discussion of methods and techniques employed, including reason for excluding an approach to value:

Reconciliation comments:

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of _____, which is the effective date of this appraisal, is:

☐ Single point $ _____ ☐ Range $ _____ to $ _____ ☐ Greater than ☐ Less than $ _____

This appraisal is made ☐ "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 ☐ subject to the following:

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Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR?) is not intended for use in transactions that require aFannie Mae 2090, also known as the Individual Cooperative Interest Appraisal Report (Co-op).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

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Individual Cooperative Interest Appraisal Report

File No.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.

4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. The appraiser's 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.

7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.

9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: ☐ Market Value ☐ Other Value: _____

Source of Definition: _____

ADDRESS OF THE PROPERTY APPRAISED:

_____

_____

EFFECTIVE DATE OF THE APPRAISAL: _____

APPRAISED VALUE OF THE SUBJECT PROPERTY $ _____

APPRAISER

Signature: _____

Name: _____

State Certification # _____

or License # _____

or Other (describe): _____ State #: _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature and Report: _____

Date of Property Viewing: _____

Degree of property viewing:

☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

SUPERVISORY APPRAISER

Signature: _____

Name: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

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