Borrower/Owner Ryan Craft

Property Address 2392 Allen Ct

City Lake Worth County Palm Beach State FL Zip Code 33462

Lender/Client CrossCountry Mortgage, LLC

Revision/Stipulation 05/27/2022

[18.0] Subject Photos: Please have specific labeled for the subject's photo on page #8 of 28.

Appraiser's response: The appraiser has labeled "side view" photos.

Revision/Stipulation 06/04/2022

[6.0] Sales Comparison Approach: See page 12 of the attached contract. There is a second parcel number to be included in the sale. Please revise the report to add the 2nd parcel and include at least 2 sales that are similar in site size to the subject property. Please review, revise and adjust and indicate any impact on overall value.

Appraiser:s response: The appraiser has added the 2nd parcel to the subject's total site size. Furthermore, as of the effective date of this report and time of inspection, no comparable sale was available with similar site sizes. However, there was a pending sales wich the appraiser has included to this report as comparable #7 and did not weigh it in the final estimate of value of this report due to it being a pending sale as of the effective date of this report.

[6.0] Sales Comparison Approach: Please consider the following sales which bracket the subject's GLA given the far inferior sales in GLA used in the report-

6717 Hillside Lane, Lake Worth (RX-10750378), sold 12/03/2021 for $730.000: 3031sqft

Appraiser's response: Was not considered due to its much superior GLA, exceeding 36% of the subject's GLA and substantially superior site size.

7669 High Ridge Road (RX-10769158), Boynton Beach, sold 02/18/2022 for $700,000: 2253sqft

Appraiser's response: Was not considered due to it being located outside of the subject's neighborhood and for it's substantially superior site size.

433 Glenbrook Drive (RX-10730298), Atlantis, sold 10/18/2021 for $950,000: 3557sqft

Appraiser's response: Was not considered due to its much superior GLA, exceeding 60% of the subject's GLA and for being located in Atlantis, a golf club community considered to be substantially superior as compared to the subject's neighborhood.

6716 Hillside Lane (RX-10748865), Lantana, sold 12/15/2021 for $877,700: 3262sqft

Appraiser's response: Was not considered due to its much superior GLA, exceeding 47% of the subject's GLA and for it's substantially superior site size.

After site size adjustments, the appraiser has reconsidered the subject's appraised value as follow:

The appraiser used weighted average methodology for the final estimate of value of this report as follow:

Comp 1: 747024 * 2 = 1494048

Comp 2: 720412 * 2 = 1440824

Comp 3: 660990 * 1 = 660990

Total Sum: 3595862

Weighted Average: 719172.4

Appraiser's final opinion of value, say $720,000



[redacted]

2392 Allen Ct
Lake Worth, FL 33462

CrossCountry Mortgage, LLC
6850 Miller Road
Brecksville, OH 44141

05/24/2022

WILLIAM P. SMITH
9230 Cypress Hollow Drive,
Palm Beach Gardens, FL 33418

William P. Smith, Inc.

Uniform Residential Appraisal Report

File # 22-104DR2

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 2392 Allen Ct | City Lake Worth | State FL | Zip Code 33462

Borrower Ryan Craft | Owner of Public Record Monica C Domingues | County Palm Beach

Legal Description Lanair Park Ely 100 Ft Of Wly 500 Ft Of Sly 111.22 Ft Of Lot 15 Block 1

Assessor's Parcel # 00-43-45-05-06-001-0770 | Tax Year 2021 | R.E. Taxes $ 2,999

Neighborhood Name Lanair Park | Map Reference 43-45-05 | Census Tract 58.07

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 [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)

Lender/Client CrossCountry Mortgage, LLC | Address 6850 Miller Road, Brecksville, OH 44141

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 the appraisal? [X] Yes [ ] No

Report data source(s) used, offering price(s), and date(s). DOM 21;According to the local MLS(AX-11193035), the subject property was offered for sale with a local realty company for $779,000, and was on the market for 21 days before going under agreement. There is a current agreement of sale on the subject property at $760,000. *** See Additional Comments ***

CONTRACT

I [X] 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. Arms length sale;The subject property is under contract to the seller for $760,000. The contract provided to the appraiser contains no atypical term or conditions. The contract states the seller pay $0.00 toward the buyers closing cost and pre paid's. This appears to be an arm's length transaction, and assuming the parties were acting in their own best interests (per definition of market value).

Contract Price $ 760,000 | Date of Contract 05/09/2022 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Tax Records

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 [X] No

If Yes, report the total dollar amount and describe the items to be paid: $0;;The subject property is under contract to the seller for $760,000. It had been listed for $779,000 prior to the contract. The contract provided to the appraiser contains no atypical term or conditions. The contract states the seller pay $0.00 toward the buyers closing cost and pre paids. This appears to be an arm's length transaction, and assuming the parties were acting in their own best interests (per definition of market value).

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Percent Land Use	%
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE		One-Unit	90 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)		2-4 Unit	%
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	116	Low	13	Multi-Family	%
Neighborhood Boundaries	Lantana Rd, to the North, Hypoluxo Rd to the South, I-95 Interstate to the East and							1,250	High	66	Commercial	10 %
Congress Ave to the West								446	Pred.	45	Other	%

Neighborhood Description The subject neighborhood is a well established residential area. The neighborhood was established in the 1960's and was most built out in the 1970's. Schools, shopping, hospitals and public transportation are within 1-5 miles. The neighborhood consist of condos, attached and detached single family homes and townhouses on and off lake osborne. Homes on the lake makes the upper end of the subject's neighborhood.

Market Conditions (including support for the above conclusions) *** See additional comments***

SITE

Dimensions 200Fx111LSx200Rx111RS | Area 22087 sf | Shape Rectangular | View N;Res;

Specific Zoning Classification RS | Zoning Description Single Family Residential

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

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

*** See Additional Comments ***

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	[X]	[ ]	Water	[X] Well	Street Asphalt	[X]	[ ]
Gas	[ ]	[X] Propane	Sanitary Sewer	[X] Septic System	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map No. 12099C0779F | FEMA Map Date 10/05/2017

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No. If No, describe

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

No adverse easement or encroachment noted at the time of inspection. Well and septic systems are typical of the neighborhood and market accepted.

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 Poured Concrete/AVg		Floors Hardwood/Tile/Avg	
# of Stories 1		[ ] Full Basement	[ ] Partial Basement	Exterior Walls CBS/Avg		Walls Drywall/Avg	
Type [X] Det.	[ ] Att. [ ] S-Det/End Unit	Basement Area 0 sq. ft.		Roof Surface Asphalt Shingles/Avg		Trim/Finish Wood/Paint/Avg	
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish 0 %		Gutters & Downspouts Nune		Bath Floor Tile/Avg	
Design (Style) Ranch		[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type Sliding /Impact/Avg		Bath Wainscot Tile/Avg	
Year Built 1974		Evidence of [ ] Infestation		Storm Sash/Insulated None		Car Storage [ ] None	
Effective Age (Yrs) 20		[ ] Dampness	[ ] Settlement	Screens None		[X] Driveway # of Cars 2	
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface Concrete	
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Solar	[ ] Fireplace(s) # 0	[X] Fence Wood	[X] Garage # of Cars 2	
[ ] Floor	[X] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck Screen	[ ] Porch None	[ ] Carport # of Cars 0	
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[X] Pool Open	[ ] Other None	[X] Att. [ ] Det. [ ] Built-in	

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)

Finished area **above** grade contains: 7 Rooms 4 Bedrooms 3.0 Bath(s) 2,217 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Impact Windows; Pool; 2-Car Garage; Screened Patio; Reverse Osmosis Water System

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;The subject property has been well maintained with no repairs noted at the time of inspection. The subject property was owner occupied at the time of inspection, the power and water were on and working properly. All of the mechanical and utilities were on and working properly at the time of inspection. Subject has been updated with kitchen cabinets, countertops and appliances, bathrooms fixtures and vanities and flooring. ***See Additional Comments***

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

See Additional Comments

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

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 595,000 to $ 799,000.

There are 10 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 559,000 to $ 750,000.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2392 Allen Ct Lake Worth, FL 33462	2469 Sun Up Lane Lake Worth, FL 33462		6260 Boyd Ln. Lake Worth, FL 33462		6235 Boyd Ln. Lake Worth, FL 33462	
Proximity to Subject		0.12 miles S		0.11 miles SW		0.12 miles SW	
Sale Price	$ 760,000		$ 575,000		$ 570,000		$ 565,000
Sale Price/Gross Liv. Area	$ 342.81 sq. ft.	$ 325.96 sq. ft.		$ 302.39 sq. ft.		$ 245.23 sq. ft.	
Data Source(s)		RX-10782857;DOM 25		RX-10787759;DOM 4		AX-11139633;DOM 28	
Verification Source(s)		MLS/TAX RECORDS/AGENT		MLS/TAX RECORDS/AGENT		MLS/TAX RECORDS/AGENT	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Cash;11500	-11,500
Date of Sale/Time		s05/22;c04/22	+8,349	s05/22;c04/22	+8,277	s02/22;c01/22	+21,685
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	22087 sf	10568 sf	+57,595	10964 sf	+55,615	11426 sf	+53,305
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	48	36	0	47	0	38	0
Condition	C3	C4	+28,750	C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 3.0	6 / 3 / 2.1	+2,500	7 / 4 / 2.0	+5,000	6 / 3 / 2.1	+2,500
Gross Living Area	2,217 sq. ft.	1,764 sq. ft.	+49,830	1,885 sq. ft.	+36,520	2,304 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf 0rr0br0.0ba0o	0sf 0rr0br0.0ba0o		0sf 0rr0br0.0ba0o		0sf 0rr0br0.0ba0o	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	Complete Impact	None	+15,000	Complete Impact		None	+15,000
Garage/Carport	2ga2dw	2ga2dw		1ga2dw	+10,000	2ga2dw	+5,000
Porch/Patio/Deck	Screened Patio	Opened Patio	+10,000	Screened Patio		Opened Patio	+10,000
Pool	Pool	Pool		None	+35,000	Pool	
Net Adjustment (Total)		[X] + [ ] -	$ 172,024	[X] + [ ] -	$ 150,412	[X] + [ ] -	$ 95,990
Adjusted Sale Price of Comparables		Net Adj. 29.92 % Gross Adj. 29.92 %	$ 747,024	Net Adj. 26.39 % Gross Adj. 26.39 %	$ 720,412	Net Adj. 16.99 % Gross Adj. 21.06 %	$ 660,990

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain The appraiser could only verify the current sales information.

My research [ ] did [X] 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) MLS and Tax Records

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

Data Source(s) MLS 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				10/20/2021
Price of Prior Sale/Transfer				$403000
Data Source(s)	Tax Records	Tax Records	Tax Records	Tax Records
Effective Date of Data Source(s)	05/24/2022	05/24/2022	05/24/2022	05/24/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The appraiser could only verify the current sales data and has no prior knowledge of past sales. It should be noted that the appraiser of this report has not performed any prior services or opinions of value of any kind on this property in the last 36 months or longer. All of the listing and sales information was taken from the mls and realtor involved in the transaction. The marketing time should not exceed 3 month with proper pricing and exposure.

Summary of Sales Comparison Approach Primary emphasis is placed upon the "Sales comparison approach", which is considered the most valid indicator in determining the current market value of the subject property.

It is noted that the appraised market value is less than the contract offer price but the appraiser has searched the subject neighborhood and surrounding competing neighborhoods and 12 months back in time for homes with similar square footage, condition, updates, appeal and amenities. Currently there are no better sales available to support the contract offer price. There are homes with higher values but the appraiser felt them not to be comparable with the subject property due to their superior GLA as compared to the subject property or superior waterfront location as compared to the subject's dry lot. ***See Additional Commetns***

Indicated Value by Sales Comparison Approach $ 720,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 720,000 **Cost Approach (if developed) $** 590,172 **Income Approach (if developed) $**

The market approach to value is considered to be the best approach to value. It best reflects the action/reaction of buyer and sellers in the market place.

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 subject property was appraised in as is condition.

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 $ 720,000 **, as of** 05/24/2022 **, which is the date of inspection and the effective date of this appraisal.**

ADDITIONAL COMMENTS

No guarantee that the property is free from defects. The appraiser only establishes the value of the property for mortgage insurance purposed. It should be noted that this report is not a home inspection, the appraiser only performed a visual inspection of accessible area's and the appraisal cannot be relied upon to disclose conditions and/or defects in the property. Simply because a borrower or third party receives a copy of the appraisal, does not mean that the borrower or third party is an intended user, as that term is defined in the urar form. "A reasonable exposure time for the subject property developed independently from the stated marketing time is less than three month with proper pricing. "The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of title xi of the financial institutions, reform, recovery, and enforcement act (firrea) of 1989, as amended (12 u.S.C 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

It is noted that the subject property is greater than the predominate value but is well within the subject neighborhoods range of value and is not felt to be over of under improved for the subject neighborhood.

The subject property or the surrounding neighborhood show no sign of any damage from any of the storms in 2020 as of the effective date of this report.

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.

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)

The land value was based on the allocation method which is dividing the land tax by the total tax for each sold comparable and applying the ratio to the current selling price of each comparable to present a estimated market value of the land. The mean of the sold comp's land values were used to calculate the estimate land value.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW				OPINION OF SITE VALUE		=$ 220,000
Source of cost data National building cost manual				Dwelling 2,217 Sq. Ft. @ $ 189.64		=$ 420,432
Quality rating from cost service Avg	Effective date of cost data 03/2022			Sq. Ft. @ $		=$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				Patio and Pool		65,000
Due to the subject actual age, the cost approach to value is not considered a valid				Garage/Carport 504 Sq. Ft. @ $ 78.50		=$ 39,564
indicator of market value. The effective age and depreciation are only the				Total Estimate of Cost-New		=$ 524,996
appraiser best estimate based on the visual observation at the time of the				Less Physical	Functional	External
inspection.				Depreciation 174,824		=$(174,824)
				Depreciated Cost of Improvements		=$ 350,172
see additional comments				'As-is' Value of Site Improvements		=$ 20,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years				Indicated Value By Cost Approach		=$ 590,172

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

Summary of Income Approach (including support for market rent and GRM) The subject neighborhood is mostly owner occupied properties and therefore the income approached to value was not considered.

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 NA

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(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

ADDITIONAL COMPARABLES

Borrower/Owner Ryan Craft
Property Address 2392 Allen Ct
City Lake Worth County Palm Beach State FL Zip Code 33462
Lender/Client CrossCountry Mortgage, LLC

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	2392 Allen Ct Lake Worth, FL 33462	6821 Kingston Dr. Lake Worth, FL 33462		2731 Cambridge Rd. Lake Worth, FL 33462		2434 Allen Court Lake Worth, FL 33462	
Proximity to Subject		0.71 miles S		0.68 miles S		0.03 miles W	
Sale Price	$ 760,000		$ 750,000		$ 595,000		$ 529,000
Sale Price/Gross Liv. Area	$ 342.81 sq. ft.	$ 538.02 sq. ft.		$ 367.74 sq. ft.		$ 361.34 sq. ft.	
Data Source(s)		RX-10780353;DOM 13		RX-10793409;DOM 35		RX-10796000;DOM 8	
Verification Source(s)		MLS/TAX RECORDS/AGENT		MLS/TAX RECORDS/AGENT		MLS/TAX RECORDS/AGENT	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		Listing LP/SP2%;0	-12,000	Listing LP/SP2%;0	-10,500
Date of Sale/Time		s04/22;c03/22	+17,260	Active	0	c05/22	
Location	N;Res;	B;WtrFr;	-75,000	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	22087 sf	9448 sf	+63,195	8250 sf	+69,185	11042 sf	+55,225
View	N;Res;	B;Wtr;	-75,000	N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	48	58	0	47	0	47	0
Condition	C3	C3	-37,500	C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 3.0	7 / 4 / 3.0		7 / 4 / 2.0	+5,000	6 / 3 / 2.0	+5,000
Gross Living Area	2,217 sq. ft.	1,394 sq. ft.	+90,530	1,618 sq. ft.	+65,890	1,464 sq. ft.	+82,830
Basement & Finished Rooms Below Grade	0sf 0rr0br0.0ba0o	0sf 0rr0br0.0ba0o		0sf 0rr0br0.0ba0o		0sf 0rr0br0.0ba0o	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	Complete Impact	Partial Impact	-5,000	None	+15,000	None	+15,000
Garage/Carport	2ga2dw	1ga2dw	+10,000	1ga1dw	+10,000	2ga2dw	
Porch/Patio/Deck	Screened Patio	Opened Patio	+10,000	Screened Patio		Sm Opened Patio	+15,000
Pool	Pool	Pool		Pool		None	+35,000
Net Adjustment (Total)		☐ + ☒ -	$ -1,515	☒ + ☐ -	$ 153,075	☒ + ☐ -	$ 197,555
Adjusted Sale Price of Comparables		Net Adj. 0.20 % Gross Adj. 51.13 %	$ 748,485	Net Adj. 25.73 % Gross Adj. 29.76 %	$ 748,075	Net Adj. 37.34 % Gross Adj. 41.31 %	$ 726,555

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer		05/11/2021	04/01/2022	04/11/2022
Price of Prior Sale/Transfer		$300000	$0	$380000
Data Source(s)	Tax Records	Tax Records	Tax Records	Tax Records
Effective Date of Data Source(s)	05/24/2022	05/24/2022	05/24/2022	05/24/2022

Comment on Sales Comparison Comparable sale #4 was adjusted for its superior waterfront location as compared to the subject's inferior dry lot location, for its superior waterfront view as compared to the subject's inferior residential view, for its superior condition and inferior GLA as compared to the subject property. Comparable was recently renovated with new kitchen, new bathrooms and new flooring. Comparable was further adjusted for its inferior partial hurricane impact windows (lacking impact sliders), for its inferior 1-car garage as compared to the subject's superior 2-car garage and for its inferior opened patio area as compared to the subject's superior 2-car garage.

Comparable listing #5 was adjusted for its inferior site size, inferior bathroom count and inferior GLA as compared to the subject property. Comparable was further adjusted for lacking hurricane impact windows and for its inferior 1-car garage as compared to the subject's superior 2-car garage.

Comparable listing #6 was adjusted for its inferior bathroom count and inferior GLA as compared to the subject property, for lacking hurricane impact windows, for its inferior small opened patio area as compared to the subject's superior screened patio area and for lacking a pool.

Listing are added to this report to show the availability of units from within the subject neighborhood. The fact that the units list price may not be the actual price the unit sell for. No weight is placed on listing or pending sale. This listing is adjusted for the typical difference between the list price and the actual sales price.

ADDITIONAL COMPARABLES

Borrower/Owner Ryan Craft
Property Address 2392 Allen Ct
City Lake Worth County Palm Beach State FL Zip Code 33462
Lender/Client CrossCountry Mortgage, LLC

FEATURE	SUBJECT	COMPARABLE SALE NO. 7		COMPARABLE SALE NO. 8		COMPARABLE SALE NO. 9	
Address	2392 Allen Ct Lake Worth, FL 33462	6807 High Ridge Rd. Lake Worth, FL 33462					
Proximity to Subject		0.73 miles SE					
Sale Price	$ 760,000		$ 700,000		$		$
Sale Price/Gross Liv. Area	$ 342.81 sq. ft.	$ 265.15 sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)		RX-10789103;DOM 3					
Verification Source(s)		MLS/TAX RECORDS/AGENT					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sale or Financing Concessions		Listing LP/SP2%;0					
Date of Sale/Time		c04/22	+10,164				
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	22087 sf	24524 sf	-12,185				
View	N;Res;	N;Res;					
Design (Style)	DT1;Ranch	DT2;Rambler					
Quality of Construction	Q3	Q3					
Actual Age	48	57					
Condition	C3	C4	+45,000				
Above Grade Room Count	Total 7 / Bdrms. 4 / Baths 3.0	Total 7 / Bdrms. 4 / Baths 3.0		Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area	2,217 sq. ft.	2,640 sq. ft.	-46,530	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	0sf 0rr0br0.0ba0o	0sf 0rr0br0.0ba0o					
Functional Utility	Average	Average					
Heating/Cooling	FWA/Central	FWA/Central					
Energy Efficient Items	Complete Impact	Partial Impact	+5,000				
Garage/Carport	2ga2dw	2gd2dw					
Porch/Patio/Deck	Screened Patio	Screened Patio					
Pool	Pool	None	+35,000				
Net Adjustment (Total)		[X] + [ ] -	$ 36,449	[ ] + [ ] -	$	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 5.21 % Gross Adj. 21.98 %	$ 736,449	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Tax Records	Tax Records		
Effective Date of Data Source(s)	05/24/2022	05/24/2022		

Comment on Sales Comparison

ADDITIONAL COMMENTS
Page 1

Borrower/Owner	Ryan Craft						
Property Address	2392 Allen Ct						
City	Lake Worth	County	Palm Beach	State	FL	Zip Code	33462
Lender/Client	CrossCountry Mortgage, LLC						

INTENDED USER

The intended user of this appraisal report is stated on the lender/client line in the report. Use of this appraisal by other users is not the intended by the appraiser, unless otherwise identified by the client as being an intended user. All other third parties are considered to be unintended users and the appraiser assumes no obligation, liability or accountability to any third party and potential buyer or outside lender contemplating purchase or mortgage activity on this property is urged to seek a separate opinion of value from a competent and duly licensed/certified appraiser. Intended use of this report

The intended use of this appraisal as stated in the report form is for the lender/client to evaluate the property that is the subject of this appraisal for mortgage finance transaction. No other intended uses have been communicated and none are assumed pursuant to uspap. This appraisal is developed strictly and solely in accordance with those intended uses communicated to the appraiser at the time of the engagement.

Please note that only a primary lending institution can make a division with respect to a mortgage finance transaction. Non-lenders and secondary market participants do not make these decisions and their uses, if any, have not been communicated to me the use of this appraisal report for other than the specified purpose shown in the appraisal report is adequate grounds for the report to be considered (null and void).

DATA ON SUBJECT SALE OFFERINGS

Appraiser has reviewed pages 1-12 of this agreement, and has personally spoken with the agent. The sale terms appear to be typical, with no seller concessions. This appears to be an arm's-length agreement."

MARKET CONDITIONS

In the first couple of months of 2020 and through 2021 the regional market had an aggressive feel in light of mortgage rates at historic lows, but in mid march a high degree of uncertainty.

The marketplace in light of covid-19 sporting events canceled and many businesses shut down due to residents taking social distancing seriously and the government mandating shelter in place orders. The government has lifted it's shelter in place orders, the spread had declined slightly with voluntary mask and social distancing and vaccines now. Now a new variant has starter to spread and the government is considering mandating restrictions again.

It should be noted that the market stats reflect the city as a whole, the subject's neighborhood and other neighborhood may vary from neighborhood to neighborhood.

These conditions and markets are untested and uncertain. In the southern Palm Beach county region (Lake Worth Beach). New listings decreased 8.40% for single family homes and pending sales decreased by 18.10% for single family homes. Although the median sales price increased by 28.0% over the last twelve month,

The effect of covid-19 varies throughout the county and its affect if any will not be reflected in the marketplace for months to come. It is unknown the effect of covid-19 will have long term market, economic or real estate prices, but at the moment buyers and sellers appear to be highly motivated in florida with listings, selling in less than 30 days if properly marketed and priced. Demand is higher than properties are available, properties are selling at or above asking price in many cases.

HIGHEST AND BEST USE

The legal use of the site allows for single family residences only and that is what the subject is.

The current improvements conform to the neighborhood and can be rebuilt if destroyed. There is demand for such residential properties in this market as evidenced by the recent sales activity and the comparable sales used within this appraisal report. New homes are being built and older homes are being renovated validating it’s financially feasible to do so. There is no other competing use for the site. The highest and best use as vacant is to build a single family residential improvement. The improvements in their "As is" condition contribute value to the site. Since the property, as developed, is worth more than if vacant and ready for development, the highest and best use as improved is the property’s current use.

ADDITIONAL FEATURES

Measurements were obtained using the ANSI method.

PROPERTY CONDITION

It is noted there is a substantial difference between the subject's actual date and effective date, but this is due to the subject's repairs and renovations, therefore making the subject's effective age lesser than the actual age.

PHYSICAL DEFICIENCIES AND / OR ADVERSE CONDITIONS

None were "Readily observable". However, the appraiser is not an expert in matters of structural integrity, physical deficiencies or adverse conditions that may be present or the issues that could affect livability and structural soundness. The appraiser is addressing "Readily observable conditions" as defined in the addendum. Should more definitive information be desired it is recommended that an expert in these matters be consulted.

SALES COMPARISON APPROACH

Due to the increase in sale prices, the appraiser made a minimal 10% annual time adjustment for credible assignment results.

Furthermore, the appraiser has added comparables sale #4 to this report to bracket the unadjusted sales price and bathroom count, to reflect the upper-end of the subject’s neighborhood and to reflect sales of waterfront lots. It was not weighed in the final estimate of value of this report because it is a waterfront home and people looking for waterfront homes are not purchasing dry lots, such as the subject property, therefore it was felt to be in a different market and not comparable to the subject property.

It is noted that some comparables may exceed 10% single line adjustment and/or 15% net adjustment and/or 25% gross adjustments, but due to limited sales of like type properties in the subject’s neighborhood, the appraiser felt these comparables to be valid for this report.

The appraiser felt comparables #1 and #2 weighed the most in the final estimate of value of this report. Comparable #3 weighed the least due to its converted garage into living area, but was not permitted and there is no photo evidence it was done in a workmanlike manner, but was used to bracket the subject’s GLA.

The appraiser used weighted average methodology for the final estimate of value of this report as follow:
Comp 1: 747024 * 2 = 1494048
Comp 2: 720412 * 2 = 1440824
Comp 3: 660990 * 1 = 660990
Total Sum: 3595862

ADDITIONAL COMMENTS
Page 2

Borrower/Owner	Ryan Craft						
Property Address	2392 Allen Ct						
City	Lake Worth	County	Palm Beach	State	FL	Zip Code	33462
Lender/Client	CrossCountry Mortgage, LLC						

Weighted Average: 719172.4
Appraiser's final opinion of value, say $720,00

Comparable sale #1 was adjusted for its inferior condition as compared to the subject's updated kitchen, bathrooms and flooring, for its inferior bathroom count and inferior GLA as compared to the subject property. Comparable was further adjusted for lacking hurricane impact windows and for its inferior opened patio area as compared to the subject property.

Comparable sale #2 was adjusted for its inferior bathroom count and inferior GLA as compared to the subject property, for its inferior 1-car garage as compared to the subject's superior 2-car garage and for lacking a pool.

Comparable sale #3 was adjusted for its $11,500 financial concession, for its inferior bathroom count as compared to the subject property and for lacking hurricane impact windows. Comparable was further adjusted for its inferior 2-car garage condition, as it needs to be recovered back to a garage as compared to the subject's garage and for its inferior opened patio area as compared to the subject property.

Adjustments to the comparable's for quality, condition, GLA, porches, fireplaces and pools reflect the markets preference for a certain attribute or feature. These adjustments are market derived and based on a variety of accepted appraisal methodologies including but not limited to: matched pair analysis, trend or regression analysis and/or market extraction. The adjustments also take into consideration interviews with local area real estate agents having expertise in the defined market and the appraiser's experience in the market and the effects that various features/attributes have on sale prices.

Some comparable's may be rated in the same overall quality or condition as the subject yet still receive an adjustment. This is due to the comparable's having received more or less updates and upgrades than the subject. While these sales may be rated the same overall, the difference in updates/upgrades may still warrant an adjustment.

COMMENTS ON COST APPROACH

The cost approach to value was included solely at the request of the client, but has been given no weight in the final opinion of value because it was not consider necessary for credible assignment results, given the intended use of the appraisal.

PHOTOGRAPH ADDENDUM

Borrower/Owner Ryan Craft

Property Address 2392 Allen Ct

City Lake Worth | County Palm Beach | State FL | Zip Code 33462

Client CrossCountry Mortgage, LLC



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

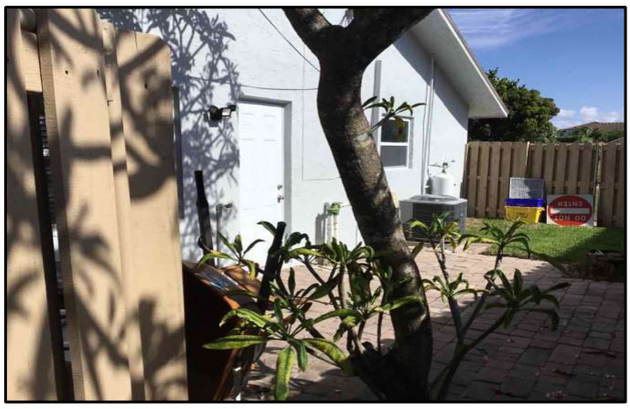
Borrower/Owner Ryan Craft
Property Address 2392 Allen Ct
City Lake Worth County Palm Beach State FL Zip Code 33462
Client CrossCountry Mortgage, LLC



Alt. Street View


Side view


Side view


Side view


Pool


Patio

PHOTOGRAPH ADDENDUM

Borrower/Owner Ryan Craft

Property Address 2392 Allen Ct

City Lake Worth | County Palm Beach | State FL | Zip Code 33462

Client CrossCountry Mortgage, LLC



Garage Interior



Tankless water heater/Laundry



Living Room



Kitchen



Bedroom #1



Bathroom #1

PHOTOGRAPH ADDENDUM

Borrower/Owner Ryan Craft
Property Address 2392 Allen Ct
City Lake Worth County Palm Beach State FL Zip Code 33462
Client CrossCountry Mortgage, LLC



Bedroom #2



Bathroom #2



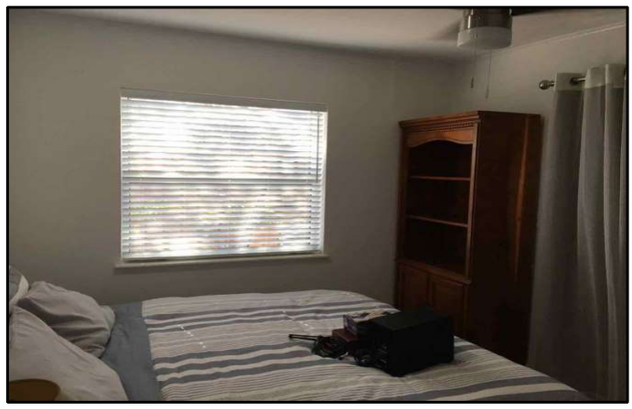
Alt Bathroom #2



Bedroom #3



Bathroom #3



Bedroom #4

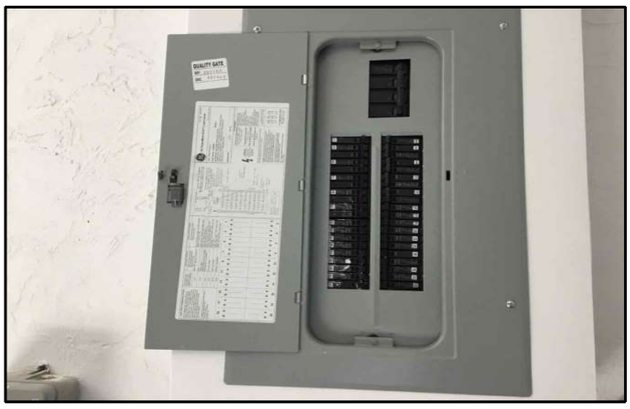
PHOTOGRAPH ADDENDUM

Borrower/Owner Ryan Craft

Property Address 2392 Allen Ct

City Lake Worth | County Palm Beach | State FL | Zip Code 33462

Client CrossCountry Mortgage, LLC



Enclosed patio



Water Verification



Appliances Verified



Smoke Detector

File No. 22-104DR2

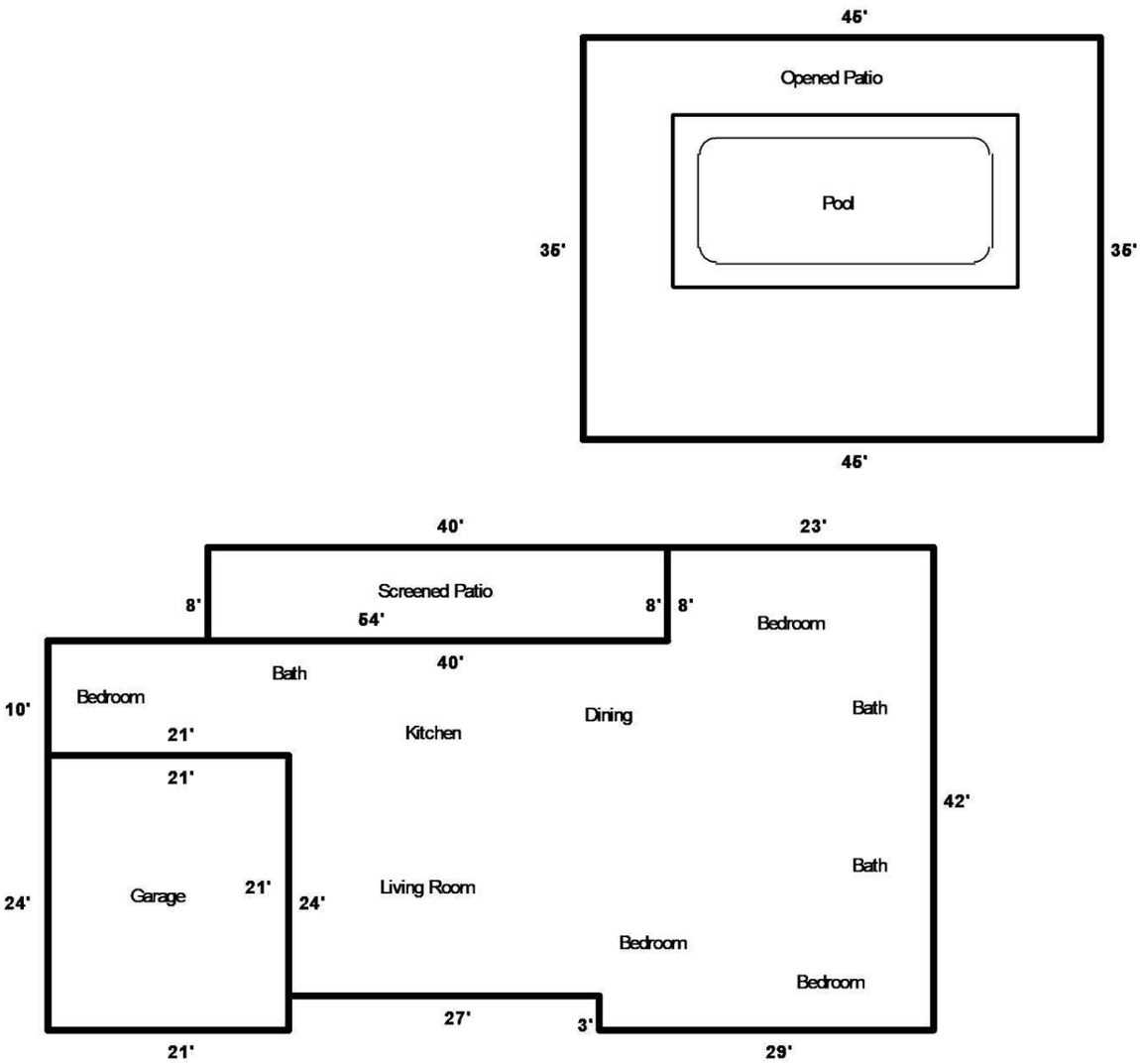
SKETCH ADDENDUM

Borrower/Owner Ryan Craft

Property Address 2392 Allen Ct

City Lake Worth | County Palm Beach | State FL | Zip Code 33462

Client CrossCountry Mortgage, LLC



SUMMARY	SQ FT AREA	PERIMETER
Living Area		
First Floor	2217	238
Garage/Carport		
Attached Garage	504	90
Porches/Patios		
Opened Patio	1575	160
Screened Patio	320	96

AREA CALCULATION DETAILS

First Floor

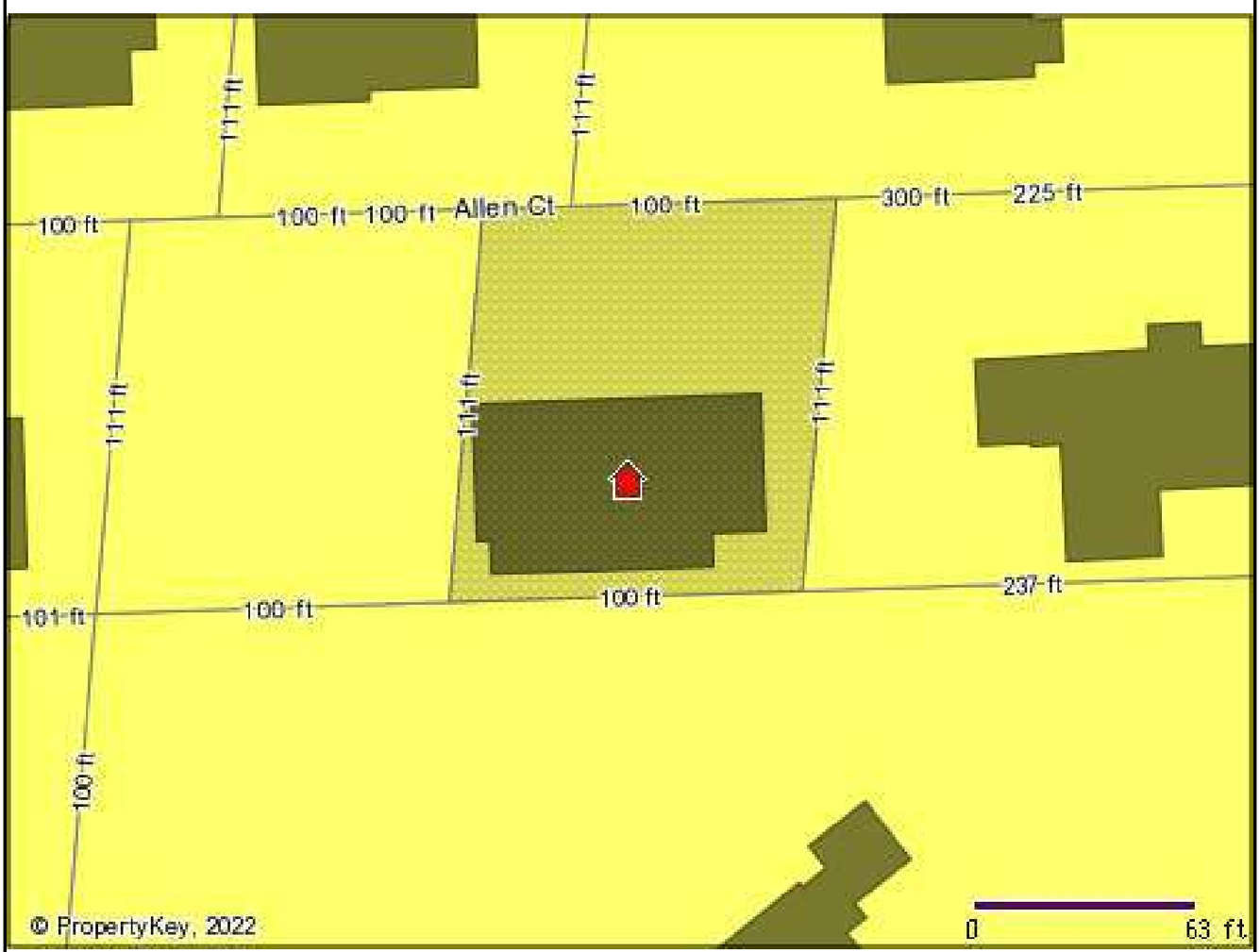
23.0	X	42.0	=	966.0
54.0	X	10.0	=	540.0
33.0	X	21.0	=	693.0
6.0	X	3.0	=	18.0
		Total		2217.0

SKETCH-IT 1-800-523-0872

File No. 22-104DR2

SITE PLAN

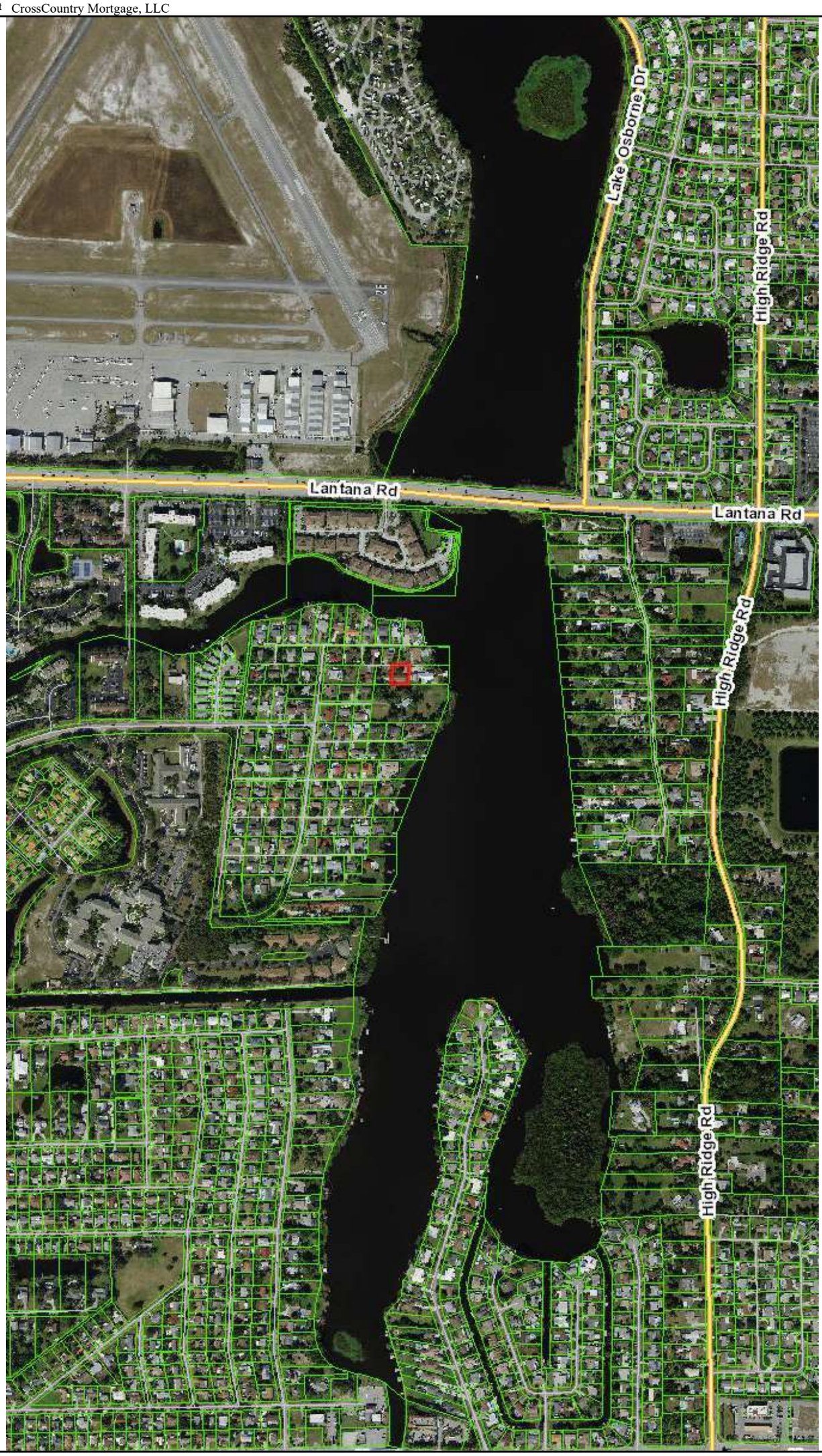
Borrower/Owner	Ryan Craft						
Property Address	2392 Allen Ct						
City	Lake Worth	County	Palm Beach	State	FL	Zip Code	33462
Client	CrossCountry Mortgage, LLC						



File No. 22-104DR2

AERIAL VIEW

Borrower/Owner	Ryan Craft						
Property Address	2392 Allen Ct						
City	Lake Worth	County	Palm Beach	State	FL	Zip Code	33462
Client	CrossCountry Mortgage, LLC						



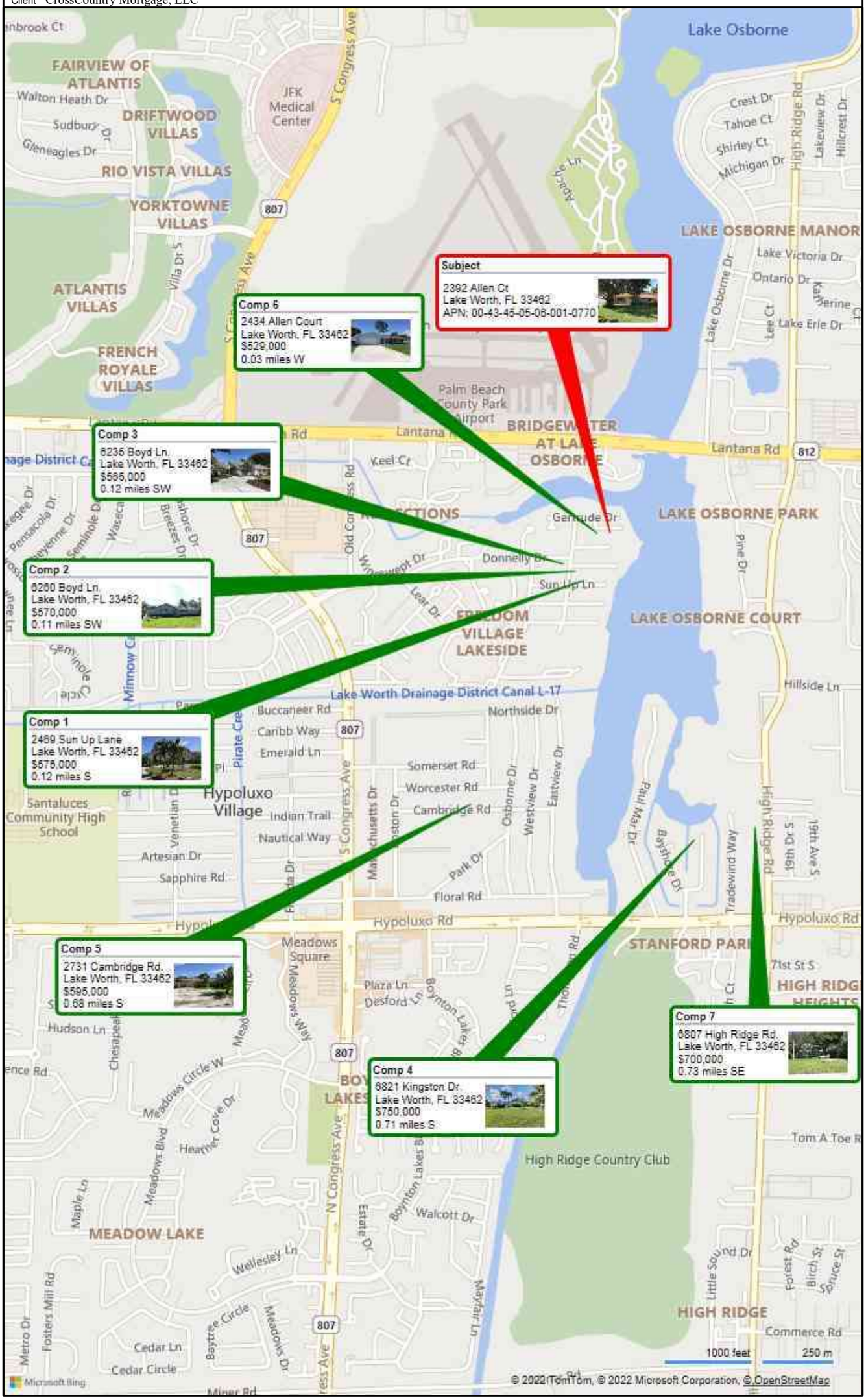
LOCATION MAP

Borrower/Owner Ryan Craft

Property Address 2392 Allen Ct

City Lake Worth | County Palm Beach | State FL | Zip Code 33462

Client CrossCountry Mortgage, LLC



File No. 22-104DR2

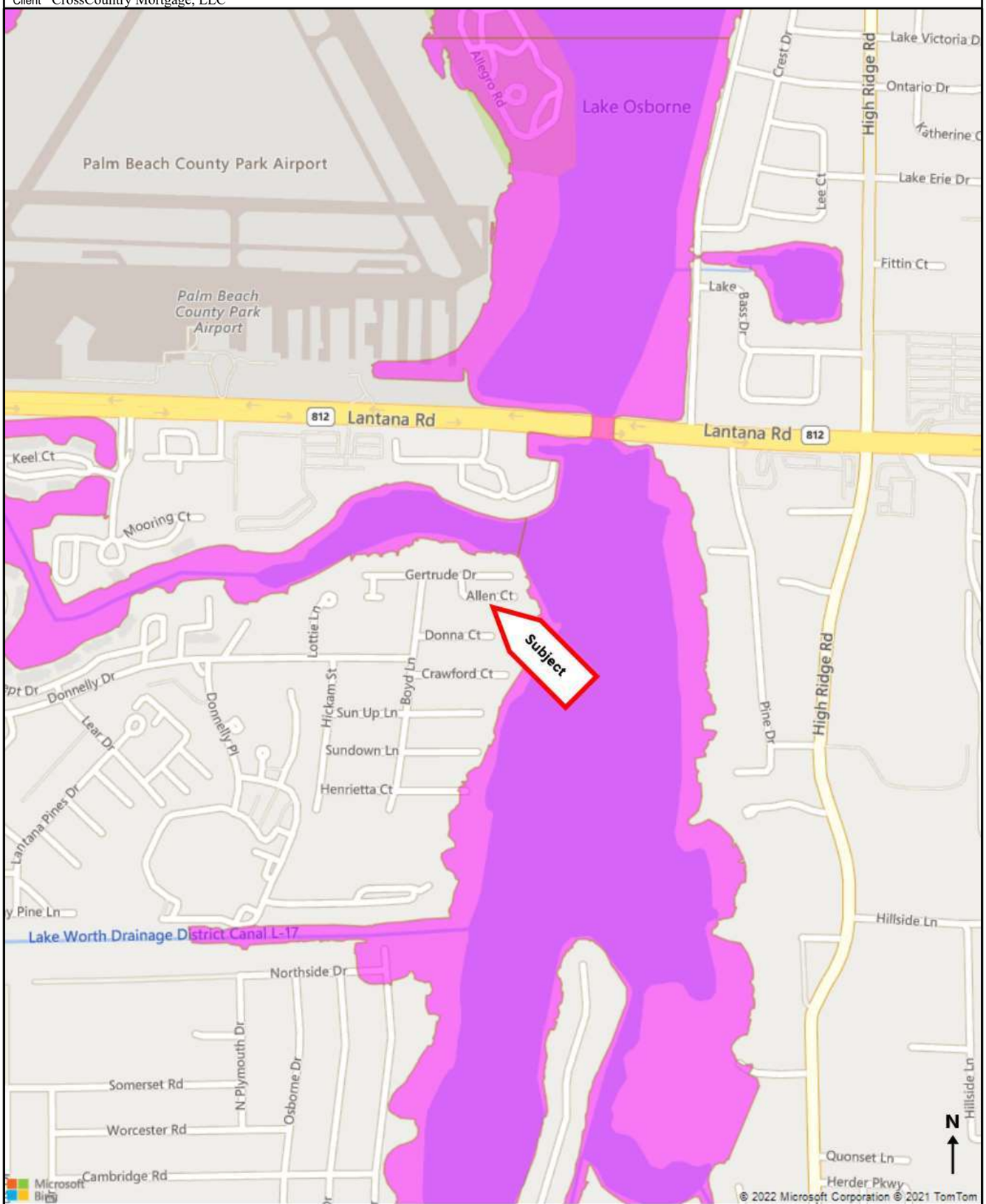
FLOOD MAP

Borrower/Owner Ryan Craft

Property Address 2392 Allen Ct

City Lake Worth | County Palm Beach | State FL | Zip Code 33462

Client CrossCountry Mortgage, LLC



Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

Latitude: 26.584816
Longitude: -80.080252
Community Name:
PALM BEACH COUNTY
Community: 120192
SFHA (Flood Zone): No
Within 250 ft. of multiple flood zones: No
Zone: X
Map #: 12099C0779F
Panel: 0779F
Panel Date: 10/05/2017
FIPS Code: 12099
Census Tract: 58.07

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

PHOTOGRAPH ADDENDUM

Borrower/Owner Ryan Craft
Property Address 2392 Allen Ct
City Lake Worth County Palm Beach State FL Zip Code 33462
Client CrossCountry Mortgage, LLC



COMPARABLE #1

2469 Sun Up Lane
Lake Worth, FL 33462

Price	575,000
Price/SF	325.96
Date	s05/22;c04/22
Age	36
Room Count	6-3-2.1
Living Area	1,764
Value Indication	747,024



COMPARABLE #2

6260 Boyd Ln.
Lake Worth, FL 33462

Price	570,000
Price/SF	302.39
Date	s05/22;c04/22
Age	47
Room Count	7-4-2.0
Living Area	1,885
Value Indication	720,412



COMPARABLE #3

6235 Boyd Ln.
Lake Worth, FL 33462

Price	565,000
Price/SF	245.23
Date	s02/22;c01/22
Age	38
Room Count	6-3-2.1
Living Area	2,304
Value Indication	660,990

PHOTOGRAPH ADDENDUM

Borrower/Owner Ryan Craft
Property Address 2392 Allen Ct
City Lake Worth County Palm Beach State FL Zip Code 33462
Client CrossCountry Mortgage, LLC



COMPARABLE #4

6821 Kingston Dr.
Lake Worth, FL 33462

Price	750,000
Price/SF	538.02
Date	s04/22;c03/22
Age	58
Room Count	7-4-3.0
Living Area	1,394
Value Indication	748,485



COMPARABLE #5

2731 Cambridge Rd.
Lake Worth, FL 33462

Price	595,000
Price/SF	367.74
Date	Active
Age	47
Room Count	7-4-2.0
Living Area	1,618
Value Indication	748,075



COMPARABLE #6

2434 Allen Court
Lake Worth, FL 33462

Price	529,000
Price/SF	361.34
Date	c05/22
Age	47
Room Count	6-3-2.0
Living Area	1,464
Value Indication	726,555

PHOTOGRAPH ADDENDUM

Borrower/Owner Ryan Craft

Property Address 2392 Allen Ct

City Lake Worth | County Palm Beach | State FL | Zip Code 33462

Client CrossCountry Mortgage, LLC



COMPARABLE #7

6807 High Ridge Rd.
Lake Worth, FL 33462

Price	$700,000
Price/SF	$265.15
Date	c04/22
Age	57
Room Count	7-4-3.0
Living Area	2,640
Value Indication	$736,449

COMPARABLE #8

Price	
Price/SF	
Date	
Age	
Room Count	
Living Area	
Value Indication	

COMPARABLE #9

Price	
Price/SF	
Date	
Age	
Room Count	
Living Area	
Value Indication	

Market Conditions Addendum to the Appraisal Report

File No. 22-104DR2

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 2392 Allen Ct City Lake Worth State FL ZIP Code 33462

Borrower/Owner Ryan Craft

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current 3- Months	Overall Trend
Total # of Comparable Sales (Settled)	6	1	3	Increasing: ☐ Stable: ☒ Declining: ☐
Absorption Rate (Total Sales/Months)	1.00	0.33	1.00	Increasing: ☐ Stable: ☒ Declining: ☐
Total # of Comparable Active Listings	0	0	2	Declining: ☐ Stable: ☒ Increasing: ☐
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	2.00	Declining: ☐ Stable: ☒ Increasing: ☐
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Median Comparable Sale Price	560,000	565,000	631,000	Increasing: ☒ Stable: ☐ Declining: ☐
Median Comparable Sales Days on Market	11	28	10	Declining: ☐ Stable: ☒ Increasing: ☐
Median Comparable List Price	0	0	697,000	Increasing: ☐ Stable: ☒ Declining: ☐
Median Comparable Listings Days on Market	0	0	38	Declining: ☐ Stable: ☒ Increasing: ☐
Median Sale Price as % of List Price	99.00	97.00	99.00	Increasing: ☐ Stable: ☒ Declining: ☐
Seller-(developer, builder, etc.) paid financial assistance prevalent? ☐ Yes ☒ No				Declining: ☐ Stable: ☒ Increasing: ☐

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). It is not typical of this neighborhood for seller to pay concession to induce sales.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Reo sales and short sales are not a factor in this neighborhood in the last twelve months.

Cite data sources for above information. MLS, Realtor and Tax Records

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.

Overall stability of the market is taken from the mls data, which has broader database the search parameters used for the subject property. The mc form is not weighted due to its lack of data points, which render the form unreliable and uninformative for any possible statistical consideration of the results. Therefore the mc form has not been relied upon for any relative data for the appraisal. This conclusion is supported by fnma discontinued usage of the mc form, the form has been included only at the lender's request and is not necessary for credible assignment results.

CONDO/CO-OP PROJECTS

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

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

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

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

APPRAISER

Signature	Signature
Appraiser Name WILLIAM P. SMITH	Appraiser Name
Company Name William P. Smith, Inc.	Company Name
Company Address 9230 Cypress Hollow Drive, , Palm Beach Gardens, FL 33418	Company Address
State License/Certification # Cert Res RD430 State FL	State License/Certification # State
Email Address bill@intracoastalrealty.net	Email Address

USPAP Compliance Addendum

File No. 22-104DR2

Borrower/Client	Ryan Craft			
Property Address	2392 Allen Ct			
City	Lake Worth	County Palm Beach	State FL	Zip Code 33462
Lender/Client	CrossCountry Mortgage, LLC			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ **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 report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

☒ I have **NOT** performed services, as an appraiser or in any other 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 have **NOT** made a personal inspection of the property that is the subject of this report.

☒ I **HAVE** 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: THE EXPOSURE TIME AND MARKETING TIME ARE SOLEY BASED ON MLS DATA AND IS ONLY AN ESTIMATED. EXPOSURE TIMES AND MARKETING TIME ARE BASED ON REASONABLE PRICING, MARKETING AND CONDITION OF THE PROPERTY BEING OFFERED FOR SALE. OVER PRICING AND POOR CONDITIONS CAN CAUSE THIS TIMES TO BE INACCURATE.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 30 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 15 day(s).

APPRAISER

Signature 

Name WILLIAM P. SMITH

Date of Signature 06/10/2022

State Certification # Cert Res RD430

or State License #

State FL

Expiration Date of Certification or License 11/30/2022

Effective Date of Appraisal 05/24/2022

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

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

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

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

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

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

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

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

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

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

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

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

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

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

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

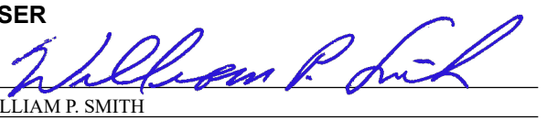
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name WILLIAM P. SMITH
Company Name William P. Smith, Inc.
Company Address 9230 Cypress Hollow Drive,
Palm Beach Gardens, FL 33418
Telephone Number 561-842-0090
Email Address bill@intracoastalrealty.net
Date of Signature and Report 06/10/2022
Effective Date of Appraisal 05/24/2022
State Certification # Cert Res RD430
or State License #
or Other State #
State FL
Expiration Date of Certification or License 11/30/2022

ADDRESS OF PROPERTY APPRAISED
2392 Allen Ct
Lake Worth, FL 33462
APPRAISED VALUE OF SUBJECT PROPERTY $ 720,000
LENDER/CLIENT
Name Nationwide Appraisal Network
Company Name CrossCountry Mortgage, LLC
Company Address 6850 Miller Road
Brecksville, OH 44141
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

Case No.
File No. 22-104DR2

Borrower Ryan Craft
Property Address 2392 Allen Ct
City Lake Worth County Palm Beach State FL Zip Code 33462
Lender/Client CrossCountry Mortgage, LLC Address 6850 Miller Road, Brecksville, OH 44141

Requirements - Condition and Quality Ratings Usage

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

Condition Ratings and Definitions

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

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

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

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

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

**Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 - The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property*

C5 - The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 - The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 - Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. 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 of exceptionally 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 non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated - Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated - The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

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

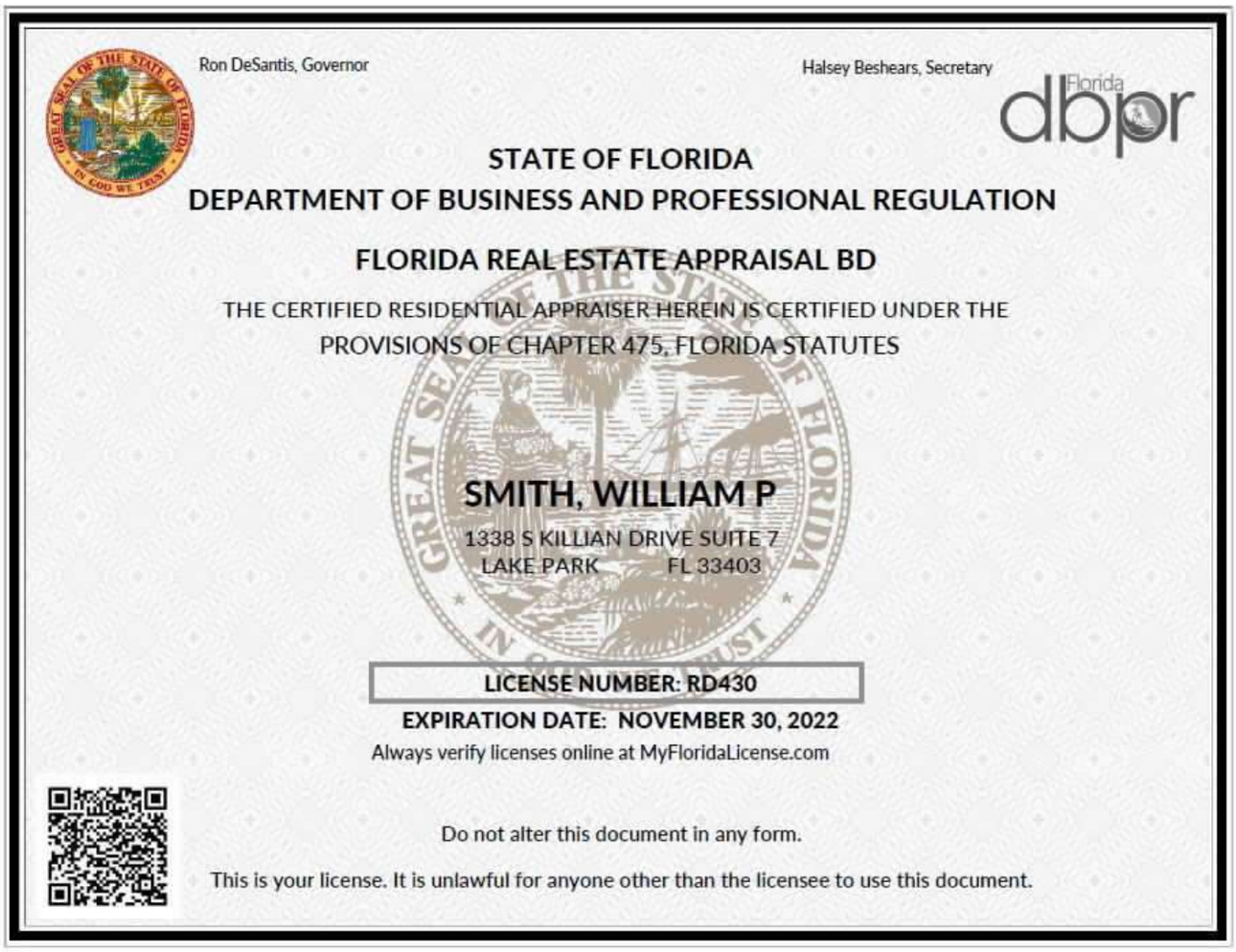
Explanation of Bathroom Count

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.

Abbreviation	Full Name	Appropriate Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale 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 Concession
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 Garage	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	Sale 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
PubTm	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
s	Settlement Date	Date of Sale/Time
sf	Square Feet	Area, Site, Basement
Short	Short Sale	Sale or Financing Concessions
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw 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/Owner	Ryan Craft		
Property Address	2392 Allen Ct		
City	Lake Worth	County Palm Beach	State FL	Zip Code 33462
Client	CrossCountry Mortgage, LLC		



Ron DeSantis, Governor

Halsey Beshears, Secretary

Florida dbpr

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SMITH, WILLIAM P

1338 S KILLIAN DRIVE SUITE 7
LAKE PARK FL 33403

LICENSE NUMBER: RD430

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Borrower/Owner	Ryan Craft		
Property Address	2392 Allen Ct		
City Lake Worth	County Palm Beach	State FL	Zip Code 33462
Client	CrossCountry Mortgage, LLC		

GREAT AMERICAN INSURANCE GROUP
301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE PROFESSIONAL
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAB3082537-22** Renewal of: **RAB3082537-21**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301
Norwood, MA 02062

Item 1. **Named Insured**: **William P. Smith Inc dba Intracoastal Realty & Appraisers**

Item 2. **Address**: **9230 Cypress Hollow Dr**

City, State, Zip Code: **Palm Beach Gardens, FL 33418**

Attn:

Item 3. **Policy Period**: From **04/15/2022** *(Month, Day, Year)* To **04/15/2023** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**: **(inclusive of claim expenses):**
A. $ 500,000 Limit of Liability - Each Claim
B. $1,000,000 Limit of Liability - Policy Aggregate
C. $ 500,000 Limit of Liability - Fair Housing Claims
D. $ 500,000 Limit of Liability - Fungi Claims

Item 5. **Deductible:** **(inclusive of Claim Expense): $ 10,000 Each Claim**

Item 6. **Premium**: $ **1,276.00** **Additional 0.7% FL Guaranty Association Assessment $8.93**

item 7. **Retroactive Date** (if applicable): **04/15/1997**

Item 8. **Forms, Notices and Endorsements attached:**
D43100 (08/19) D43300 FL (05/13) D43444 (03/17) D43442 (03/15)
D43411 (05/13) D43447 (06/17) D43448 (06/17) D43432 (05/13)
D43425 (05/13) IL7324 (07/21)

Betsy a. Magnuson
Authorized Representative

D43101 (03/15) Page 1 of 1