Decision One Appraising, L.L.C.
Tel: 248-342-2187

2643002874703
File No. 13PLUMBROOK1222

APPRAISAL OF



This report contains Digital Security affixed by the appraiser below

LOCATED AT:

13135 Plumbrook Rd
Sterling Heights, MI 48312-1651

FOR:

MidFirst Bank
999 N.W. Grand Blvd.
Oklahoma City, OK, 73118

BORROWER:

JENNIFER A FRASER

AS OF:

December 19, 2022

BY:

Michael Jerome Fedirko

2643002874703
File No. 13PLUMBROOK1222

12/19/2022

Voxtur Appraisal Services LLC
MidFirst Bank
999 N.W. Grand Blvd.
Oklahoma City, OK, 73118

File Number: 13PLUMBROOK1222

Dear Sir/Madam,

In accordance with your request, I have appraised the real property at:

13135 Plumbrook Rd
Sterling Heights, MI 48312-1651

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.

In my opinion, the market value of the property as of December 19, 2022 is:

$299,000
Two Hundred Ninety-Nine Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted,

Michael Fedirko

Michael Jerome Fedirko

56216 St. Andrews Dr., Macomb, MI 48042 Phone: 248-342-2187

Decision One Appraising, LLC

Exterior-Only Inspection Residential Appraisal Report

2643002874703

File No. 13PLUMBROOK1222

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 13135 Plumbrook Rd | City Sterling Heights | State MI | Zip Code 48312-1651

Borrower JENNIFER A FRASER | Owner of Public Record JENNIFER A FRASER | County Macomb

Legal Description EXECUTIVE HEIGHTS SUB'N LOT 365

Assessor's Parcel # 1023254033 | Tax Year 2022 | R.E. Taxes $ 5,059

Neighborhood Name Executive Heights | Map Reference 47644 | Census Tract 2310.00

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 881 [ ] PUD | HOA $ 0 [ ] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Bank Pre-Foreclosure Sale

Lender/Client MidFirst Bank | Address 999 N.W. Grand Blvd. Oklahoma City, OK 73118

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

Report data source(s) used, offering price(s), and date(s). Based on MLS research, Realcomp-MLS the subject has not been listed for sale within the past 12 months.

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE		One-Unit	84 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)		2-4 Unit	1 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	145	Low	0	Multi-Family	5 %
Neighborhood Boundaries	Subject property is bounded by 19 Mile Rd. to the north, 15 Mile Rd. to							680	High	87	Commercial	10 %
the south, Hayes Rd. to the east and Van Dyke Ave. to the west.								283	Pred.	53	Other	%

Neighborhood Description See attached addendum.

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions 60.02 X 125.65 | Area 7542 sf | Shape Rectangular | View N;Res;Limited Gof Course

Specific Zoning Classification R-60 | Zoning Description One 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.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 26099C0328G | FEMA Map Date 09/29/2006

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.)? [X] Yes [ ] No If Yes, describe. See Attached Addendum

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [ ] Appraisal Files [X] MLS [X] Assessment and Tax Records [ ] Prior Inspection [ ] Property Owner [X] Other (describe) Exterior Inspection/City Assessing data | Data Source(s) for Gross Living Area See Attached Addendum

GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units [X] One [ ] One with Accessory Unit	[X] Concrete Slab [ ] Crawl Space	[X] FWA [ ] HWBB	[X] Fireplace(s) # 1	[ ] None
# of Stories 2	[ ] Full Basement [X] Finished	[ ] Radiant	[ ] WoodStove(s) # 0	[X] Driveway # of Cars 2
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	[X] Partial Basement [ ] Finished	[ ] Other	[X] Patio/Deck Deck	Driveway Surface Concrete
[X] Existing [ ] Proposed [ ] Under Const.	Exterior Walls Brick-Aluminum	Fuel Gas	[X] Porch CovConc	[X] Garage # of Cars 2
Design (Style) Colonial	Roof Surface Asphalt Shingle	[X] Central Air Conditioning	[ ] Pool None	[ ] Carport # of Cars 0
Year Built 1968	Gutters & Downspouts Aluminum	[ ] Individual	[X] Fence Rear Yard	[X] Attached [ ] Detached
Effective Age (Yrs) 30	Window Type Insul.Sliders	[ ] Other	[ ] Other None	[ ] Built-in

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

Finished area above grade contains: 8 Rooms | 4 Bedrooms | 1.1 Bath(s) | 1,938 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) See Attached Addendum

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;Appraiser only completed an exterior inspection from the street in front of the subject property. At time of inspection the subject's exterior did appear to be of average condition with front covered concrete porch, insulated slider windows, 2 car attached garage with 2 car concrete driveway. All information for the subject property available to the appraiser was based off of City of Sterling Heights Assessing data and also a prior MLS listing from year 2019. Prior MLS listing from year 2019 makes note of updated half bathroom, recently exposed hardwood interior flooring, newer kitchen appliances, newer furnace & hot water heater, mostly finished basement, as noted on prior MLS listing.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe.

EXTERIOR ONLY INSPECTION FROM THE STREET AT FRONT OF THE PROPERTY, APPRAISER DID OBSERVE INSULATED WINDOWS, 2 CAR ATTACHED GARAGE, CONCRETE 2 CAR DRIVEWAY

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

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 269,969 to $ 359,999 .

There are 59 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 240,000 to $ 360,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
13135 Plumbrook Rd		39010 Aynesley St		38724 Beecher Dr		38011 Alcoy Dr	
Address	Sterling Heights, MI 48312-1651	Clinton Township, MI 48038-2716		Sterling Heights, MI 48312-1304		Sterling Heights, MI 48312-1400	
Proximity to Subject		1.82 miles NE		0.51 miles NW		0.19 miles SW	
Sale Price	$		$ 300,000		$ 296,500		$ 320,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 152.44 sq. ft.		$ 181.90 sq. ft.		$ 186.26 sq. ft.	
Data Source(s)		MLS/Realcomp#58050063559;DOM 4		MLS/Realcomp#58050077352;DOM 6		MLS/Realcomp#58050067144;DOM 14	
Verification Source(s)		Exterior Inspection/Assessor		Exterior Inspection/Assessor		Exterior Inspection/Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth VA;0		ArmLth FHA;0	
Date of Sale/Time		s02/22;c01/22		s07/22;c06/22		s04/22;c03/22	
Location	A;Res;BsyRd	A;Res;Adjacent To Busy Rd	0	N;Res;	-5,000	A;Res;Adjacent To Busy Rd	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7542 sf	12545 sf	0	7187 sf	0	8538 sf	0
View	N;Res;Limited Gof Course	N;Res;Cemetery	0	N;Res;	0	N;Res;PwrLn	0
Design (Style)	DT2;Colonial	DT2;Colonial		DT2;Colonial		DT2;Colonial	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	54	53	0	55	0	55	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 1.1	8 / 4 / 2.1	-4,000	8 / 4 / 1.1		8 / 4 / 1.1	
Gross Living Area	1,938 sq. ft.	1,968 sq. ft.	0	1,630 sq. ft.	10,800	1,718 sq. ft.	7,700
Basement & Finished Rooms Below Grade	650sf490sfin 1rr0br0.0ba0o	1131sf500sfin 1rr0br0.0ba0o	0	644sf500sfin 1rr0br0.0ba0o	0	650sf500sfin 1rr0br0.0ba0o	0
Functional Utility	4 Bedrooms/Average	4 Bedrooms/Average		4 Bedrooms/Average		4 Bedrooms/Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	Insulated Windows	Insulated Windows		Insulated Windows		Insulated Windows	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch,Deck	Porch,Deck		Porch,Patio	0	Porch,Deck	
Exterior Features	Fenced Rear	Fenced Rear		Fenced Rear		Fenced Rear	
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
Kitchen/Bath Update	Updated Half Bath	Rem.Baths	-4,000	Rem.Full Bath	-3,000	Rem.Kitchen & Baths	-12,000
Net Adjustment (Total)		[ ] + [X] - $	8,000	[X] + [ ] - $	2,800	[ ] + [X] - $	4,300
Adjusted Sale Price of Comparables		Net Adj. -2.7% Gross Adj. 2.7% $	292,000	Net Adj. 0.9% Gross Adj. 6.3% $	299,300	Net Adj. -1.3% Gross Adj. 6.2% $	315,700

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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/PRD

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

Data source(s) MLS/PRD

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS-Realcomp/PRD	MLS-Realcomp/PRD	MLS-Realcomp/PRD	MLS-Realcomp/PRD
Effective Date of Data Source(s)	12/19/2022	12/20/2022	12/20/2022	12/20/2022

Analysis of prior sale or transfer history of the subject property and comparable sales: Research reveled no prior sale's of comparable sale's/listing's #1 through #8 within the past 1 year/12 months since sale noted. Comparable listing #9 has had a prior transfer as noted, this was a quit claim deed for the amount of $0.00 as noted. According to city records and MLS, the subject has not had a previous transfer within the past three years (36 months).

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 299,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 299,000 Cost Approach (if developed) $ 0 Income Approach (if developed) $ 0

See Attached Addendum

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:

Based on a visual inspection of the exterior areas of the subject property from at least the street, 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 $ 299,000 as of 12/19/2022 , which is the date of inspection and the effective date of this appraisal.

ADDITIONAL COMMENTS

See Attached Addendum

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 subject's market area was searched for recent, relevant sales of vacant sites that are similar in most respects to the subject's site. Direct comparisons were made, adjusting for differences in size, shape, utility, market conditions and location. The opinion of site value shown below is the appraiser's best estimate based upon the available market data.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE	= $ 50,000
Source of cost data Only Site Value Given	Dwelling Sq. Ft. @ $	= $
Quality rating from cost service N/A Effective date of cost data N/A	Sq. Ft. @ $	= $
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
See Attached Addendum	Garage/Carport Sq. Ft. @ $	= $
	Total Estimate of Cost-New	= $
	Less 100 Physical / Functional / External	
	Depreciation $0	= $ ( )
	Depreciated Cost of Improvements	= $ 0
	"As-is" Value of Site Improvements	= $
Estimated Remaining Economic Life (HUD and VA only) 70 Years	INDICATED VALUE BY COST APPROACH	= $ 0

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

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

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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

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

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (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.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 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.

3. 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.

4. 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.

5. 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 visual inspection of the exterior areas of the subject property from at least the street. 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 Michael Fedirko
Name Michael Jerome Fedirko
Company Name Decision One Appraising, LLC
Company Address 56216 St. Andrews Drive
Macomb, MI 48042
Telephone Number 248-342-2187
Email Address truevalue1979@yahoo.com
Date of Signature and Report 12/21/2022
Effective Date of Appraisal 12/19/2022
State Certification # 1204070369
or State License #
or Other (describe) State #
State MI
Expiration Date of Certification or License 07/31/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDRESS OF PROPERTY APPRAISED
13135 Plumbrook Rd
Sterling Heights, MI 48312-1651

APPRAISED VALUE OF SUBJECT PROPERTY $ 299,000

LENDER/CLIENT
Name Voxtur Appraisal Services LLC
Company Name MidFirst Bank
Company Address 999 N.W. Grand Blvd.
Oklahoma City, OK 73118
Email Address

SUBJECT PROPERTY
☐ Did not inspect exterior subject property
☐ Did inspect exterior of subject property from street
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

Decision One Appraising, LLC

Exterior-Only Inspection Residential Appraisal Report

2643002874703

File No. 13PLUMBROOK1222

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
13135 Plumbrook Rd		36837 Manning Ct		13511 Cloverlawn Dr		11692 Whitehall Dr	
Address Sterling Heights, MI 48312-1651		Sterling Heights, MI 48312-3256		Sterling Heights, MI 48312-1626		Sterling Heights, MI 48313-5076	
Proximity to Subject		0.60 miles SE		0.29 miles NE		0.87 miles NW	
Sale Price	$		$ 309,900		$ 286,900		$ 295,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 168.88 sq. ft.		$ 187.76 sq. ft.		$ 183.23 sq. ft.	
Data Source(s)		MLS/Realcomp#20221043110;DOM 7		MLS/Realcomp#20221032989;DOM 9		MLS/Realcomp#58050085361;DOM 11	
Verification Source(s)		Exterior Inspection/Assessor		Exterior Inspection/Assessor		Exterior Inspection/Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s10/22;c09/22		s10/22;c08/22		s09/22;c08/22	
Location	A;Res;BsyRd	N;Res;	-5,000	N;Res;	-5,000	N;Res;	-5,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7542 sf	7187 sf	0	8189 sf	0	7187 sf	0
View	N;Res;Limited Gof Course	N;Res;	0	N;Res;	0	N;Res;	0
Design (Style)	DT2;Colonial	DT2;Cape Cod	0	DT2;Colonial		DT2;Colonial	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	54	52	0	53	0	46	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 1.1	8 / 4 / 1.1		8 / 4 / 1.1		8 / 4 / 1.1	
Gross Living Area	1,938 sq. ft.	1,835 sq. ft.	3,600	1,528 sq. ft.	14,400	1,610 sq. ft.	11,500
Basement & Finished	650sf490sfin	917sf0sfin	5,000	878sf700sfin	0	675sf0sfin	5,000
Rooms Below Grade	1rr0br0.0ba0o		0	2rr0br0.0ba0o	0		0
Functional Utility	4 Bedrooms/Average	4 Bedrooms/Average		4 Bedrooms/Average		4 Bedrooms/Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	Insulated Windows	Insulated Windows		Insulated Windows		Insulated Windows	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch,Deck	Porch,Patio	0	Porch,EnclPatio	0	Porch,Patio	0
Exterior Features	Fenced Rear	Fenced Rear		Fenced Rear		Fenced Rear	
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
Kitchen/Bath Update	Updated Half Bath	Rem.Kitchn,UpdtdHalfBath	-8,000	Updtd.Kitchn,UpdtdHalfBath	-4,000	Similar Kitchen/Baths	0
Net Adjustment (Total)		☐ + ☒ -	$ 4,400	☒ + ☐ -	$ 5,400	☒ + ☐ -	$ 11,500
Adjusted Sale Price of Comparables		Net Adj. -1.4% Gross Adj. 7.0%	$ 305,500	Net Adj. 1.9% Gross Adj. 8.2%	$ 292,300	Net Adj. 3.9% Gross Adj. 7.3%	$ 306,500

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS-Realcomp/PRD	MLS-Realcomp/PRD	MLS-Realcomp/PRD	MLS-Realcomp/PRD
Effective Date of Data Source(s)	12/19/2022	12/20/2022	12/20/2022	12/20/2022

Summary of Sales Comparison Approach See page 2 of this report.

Decision One Appraising, LLC

Exterior-Only Inspection Residential Appraisal Report

2643002874703

File No. 13PLUMBROOK1222

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 7		COMPARABLE SALE NO. 8		COMPARABLE SALE NO. 9	
13135 Plumbrook Rd		12909 Canterbury Dr		35819 Bonneville Dr		13190 Leech Dr	
Address Sterling Heights, MI 48312-1651		Sterling Heights, MI 48312-3214		Sterling Heights, MI 48312-3904		Sterling Heights, MI 48312-3251	
Proximity to Subject		0.94 miles SW		1.28 miles SW		0.65 miles SE	
Sale Price	$		$ 285,000		$ 289,999		$ 310,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 135.20 sq. ft.		$ 163.10 sq. ft.		$ 196.45 sq. ft.	
Data Source(s)		MLS/Realcomp#20221001556;DOM 3		MLS/Realcomp#58050095744;DOM 39		MLS/Realcomp#20221054848;DOM 59	
Verification Source(s)		Exterior Inspection/Assessor		Exterior Inspection/Assessor		Exterior Inspection/Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;2000	-2,000	Listing ;0	0	Listing ;0	0
Date of Sale/Time		s06/22;c06/22		Active		Active	
Location	A;Res;BsyRd	N;Res;	-5,000	N;Res;	-5,000	N;Res;	-5,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7542 sf	7182 sf	0	7187 sf	0	7187 sf	0
View	N;Res;Limited Gof Course	N;Res;School Yard	0	N;Res;	0	N;Res;	0
Design (Style)	DT2;Colonial	DT2;Colonial		DT2;Cape Cod	0	DT2;Colonial	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	54	48	0	55	0	54	
Condition	C3	C4	10,000	C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 1.1	8 / 4 / 2.1	-4,000	7 / 4 / 2.0	-2,000	6 / 4 / 1.1	0
Gross Living Area	1,938 sq. ft.	2,108 sq. ft.	-6,000	1,778 sq. ft.	5,600	1,578 sq. ft.	12,600
Basement & Finished	650sf490sfin	864sf0sfin	5,000	898sf675sfin	0	917sf0sfin	5,000
Rooms Below Grade	1rr0br0.0ba0o		0	2rr0br1.0ba0o	-2,000		0
Functional Utility	4 Bedrooms/Average	4 Bedrooms/Average		4 Bedrooms/Average		4 Bedrooms/Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	Insulated Windows	Insulated Windows		Insulated Windows		Insulated Windows	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch,Deck	Porch,Patio	0	Porch,Deck		Porch,Patio	0
Exterior Features	Fenced Rear	Fenced Rear		Fenced Rear		Fenced Rear	
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
Kitchen/Bath Update	Updated Half Bath	None Recent	1,000	Rem.Full Bath	-3,000	Rem.Kitchen,Updtd.Baths	-9,000
Net Adjustment (Total)		☐ + ☒ -	$ 1,000	☐ + ☒ -	$ 6,400	☒ + ☐ -	$ 3,600
Adjusted Sale Price of Comparables		Net Adj. -0.4% Gross Adj. 11.6%	$ 284,000	Net Adj. -2.2% Gross Adj. 6.1%	$ 283,599	Net Adj. 1.2% Gross Adj. 10.2%	$ 313,600

ITEM	SUBJECT	COMPARABLE SALE NO. 7	COMPARABLE SALE NO. 8	COMPARABLE SALE NO. 9
Date of Prior Sale/Transfer				07/26/2022
Price of Prior Sale/Transfer				$0
Data Source(s)	MLS-Realcomp/PRD	MLS-Realcomp/PRD	MLS-Realcomp/PRD	MLS-Realcomp/PRD
Effective Date of Data Source(s)	12/19/2022	12/20/2022	12/20/2022	12/20/2022

Summary of Sales Comparison Approach See page 2 of this 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 the 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 any 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 finishes 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 user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

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

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

Decision One Appraising, LLC

Uniform Appraisal Dataset Definitions

2643002874703

File No. 13PLUMBROOK1222

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
Lender: MidFirst Bank		

Prior Services - The appraiser of this report, as indicated in the signature section, has NOT provided any prior services for the subject property within the 36 months prior to the effective date of the report.

Exposure Time - A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 3(-) month's.

The subject's non annual special assessment within the summer & winter tax bill of year 2022 is for delinquent water, as noted on City Tax Data, this has no negative effect on the subject's marketability.

The subject's highest and best use is it's current use as improved (single family residential home) as the subject is located within a area of similar detached, single family home's. As the subject's current state as improved (single family home) is the subject's highest and best use.

This appraisal report is prepared for the sole and exclusive use of the appraiser's client MidFirst Bank. NO third parties are authorized to rely upon this report without the express written consent of the appraiser.

APPLIANCES: Unknown what appliances are within kitchen, laundry room, etc. as appraiser never had any interior photo's to view from borrower and never entered interior of home.

Public record data/City of Sterling heights assessing has the subject at 1718 sf. However several prior found MLS listing's make note of 1938 sf. with source being "Appraiser" as this is deemed to be more accurate vs. the on-line assessing data, therefor used by the appraiser within this assignment/1938 sf. Recent listing was from year 2019.

All information for the subject property available to the appraiser was based off of City of Sterling Heights Assessing data and also multiple found prior MLS listing's within the MLS system/Realcomp. This is the appraisers source of data at time of this assignment.

Form 1004MC is reflecting a current declining trend, however this is only a fluctuation. The appraiser was able to extract a overall stable market trend within the subjects market area, based on historical closed sale market research of the subject's market area from within the past 12 months of closed sales of similar size, design/style, quality of construction and age.

LIsting's #8 and #9 have had no negative list to sale price adjustment applied as Form 1004MC is reflecting a near 100% list to sale price.

Some of the Comparable sale's/Listing's may be located on the other side of a semi-traffic roadway, however are located from within a overall similar competing market area as of the subject.

Due to the lacking of other, more recent closed market indicators within 1.00 MIles of the subject with a similar adverse "Location" feature, it was deemed necessary to exceed 1.00+ miles in distance to complete this assignment. The appraiser went out a total distance of 1.85 MIles to complete this assignment. The subject and all comparable sale's/listing's are located within a overall similar competing market area and school district.

Comparable sale #1 is located within a different City/Township as the subject & school district, however included for similar adverse Location feature. Comparable sale #1 is located within a similar competing market area and school district.

Other closed sale's and also listing's included are located within a different School District as the subject, however are from within a similar, competing school district.

Due to the lacking of other, more recent closed sale's with a similar adverse "Location" feature, it was deemed necessary to exceed 6+ month's since time of sale for some of the closed sale's included.

The closed comparable sale's included are the appraisers opinion of the most recent, similar considered comparable sale's that were available a time of this assignment, based on similar size, quality of construction and age.

The subject and ALL comparable sale's/listing's are located within a similar competing market area and similar school district.

The predominate value on page #1 is below the appraised value of the subject property, this is due to homes within the area of overall inferior smaller size. The subject is not an over improvement for the area, nor should this negatively effect the subject's marketability.

The search perimeter used for this appraisal/comparable sale's was within 1.85 MIles, the appraiser tried to include the most recent closed market indicators of 2 story design/style, square footage between 1525 Sq.Ft. to 2355 Sq.Ft. basement foundation, year built of 1958 to 1978. The appraiser tried to include the most recent, similar considered comparable sales from within the subjects market area in the form of design/style, size, Condition, etc. and with similar adverse Location feature. Due to the lacking of other, more recent closed sale's of more similar size/gross living area, it was deemed necessary to exceed 20%+ in size from the subject's overall Gross Living area for some of the closed sale's included.

The subject and all comparable sale's are located within a overall similar competing market area as of the subject property.

As noted, the subject has a limited distant view of Golf Course located across the street, as there is a large parking lot area located directly across the street from the subject. The subject's distant and limited Golf Course view could not be extracted as premium/beneficial. The appraiser was also lacking a recent closed sale with a similar distant, limited Golf Course view, as a result the appraiser could not provide 1 closed sale with a similar distant, limited, Golf Course view, due to the lacking of such an available sale.

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. MidFirst Bank HUD/FHA it's agents and assignees for use in Preforclosure. No additional Intended Users are identified by the appraiser.

As noticeable upon top of page #2 there is a wide range of home value on considered comparable sale's & listing's from within the area of the subject property.

Range of the Adjusted Sale Prices exceeds 10% +, however this could not have been prevented, as the appraiser included the most recent, most similar closed sale market indicators he could locate at time of this assignment.

Comparable sale's/listing's #1, #3 and #8 have a MLS photo provided, as at time of inspection from public roadway these sale's/listing's had people outside in front yard area's. The appraiser does not take photo's of comparable sale's/listing's with people outside in front of home, within close proximity to roadway, etc. as this is a safety concern for the appraiser. The appraiser did however verify the photo's provided of these sale's/listing's are in fact the correct home.

Neighborhood Description

There are no apparent adverse factors in the neighborhood which should effect the subject's marketability. The subject property is within fairly close proximity to all of the necessary supporting facilities including schools, employment centers and sources, and various forms of recreation. Although exterior finishes, age and styles vary, the residences are compatible. the subject is typical for this neighborhood in terms of size, style, design and appeal.

The subject is located within the City of Sterling Heights and belong's to the Utica school district.

Neighborhood Market Conditions

This is an average market area with most transaction's within this area being purchased with Conventional Financing within the subject's market area. Where few seller concessions are present they are an average of 1% through 6% of sale price. The average marketing time is normally under 90 days. Demand appears to be exceeding supply, it also appears to be a current stable market trend within the area of the subject property, this is based on extensive historical market research of sales within the area of the subject property. Homes are selling on an average of 90-103% of list prices.

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
Lender: MidFirst Bank		

Site Comments
I have not checked the land records for recorded easements and have reported only apparent easements, encroachments and other apparent adverse conditions. The subject is not part of a Planned Unit Development (PUD). The subject is located off of a semi-traffic roadway (Plumbrook Rd.) with a posted speed limit of 35 MPH. As this is considered a adverse "Location" feature, as closed sale's or listing's included with a superior non adverse, semi-traffic location have had a superior "Location" adjustment applied. The subject is also located across the street from the Plumbrook Golf Course with parking lot area located across the street from the subject, this could not be extracted as adverse, however the subject's Semi-Traffic location was extracted as adverse. Prior MLS listing makes note of Golf Course Views, however appraiser observed a parking lot with a diminished view from golf course across the street, this could not be extracted as a premium/beneficial View feature.

Data Source for GLA
Public Record/Assessing data/Prior MLS listing's

Additional Features
Based on exterior only inspection from street it appears the subject has all of the amenities expected of a home of this size / style in this market. This is only an assumption, based on condition of exterior only inspection from the street of the subject property, since appraiser never entered the home.

Comments on Sales Comparison
The sales comparison approach extracts data from closed sales of similar homes in the subject's marketing area and reflects buyer/seller reactions. The subject's compatibility to the neighborhood is average based on the fact that most of the homes in this area vary in style, age and design. The sales dates shown in the grid are the closing dates as reported to the MLS. Closings may occur within days of the purchase agreement or they may occur months later; closing dates are the dates reported to the MLS. "DOM" is an acronym for "days on market"; the number of days between the listing date and the date that an agreement to purchase was signed; this data is obtained from the MLS if available. Shorter than average marketing periods may indicate a low supply or that the home was priced below market or that the home was more appealing in some manner than others on the market.

Adjustments are not cost difference rather what a typical purchaser would pay/deduct for a feature, this is based on information derived from the market area. All comparables represent an average indicator of value for this area and style dwelling.

Comparable sale #7 is within overall inferior interior "Condition" with noticeable worn & outdated interior finish material's within area's of interior, etc. for which a inferior "Condition" adjustment was applied for.

Comparable sale's/listing's #1, #2, #3, #4, #5, #8 and #9 have overall superior, recent kitchen and/or bathroom updating/remodeling, etc. for which an adjustment was applied for.

Comparable sale #7 is lacking a updated bathroom feature for which an adjustment was applied for.

Comparable sale's #1, #5 and #7 do not support appraised value however do help bracket the appraisal.

The unadjusted/adjusted listing price of listing #8 included does not support the subject's appraised value, however no weight is given to listing's in final opinion of market value, as this is extracted from the closed comparable sale's included within this assignment. Also many home sin the area are selling at above listing/offering price due to the current low amount of other available homes being offered for sale.

The subject and ALL comparable sale's are located within a overall similar competing market area.

Square footage adjustments: Differences in floor area have been adjusted at a rate per square foot. When possible, the square footage figures for the subject and comparables are verified and contain heated, finished, above-grade floor area. Sources may include the MLS, the public record, the Assessor, my inspection, building plans, the owner, and marketing materials. All of these sources may vary, and the appraiser uses what he considers to be the most accurate source. Adjustment rates are not the same as prices per square foot. Square footage adjustments within this report are at $35.00 per square foot over the difference of one hundred square feet.

Age adjustments: Differences in age are generally not adjusted for as physical age alone is not a true indicator of market reactions; the market pays greater attention to condition, updates, and overall appeal. If a home is "effectively" and substantially older or newer than the subject, or if the market appears to be placing great weight on age, then adjustments are warranted.

Guidelines: All fnma/fhlmc guidelines have been met unless otherwise noted.

Conclusion: Most weight was given to sale's #1 and #3 for similar adverse Location feature, sale #1 for overall similar size/gross living area, sale's #1, #2, #3 and #5 for similar mostly finished basement feature, sale's #2, #4, #5 and #6 for more recent sale/closing date, sale's #2, #3, #4, #5, #6 and #7 for being located within 1.00 miles of the subject/closer proximity and sale's #1, #2, #3, #4, #5 and #6 for similar Condition rating.

Final Reconciliation
Direct sales comparison is deemed the best indicator of market value. The cost approach was not completed for this assignment, only site value has been provided. The income approach was not used due to a lack of comparable income properties in the market. The signature affixed to this report is DIGITAL signature.

Additional Comments
Subject to the statement of limiting conditions (attached). No items of personal property are included in the estimated value.

The purpose of this appraisal is to estimate the market value of the subject property. The appraisal was prepared to be used for federally related mortgage loan purposes and is in conformance with both the requirements of Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 8/90 (FIRREA) and The Uniform Standards of Professional Appraisal Practice (USPAP).

The scope of this analysis involved an interior and exterior inspection of the subject property (except in the case of Form 2055 Exterior Only) as well as an exterior inspection (from the public street) of the comparables utilized in the analysis. In addition, the research conducted included a review of applicable market information compiled from a variety of sources including but not limited to the appraiser's files, multiple listing services, real estate professionals and municipal offices.

Photographs of the subject: Photos of the subject were taken using a digital camera at the time of inspection unless otherwise noted. Every attempt was made to provide front, rear and street scene photos that best reflect the subject. Sometimes weather conditions, lighting (especially direct sun), and obstacles in the yard (trees, shrubs, toys, cars, campers, detached garages, sheds etc.) make it difficult to provide any better photos. Unusual features are typically photographed and included on a separate photo page.

Photographs of the Comparables: Photos of the comparable sales may have been taken at the time of their sale - this is intentional as it best represents the

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
Lender: MidFirst Bank		

condition and appeal of the home at the time it sold as opposed to now when changes may have been made. Because of this, the photos may have yard signs or may reflect seasonal differences. None of the comparables are currently for sale unless noted in the appropriate section below the sales comparison grid. All comparables have been inspected from the street at a minimum by this appraiser.

The appraiser reserves the right to make corrections to or clarifications of this report after distribution if warranted. Corrections and clarifications may be made in the form of either replacement pages or separate addendum pages. It is always the appraiser's intent to provide the reader with a clear, accurate and complete report. The appraiser is licensed as a Certified Residential Appraiser In Michigan, by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018 Lansing, Michigan 48909, license #1204070369.

Signatures: The signature or signatures in this report are true "digital" signatures that are electronically secured. Only the undersigned appraiser is able to permanently affix these digital reproductions of an actual original signature using a password. Digital signatures allow for EDI transmission of these reports.

The appraiser is not a home or environmental inspector. The purpose of the appraisal is to provide an opinion of value. The appraiser does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. A professional home inspection or environmental inspection is recommended.

Cost Approach Comments
DUE TO THE DIFFICULTY OF ACCURATELY MEASURING ACCUMULATED DEPRECIATION FROM ALL SOURCES, THE COST APPROACH WAS CONSIDERED LESS RELIABLE THAN THE MARKET APPROACH AND WAS NOT USED FOR HOMES FIVE YEARS OLD AND OLDER. FNMA DOES NOT REQUIRE THE COST APPROACH TO BE COMPLETED FOR HOMES OVER FIVE YEARS OLD.

Only Site Value has been provided.

Extra Comments
This appraisal assignment involves an exterior only inspection of the subject property improvements. Appraiser observed the front and sides of the subject improvements from the street, but did not enter the subject property. Information regarding interior construction, room count, and square footage was obtained from county assessment records, which are assumed to be reliable. Interior condition is assumed to be average, based upon the appraiser's observations of the exterior condition. If this information is not correct, the appraiser's opinions and conclusions could be affected. Appraiser does not assume responsibility for the accuracy of information provided by others.

The appraiser is not a home or environmental inspector. The purpose of the appraisal is to provide an opinion of value. The appraiser does not guarantee that the property is free of defects or environmental problems. The appraiser performed an exterior only inspection of the subject property.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
Lender: MidFirst Bank		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: December 19, 2022
Appraised Value: $ 299,000

REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
Lender: MidFirst Bank		



COMPARABLE SALE #1

39010 Aynesley St
Clinton Township, MI 48038-2716
Sale Date: s02/22;c01/22
Sale Price: $ 300,000



COMPARABLE SALE #2

38724 Beecher Dr
Sterling Heights, MI 48312-1304
Sale Date: s07/22;c06/22
Sale Price: $ 296,500



COMPARABLE SALE #3

38011 Alcoy Dr
Sterling Heights, MI 48312-1400
Sale Date: s04/22;c03/22
Sale Price: $ 320,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
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Lender: MidFirst Bank		



COMPARABLE SALE #4

36837 Manning Ct
Sterling Heights, MI 48312-3256
Sale Date: s10/22;c09/22
Sale Price: $ 309,900



COMPARABLE SALE #5

13511 Cloverlawn Dr
Sterling Heights, MI 48312-1626
Sale Date: s10/22;c08/22
Sale Price: $ 286,900



COMPARABLE SALE #6

11692 Whitehall Dr
Sterling Heights, MI 48313-5076
Sale Date: s09/22;c08/22
Sale Price: $ 295,000

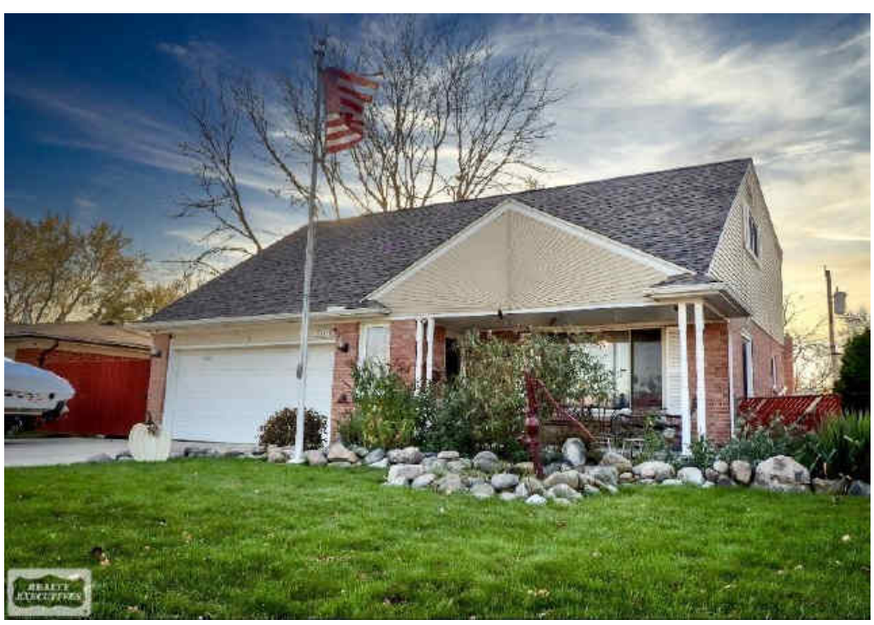
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
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COMPARABLE SALE #7

12909 Canterbury Dr
Sterling Heights, MI 48312-3214
Sale Date: s06/22;c06/22
Sale Price: $ 285,000



COMPARABLE SALE #8

35819 Bonneville Dr
Sterling Heights, MI 48312-3904
Sale Date: Active
Sale Price: $ 289,999



COMPARABLE SALE #9

13190 Leech Dr
Sterling Heights, MI 48312-3251
Sale Date: Active
Sale Price: $ 310,000

Additional Subject Photo's

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
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Additional street view



Additional Front/Right side view



Address verification



Right side view



Left side view



Across the street parking lot area of Golf Course, distant/limited Golf Course view

Decision One Appraising, LLC

SUMMARY OF SALIENT FEATURES

Case No. 2643002874703
File No. 13PLUMBROOK1222

SUBJECT INFORMATION

Subject Address	13135 Plumbrook Rd
Legal Description	EXECUTIVE HEIGHTS SUB'N LOT 365
City	Sterling Heights
County	Macomb
State	MI
Zip Code	48312-1651
Census Tract	2310.00
Map Reference	47644

SALES PRICE

Sales Price	$
Date of Sale	

CLIENT

Borrower / Client	JENNIFER A FRASER
Lender	MidFirst Bank

DESCRIPTION OF IMPROVEMENTS

Size (Square Feet)	1938
Price per Square Ft	$ 0
Location	A;Res;BsyRd
Age	1968
Condition	C3
Total Rooms	8
Bedrooms	4
Baths	1.1

APPRAISER

Michael Fedirko

Appraiser
Michael Jerome Fedirko

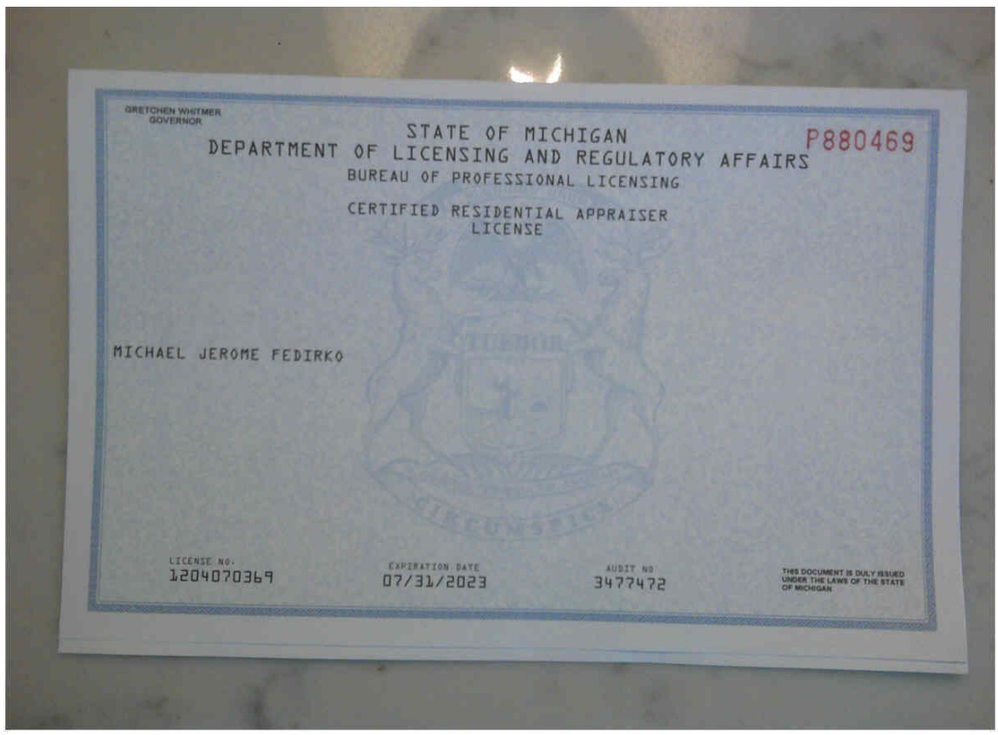
Supervisory Appraiser

Date of Appraised Value 12/19/2022

VALUE

Final Estimate of Value $ 299000

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222	
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703	
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Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
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GREAT AMERICAN. INSURANCE GROUP

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING 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: **RAP3668669-22** Renewal of: **RAP3668669-21**

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

Item 1. **Named Insured**: **Michael Jerome Fedirko**

Item 2. **Address**: **56216 St. Andrews Dr**

City, State, Zip Code: **Macomb, MI 48042**

Item 3. **Policy Period**: From **03/20/2022** *(Month, Day, Year)* To **03/20/2023** *(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**:

A. $ **500,000** **Damages** Limit of Liability – Each **Claim**

B. $ **500,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. $ **1,000,000** **Damages** Limit of Liability – Policy Aggregate

D. $ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of **Claim Expenses**):

A. $ **0.00** Each **Claim**

B. $ **0.00** Aggregate

Item 6. **Premium**: $ **679.00**

Item 7. **Retroactive Date** (if applicable): **03/20/2006**

Item 8. **Forms, Notices and Endorsements attached**:

D42100 (03/15) D42300 MI (05/13) IL7324 (07/21)
D42414 (08/19) D42413 (06/17) D42412 (03/17) D42408 (05/13)
D42402 (05/13)

Authorized Representative

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
Lender: MidFirst Bank		

Macomb County Public Records - Full Detail Report

Location & Ownership

Property Address:	**13135 Plumbrook Road**	Property ID:	**1023254033**
City/State/Zip:	**Sterling Heights, Michigan, 48312-1651**		
Owner Name:	**Jennifer A Fraser**	Lat/Long:	**42.574353 / -82.995408**
Taxpayer Address:	**13135 Plumbrook Road**	Census Tract:	**2310**
City/State/Zip:	**Sterling Heights, Michigan, 48312-1651**	Block Group:	**3**
City/Village/Town:	**Sterling Heights**	School District:	**Utica**
Subdivision:	**EXECUTIVE HEIGHTS**	Property Category:	**Residential**
MLS Area:	**03101 - Sterling Heights**	Land Use:	**401 - RESIDENTIAL IMPROVED**
Legal Description:	**EXECUTIVE HEIGHTS SUB'N LOT 365**		

REALIST Links: Full Report | Comparables | Market Trends | Neighborhood Profile

REMINE Links: Start Docs+ Transaction | Remine Pro Property View

Data Co-op Links: Data Co-op Tax Detail | Data Co-op RealAVM | Data Co-op Consolidated Report

RPR Links: RPR Detail Report | RPR Complete Property Report

Photos

Taxes

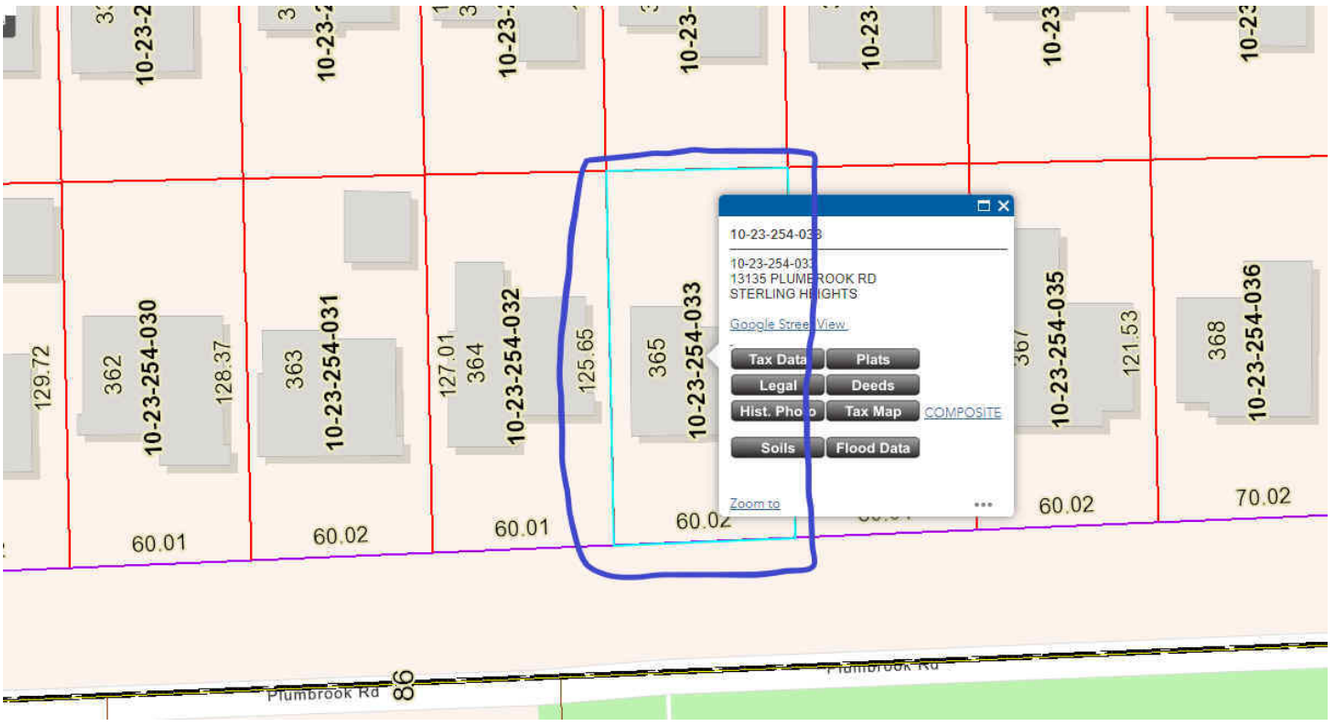
Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2022	S	$3,778.57	$37.78	$656.52	$0.00	$4,472.87
2021	W	$348.38	$11.77	$1,066.79	$0.00	$1,426.94
2021	S	$3,702.16	$37.02	$234.00	$0.00	$3,973.18
2020	W	$355.45	$3.55	$0.00	$0.00	$359.00
2020	S	$3,612.86	$36.12	$0.00	$0.00	$3,648.98
2019	W	$311.49	$3.11	$0.00	$0.00	$314.60
2019	S	$3,077.50	$30.77	$0.00	$0.00	$3,108.27
2018	W	$317.59	$3.17	$0.00	$0.00	$320.76
2018	S	$3,112.58	$31.12	$0.00	$0.00	$3,143.70

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2022	$109,564	$117,100	100	$4,472.87
2021	$106,064	$109,300	100	$5,400.12
2020	$104,600	$104,600	100	$4,007.98
2019	$93,989	$98,500	100	$3,422.87
2018	$91,787	$93,900	100	$3,464.46

PLAT MAP

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
Lender: MidFirst Bank		



Decision One Appraising, LLC

Market Conditions Addendum to the Appraisal Report

2643002874703
File No. 13PLUMBROOK122

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 13135 Plumbrook Rd City Sterling Heights State MI Zip Code 48312-1651

Borrower JENNIFER A FRASER

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)	23	22	14	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	3.83	7.33	4.67	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	4	9	6	☒ Declining	☐ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.04	1.23	1.28	☐ 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	300,000	300,000	290,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	7	8	10	☐ Declining	☐ Stable	☒ Increasing
Median Comparable List Price	312,000	298,000	300,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	56	75	45	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	103.33%	100.03%	100.03%	☐ 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.).

REALCOMP indicates there were 59 closed sales during the past 12 months and 9 of those sales contained seller concessions which is 15% of the total transactions in this market area. Prior Months 7-12: 23 Sales; 4 with concessions; 17% of sales for this period. 4-6: 22 Sales; 5 with concessions; 23% of sales for this period. 0-3: 14 Sales; 0 with concessions; 0% of sales for this period. The concessions ranged between $750 and $8,850. The median concession amount is $4,450.

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).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. REALCOMP was the data source used to complete the Market Conditions Addendum. 12/19/2022

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.

All information used to support the above findings were gathered through appraisers MLS (multiple listing service). With research throughout the past 12 months of the immediate area/neighborhood of the subject property. The results of appraisers findings have been reported above within the fields provided. Form 1004MC is reflecting a current declining trend, however this is only a fluctuation. The appraiser was able to extract a overall stable market trend within the subjects market area, based on historical closed sale market research of the subject's market area from within the past 12 months of closed sales of similar size, design/style, quality of construction and age.

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

APPRAISER

Signature Michael Fedirko
Name Michael Jerome Fedirko
Company Name Decision One Appraising, LLC
Company Address 56216 St. Andrews Drive
Macomb, MI 48042
State License/Certification # 1204070369 State MI
Email Address truevalue1979@yahoo.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
State License/Certification # State
Email Address

Decision One Appraising, LLC

Modified Set of Instructions, Scope of Work, Statement of Assumptions and Limiting Conditions, and Certification for Appraisals with Exterior-only Inspection

2643002874703

File No. 13PLUMBROOK122

EXTERIOR

This modified set of instructions, Scope of Work Statement of Assumptions and Limiting Conditions, and Certification replaces and supersedes the corresponding sections of the appraisal report to which this language is attached as an addendum. It is authorized and used with the express permission of Fannie Mae and Freddie Mac as of March 23, 2020. Any signatures attached to the original appraisal report and certifications are incorporated and apply to these revised sections.

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, or definition of market value 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. Additional modifications or deletions to this revised set of 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 visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, including the condominium or cooperative project, if applicable (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. If the appraiser has included a floor plan in this appraisal report, it shows the approximate dimensions of the improvements. If included, the floor plan is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

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

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.) 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 personal visual inspection of the exterior of the subject property, from the street, as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information from third-party data sources. I reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

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

4. I developed my opinion of the market value of the real property or cooperative interest (where applicable) 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. [RESERVED]

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.

APPRAISER'S CERTIFICATION: (continued)

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, including the subject project (where applicable), 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 or cooperative interest (where applicable) 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.

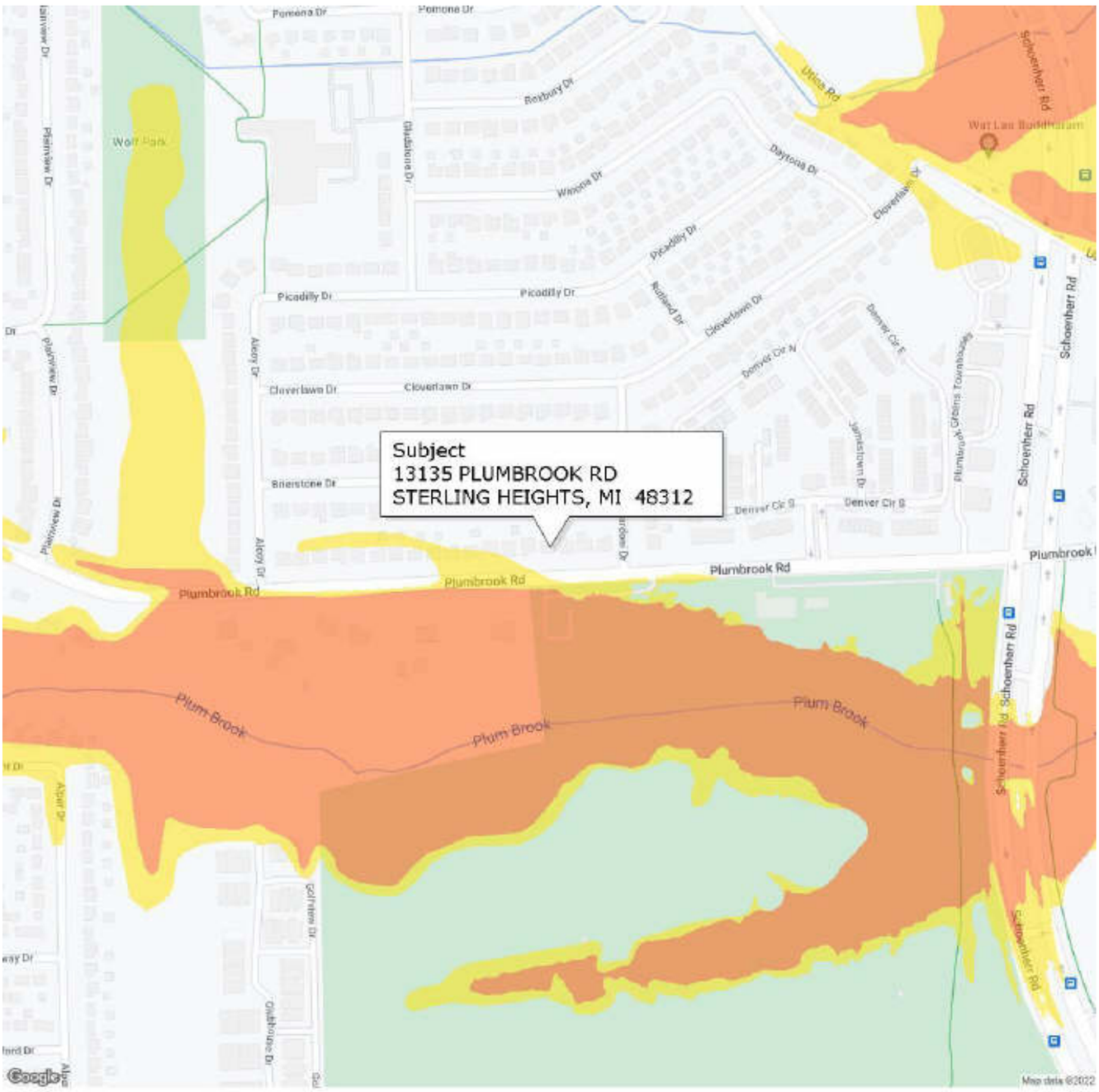
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

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.

FLOOD MAP

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
Lender: MidFirst Bank		



FLOOD INFORMATION

Community: City of Sterling Heights
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 26099C0328G
Panel: 26099C0328
Zone: X
Map Date: 09-29-2006
FIPS: 26099
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

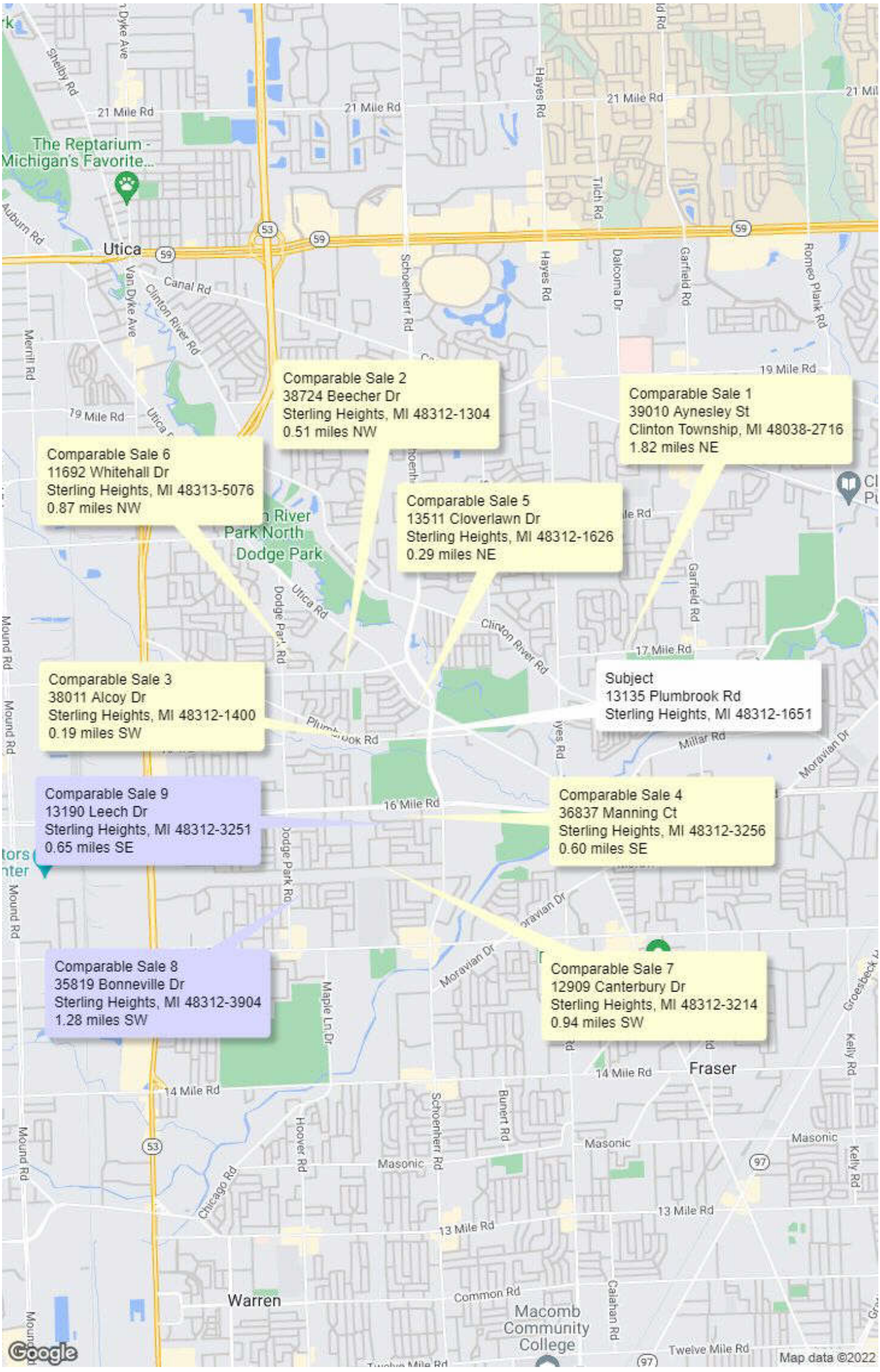
= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

LOCATION MAP

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
Lender: MidFirst Bank		



AERIAL MAP

Borrower: JENNIFER A FRASER		File No.: 13PLUMBROOK1222
Property Address: 13135 Plumbrook Rd		Case No.: 2643002874703
City: Sterling Heights	State: MI	Zip: 48312-1651
Lender: MidFirst Bank		

