7600437085
File No. 91240967

APPRAISAL OF



LOCATED AT:

3107 Colonial Way
Atlanta, GA 30341

FOR:

PNC Bank
2730 Liberty Ave
Pittsburgh, PA 15222

BORROWER:

Ferrara, Mary

AS OF:

July 27, 2022

BY:

Jeff Brian Hollifield

222 East Little Canada Road, Suite 175, St. Paul, MN 55117

Individual Condominium Unit Appraisal Report

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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 3107 Colonial Way | Unit # A | City Atlanta | State GA | Zip Code 30341
Borrower Ferrara, Mary | Owner of Public Record Ferrara, Mary | County Dekalb
Legal Description Land Lot 246, District 18, Block 1, Lot 214, Unit A
Assessor's Parcel # 18 246 06 214 | Tax Year 2021 | R.E. Taxes $ 143
Project Name Georgetown | Phase # 1 | Map Reference 12060 | Census Tract 0217.06
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | HOA $ 314 [ ] per year [X] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Equity
Lender/Client PNC Bank | Address 2730 Liberty Ave, Pittsburgh, PA 15222
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). According to FMLS, the subject is not currently listed and there have been no listings in the previous 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				Condominium Unit Housing Trends				Condominium Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	85 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	150 Low	56	Multi-Family	5 %
Neighborhood Boundaries	Interstate 85 to the north, Briarcliff Rd to the south, Interstate 285 to the east, and Interstate 85 to the west.							400 High	76	Commercial	5 %
								200 Pred.	66	Other	0 %

Neighborhood Description The subject's neighborhood consists primarily of single family homes of average quality. 2-4 family, multi-family and commercial properties are also present. Highway 23, a major traffic artery offers adequate access to schools, shopping, places of worship and employment opportunities.
Market Conditions (including support for the above conclusions) See Attached Addendum

PROJECT SITE

Topography Average | Size Average | Density Average | View N;Res;
Specific Zoning Classification RM75 | Zoning Description Single Family Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [X] Yes [ ] No
[ ] No Zoning [ ] Illegal (describe) See Attached Addendum
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

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 # 13089C0057K | FEMA Map Date 08/15/2019
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. See Attached Addendum

PROJECT INFORMATION

Data source(s) for project information Tax Records
Project Description [ ] Detached [ ] Row or Townhouse [X] Garden [ ] Mid-Rise [ ] High-Rise [ ] Other(describe)

General Description	General Description	Subject Phase		If Project Completed		If Project Incomplete	
# of Stories 2	Exterior Walls Brk/sdng/Avg	# of Units	351	# of Phases	1	# of Planned Phases	
# of Elevators 0	Roof Surface Shingle/Avg	# of Units Completed	351	# of Units	351	# of Planned Units	
[X] Existing [ ] Proposed	Total # Parking 752	# of Units For Sale	2	# of Units for Sale	2	# of Units for Sale	
[ ] Under Construction	Ratio (spaces/units) 2	# of Units Sold	351	# of Units Sold	351	# of Units Sold	
Year Built 1956	Type Open	# of Units Rented	35	# of Units Rented	35	# of Units Rented	
Effective Age 15	Guest Parking 50	# of Owner Occupied Units	316	# of Owner Occupied Units	316	# of Owner Occupied Units	

Project Primary Occupancy [X] Principal Residence [ ] Second Home or Recreational [ ] Tenant
Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [X] No
Management Group - [ ] Homeowners' Association [ ] Developer [X] Management Agent - Provide name of management company. Community Management Association
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [ ] Yes [X] No If Yes, describe
Was the project created by the conversion of an existing building(s) into a condominium? [ ] Yes [X] No If Yes, describe the original use and the date of conversion.
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [X] Yes [ ] No If No, describe
Is there any commercial space in the project? [ ] Yes [X] No If Yes, describe and indicate the overall percentage of the commercial space.

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PROJECT INFORMATION

Describe the condition of the project and quality of construction. The subject property is in average condition and average quality of construction.

Describe the common elements and recreational facilities. Pool

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

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

Are the parking facilities adequate for the project size and type? ☒ Yes ☐ No If No, describe and comment on the effect on value and marketability.

PROJECT ANALYSIS

I ☐ did ☒ did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. The budget was not made available at the time of the inspection.

Are there any other fees (other than regular HOA charges) for the use of the project facilities? ☐ Yes ☒ No If Yes, report the monthly facility charges and describe.

Compared to other competitive projects of similar quality and design, the subject unit charge appears ☐ High ☒ Average ☐ Low If High or Low, describe.

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?
☐ Yes ☒ No If Yes, describe and explain the effect on value and marketability.

UNIT DESCRIPTION

Unit Charge $ 314.00 per month X 12 = $ 3,768 per year Annual assessment charge per year per square feet of gross living area = $ 3.44

Utilities included in the unit monthly assessment ☒ None ☐ Heat ☐ Air Conditioning ☐ Electricity ☐ Gas ☐ Water ☐ Sewer ☐ Cable ☐ Other (describe)

GENERAL DESCRIPTION	INTERIOR materials/condition	AMENITIES	Appliances	CAR STORAGE
Floor # 1	Floors Wd/Crpt/Avg	☐ Fireplace(s) # 0	☐ Refrigerator	☐ None
# of Levels 1	Walls Drywall/Average	☐ Woodstove(s) # 0	☒ Range/Oven	☐ Garage ☐ Covered ☒ Open
Heating Type FWA Fuel Gas	Trim/Finish Wood/Average	☒ Deck/Patio Patio	☒ Disp ☒ Microwave	# of Cars 2
☒ Central AC ☐ Individual AC	Bath Wainscot CT/Average	☐ Porch/Balcony None	☒ Dishwasher	☒ Assigned ☐ Owned
☐ Other (describe)	Doors Wood/Average	☐ Other None	☐ Washer/Dryer	Parking Space # 100

Finished area above grade contains: 5 Rooms 2 Bedrooms 1.1 Bath(s) 1,094 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? ☒ Yes ☐ No If No, describe and comment on compatibility to other projects in the market area.

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

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The subject is in average condition overall.

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

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

PRIOR SALE HISTORY

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

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) Tax Records
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) Tax Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	12/23/2020			
Price of Prior Sale/Transfer	$50,000			
Data Source(s)	Tax Records	Tax Records	Tax Records	Tax Records
Effective Date of Data Source(s)	07/27/2022	07/27/2022	07/27/2022	07/27/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The subject transferred on 12/23/2020 for $50,000. No other sales or transfers were noted in the previous 36 months for the subject and the previous 12 months for the comparables.

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There are 13 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 150,000 to $ 400,000 .

There are 88 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 150,000 to $ 400,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address and Unit #	3107 Colonial Way A, Atlanta, GA 30341	3107 Colonial Way D, Atlanta, GA 30341		3095 Colonial Way I, Atlanta, GA 30341		3083 Colonial Way G, Atlanta, GA 30341	
Project Name and Phase	Georgetown 1	Georgetown 1		Georgetown 1		Georgetown 1	
Proximity to Subject		0.00 miles		0.07 miles SE		0.15 miles SW	
Sale Price	$		$ 235,000		$ 231,000		$ 230,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 196.98 sq. ft.		$ 240.63 sq. ft.		$ 224.61 sq. ft.	
Data Source(s)		FMLS #6996463;DOM 13		FMLS #7023634;DOM 10		FMLS #7027662;DOM 1	
Verification Source(s)		Tax Records		Tax Records		Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0	0 0	ArmLth Conv;0	0 0	ArmLth Cash;2000	0 0
Date of Sale/Time		s02/22;c02/22	0	s05/22;c04/22	0	s05/22;c04/22	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
HOA Mo. Assessment	$314	$314		$314		$314	
Common Elements and Rec. Facilities	Pool	Pool		Pool		Pool	
Floor Location	1	2	0	1		1	
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	GR1L;Condo	GR1L;Condo		GR1L;Condo		GR1L;Condo	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	66	66		66		66	
Condition	C4	C4	10,000	C4		C4	
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 2 / 1.1	5 / 2 / 1.1		5 / 2 / 1.1		5 / 2 / 1.1	
Gross Living Area 40	1,094 sq. ft.	1,193 sq. ft.	0	960 sq. ft.	5,400	1,024 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA Gas,C/Air	FWA Gas,C/Air		FWA Gas,C/Air		FWA Gas,C/Air	
Energy Efficient Items	Windows/Appl	Windows/Appl		Windows/Appl		Windows/Appl	
Garage/Carport	2op;Assigned	2op;Assigned		2op;Assigned		2op;Assigned	
Porch/Patio/Deck	Patio	Balcony	0	Patio		Patio	
Net Adjustment (Total)		[X] + [ ] -	$ 10,000	[X] + [ ] -	$ 5,400	[X] + [ ] -	$ 0
Adjusted Sale Price of Comparables		Net Adj. 4.3% Gross Adj. 4.3%	$ 245,000	Net Adj. 2.3% Gross Adj. 2.3%	$ 236,400	Net Adj. 0.0% Gross Adj. 0.0%	$ 230,000

Summary of Sales Comparison Approach See Attached Addendum

Indicated Value by Sales Comparison Approach $ 235,000

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)

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 235,000 Income Approach (if developed) $

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 complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 235,000 as of 07/27/2022 , which is the date of inspection and the effective date of this appraisal.

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 cooperative project.

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

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

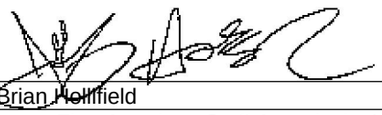
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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

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

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

APPRAISER

Signature 
Name Jeff Brian Hollifield
Company Name First American Staff Appraisals, LLC
Company Address 4795 Regent Blvd
Irvine, TX 75063
Telephone Number 1-866-956-4245
Email Address Centralops@Firstam.com
Date of Signature and Report 07/28/2022
Effective Date of Appraisal 07/27/2022
State Certification # CR211250
or State License #
or Other (describe) State #
State GA
Expiration Date of Certification or License 11/30/2022

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
3107 Colonial Way Unit # A
Atlanta, GA 30341

APPRAISED VALUE OF SUBJECT PROPERTY $ 235,000

LENDER/CLIENT
Name First American Mortgage Solutions
Company Name PNC Bank
Company Address 2730 Liberty Ave
Pittsburgh, PA 15222
Email Address

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

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

Individual Condominium Unit Appraisal Report

7600437085
File No. 91240967

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address and Unit #	3107 Colonial Way A, Atlanta, GA 30341	3115 Colonial Way E, Atlanta, GA 30341		3123 Colonial Way D, Atlanta, GA 30341			
Project Name and Phase	Georgetown 1	Georgetown 1		Georgetown 1			
Proximity to Subject		0.04 miles NW		0.11 miles NW			
Sale Price	$		$ 254,500		$ 230,000		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 213.33 sq. ft.		$ 224.61 sq. ft.		$ sq. ft.	
Data Source(s)		FMLS #7059471;DOM 12		FMLS #7062596;DOM 6			
Verification Source(s)		Tax Records		Tax Records			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing ;0	0 0	Listing ;0	0 0		
Date of Sale/Time		Active	0	Active	0		
Location	N;Res;	N;Res;		N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
HOA Mo. Assessment	$314	$314		$314			
Common Elements and Rec. Facilities	Pool	Pool		Pool			
Floor Location	1	2	0	1			
View	N;Res;	N;Res;		N;Res;			
Design (Style)	GR1L;Condo	GR1L;Condo		GR1L;Condo			
Quality of Construction	Q4	Q4		Q4			
Actual Age	66	66		66			
Condition	C4	C4		C4			
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 2 / 1.1	5 / 2 / 1.1		5 / 2 / 1.1		/ /	
Gross Living Area 40	1,094 sq. ft.	1,193 sq. ft.	0	1,024 sq. ft.	0	sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf			
Functional Utility	Average	Average		Average			
Heating/Cooling	FWA Gas,C/Air	FWA Gas,C/Air		FWA Gas,C/Air			
Energy Efficient Items	Windows/Appl	Windows/Appl		Windows/Appl			
Garage/Carport	2op;Assigned	2op;Assigned		2op;Assigned			
Porch/Patio/Deck	Patio	Balcony	0	Patio			
Net Adjustment (Total)		[X] + [ ] -	$ 0	[X] + [ ] -	$ 0	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0%	$ 254,500	Net Adj. 0.0% Gross Adj. 0.0%	$ 230,000	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer	12/23/2020			
Price of Prior Sale/Transfer	$50,000			
Data Source(s)	Tax Records	Tax Records	Tax Records	
Effective Date of Data Source(s)	07/27/2022	07/27/2022	07/27/2022	

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

7600437085
File No. 91240967

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.

Uniform Appraisal Dataset Definitions

7600437085
File No. 91240967

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

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		

Subject Gross Living Area (GLA) and ANSI

ANSI Compliance
I have measured the subject property in compliance with "SQUARE FOOTAGE– METHOD FOR CALCULATING: ANSI Z765-2021"

This method for calculating the square footage of the subject property has a variety of requirements and nuances that county assessors, realtors, etc. may not abide by. As such, the gross living area (GLA), measurements, calculations, and reported areas in this appraisal report may markedly differ from other sources.

Statement of Finished Square Footage
1. The finished above-grade square footage for the subject property can be found in the Improvements Section and on the sketch or within sketch calculations.
2. Unfinished above-grade square footage can be found on the sketch or within sketch calculations.
3. Finished below-grade square footage can be found in the Improvements Section and on the sketch or within sketch calculations.
1. Unfinished below-grade square footage can be found in on the sketch or within sketch calculations

Bracketing home size under ANSI
With the new ANSI reporting requirement and calculation method for subject GLA and the data sources available for the comparable sales/listings, the subject GLA *may appear* un-bracketed in the Sales Comparison Analysis. This is a result of comparable sales/listings market data (assessors, MLS, etc.) being misaligned with the new ANSI GLA requirement from Fannie Mae. To better illustrate the compatibility of the comparables with the subject and document assessors/MLS data on the subject and comparable sales/listings, I have attached county records sheets and/or MLS sheets for the subject and comparable sales as exhibits to this appraisal report. Ultimately, the subject living area is bracketed although it may not appear that way on the sales grid. Please see attached county records sheets and/or MLS sheets for the subject and comparable sales.

Note to reader regarding the size of the subject property
This appraisal report complies with recently imposed Fannie Mae GLA reporting requirements. The total above grade living area of the subject property may be reported differently on local assessors' records, MLS, prior appraisal reports, etc. The difference is most likely attributable to differences between the way appraisers are now required to report GLA under Fannie Mae reporting requirements and the way alternative data sources report living area or finished square footage. When applied correctly, the new methodology appraisers must use does not "devalue" the subject or diminish its overall size. For ease of comparison, it may be convenient for the reader to refer to the attached county records sheets and/or MLS sheets for the subject and comparable sales.

Clarifying Statements/Declarations

Clarifying statements are necessary under certain circumstances. ANSI has three that must be used in specific situations:

- **4.4 Interior Spaces Not Inspected Method:** Statement to use when you measured a house but did not inspect the inside.

  "Finished square footage calculations for this house were made based on measured dimensions only and may include unfinished areas, openings in floors not associated with stairs, or openings in floors exceeding the area of associated stairs."

- **4.5 Plans-Based Method:** Statement to use when you are appraising a house per plans and specifications.

  "Finished square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built."

- **4.6 Other Methods:** Used when direct measurement is not possible:

"Finished square footage calculations for this house were made based on estimated dimensions only and may include unfinished areas, or openings in floors not associated with stairs, or openings in floors exceeding the area of associated stairs."

REPORT TYPE

This real property appraisal report has been prepared under the Uniform Standards of Appraisal Practice option entitled "Appraisal Report".

SCOPE OF WORK

Subject Property Identification:
The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

Sources of Information:
The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

As the Global outbreak of Covid 19 has progressed Days on Market and absorption rates appear to have remained stable. Housing prices in the market area appear to remain stable and supply and demand are in balance.

INTENDED USERS and INTENDED USE

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		

-OR-

The intended use of the appraisal is solely to assist HUD/FHA in assessing the risk of the Property securing the HUD/FHA-insured Mortgage (24 CFR § 200.145(b)).

HUD/FHA and the Mortgagee are the intended users of the appraisal report.

The FHA Appraiser does not guarantee that the Property is free from defects. The appraisal establishes the value of the Property for mortgage insurance purposes only.

SUBJECT SECTION

Legal Description
The legal description as shown on pg. 1 of the report is the complete description as found in tax and/or assessors records.

Occupancy/Utilities
At the time of inspection, the subject property (WAS/WAS NOT) occupied and all utilities were on and functioning.

– OR –

At the time of inspection, the subject property (WAS/WAS NOT) occupied and the following utilities were not on and functioning at the time of inspection: _____. This appraisal has been completed under the extraordinary assumption that utilities and mechanical systems, and appliances are in working order. Re-observation may result in additional repair requirements once all the utilities are on and fully functional. Use of this extraordinary assumption may affect assignment results.

Subject Address
Please note that the subject address utilized in this report (as seen on P1), may differ from that provided on the client's engagement letter (please see engagement letter). Both addresses are acceptable per the USPS; however, public records were used when reporting the address for the subject property as this address best reflects the physical location of the subject. The formatting of the subject address complies with UAD specifications.

Condo Association/HOA/Pending litigation
I AM NOT aware of any pending litigation involving the Subject Condo Association/HOA.

Subject Condo Project
The Subject's Condominium project, associated grounds, and building do not appear to have any features characteristic of a hotel or motel. However, the Lender is encouraged to review all of the Condo project documents in order to verify the Subject's eligibility for secondary market financing.

HIGHEST AND BEST USE

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

SITE COMMENTS

Site Dimensions
The subject's actual dimensions are not available in the normal course of business.

Site / Accessibility
The subject property is accessible year-round in all types of normal weather conditions.

Subject Aerial Photo
An aerial photo of the subject has been provided in this report. There are no non-residential land uses or potential external influences near the subject property that impact the marketability or value.

ADDITIONAL FEATURES/IMPROVEMENTS

Actual Age vs. Effective Age
It is noted that the subject's actual and effective ages differ by more than 10 years. This can be attributed to updates made over the life of the property.

COMMENTS ON SALES COMPARISON

Comparable Search Parameters
In my research for comparables, I used the following parameters similar age, within 1 mile of the subject,.sales within 1 year and similar style homes.

Industry Guidelines
Industry guidelines suggest comparable sales be within six months, one mile, and have gross adjustments less than 25%, net adjustments less than 15%, and individual adjustments not exceeding 10%. In this appraisal, these guidelines WERE met.

Sales Price to list Price Adjustments / Actives & Pendings
Active/Pending listings have NOT been adjusted as market as research indicates that sellers are receiving 100% of list price.

GLA Adjustments
Adjustments were not made for differences of less than 100 square feet. All adjustments for GLA are rounded.

FINAL RECONCILIATION

While all comparables share many meaningful attributes with the subject property and support the appraised value, Comparables 2 & 3 WERE given the most weight in the value conclusion due to having the fewest overall adjustments.

Estimated Remaining Economic Life
The subject's estimated remaining economic life is 50 Years.

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		

APPROACH(ES) TO VALUE

The appraiser has determined that the sales comparison approach is the most relevant analysis in this assignment and that there is sufficient information to develop a credible opinion of value by this approach alone. Development of the cost and income approaches was not part of the scope of work for this assignment, nor were they necessary to develop a credible opinion of value.

EXTRA COMMENTS

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Appraiser Insurance Requirements
The appraiser is aware that the client has certain Errors and Omissions Insurance requirements in place for vendors of appraisal services. Proof of Errors and Omissions Insurance has been provided and is on file with the entity that engaged First American Staff Appraisals for this assignment.

AIR Compliance Statement
No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner.

STATE SPECIFIC REQUIREMENTS

AMC Fee Disclosures

AMC License #425
AMC Fee: $184

Summary of Sales Comparison Approach

Comparables 1-3 are closed sales in the subject's market area. Comparables 4 &5 are active listings in the subject's market area.

Five Comparables were used in the valuation of the subject.
Comparable one has similar GLA and bedroom count as the subject.
Comparable two has less GLA and similar bedroom count as the subject.
Comparable three has similar GLA and bedroom count as the subject.
Comparable four has similar GLA and bedroom count as the subject.
Comparable five has similar GLA and bedroom count as the subject.

7600437085

USPAP ADDENDUM

File No. 91240967

Borrower: Ferrara, Mary
Property Address: 3107 Colonial Way
City: Atlanta County: Dekalb State: GA Zip Code: 30341
Lender: PNC Bank

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____

The subjects days on market are considered to be consistent with page one of the report.

Additional Certifications

- [X] I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: 
Name: Jeff Brian Hollifield
Date Signed: 07/28/2022
State Certification #: CR211250
or State License #: _____
or Other (describe): _____ State #: _____
State: GA
Expiration Date of Certification or License: 11/30/2022
Effective Date of Appraisal: July 27, 2022

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

Market Conditions Addendum to the Appraisal Report

7600437085
File No. 91240967

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 3107 Colonial Way City Atlanta State GA Zip Code 30341

Borrower Ferrara, Mary

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)	36	19	33	[X] Increasing	[ ] Stable	[ ] Declining
Absorption Rate (Total Sales/Months)	6.00	6.33	11.00	[X] Increasing	[ ] Stable	[ ] Declining
Total # of Comparable Active Listings	10	9	13	[ ] Declining	[X] Stable	[ ] Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.67	1.42	1.18	[ ] Declining	[X] 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	377,000	440,000	400,000	[ ] Increasing	[X] Stable	[ ] Declining
Median Comparable Sales Days on Market	10	9	7	[ ] Declining	[X] Stable	[ ] Increasing
Median Comparable List Price	439,000	479,000	499,000	[ ] Increasing	[X] Stable	[ ] Declining
Median Comparable Listings Days on Market	43	70	22	[ ] Declining	[X] Stable	[ ] Increasing
Median Sale Price as % of List Price	100.00%	100.00%	100.00%	[ ] Increasing	[X] Stable	[ ] Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? [ ] Yes [X] No				[ ] Declining	[X] 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.).

Seller paid concessions of 0-5% are typical in the subject's market area. This trend has remained stable over the previous 12 months.

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

Cite data sources for above information. Local Multiple Listing Service (FMLS).

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.

The data above indicates that sales have increased over the previous twelve months. This data also indicates that property values have remained stable over the trailing twelve months.

CONDO / CO-OP PROJECTS

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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	9	5	6	[ ] Increasing	[X] Stable	[ ] Declining
Absorption Rate (Total Sales/Months)	1.50	1.67	2.00	[ ] Increasing	[X] Stable	[ ] Declining
Total # of Active Comparable Listings	1	1	1	[ ] Declining	[X] Stable	[ ] Increasing
Months of Unit Supply (Total Listings/Ab. Rate)	0.67	0.60	0.50	[ ] Declining	[X] Stable	[ ] Increasing

Are foreclosure sales (REO sales) a factor in the project? [ ] Yes [X] 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. Sales have been stable over the past year in the subject's PUD.

APPRAISER

APPRAISER

Signature _____
Name Jeff Brian Hollifield
Company Name First American Staff Appraisals, LLC
Company Address 4795 Regent Blvd
Irvine, TX 75063
State License/Certification # CR211250 State GA
Email Address Centralops@Firstam.com

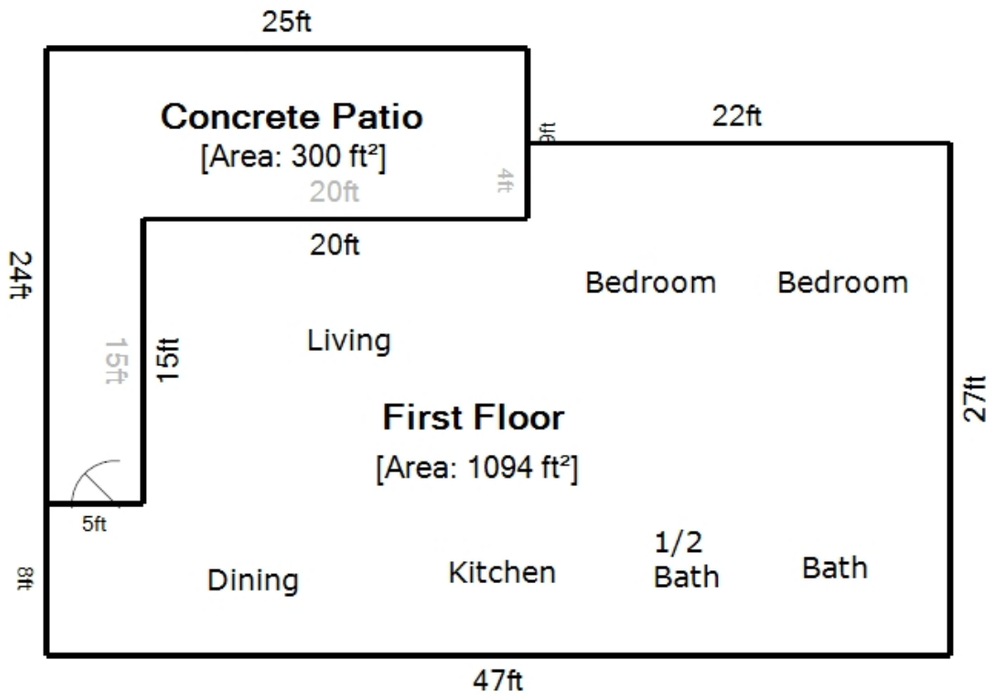
SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

FLOORPLAN SKETCH

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		

Sketch



8 ft

Living Area		Area Calculation				
First Floor	1094 ft²	First Floor				x 1.00 = 1094 ft²
Nonliving Area		4ft x	22ft x	1.00 =	88.00 ft²
Concrete Patio	300 ft²	5ft x	8ft x	1.00 =	40.00 ft²
Total Living Area (rounded):	**1094 ft²**	42ft x	23ft x	1.00 =	966.00 ft²

DIMENSION LIST ADDENDUM

Borrower: Ferrara, Mary | File No.: 91240967
Property Address: 3107 Colonial Way | Case No.: 7600437085
City: Atlanta | State: GA | Zip: 30341
Lender: PNC Bank

GROSS BUILDING AREA (GBA)	1,094
GROSS LIVING AREA (GLA)	1,094

Area(s)	Area	% of GLA	% of GBA
Living	1,094		100.00
Level 1	1,094	100.00	100.00
Level 2	0	0.00	0.00
Level 3	0	0.00	0.00
Other	0	0.00	0.00
GBA			
Basement ☐			
Garage ☐			
Other ☐	300		

Area Measurements							Area Type					
Measurements			Factor		Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
4.00	x	22.00	x 1.00	=	88.00		X					
5.00	x	8.00	x 1.00	=	40.00		X					
42.00	x	23.00	x 1.00	=	966.00		X					

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: July 27, 2022
Appraised Value: $ 235,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



Kitchen

Comment:



Living Area

Description:
Living Room

Comment:



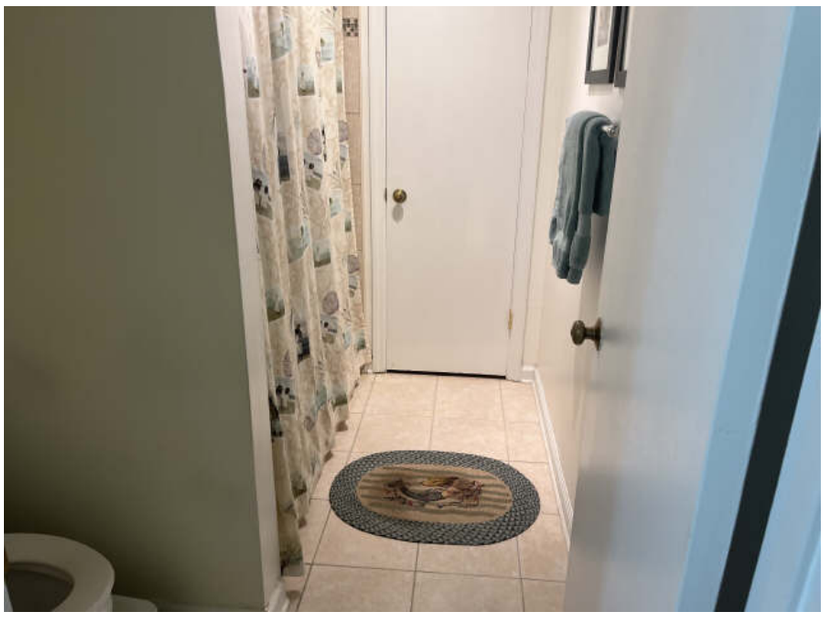
Bathroom

Description:
1/2 Bathroom

Comment:

BATHROOM PHOTOS

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



Bathroom

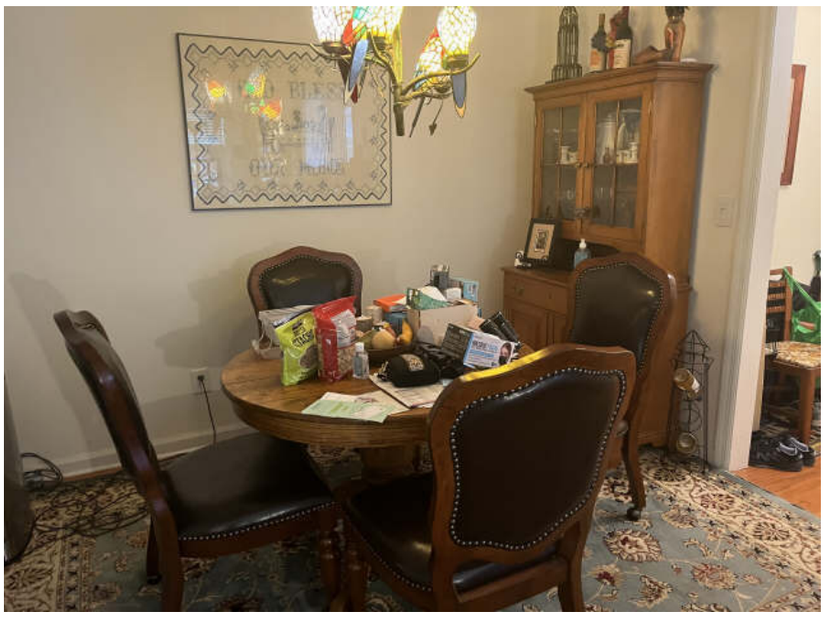
Comment:

Comment:

Comment:

INTERIOR PHOTOS

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



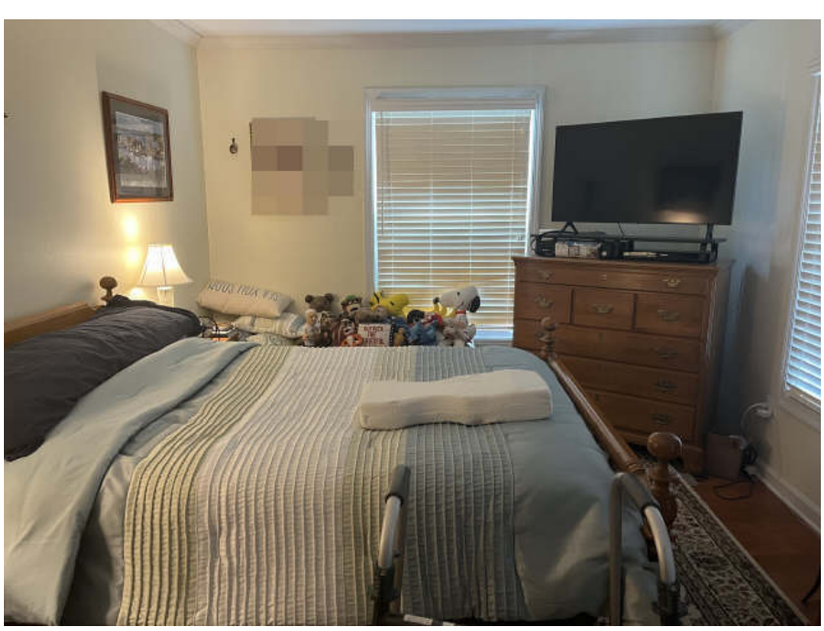
Dining Room

Comment:



Bedroom

Comment:



Bedroom

Comment:

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



Extra Street View

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



COMPARABLE SALE #1

3107 Colonial Way
D, Atlanta, GA 30341
Sale Date: s02/22;c02/22
Sale Price: $ 235,000



COMPARABLE SALE #2

3095 Colonial Way
I, Atlanta, GA 30341
Sale Date: s05/22;c04/22
Sale Price: $ 231,000



COMPARABLE SALE #3

3083 Colonial Way
G, Atlanta, GA 30341
Sale Date: s05/22;c04/22
Sale Price: $ 230,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



COMPARABLE SALE #4

3115 Colonial Way
E, Atlanta, GA 30341
Sale Date: Active
Sale Price: $ 254,500



COMPARABLE SALE #5

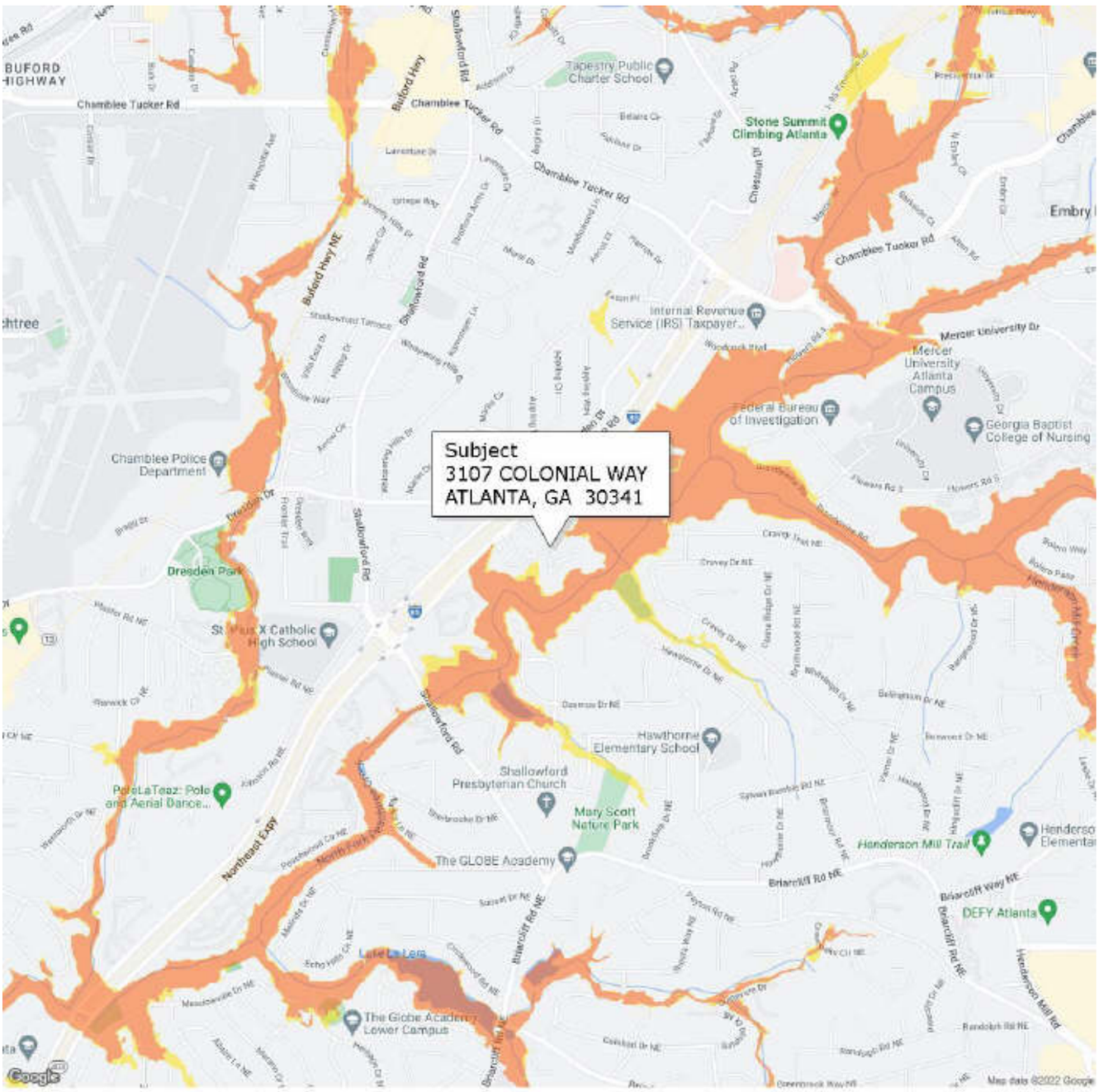
3123 Colonial Way
D, Atlanta, GA 30341
Sale Date: Active
Sale Price: $ 230,000

COMPARABLE SALE #6

Sale Date:
Sale Price: $

FLOOD MAP

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



FLOOD INFORMATION

Community: DEKALB COUNTY

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 13089C0057K

Panel: 13089C0057

Zone: X

Map Date: 08-15-2019

FIPS: 13089

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

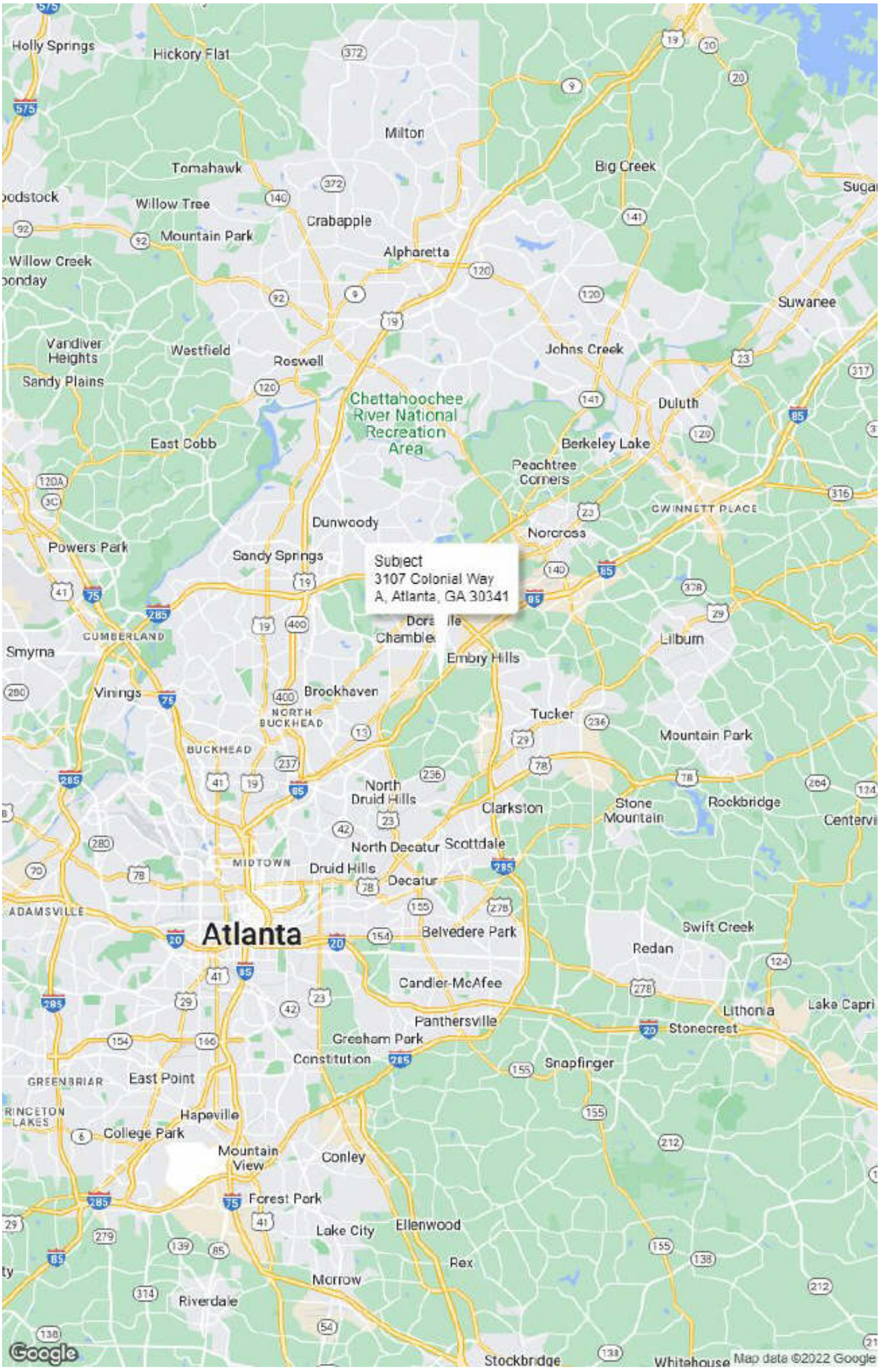
= Forest = Water

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.

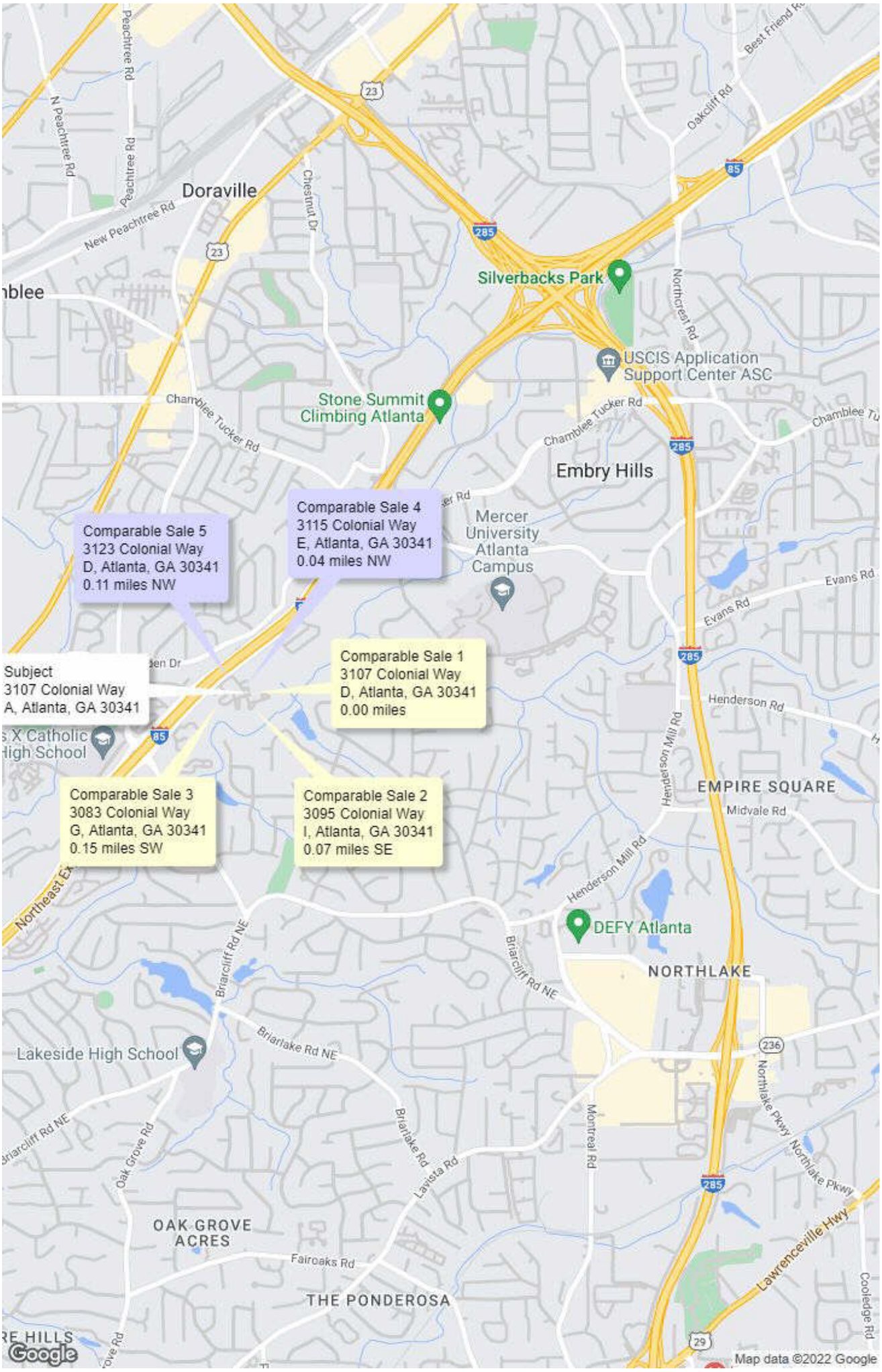
LOCATION MAP

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



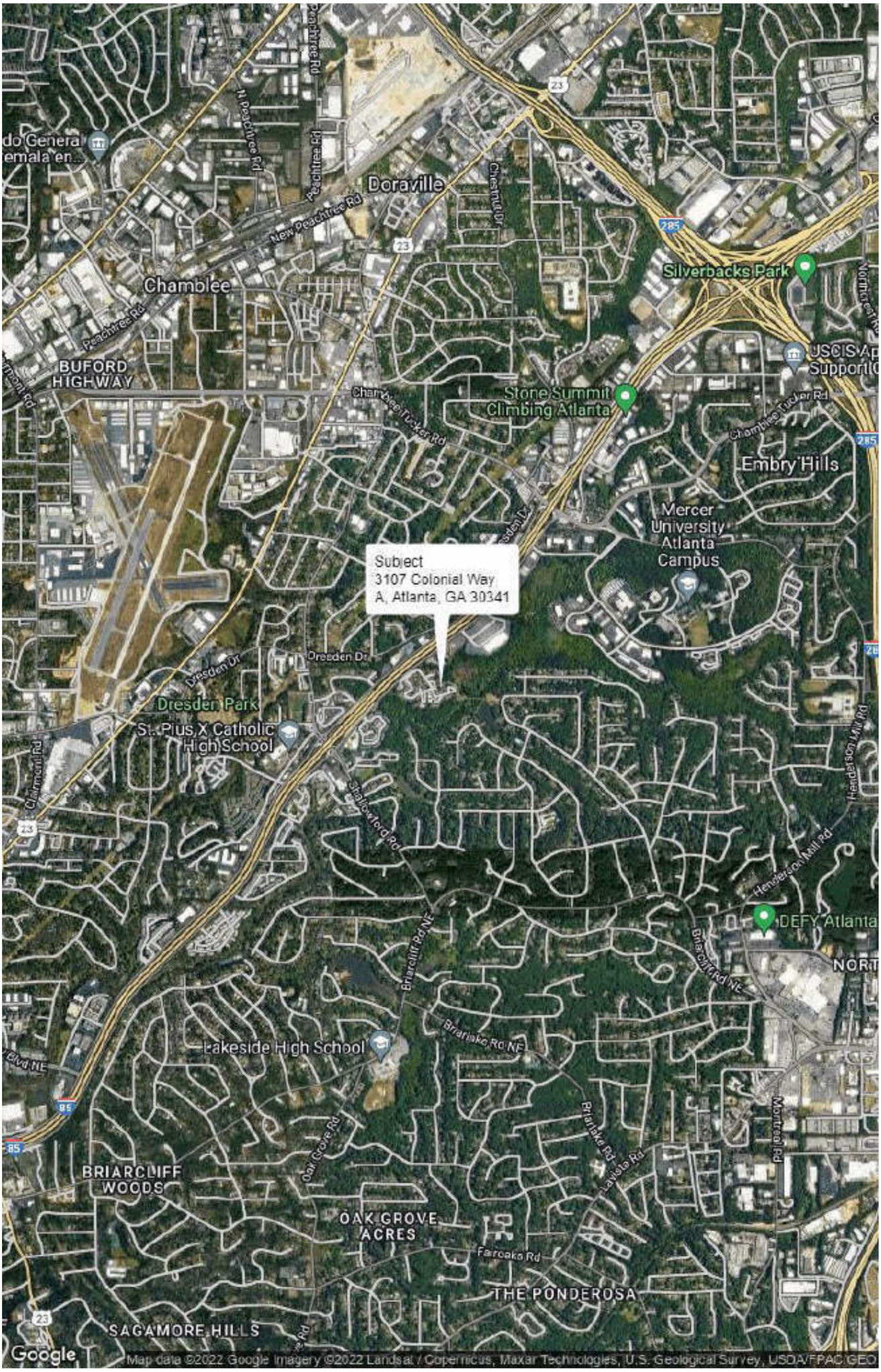
Comparable Location Map

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



AERIAL MAP

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		



Tax Card

Borrower: Ferrara, Mary		File No.:	91240967
Property Address: 3107 Colonial Way		Case No.:	7600437085
City: Atlanta	State: GA	Zip:	30341
Lender: PNC Bank			

Owner Information

Owner Name	Ferrara Mary F	Tax Billing Zip	30341
Tax Billing Address	3107 Colonial Way #a	Tax Billing Zip+4	5317
Tax Billing City & State	Atlanta, GA	Owner Occupied	Yes

Location Information

Tax Information

Tax ID	18-246-06-214	Lot No.	214
Parcel ID	18 246 06 214	% Improved	61%
Alt APN	5318800	Tax District Area	04
Block No.	1	County Tax	$143

One-Line MLS (CMA/Farm list) Printout of your final comparable search results goes here

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		

STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD

JEFF BRIAN HOLLIFIELD

211250

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A

CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEFF A. LAWSON
Vice Chairperson

JEANMARIE HOLMES
KEITH STONE
WILLIAM A. MURRAY

1245162136256206

JEFF BRIAN HOLLIFIELD

**211250**
Status **ACTIVE**

CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

END OF RENEWAL 11/30/2022

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

LYNN DEMPSEY
Real Estate Commissioner

1245162136256206

HC
31
M,

Borrower: Ferrara, Mary		File No.: 91240967
Property Address: 3107 Colonial Way		Case No.: 7600437085
City: Atlanta	State: GA	Zip: 30341
Lender: PNC Bank		

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/27/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh Risk & Insurance Services
17901 Von Karman Avenue, Suite 1100
(949) 399-5800; License #0437153
Irvine, CA 92614

CN106027701-STND-GAWUE-22- Gen

CONTACT NAME:
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Fire Insurance Company	19682
INSURER B : N/A	N/A
INSURER C : Property And Casualty Ins Co Of Hartford	34690
INSURER D : Twin City Fire Insurance Company	29459
INSURER E : AIG Specialty Insurance Company	26883
INSURER F :	

INSURED
First American Financial Corporation
and its covered subsidiaries, including: First American Title Insurance Company
First American Title Company, LLC
First American Staff Appraisals, LLC
1 First American Way
Santa Ana, CA 92707

COVERAGES **CERTIFICATE NUMBER:** LOS-002431848-72 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	[X] COMMERCIAL GENERAL LIABILITY			72CSER32911	06/01/2022	06/01/2023	EACH OCCURRENCE	$	2,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$	1,000,000
							MED EXP (Any one person)	$	N/A
							PERSONAL & ADV INJURY	$	2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$	4,000,000
	[X] POLICY [ ] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$	4,000,000
	[ ] OTHER:							$	
A	AUTOMOBILE LIABILITY			72CSER32909	06/01/2022	06/01/2023	COMBINED SINGLE LIMIT (Ea accident)	$	2,000,000
	[X] ANY AUTO						BODILY INJURY (Per person)	$	
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$	
	[ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$	
								$	
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$	
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$	
	[ ] DED [ ] RETENTION $							$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			72WNR32908 (AOS)	06/01/2022	06/01/2023	[X] PER STATUTE [ ] OTH-ER		
D	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N]	N/A		72WBRR32914 (WI)	06/01/2022	06/01/2023	E.L. EACH ACCIDENT	$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000
E	Professional Liability/E&O			011667222	06/01/2022	06/01/2023	Limit (Each Claim)		2,000,000
	Claims-made form			"SIR/Retro Dates various per policy"			Aggregate		2,000,000

Warnings - These items may be incorrect and require your review.

- 1073_05AUAD - SALES COMPARABLE(S) #1 - Condition - is the same as the Subject, and the Condition adjustment is not blank or 0 (zero).
- 1073_05AUAD - SALES COMPARABLE NO. 1 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 2 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 3 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 3 - Concessions - $2,000.00 are greater than 0 (zero) but the concession adjustment amounts are 0 (zero).
- 1073_05AUAD - RECONCILIATION - Opinion of Market Value - differs from the Subject Prior Sale Price by more than 10% for transfer in the prior 12 months or more than 25% for transfer in the prior 13-36 months.
- 1073_05AUAD - SALES COMPARABLE NO. 4 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 5 - Property Address - is not a valid USPS address.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Sale Price Prior 4-6 Months - is 440000 and is not within the range of Comparable Sales within the Past 12 Months (150000 - 400000) reported on the primary form. Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable List Price Current-3 Months - is 499000 and is not within the range of Comparable Properties Currently Offered for Sale (150000 - 400000) reported on the primary form. Please reconcile.

Information - These items typically require comment.

- UAD - SUBJECT - Property Address - should be a valid USPS address.
- UAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #2 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #4 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #5 - Property Address - is not a valid USPS address. Please reconcile.