Exterior-Only Inspection Residential Appraisal Report

File No. **16252617**

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 **18023 Bambriar Dr** City **Houston** State **TX** Zip Code **77090-1103**

Borrower **Echo Deaver** Owner of Public Record **Deaver Echo** County **Harris**

Legal Description **LT 5 BLK 2 PONDEROSA FOREST SEC 6 R/P**

Assessor's Parcel # **104-052-000-0005** Tax Year **2023** R.E. Taxes $ **5,787**

Neighborhood Name **Ponderosa Forest** Map Reference **331-H** Census Tract **5531.00**

Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments $ **0** [X] PUD HOA $ **550** [X] per year [ ] per month

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

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) **Servicing**

Lender/Client **LoanCare Services Center, Inc** Address **3637 Sentara Way Virginia Beach Va 23452**

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). **Per HARMLS, there are no known listings of the subject property in the prior 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	**80** %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)		2-4 Unit	%
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[ ] Under 3 mths	[X] 3-6 mths	[ ] Over 6 mths	**180** Low	**1**		Multi-Family	%
Neighborhood Boundaries	**HWY 99 TO THE NORTH; I-45 TO THE EAST; SPEARS RD TO THE**							**585** High	**57**		Commercial	**20** %
SOUTH; HWY 249 TO THE WEST.								**310** Pred.	**54**		Other	%

Neighborhood Description **THE SUBJECT'S NEIGHBORHOOD IS LOCATED IN HARRIS COUNTY WITHIN THE CITY OF HOUSTON , TEXAS. IT HAS A WIDE ASSORTMENT OF COMMUNITY AMENITIES WITH EASY ACCESS TO EMPLOYMENT CENTERS, SHOPPING AND RECREATIONAL CENTERS.**

Market Conditions (including support for the above conclusions) **THE MARKET IS CURRENTLY CONSIDERED TO BE STABLE AS EVIDENCED BY THE HISTORICAL DATA OVER THE PAST TWELVE MONTHS. FINANCING AT MARKET RATES WITH SELLING CONCESSIONS TYPICALLY RANGING FROM 0 TO 3%.**

SITE

Dimensions **NO SURVEY PROVIDED** Area **10010 sf** Shape **RECTANGULAR** View **N;Res;Res**

Specific Zoning Classification **NO ZONING** Zoning Description **NO ZONING**

Zoning Compliance [ ] Legal [ ] Legal Nonconforming (Grandfathered Use) [X] 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 **CONCRETE**	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley **NONE**	[ ]	[ ]

FEMA Special Flood Hazard Area [X] Yes [ ] No FEMA Flood Zone **AE** FEMA Map # **48201C0265M** FEMA Map Date **10/16/2013**

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. **The subject property and comparable #3 are located within fema 100 year flood zone and no additional market reaction could be determined at this time.**

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [ ] Appraisal Files [X] MLS [X] Assessment and Tax Records [ ] Prior Inspection [ ] Property Owner [ ] Other (describe) Data Source(s) for Gross Living Area **Har/Mls#79985067**

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 **1**	[ ] Full Basement [ ] Finished	[ ] Radiant	[ ] WoodStove(s) # **0**	[X] Driveway # of Cars **2**
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	[ ] Partial Basement [ ] Finished	[ ] Other	[X] Patio/Deck **CNC**	Driveway Surface **CONCRETE**
[X] Existing [ ] Proposed [ ] Under Const.	Exterior Walls **BV/SIDING-AVG**	Fuel **GAS**	[X] Porch **CNC**	[X] Garage # of Cars **2**
Design (Style) **Trad**	Roof Surface **COMP.SH.-AVG**	[X] Central Air Conditioning	[ ] Pool **NONE**	[ ] Carport # of Cars **0**
Year Built **1972**	Gutters & Downspouts **ALUM-AVG**	[ ] Individual	[X] Fence **WOOD**	[ ] Attached [X] Detached
Effective Age (Yrs) **20**	Window Type **ALUM-AVG**	[ ] Other **NONE**	[ ] Other **NONE**	[ ] Built-in

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

Finished area above grade contains: **9** Rooms **5** Bedrooms **2.0** Bath(s) **2,212** Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) **THE FEATURES ARE TYPICAL FOR THE MARKET AREA.**

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C3;An Extraordinary Assumption is made that the Subject's property characteristics, which were obtained from (Per Tax) is correct and that the interior of the Subject is in similar condition as the exterior. Based on the Har/Mls the subject property kitchen and bathrooms appear to have been updated.**

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.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. **ALTHOUGH THE SUBJECT IS LESS THE PREDOMINANT VALUE, OTHER SIMILAR PROPERTIES ARE READILY FOUND IN THE MARKET AREA . THE SUBJECT IS NOT CONSIDERED TO BE AN UNDER IMPROVEMENT FOR THE MARKET AREA AND NO MARKETABILITY AFFECT COULD BE DETERMINED AT THE TIME OF THIS APPRAISAL.**

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There are **8** comparable properties currently offered for sale in the subject neighborhood ranging in price from $ **239,900** to $ **338,000** .

There are **21** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ **180,000** to $ **335,000** .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	**18023 Bambriar Dr Houston, TX 77090-1103**	**1406 Roanwood Dr Houston, TX 77090**		**1423 Bodart Dr Houston, TX 77090**		**1714 Castlerock Dr Houston, TX 77090**	
Proximity to Subject		**0.86 miles SE**		**1.00 miles SE**		**0.47 miles SW**	
Sale Price	$		$ **210,000**		$ **230,000**		$ **270,000**
Sale Price/Gross Liv. Area	$ **0.00** sq. ft.	$ **100.00** sq. ft.		$ **106.83** sq. ft.		$ **93.33** sq. ft.	
Data Source(s)		**HARMLS #61776895;DOM 16**		**HARMLS #96077244;DOM 73**		**HARMLS #95020269;DOM 20**	
Verification Source(s)		**Tax Records**		**Tax Records**		**Tax Records**	
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		**s02/24;c12/23**		**s05/24;c04/24**		**s05/24;c04/24**	
Location	**N;Res;Res**	**N;Res;Res**		**N;Res;Res**		**N;Res;Res**	
Leasehold/Fee Simple	**Fee Simple**	**Fee Simple**		**Fee Simple**		**Fee Simple**	
Site	**10010 sf**	**9916 sf**	**0**	**9672 sf**	**0**	**9243 sf**	**0**
View	**N;Res;Res**	**N;Res;Res**		**N;Res;Res**		**N;Res;Res**	
Design (Style)	**DT1;Trad**	**DT1;Trad**		**DT1;Trad**		**DT2;Trad**	**0**
Quality of Construction	**Q5**	**Q5**		**Q5**		**Q5**	
Actual Age	**52**	**56**	**0**	**52**		**55**	**0**
Condition	**C3**	**C4**	**+15,000**	**C3**		**C3**	
Above Grade Room Count (Total / Bdrms. / Baths)	**9 / 5 / 2.0**	**8 / 4 / 2.1**	**-2,000**	**7 / 4 / 2.0**	**+4,000**	**8 / 5 / 3.1**	**-6,000**
Gross Living Area **25**	**2,212** sq. ft.	**2,100** sq. ft.	**2,800**	**2,153** sq. ft.	**1,500**	**2,893** sq. ft.	**-17,000**
Basement & Finished Rooms Below Grade	**0sf**	**0sf**		**0sf**		**0sf**	
Functional Utility	**FUNCTIONAL**	**FUNCTIONAL**		**FUNCTIONAL**		**FUNCTIONAL**	
Heating/Cooling	**CENTRAL**	**CENTRAL**		**CENTRAL**		**CENTRAL**	
Energy Efficient Items	**NONE**	**NONE**		**NONE**		**NONE**	
Garage/Carport	**2gd2dw**	**1gd1dw**	**+4,000**	**2gd2dw**		**2gd2dw**	
Porch/Patio/Deck	**PORCH,PATIO**	**PORCH,PATIO**		**PORCH,PATIO**		**PORCH,PATIO**	
Net Adjustment (Total)		[X] + [ ] - $	**23,800**	[X] + [ ] - $	**5,500**	[ ] + [X] - $	**23,000**
Adjusted Sale Price of Comparables		Net Adj. **11.3**% Gross Adj. **13.2**% $	**233,800**	Net Adj. **2.4**% Gross Adj. **2.4**% $	**235,500**	Net Adj. **-8.5**% Gross Adj. **8.5**% $	**247,000**

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

My research [X] 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) **HAR-MLS/REALIST**

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) **HAR-MLS/REALIST**

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	**04/11/2023**			
Price of Prior Sale/Transfer	**$245,000**			
Data Source(s)	**HAR-MLS#79985067**	**HAR-MLS/REALIST**	**HAR-MLS/REALIST**	**HAR-MLS/REALIST**
Effective Date of Data Source(s)	**06/07/2024**	**06/07/2024**	**06/07/2024**	**06/07/2024**

Analysis of prior sale or transfer history of the subject property and comparable sales **THE DIFFERENCES IN THE SUBJECT'S PRIOR SALE AND THE FINAL CONCLUSION OF VALUE CAN BE CONTRIBUTED TO THE CLOSE SALES WITHIN THE PAST SIX MONTHS.**

Summary of Sales Comparison Approach. **See Attached Addendum**

Indicated Value by Sales Comparison Approach $ **235,000**

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ **235,000** Cost Approach (if developed) $ **0** Income Approach (if developed) $ **0**

MOST CONSIDERATION WAS GIVEN TO THE MARKET DATA APPROACH. THE COST APPROACH WAS NOT GIVEN CONSIDERATION AS IT'S NOT APPLICABLE. THE INCOME APPROACH WAS NOT UTILIZED AS THE COMPARABLES ARE NOT MARKETED FOR INVESTMENT. THIS REPORT IS SIGNED BY THE APPRAISER UTILIZING DIGITAL SIGNATURE.

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 $ **235,000** as of **06/07/2024** , which is the date of inspection and the effective date of this appraisal.

THE REAL ESTATE FIRM

ADDITIONAL COMMENTS

****** THE SUBJECT'S PUD INFORMATION******
THE SUBJECT'S PUD AND THE COMPETITIVE PUDS IN THE MARKET AREA APPEARS TO BE SIMILAR. THE COMPARABLES PROPERTY RIGHTS ARE SIMILAR TO THE SUBJECT PROPERTY (I.E.- FEE SIMPLE). ALL COMPARABLES ARE SITUATED IN THE SUBJECT'S MARKET AREA. THE STATE OF TEXAS IS AN UNDISCLOSED STATE AND ALL THE INFORMATION NEEDED TO COMPLETE THE PUD SECTION WERE NOT READILY AVAILABLE AT THE TIME OF THIS APPRAISAL.

THE APPRAISER WAS NOT PROVIDED A COPY OF THE DEED RESTRICTIONS NOR WAS IT AVAILABLE FOR THE APPRAISER REVIEW. THEREFORE THE APPRAISER IS APPLYING THE EXTRAORDINARY ASSUMPTION THAT THE SUBJECT'S PUB HOA DEED RESTRICTION ARE SIMILAR TO THE COMPETING PUD HOA DEED RESTRICTIONS IN THE MARKET AREA.

THE SUBJECT PROPERTY IS LOCATED IN THE DECLARE FEMA DISASTER AREA, HOWEVER, THE SUBJECT PROPERTY NOR IT'S MARKET AREA WERE IMPACTED BY THE RECENT DISASTER. Texas Severe Storms and Flooding (DR-4272)
Incident period: May 26, 2016 to June 24, 2016
Major Disaster Declaration declared on June 11, 2016

Texas Severe Storms and Flooding (DR-4269)
Incident period: April 17, 2016 to April 30, 2016
Major Disaster Declaration declared on April 25, 2016

FEMA Disaster ID:
4332 (Updated 09/04/2017)
Declared 8/26/2017
Incident Type:Hurricane Harvey
Incident Period: 8/23/2017

THE HIGHEST AND BEST USE FOR THE SUBJECT PROPERTY IS IT'S CURRENT USE : The legally permissible, physically possible, financially feasible and maximum production that will bring the subject property the greatest net return is (SINGLE FAMILY USE)

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) **N/A**

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data **N/A**

Quality rating from cost service **N/A** Effective date of cost data **N/A**

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

The cost approach section was not developed as the assignment type is sales comparison analysis and the cost approach analysis is not applicable for this assignment type. The estimated remaining economic life is

Estimated Remaining Economic Life (HUD and VA only) **55** Years

OPINION OF SITE VALUE			= $	**49,000**
Dwelling	**2,212** Sq. Ft. @ $		= $	**0**
	Sq. Ft. @ $		= $	
Garage/Carport	**650** Sq. Ft. @ $		= $	**0**
Total Estimate of Cost-New			= $	**0**
Less	**75** Physical	Functional	External	
Depreciation	**$0**		= $ (	**0**)
Depreciated Cost of Improvements			= $	**0**
"As-is" Value of Site Improvements			= $	
INDICATED VALUE BY COST APPROACH			= $	

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ **0** X Gross Rent Multiplier **0** = $ **0** Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) **0**

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 **Ponderosa Forest**

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. **Green Area**

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
Name **TRACY D. NORRIS**
Company Name **THE REAL ESTATE FIRM**
Company Address **10223 Broadway St. Ste P, #727**
Pearland, TX 77584
Telephone Number **281-692-0959**
Email Address **firm1@att.net**
Date of Signature and Report **06/07/2024**
Effective Date of Appraisal **06/07/2024**
State Certification # **1335492**
or State License #
or Other (describe) State #
State **TX**
Expiration Date of Certification or License **11/30/2025**

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
18023 Bambriar Dr
Houston, TX 77090-1103

APPRAISED VALUE OF SUBJECT PROPERTY $ **235,000**

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

LENDER/CLIENT
Name **ServiceLink Valuation Solutions LLC**
Company Name **LoanCare Services Center, Inc**
Company Address **3637 Sentara Way**
Virginia Beach, VA 23452
Email Address

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

Exterior-Only Inspection Residential Appraisal Report

File No. **16252617**

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
18023 Bambriar Dr Address **Houston, TX 77090-1103**		**18047 Ella Blvd Houston, TX 77090**		**18018 Bambriar Dr Houston, TX 77090**			
Proximity to Subject		**0.08 miles NE**		**0.04 miles NE**			
Sale Price	$		$ **269,000**		$ **310,000**		$
Sale Price/Gross Liv. Area	$ **0.00** sq. ft.	$ **109.13** sq. ft.		$ **115.76** sq. ft.		$ **0.00** sq. ft.	
Data Source(s)		**HARMLS #77824096;DOM 89**		**HARMLS #35944366;DOM 40**			
Verification Source(s)		**Tax Records**		**Tax Records**			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		**Listing ;0**	**-24,210**	**Listing ;0**	**-27,900**		
Date of Sale/Time		**Active**		**Active**			
Location	**N;Res;Res**	**N;Res;Res**		**N;Res;Res**			
Leasehold/Fee Simple	**Fee Simple**	**Fee Simple**		**Fee Simple**			
Site	**10010 sf**	**10125 sf**	**0**	**9000 sf**	**0**		
View	**N;Res;Res**	**N;Res;Res**		**N;Res;Res**			
Design (Style)	**DT1;Trad**	**DT1;Trad**		**DT2;Trad**	**0**		
Quality of Construction	**Q5**	**Q5**		**Q5**			
Actual Age	**52**	**52**		**53**	**0**		
Condition	**C3**	**C4**	**+15,000**	**C3**			
Above Grade Room Count (Total / Bdrms. / Baths)	**9 / 5 / 2.0**	**8 / 4 / 2.1**	**+4,000** / **-2,000**	**8 / 5 / 2.1**	**-2,000**	/ /	
Gross Living Area **25**	**2,212** sq. ft.	**2,465** sq. ft.	**-6,300**	**2,678** sq. ft.	**-11,700**	sq. ft.	
Basement & Finished Rooms Below Grade	**0sf**	**0sf**		**0sf**			
Functional Utility	**FUNCTIONAL**	**FUNCTIONAL**		**FUNCTIONAL**			
Heating/Cooling	**CENTRAL**	**CENTRAL**		**CENTRAL**			
Energy Efficient Items	**NONE**	**NONE**		**NONE**			
Garage/Carport	**2gd2dw**	**2gd2dw**		**2gd2dw**			
Porch/Patio/Deck	**PORCH,PATIO**	**PORCH,PATIO**		**PORCH,PATIO**			
Net Adjustment (Total)		☐ + ☒ -	$ **13,510**	☐ + ☒ -	$ **41,600**	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. **-5.0**% Gross Adj. **19.1**%	$ **255,490**	Net Adj. **-13.4**% Gross Adj. **13.4**%	$ **268,400**	Net Adj. % Gross Adj. %	$

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer	**04/11/2023**			
Price of Prior Sale/Transfer	**$245,000**			
Data Source(s)	**HAR-MLS#79985067**	**HAR-MLS/REALIST**	**HAR-MLS/REALIST**	
Effective Date of Data Source(s)	**06/07/2024**	**06/07/2024**	**06/07/2024**	

Summary of Sales Comparison Approach **BOTH COMPARABLE LISTINGS WERE ADJUSTED @ 9% FOR THEIR LIST/SALE PRICE RATIO PLUS FOR THEIR PHYSICAL DIFFERENCES.**

Uniform Appraisal Dataset Definitions

File No. **16252617**

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

File No. **16252617**

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: **Echo Deaver**		File No.: **16252617**
Property Address: **18023 Bambriar Dr**		Case No.:
City: **Houston**	State: **TX**	Zip: **77090-1103**
Lender: **LoanCare Services Center, Inc**		

Comments on Sales Comparison

ALL COMPARABLES ARE LOCATED WITHIN THE SUBJECT'S SUBDIVISION AND HAVE CLOSED WITHIN THE PAST SIX MONTHS. THE UNADJUSTED VALUE RANGE EXCEEDED 15% PLUS 25% AND ALL COMPARABLES WERE ADJUSTED FOR THEIR DISSIMILAR FEATURES.

THE APPRAISAL METHODOLOGY THAT WAS UTILIZED TO DETERMINED THE ADJUSTMENTS ARE AS FOLLOWS: GROUP DATA ANALYSIS, THE SENSITIVITY ANALYSIS AND THE SALES COMPARISON ANALYSIS. THE FOLLOWING ARE SYNAPSE SALE COMPARISON FOR THE MARKET RANGES AND AFTER RECONCILIATION OF ALL THREE METHODOLOGY THE FOLLOWING ADJUSTMENTS INDICATION MARKET ACCEPTANCE : GLA ADJUSTMENT @ $25 PER SF; BEDROOM/GARAGE ADJUSTMENTS @ 4K; BATHROOM @ 2K. COMPARABLES #1 AND #4 WERE ADJUSTED FOR NO RECENT UPDATES (I.E.- KITCHEN AND BATHROOM). MOST WEIGHT WERE GIVEN TO THE GROUP DATA ANALYSIS AND SENSITIVITY ANALYSIS WITH SOME SUPPORT FROM THE SALE COMPARISON ANALYSIS. MOST WEIGHT WERE GIVEN TO COMPARABLES #2 AND #3 IN THE FINAL CONCLUSION OF VALUE, AS THEY REQUIRED THE LEAST GROSS ADJUSTMENTS. THE REASONABLE EXPOSURE TIME FOR THE FINAL CONCLUSION OF VALUE IS 30 TO 90 DAYS.

Borrower: **Echo Deaver**		File No.: **16252617**	
Property Address: **18023 Bambriar Dr**		Case No.:	
City: **Houston**	State: **TX**	Zip: **77090-1103**	
Lender: **LoanCare Services Center, Inc**			

********ZONING DISCLOSURE******
THE SUBJECT PROPERTY AND THE COMPARABLE SALES ARE NOT GOVERNED BY ZONING LAWS. HOWEVER THE SUBJECT PROPERTY AND THE COMPARABLE SALES ARE GOVERNED BY DEED RESTRICTION WHICH IS TYPICAL FOR THE MARKET AREA. THERE IS NO ADVERSE AFFECT ON THE SUBJECT'S MARKETABLE. DEED RESTRICTION ARE THE PRIMARY METHOD OF PRIVATE LAND-USE CONTROL, WHICH IS CREATED BY THE DEVELOPERS AT THE TIME OF DEVELOPMENT. IT'S A PRIVATE POLICE POWER AND WORKS AS ZONING LAWS, TO HELP CONTROL THE ORIGINAL DESIGN, INTENT, AND THE USE OF THE DEVELOPMENT BY THE PROPERTY OWNERS. THE SUBJECT CAN BE REBUILT IF MORE THAN 100% OF THE SUBJECT IS DAMAGE AT THE TIME OF THIS APPRAISAL.

*******INTENDED USE STATEMENT******
THE INTENDED USER OF THIS APPRAISAL REPORT IS LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THE APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

******PRIOR SERVICES PERFORMED DISCLOSURE******
I HAVE PERFORMED NO OTHER SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THE WORK UNDER REVIEW WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PROCEEDING ACCEPTANCE OF THIS ASSIGNMENT.

******EXPOSURE TIME DISCLOSURE******
THE SUBJECT PROPERTY EXPOSURE TIME WAS DEVELOPED FROM THE SALES INFORMATION DEEMED TO BE SIMILAR TO THE SUBJECT AND CAPTURED AS MEDIAN DAYS ON THE MARKET IN THE 1004MC REPORT.

Appraiser:	Supervisory Appraiser:
Name:	Name:

Market Conditions Addendum to the Appraisal Report

File No. **16252617**

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 **18023 Bambriar Dr** City **Houston** State **TX** Zip Code **77090-1103**

Borrower **Echo Deaver**

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)	5	9	7	☐ Increasing ☒ Stable ☐ Declining
Absorption Rate (Total Sales/Months)	0.83	3.00	2.33	☐ Increasing ☒ Stable ☐ Declining
Total # of Comparable Active Listings	NOT AVAILABLE	NOT AVAILABLE	8	☐ Declining ☐ Stable ☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	NOT AVAILABLE	NOT AVAILABLE	3.40	☐ 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	250,000	248,000	254,900	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Sales Days on Market	8	62	20	☐ Declining ☒ Stable ☐ Increasing
Median Comparable List Price	NOT AVAILABLE	NOT AVAILABLE	314,950	☐ Increasing ☐ Stable ☐ Declining
Median Comparable Listings Days on Market	NOT AVAILABLE	NOT AVAILABLE	67	☐ Declining ☐ Stable ☐ Increasing
Median Sale Price as % of List Price	102%	99%	98%	☐ 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.).

An analysis was performed on 21 competing sales over the past 12 months. For those sales, a total of 7 were reported to have seller concessions. This analysis shows a change of -1.9% per month. Those sales with seller concessions had a median seller contribution of 2.3%.

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).

An analysis was performed on 21 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. **The HAR MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Wednesday, October 31, 2018**

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.

An analysis was performed on 21 competing sales over the past 12 months. The sales within this group had a median sale price of $250,000. This analysis shows a change of -0.4% per month. Based on all sales in this same group, there is a 4.6 month supply. This analysis shows a change of +772% per month. These sales had a median DOM of 39. This analysis shows a change of +7.7% per month.

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 

Name **TRACY D. NORRIS**

Company Name **THE REAL ESTATE FIRM**

Company Address **10223 Broadway St. Ste P, #727**
Pearland, TX 77584

State License/Certification # **1335492** State **TX**

Email Address **firm1@att.net**

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

State License/Certification # _____ State _____

Email Address _____

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: **Echo Deaver**		File No.: **16252617**
Property Address: **18023 Bambriar Dr**		Case No.:
City: **Houston**	State: **TX**	Zip: **77090-1103**
Lender: **LoanCare Services Center, Inc**		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: **June 7, 2024**
Appraised Value: $ **235,000**



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: **Echo Deaver**		File No.: **16252617**
Property Address: **18023 Bambriar Dr**		Case No.:
City: **Houston**	State: **TX**	Zip: **77090-1103**
Lender: **LoanCare Services Center, Inc**		



COMPARABLE SALE #1

1406 Roanwood Dr
Houston, TX 77090
Sale Date: **s02/24;c12/23**
Sale Price: $ **210,000**



COMPARABLE SALE #2

1423 Bodart Dr
Houston, TX 77090
Sale Date: **s05/24;c04/24**
Sale Price: $ **230,000**



COMPARABLE SALE #3

1714 Castlerock Dr
Houston, TX 77090
Sale Date: **s05/24;c04/24**
Sale Price: $ **270,000**

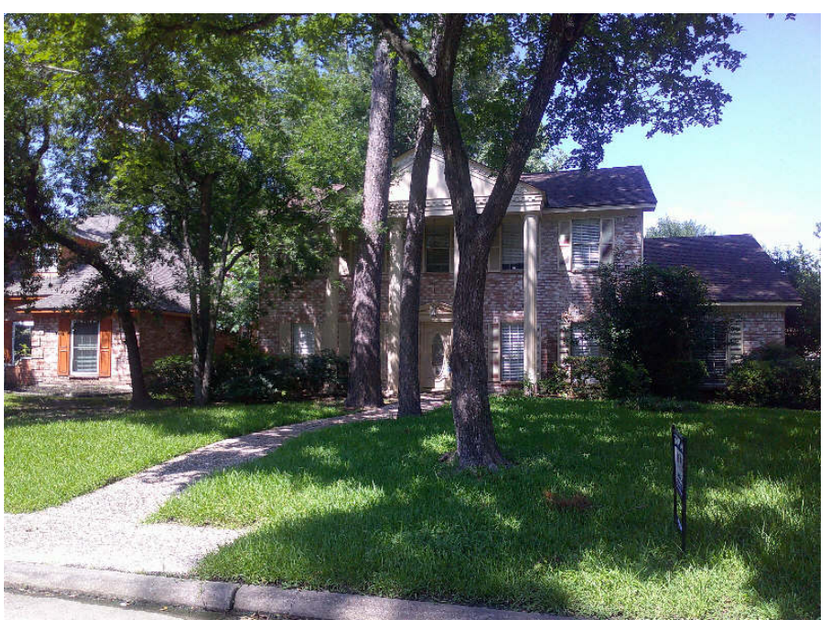
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: **Echo Deaver**		File No.: **16252617**
Property Address: **18023 Bambriar Dr**		Case No.:
City: **Houston**	State: **TX**	Zip: **77090-1103**
Lender: **LoanCare Services Center, Inc**		



COMPARABLE SALE #4

18047 Ella Blvd
Houston, TX 77090
Sale Date: **Active**
Sale Price: $ **269,000**



COMPARABLE SALE #5

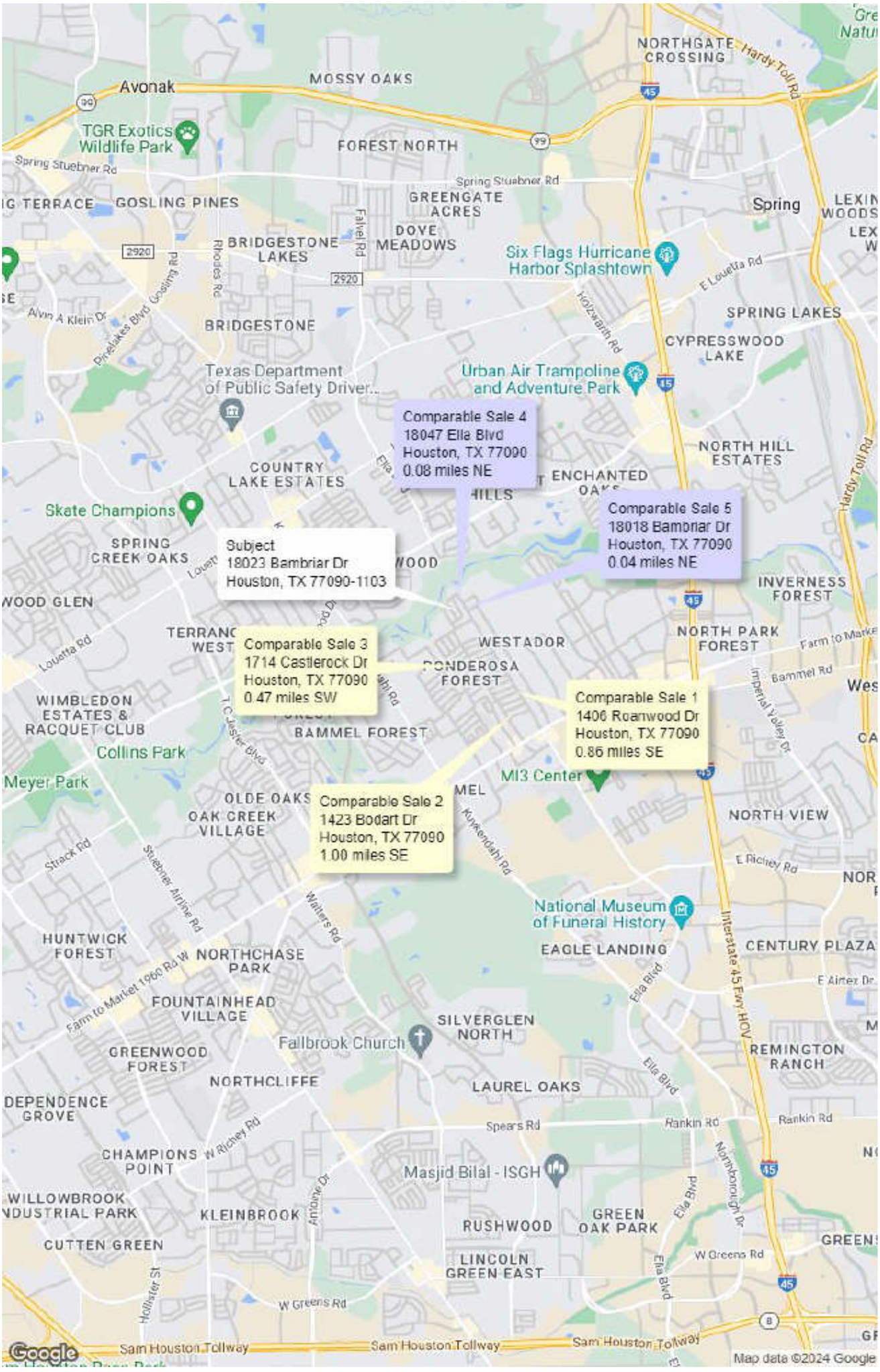
18018 Bambriar Dr
Houston, TX 77090
Sale Date: **Active**
Sale Price: $ **310,000**

COMPARABLE SALE #6

Sale Date:
Sale Price: $

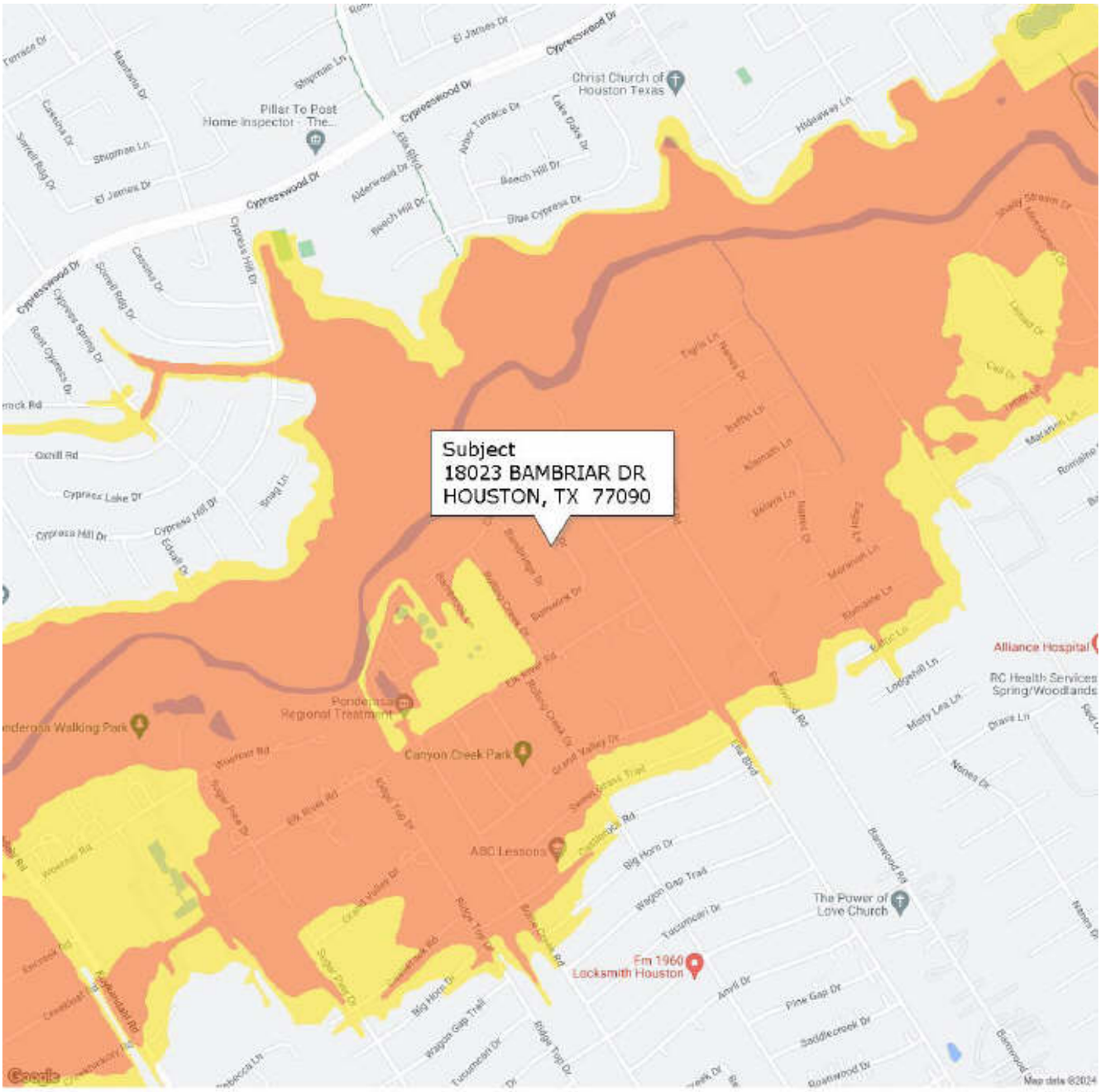
LOCATION MAP

Borrower: **Echo Deaver**		File No.: **16252617**
Property Address: **18023 Bambriar Dr**		Case No.:
City: **Houston**	State: **TX**	Zip: **77090-1103**
Lender: **LoanCare Services Center, Inc**		



FLOOD MAP

Borrower: **Echo Deaver**	File No.: **16252617**	
Property Address: **18023 Bambriar Dr**	Case No.:	
City: **Houston**	State: **TX**	Zip: **77090-1103**
Lender: **LoanCare Services Center, Inc**		



FLOOD INFORMATION

Community: HARRIS COUNTY
Property is in a FEMA Special Flood Hazard Area - High Risk
Map Number: 48201C0265M
Panel: 48201C0265
Zone: AE
Map Date: 10-16-2013
FIPS: 48201
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.

USPAP ADDENDUM

File No. **16252617**

Borrower: **Echo Deaver**
Property Address: **18023 Bambriar Dr**
City: **Houston** County: **Harris** State: **TX** Zip Code: **77090-1103**
Lender: **LoanCare Services Center, Inc**

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: **30 TO 90 DAYS**

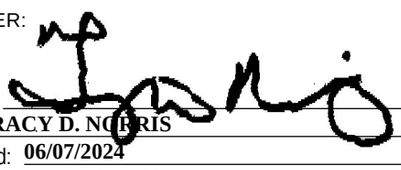
Additional Certifications

- [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.

N/A

Additional Comments

APPRAISER:

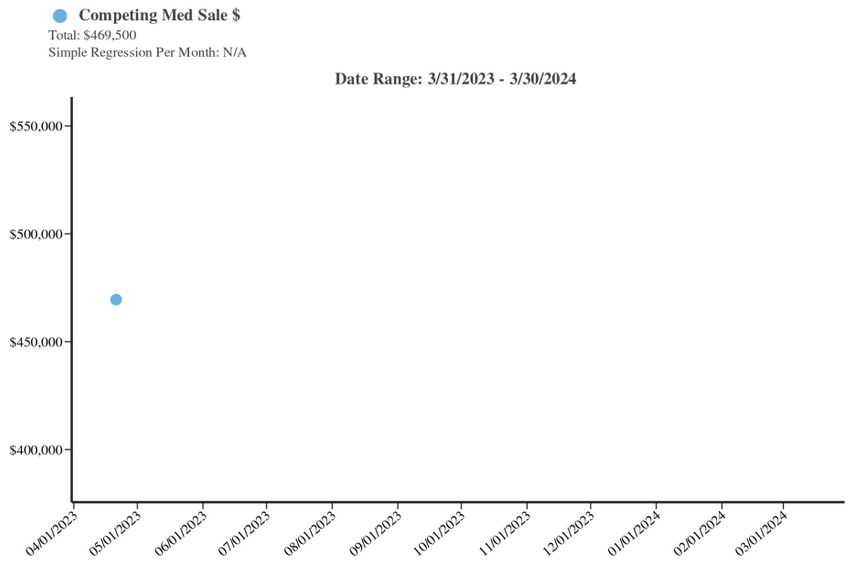
Signature: 
Name: **TRACY D. NORRIS**
Date Signed: **06/07/2024**
State Certification #: **1335492**
or State License #:
or Other (describe): State #:
State: **TX**
Expiration Date of Certification or License: **11/30/2025**
Effective Date of Appraisal: **06/07/2024**

SUPERVISORY APPRAISER (only if required):

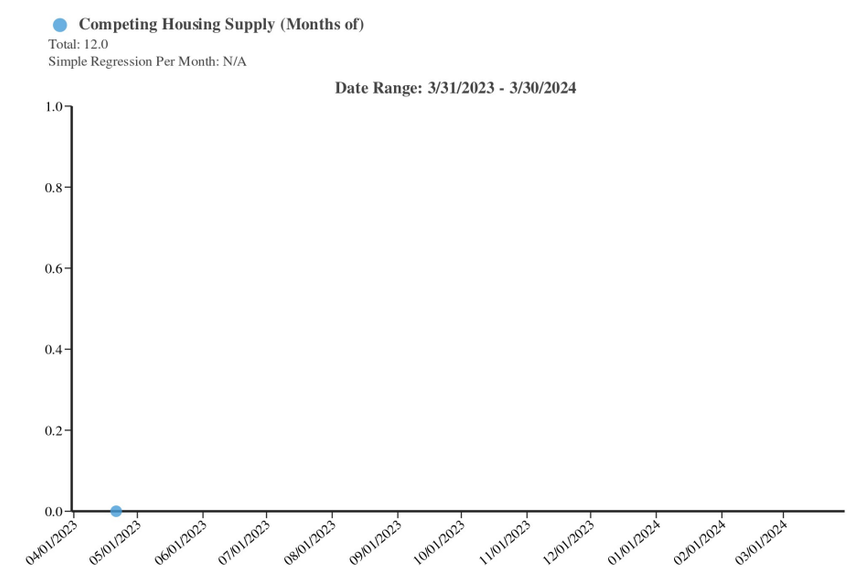
Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

Borrower: **Echo Deaver**		File No.: **16252617**
Property Address: **18023 Bambriar Dr**		Case No.:
City: **Houston**	State: **TX**	Zip: **77090-1103**
Lender: **LoanCare Services Center, Inc**		

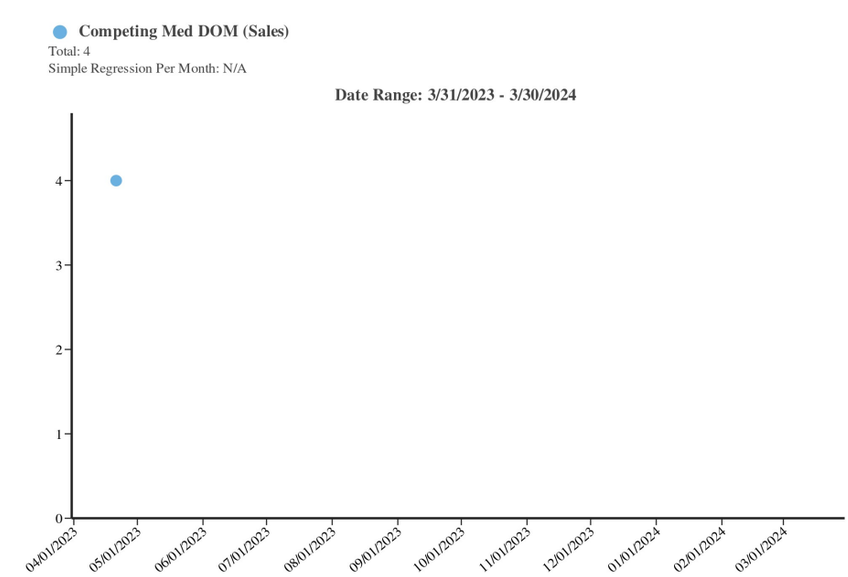
Median $



Housing Supply

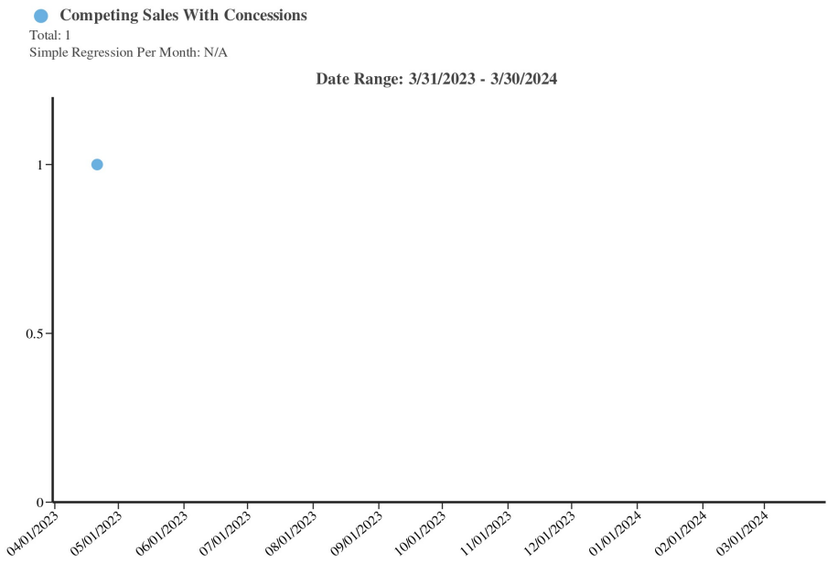


Sales DOM

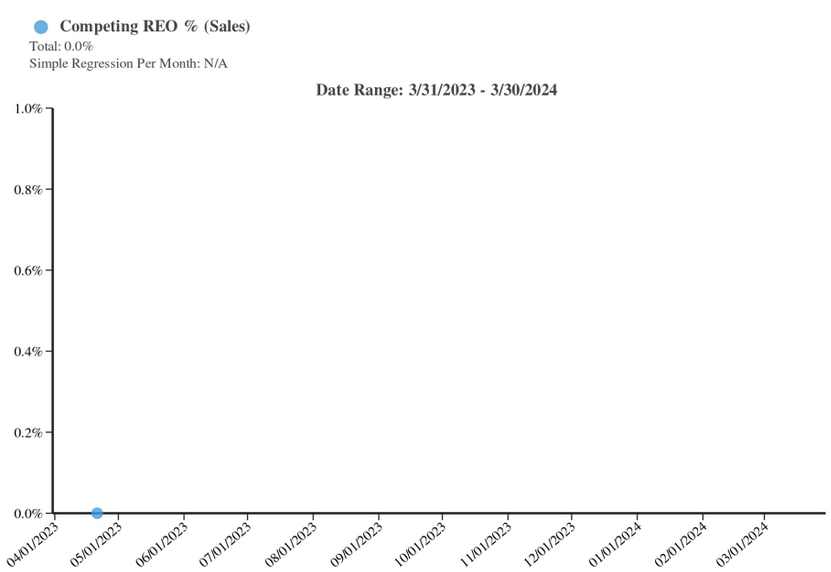


Borrower: **Echo Deaver**		File No.: **16252617**
Property Address: **18023 Bambriar Dr**		Case No.:
City: **Houston**	State: **TX**	Zip: **77090-1103**
Lender: **LoanCare Services Center, Inc**		

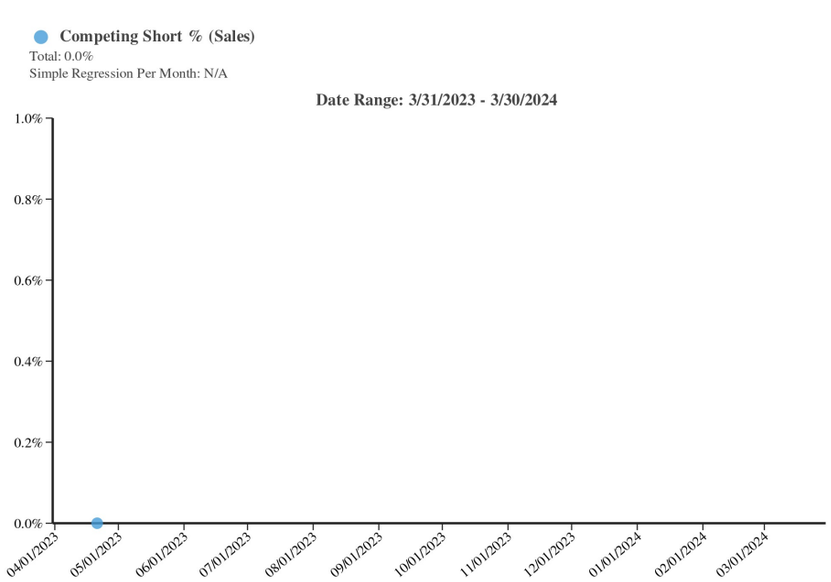
Concession %



Foreclosure Analysis



Short Sale Analysis



Borrower: **Echo Deaver**		File No.: **16252617**	
Property Address: **18023 Bambriar Dr**		Case No.:	
City: **Houston**	State: **TX**		Zip: **77090-1103**
Lender: **LoanCare Services Center, Inc**			

PROPERTY TRANSFER HISTORY

*** SUBJECT 36-MONTH PRIOR TRANSFER HISTORY ***

18023 Bambriar Dr
-Transferred on 04/13/2023. It transferred from Kassal Second Family 2 Lp to Deaver Echo and was a Warranty Deed (Document #129625)
.

*** COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY ***
(may include properties that were considered but not utilized as comparables)

1406 Roanwood Dr
-No transfer history.

1423 Bodart Dr
-No transfer history.

1714 Castlerock Dr
-No transfer history.

18047 Ella Blvd
-No transfer history.

18018 Bambriar Dr
-No transfer history.

Appraiser:	Supervisory Appraiser:
Name:	Name:

Appraisal Analytics Addendum

Sales & Listings Farm List

File # **16252617**

Comments:

	Address	Prox.	Price	Date	Site	GLA	Bd	Ba	Age	Cars	Comment
Sub	**18023 Bambriar Dr**				**10,010sf**	**2,212**	**5**	**2.0**	**52**	**0**	
1	**1535 Bamwick Dr**		**287,500**	**05/16/24**	**10,087sf**	**2,579**	**4**	**2.1**	**52**	**2**	
2	**1423 Bodart Dr**		**230,000**	**05/13/24**	**9,672sf**	**2,153**	**4**	**2**	**52**	**2**	
3	**1714 Castlerock Dr**		**270,000**	**05/10/24**	**9,243sf**	**2,893**	**5**	**3.1**	**55**	**2**	
4	**17242 Meadow Butte Dr**		**254,900**	**05/08/24**	**7,039sf**	**2,035**	**3**	**2**	**44**	**2**	
5	**1819 Ash Meadow Dr**		**244,500**	**05/03/24**	**5,400sf**	**1,643**	**3**	**2**	**45**	**2**	
6	**17207 E Sugar Meadow Dr**		**215,000**	**04/12/24**	**5,000sf**	**2,087**	**3**	**2**	**46**	**2**	
7	**1715 Wagon Gap Trl**		**310,000**	**03/14/24**	**8,658sf**	**2,687**	**5**	**2.1**	**54**	**2**	
8	**18043 Rolling Creek Dr**		**262,000**	**02/08/24**	**8,330sf**	**2,242**	**4**	**3**	**52**	**1**	
9	**1427 Sweet Grass Trl**		**210,000**	**01/31/24**	**8,970sf**	**2,717**	**4**	**2.1**	**54**	**1**	
10	**1406 Roanwood Dr**		**210,000**	**01/30/24**	**9,916sf**	**2,100**	**4**	**2.1**	**56**	**1**	
11	**1707 Sweet Grass Trl**		**265,000**	**01/29/24**	**9,243sf**	**2,233**	**4**	**2.1**	**45**	**2**	
12	**18022 Rolling Creek Dr**		**300,000**	**01/26/24**	**18,840sf**	**2,297**	**4**	**2.1**	**46**	**2**	
13	**17203 E Sugar Meadow Dr**		**248,000**	**01/24/24**	**5,950sf**	**1,676**	**3**	**2.2**	**46**	**2**	
14	**1419 Tucumcari Dr**		**335,000**	**01/11/24**	**8,970sf**	**2,645**	**5**	**2.1**	**57**	**2**	
15	**17222 E Sugar Meadow Dr**		**245,000**	**12/29/23**	**14,147sf**	**1,955**	**3**	**2**	**43**	**2**	
16	**1911 Ash Meadow Dr**		**180,000**	**12/20/23**	**5,000sf**	**1,736**	**2**	**2**	**45**	**2**	
17	**17231 Meadow Butte Dr**		**250,000**	**09/26/23**	**5,094sf**	**2,129**	**3**	**2**	**45**	**2**	
18	**17307 Ponderosa Pines Dr**		**215,000**	**07/14/23**	**8,560sf**	**2,441**	**4**	**2.1**	**40**	**1**	
19	**18006 Bambridge Dr**		**286,000**	**07/14/23**	**9,000sf**	**2,211**	**4**	**2.1**	**52**	**1**	
20	**1803 Ash Meadow Dr**		**249,000**	**06/30/23**	**6,360sf**	**1,787**	**3**	**2**	**44**	**2**	
21	**1911 Wagon Gap Trl**		**320,000**	**06/16/23**	**0sf**	**2,614**	**4**	**2.1**	**48**	**2**	

Appraisal Analytics Addendum

Sales & Listings Farm List

File # **16252617**

	Address	Prox.	Price	Date	Site	GLA	Bd	Ba	Age	Cars	Comment
Sub	**18023 Bambriar Dr**				**10,010sf**	**2,212**	**5**	**2.0**	**52**	**0**	

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: **RAP4112063-23** Renewal of: **RAP4112063-22**

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

Item 1. **Named Insured**: **Tracy D. Norris**

Item 2. **Address**: **10223 Broadway St. Suite P #727**

City, State, Zip Code: **Pearland, TX 77584**

Item 3. **Policy Period**: From **10/20/2023** *(Month, Day, Year)* To **10/20/2024** *(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. $ **1,000,000** **Damages** Limit of Liability – Each **Claim**

B. $ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. $ **2,000,000** **Damages** Limit of Liability – Policy Aggregate

D. $ **2,000,000** **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**: $ **1,133.00**

Item 7. **Retroactive Date** (if applicable): **10/20/2005**

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

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

Authorized Representative

Produced using ACI software, 800.234.8727 www.aciweb.com Form EDOC

Borrower: **Echo Deaver**		File No.: **16252617**	
Property Address: **18023 Bambriar Dr**		Case No.:	
City: **Houston**	State: **TX**	Zip: **77090-1103**	
Lender: **LoanCare Services Center, Inc**			

TALCB

TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified Residential Real Estate Appraiser

Appraiser: **Tracy Dwayne Norris**

License #: **TX 1335492 R** License Expires: **11/30/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Commissioner

AERIAL MAP

Borrower: **Echo Deaver**		File No.: **16252617**
Property Address: **18023 Bambriar Dr**		Case No.:
City: **Houston**	State: **TX**	Zip: **77090-1103**
Lender: **LoanCare Services Center, Inc**		



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

- REQ - LENDER/CLIENT - Name - on report LoanCare Services Center, Inc does not match Lender/Client Name as ordered LoanCare Services Center, Inc..
- REQ - LENDER/CLIENT - Company Address - on report 3637 SENTARA WAY VIRGINIA BEACH VA 23452 does not match Lender/Client Address as ordered 3637 Sentara Way, Suite 303, Virginia Beach VA 23452.
- 2055_05UAD - SALES COMPARABLE NO. 1 - Bedroom Adjustment - is negative and the Comparable's number of bedrooms is less than the Subject's bedroom count. A positive adjustment is expected.
- 2055_05UAD - SALES COMPARABLE NO. 2 - Quality of Construction - is Q5, and ACI Insights indicates that the Quality is Q3. Please review the Quality of Construction regarding this discrepancy.
- 2055_05UAD - SALES COMPARABLE NO. 3 - Quality of Construction - is Q5, and ACI Insights indicates that the Quality is Q3. Please review the Quality of Construction regarding this discrepancy.
- CRX - 2055_05UAD - SALES COMPARISON APPROACH - Subject - Price of Prior Sale/Transfer (245000) differs from PUBLIC RECORDS (None).
- 2055_05UAD - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- 2055_05UAD - SALES COMPARABLE NO. 4 - Bedroom Adjustment - is negative and the Comparable's number of bedrooms is less than the Subject's bedroom count. A positive adjustment is expected.
- 2055_05UAD - SALES COMPARABLE(S) #4 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable List Price Overall trend - is blank.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Listings Days on Market Overall trend - is blank.