Uniform Residential Appraisal Report

File No. 16247085

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 1695 Riveredge Rd | City Oviedo | State FL | Zip Code 32766

Borrower Louisa Berry | Owner of Public Record Louisa Berry | County Seminole

Legal Description Lot 194 Riverside at Twin Rivers Unit 3A PB 46 Pgs 67 Thru 69

Assessor's Parcel # 19-21-32-5LS-0000-1940 | Tax Year 2023 | R.E. Taxes $ 1,769

Neighborhood Name Twin Rivers | Map Reference 19-21-32 | Census Tract 0212.03

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [X] PUD | HOA $ 198 [X] per year [ ] per month

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

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

Lender/Client Wells Fargo Bank, N.A. | Address 2701 Wells Fargo Way, Minneapolis, MN 55467

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 MFR MLS, the subject has not been offered for sale within the twelve months prior to the effective date of this appraisal.

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	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE	One-Unit	70 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	305 Low	0	Multi-Family	0 %
Neighborhood Boundaries	Mitchell Hammock Rd and CR 419 to the north, Live Oak Reserve Blvd to the east, Seminole-Orange county line to the south and west.							1,750 High	62	Commercial	10 %
								440 Pred.	34	Other Other	20 %

Neighborhood Description See Attached Addendum

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

SITE

Dimensions 79x105x15x32x105 | Area 6841 sf | Shape Irregular | View N;Res;

Specific Zoning Classification PUD | Zoning Description Planned Unit Development

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

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

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 12117C0195F | FEMA Map Date 09/28/2007

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

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[X] Concrete Slab [ ] Crawl Space	Foundation Walls Concrete/Average	Floors Cpt,Vinyl/Avg
# of Stories 1	[ ] Full Basement [ ] Partial Basement	Exterior Walls CBS/Average	Walls Drywall/Average
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface Comp/Shngl/Avg	Trim/Finish Wood/Average
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 0 %	Gutters & Downspouts Alum/Average	Bath Floor Vinyl/Average
Design (Style) Traditional	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type Assort/Average	Bath Wainscot Tile/Average
Year Built 1996	Evidence of [ ] Infestation	Storm Sash/Insulated None	Car Storage [ ] None
Effective Age (Yrs) 20	[ ] Dampness [ ] Settlement	Screens Yes/Average	[X] Driveway # of Cars 2
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) # 0	Driveway Surface Concrete
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Electric	[ ] Fireplace(s) # 0 [X] Fence Vinyl	[X] Garage # of Cars 2
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck Uncvd [X] Porch Front	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool None [ ] Other None	[X] Att. [ ] Det. [ ] Built-in

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

Finished area above grade contains: 7 Rooms | 4 Bedrooms | 2.0 Bath(s) | 1,686 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). None noted

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The condition of the subject falls within the C4 condition rating. The subject shows apparent signs of wear and cosmetic damages. No significant damages were noted. All utilities (water and power) were turned on at the time of the inspection. The subject features a new roof in 2016. At the time of inspection appraiser noted : damaged vinyl flooring, stained carpeting throughout, missing base to the kitchen cabinet (under the sink) and marred interior walls. Smoke/CO detectors were noted. Cost to cure is approximately $9,500.00.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe. While no physical deficiencies or adverse conditions that affect livability, soundness or structural integrity were noted, such items are generally beyond the expertise of the appraiser. Issues of soundness and structural integrity are often related to areas that are hidden from the appraiser's view. See limiting condition #5 and comments on page three related to appraiser's definition of "complete visual inspection."

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. Functional utility is acceptable, with adequately sized rooms, ample closet space, and an efficient layout.

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There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 425,000 to $ 575,000 .

There are 87 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 350,000 to $ 575,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	1695 Riveredge Rd Oviedo, FL 32766	3065 Hidden River Ct Oviedo, FL 32766		2549 Coachbridge Ct Oviedo, FL 32766		1662 Canoe Creek Rd Oviedo, FL 32766	
Proximity to Subject		0.40 miles SE		0.40 miles SE		0.46 miles SE	
Sale Price	$		$ 435,000		$ 454,000		$ 449,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 248.57 sq. ft.		$ 234.99 sq. ft.		$ 256.28 sq. ft.	
Data Source(s)		MFRMLS #O6181158;DOM 4		MFRMLS #O6149009;DOM 117		MFRMLS #O6131951;DOM 50	
Verification Source(s)		Seminole County Records		Seminole County Records		Seminole County Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0	0	ArmLth Cash;0	0	ArmLth Seller;0	0
Date of Sale/Time		s04/24;c02/24	0	s02/24;c02/24	0	s10/23;c10/23	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6841 sf	7979 sf	0	8304 sf	0	7822 sf	0
View	N;Res;	N;Res;		N;Woods;	0	N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional		DT1;Traditional	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	28	28		28		29	0
Condition	C4	C4	-9,500	C3	-20,000	C4	-9,500
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 2.0	6 / 3 / 2.0	0	7 / 4 / 2.0		6 / 3 / 2.0	0
Gross Living Area	1,686 sq. ft.	1,750 sq. ft.	0	1,932 sq. ft.	-9,800	1,752 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Acceptable	Acceptable		Acceptable		Acceptable	
Heating/Cooling	Central	Central		Central		Central	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Pch,Patio	2 Pchs,Sc Patio	0	Pch,Deck	0	2 Pchs,Sc Patio	0
pool,fireplace	No Pool/No FP	No Pool/No FP		No Pool/No FP		No Pool/No FP	
subdivision	Twin Rivers	Twin Rivers		Twin Rivers		Twin Rivers	
Net Adjustment (Total)		[ ] + [X] -	$ 9,500	[ ] + [X] -	$ 29,800	[ ] + [X] -	$ 9,500
Adjusted Sale Price of Comparables		Net Adj. -2.2% Gross Adj. 2.2%	$ 425,500	Net Adj. -6.6% Gross Adj. 6.6%	$ 424,200	Net Adj. -2.1% Gross Adj. 2.1%	$ 439,500

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

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) Seminole County Records

My research [X] 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) Seminole County 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		04/16/2024	02/20/2024	
Price of Prior Sale/Transfer		$100	$100	
Data Source(s)	Seminole County Records	Seminole County Records	Seminole County Records	Seminole County Records
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 No other prior sale or transfer of the subject within the prior 36 months.

No prior sales or transfer of comparables within the prior 12 months of the effective date of this appraisal, except for comps. 1 and 2.

Prior transactions of comp. 1 was a Probate records transfer on 04/16/2024 for $100.00. Prior transactions of comp. 3 was a Corrective deed transfer on 02/20/2024 for $100.00.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 428,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 428,000 Cost Approach (if developed) $ 432,200 Income Approach (if developed) $ 0

The high quality of the data used in the sales comparison approach demonstrates its viability as the best value indicator. No weight given to the cost approach. The income approach was not considered due to the availability and quality of recent sales activity of comparable homes. The appraiser believes the sales comparison approach is the best representation of the subject's market value.

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: See Attached Addendum

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 $ 428,000 as of 06/07/2024 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Clarification of the term "complete visual inspection":

Certification #2 on page 5 of this report states that the appraiser has performed a "complete visual inspection" of the property. It should be understood that the "complete visual inspection" was performed within the context of the intended use and intended user identified on page 4 and clarified above. That is, the appraiser's inspection of the property is for valuation purposes only and is strictly for the purpose of assisting the lender/client (and only the lender/client) in evaluating the property for a mortgage finance transaction.

The appraiser's inspection of the property was limited to what was readily observable without moving furniture, floor coverings or personal property. Unless otherwise stated, the appraiser did not view attics, crawlspace or any other area that would involve the use of ladders or special equipment. The appraiser's viewing of the property was limited to surface areas only and can often be compromised by landscaping, placement of personal property or even weather conditions. Most importantly, the appraiser's inspection of the property is far different from and much less intensive than the type of inspections performed to discover property defects. The appraiser is not a home inspector, building contractor, pest control specialist or structural engineer. An appraisal is not a substitute for a home inspection or an inspection by a qualified expert in determining issues such as, but not limited to, foundation settlement or stability, moisture problems, wood destroying (or other) insects, rodents or pests, radon gas or lead-based paint. The client is invited and encouraged to employ the services of appropriate experts to address any area of concern.

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) Site value is determined by vacant land sales, current vacant land listings or pending sales, extraction, allocation, or other methods including public records, depending on the validity of information available for the other approaches. The appraiser is not responsible for the unauthorized use of the cost approach. The appraiser's opinion of the subject's site value exceeds 30% of the subject's estimated market value due to location.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE	= $ 168,000
Source of cost data Solomon Cost	Dwelling 1,686 Sq. Ft. @ $ 178.00	= $ 300,108
Quality rating from cost service Q3.5 Effective date of cost data 06/2024	Sq. Ft. @ $	= $
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
See Attached Addendum	Garage/Carport 405 Sq. Ft. @ $ 68.00	= $ 27,540
	Total Estimate of Cost-New	= $ 327,648
	Less 75 Physical / Functional / External	
	Depreciation $88,465	= $ (88,465)
	Depreciated Cost of Improvements	= $ 239,183
	"As-is" Value of Site Improvements	= $ 25,000
Estimated Remaining Economic Life (HUD and VA only) 55 Years	INDICATED VALUE BY COST APPROACH	= $ 432,200

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) See Attached Addendum

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

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

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPRAISER

Signature _____
Name Scott Lee
Company Name Hoffman Appraisal Services, Inc.
Company Address 5448 Hoffner Ave Suite 202
Orlando, FL 32812
Telephone Number (407) 243-1885
Email Address bhoffman@haslive.com
Date of Signature and Report 06/11/2024
Effective Date of Appraisal 06/07/2024
State Certification # Cert Res RD7667
or State License # _____
or Other (describe) _____ State # _____
State FL
Expiration Date of Certification or License 11/30/2024

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
1695 Riveredge Rd
Oviedo, FL 32766

APPRAISED VALUE OF SUBJECT PROPERTY $ 428,000

LENDER/CLIENT
Name ServiceLink
Company Name Wells Fargo Bank, N.A.
Company Address 2701 Wells Fargo Way
Minneapolis, MN 55467
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 _____

Uniform Residential Appraisal Report

File No. 16247085

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	1695 Riveredge Rd Oviedo, FL 32766	2001 Crosscreek Ct Oviedo, FL 32766		1449 Canal Cross Ct Oviedo, FL 32766		1461 Canal Cross Ct Oviedo, FL 32766	
Proximity to Subject		0.12 miles SE		0.10 miles NW		0.10 miles NE	
Sale Price	$	$	415,000	$	385,000	$	460,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 273.39 sq. ft.		$ 225.15 sq. ft.		$ 269.01 sq. ft.	
Data Source(s)		MFRMLS #O6126122;DOM 16		MFRMLS #O6059019;DOM 3		MFRMLS #O6204081;DOM 29	
Verification Source(s)		Seminole County Records		Seminole County Records		Seminole County Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0	0	ArmLth Cash;0	0	Listing ;0	0
Date of Sale/Time		s09/23;c08/23	21,000	s10/22;c09/22	31,000	Active	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6841 sf	9657 sf	0	6827 sf	0	7978 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional		DT1;Traditional	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	28	30	0	27	0	27	0
Condition	C4	C4	-9,500	C4		C3	-20,000
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 2.0	6 / 3 / 2.0	0	7 / 4 / 2.0		7 / 4 / 2.0	
Gross Living Area	1,686 sq. ft.	1,518 sq. ft.	6,700	1,710 sq. ft.	0	1,710 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Acceptable	Acceptable		Acceptable		Acceptable	
Heating/Cooling	Central	Central		Central		Central	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Pch,Patio	2 Pchs	0	Pch,Patio		2 Pchs	0
pool,fireplace	No Pool/No FP	No Pool/No FP		No Pool/No FP		No Pool/No FP	
subdivision	Twin Rivers	Twin Rivers		Twin Rivers		Twin Rivers	
Net Adjustment (Total)		[X] + [ ] -	$ 18,200	[X] + [ ] -	$ 31,000	[ ] + [X] -	$ 20,000
Adjusted Sale Price of Comparables		Net Adj. 4.4% Gross Adj. 9.0%	$ 433,200	Net Adj. 8.1% Gross Adj. 8.1%	$ 416,000	Net Adj. -4.3% Gross Adj. 4.3%	$ 440,000

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Seminole County Records	Seminole County Records	Seminole County Records	Seminole County Records
Effective Date of Data Source(s)	06/07/2024	06/07/2024	06/07/2024	06/07/2024

Summary of Sales Comparison Approach

Uniform Residential Appraisal Report

File No. 16247085

FEATURE	SUBJECT	COMPARABLE SALE NO. 7		COMPARABLE SALE NO. 8		COMPARABLE SALE NO. 9	
Address	1695 Riveredge Rd Oviedo, FL 32766	1449 Canal Cross Ct Oviedo, FL 32766					
Proximity to Subject		0.10 miles NW					
Sale Price	$		$ 459,900		$		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 268.95 sq. ft.		$ 0.00 sq. ft.		$ sq. ft.	
Data Source(s)		MFRMLS #O6209755;DOM 1					
Verification Source(s)		Seminole County Records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing ;0	0				
Date of Sale/Time		Active	0				
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	6841 sf	6827 sf	0				
View	N;Res;	N;Res;					
Design (Style)	DT1;Traditional	DT1;Traditional					
Quality of Construction	Q4	Q4					
Actual Age	28	27	0				
Condition	C4	C3	-20,000				
Above Grade Room Count	Total 7 / Bdrms. 4 / Baths 2.0	Total 7 / Bdrms. 4 / Baths 2.0		Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area	1,686 sq. ft.	1,710 sq. ft.	0	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf					
Functional Utility	Acceptable	Acceptable					
Heating/Cooling	Central	Central					
Energy Efficient Items	None	None					
Garage/Carport	2ga2dw	2ga2dw					
Porch/Patio/Deck	Pch,Patio	Pch,Patio					
pool,fireplace	No Pool/No FP	No Pool/No FP					
subdivision	Twin Rivers	Twin Rivers					
Net Adjustment (Total)		☐ + ☒ -	$ 20,000	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. -4.3% Gross Adj. 4.3%	$ 439,900	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 7	COMPARABLE SALE NO. 8	COMPARABLE SALE NO. 9
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Seminole County Records	Seminole County Records		
Effective Date of Data Source(s)	06/07/2024	06/07/2024		

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

File No. 16247085

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. 16247085

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: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		

The Scope of the Appraisal

The following steps were taken and data considered in the estimation of the market value of the subject property. The extent of the appraisers investigation included;

1. Reviewing the legal description of the subject property.

2. Conducting an interior and exterior inspection of the subject improvements and inspection of the site.

3. Conducting an inspection of the neighborhood and analysis of regional characteristics.

4. Research of the comparable sales either from appraiser files, multiple listing service (MFRMLS) or the public record (county appraiser webpage).

5. Analysis of the selected comparable sales and listings including verification of the reported data when possible.

6. Conducting an exterior inspection of the selected comparables from the street.

7. Consideration and analysis of the highest and best use of the subject property.

8. Consideration and application of the applicable approaches to value.

9. Final reconciliation of the data to arrive at the estimated market value.

Additional Conditions

Line adjustments made in the market grid are based on local contributory value with consideration also given to cost and depreciation. These adjustments are within the range of value established by the market and reflect the markets' typical reaction to the unit where the line adjustment was made. The line adjustments in no way reflect nor should be interpreted by the reader of this report the actual cost of the unit of measure.

The appraiser is not a certified home inspector, engineer, roof inspector, surveyor, architect and/or a termite inspector and is not qualified in any way to guarantee the subject home from damage or deterioration that was not visibly apparent at the time of inspection. The appraiser strongly recommends that if such a guarantee is desired that a certified and qualified home inspector, termite inspector or appropriate professional be hired to complete a thorough inspection of the subject property. If a cost to cure is noted, it is based on a visual inspection of the accessible areas and is for cosmetic damages only. The appraiser is not a general contractor and is in no way qualified to determine an accurate cost to cure. If such a desire is warranted, the appraiser strongly recommends an inspection by a licensed general contractor. Pending results of appropriate inspection, the overall estimated market value may change.

Unless otherwise noted in the report, the appraiser assumes there to be no adverse environmental conditions. The appraiser is not an expert in this field and only provides a cursory inspection. The appraiser is not qualified to determine mold (toxic or otherwise), radon gas, lead based paint, sink holes, abandoned gas or oil wells, high pressure gas or any other environmental hazard. At the time of inspection, no hazards were brought to the appraiser's attention unless otherwise noted in the body of the report. The appraiser assumes no responsibility for any underlying hazards not known. The value estimate contained within this report is based on the assumption there are no hidden environmental hazards or conditions. Any such existence would significantly change the estimated value contained within this report.

The appraiser is not an insurance agent and is not familiar with insurable values. This appraisal should not be used for insurance purposes (ie subtracting the estimated site value from the estimated market value) as this would not result in replacement cost new. The cost approach is not considered reliable as the appraiser is not a general contractor or builder. Interested parties who wish to have a reliable cost approach should seek out and hire the appropriate licensed professional at their own expense. The appraiser will not be held responsible for the unauthorized use or misuse of the attached cost approach. At times, the cost approach value may be significantly larger than the estimated market value. This is in part due to the economic deprecation. This is considered typical as the cost to build is typically y greater than market reaction. The cost approach does not include developer incentives, developers overhead and entrepreneurial profit.

This report has been electronically prepared and transmitted to the client in compliance with uspap guidelines which include verification of complete file transfer and delivery, digitally protected signatures and adequate security measures in place to protect data transmitted by the appraiser. Digital photos are also used. In the case of guard gated communities, homes on large acreage and not viewable from the street and no trespass signs, etc., mls photos are used to best represent the comparables.

The flood survey is determined by a secondary vendor that the appraiser uses and considered reliable however, traditional fema maps are generally vague and unclear and the maps provided may or may not be accurate. Interested parties should order a flood certificate or survey to determine flood risk. The appraiser is not a surveyor and lot dimensions are approximate. If exact dimensions are required, the appraiser recommends a licensed surveyor. The appraiser makes all attempts to accurately identify the subject's specific zoning classification. The appraiser is not a zoning expert and takes no responsibility for the zoning information within this report. Zoning should be verified with the title/lender company. The appraiser assumes no responsibility for inaccurate flood information.

Some properties are noted as having a well and septic tank. Wells and septic tanks are typical for the area unless otherwise noted in the addendum of the report. The appraiser is not an expert on wells or septics. Septics are assumed operable and no visible damage was noted at the time of inspection unless otherwise noted in the report. Wells are considered acceptable potable water unless otherwise noted in the report.

No personal property or non-realty items were included in the subject's final estimate of market value.

The finished square footage or gross living area was derived from actual onsite measurements taken by the appraiser as of the effective date of this report and may not be similar to the finished living area as reported on tax records. The gross living area reported on the tax record may be derived from builder plans or a field estimate taken from exterior-only measurements. The enclosed sketch is for illustration purposes only and is based on the ANSI Z765-2021 Standard. This drawing is not intended as a detailed floor plan of the home, but created to determine the total finished living area or total finished square footage.

The appraiser has received clerical assistance including scheduling, record keeping, data entry and electronic communication and delivery to client.

Neighborhood Description
Based upon the appraiser’s exterior inspection of the subject’s neighborhood and market area, in conjunction with a review of all recent sales and listings from the MLS, the neighborhood appears to feature homes with little to no major deferred maintenance, having effective ages slightly less than actual ages. Using the same data as above with additional consideration given to local building codes and standards, the majority of properties are constructed with average to good quality materials and are in overall average to good condition as compared to homes in similar neighborhoods. There is a noticeable level of conformity and compatibility among the homes within the neighborhood. The property benefits from a favorable location in proximity (within 7 miles) to schools, support facilities, local thoroughfares, and recreational areas, as compared to homes in similar neighborhoods proximity to such amenities. "Other" noted in the Present Land Use % accounts for vacant land, public roads, agricultural, public parks, lakes, ponds, schools and undeveloped areas. New homes are being built in the area. New homes are being built in the area. Wide range of values due to varying views, locations, and improvements.

The subject's estimated market value falls within reasonable range to the predominate value for the area. The subject is not considered an underimprovement or atypical.

Neighborhood Market Conditions
One-unit housing trends are based only on homes that compete with the subject property, per 1004MC instructions. This is not reflective of the subject's neighborhood, market area, or metropolitan statistical area as a whole. Based on the MFRMLS generated 1004MC of homes that would compete with the subject property, the following can be determined : Property values appear to be increasing. See 1004MC for rate of increase. Based on the 1004MC housing demand appears to be in a shortage for homes most similar to the subject property. Marketing time is noted to be under 3 months.

Borrower: Louisa Berry	File No.: 16247085	
Property Address: 1695 Riveredge Rd	Case No.:	
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		

The exposure time for the subject property, if marketed correctly and priced competitively, is approximately under 3 months unless otherwise noted. The exposure time was derived from statistical information about days on the market from similar properties, information gathered through sales information and interviews with participants of the market. Exposure time as defined by USPAP is noted as “the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." The exposure time noted in this report is valid for the effective date of this report only and may significantly change if the overall market factors alter.

Highest and Best Use
The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Site Comments
This is basically a flat, slightly above road grade site that is very typical of the neighborhood in terms of size, topography, view and general appeal. It provides a suitable setting for the improvements and is consistent with market expectations in this price range. Landscaping consists of some foundation plantings, shrubbery and a few trees. While no readily apparent adverse site conditions or external factors were noted, many site-related issues are beyond the scope of this assignment.

Statements regarding zoning compliance are intended only in the most general sense. Zoning and building ordinances vary significantly from one municipality to another and can be extremely detailed. The scope of this assignment does not include a comparison of every potentially significant characteristic of the subject property's site and improvements relative to zoning and building ordinances. Unless otherwise noted, standard utility and right-of-way easements are insignificant to value. However, a current locational or boundary survey, which was unavailable to the appraiser, may reveal encroachments, easements, zoning violations or other matters of interest that could warrant modification of the appraised value.

Comments on Sales Comparison
Most weight given to comps. 1 and 2. Comps. 1 and 2 are the most recent sales. Comp. 2 is similar in bedroom count. Secondary consideration given to comps. 3 and 4. Comps. 3 and 4 are additional sales in the subject's same subdivision and are similar in condition rating. Comps. 5 and 6 are supportive and given no weight.

Site, view, design, porch, patio, fireplace, shed, location, subdivision, and age adjustments could not be supported and do not appear warranted. The appraiser has adjusted dissimilarities between the subject and the comparables according to the market reaction. Therefore, the dissimilarities that have a "0" indicated in the adjustment column means the appraiser has acknowledged the difference; however, the market does not support any adjustment. No value given to personal items, sheds, and furniture.

GLA adjustments are based on paired sales analysis with secondary consideration given to sensitivity analysis. The appraiser does not adjust for differences of 100 sf or less, as the market cannot support the adjustment. Bathroom adjustments are based on minimal construction costs with consideration given to depreciation.

Comps. 1, 3, and 4 fall within the C4 condition rating, however features updates to the kitchen and some with updated bathrooms. With these updates a downward adjustment was applied based on the appraiser's estimated cost to cure. Comps. 2, 5, and 6 have recent updates to the kitchen and/or bathrooms. These comparables show minimal signs of wear and show lower effective ages.

Time adjustments are based on the information contained within the attached 1004MC, and appear warranted. No time adjustments were made to sale comparables with contract dates within the prior 6 months from the effective date of this appraisal. Although comp. 3 is a sale over 6 months old, no time adjustment appear warranted based on reactions within the grid.

The wide range of values shown on the top of page 2, for both "sold" and "for sale" properties is due to the two parts of the market created by arms length transactions (upper range) and the distressed market (lower range). The difference is further separated by the various styles and ages of homes in the subject market area.

The Indicated Value by Sales Comparison Approach, $428,000, is calculated using the following weights:
35.0% - 3065 Hidden River Ct; Sale Price $435,000; Adjusted Value $425,500; Gross Adj: 2.2%
35.0% - 2549 Coachbridge Ct; Sale Price $454,000; Adjusted Value $424,200; Gross Adj: 6.6%
15.0% - 1662 Canoe Creek Rd; Sale Price $449,000; Adjusted Value $439,500; Gross Adj: 2.1%
15.0% - 2001 Crosscreek Ct; Sale Price $415,000; Adjusted Value $433,200; Gross Adj: 9.0%
0.0% - 1461 Canal Cross Ct; Sale Price $460,000; Adjusted Value $440,000; Gross Adj: 4.3%
0.0% - 1449 Canal Cross Ct; Sale Price $459,900; Adjusted Value $439,900; Gross Adj: 4.3%

06/11/2024

The appraiser included an additional comparable (comp. 5) that is similar in overall condition. Comp. 5 has worn and outdated carpeting and damaged vinyl floors, and minor blemishes on interior walls. A time adjustment was applied based on average sale prices. The rear photo of the subject was editted.

Conditions of Appraisal
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 servicing, 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. The appraiser will not be held responsible for the unauthorized use of this report. This appraisal may not be relied upon by others unless stated specifically.

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.

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. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.
This report was prepared under USPAP Standards Rule 2-2(a).

The subject property is located within the appraiser's home county, or a contiguous county. This assignment requires geographic competency as required by USPAP. I have spent sufficient time in this market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and location involved.

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

The appraiser has received clerical assistance including scheduling, record keeping, data entry and electronic communication and delivery to client.

Appraiser is knowledgeable of and fully complied with all federal, state, and local laws, including any antidiscrimination laws, rules applicable to the subject property,

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		

or any provisions of the Fair Housing Act. No part of the appraisal analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the property, present owners or occupants of the property, or the present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state, or local law.

Cost Approach Comments
Solomon Cost Calculator was used in the cost approach. No functional or external obsolescence noted. Site improvements typically include fences, walks, drives, wells, septics, landscaping, and outbuildings where applicable. Entry porches, porches, patios, floor coverings, appliances and appropriate adjustments are included in the overall cost per square foot. Cost approach for replacement cost only. The cost approach can not be used for insurance purposes.

Income Approach Comments
The income approach was not considered due to the availability and quality of recent sales activity of comparable homes. The appraiser believes the sales comparison approach is the best representation of the subject's market value.

Market Conditions Addendum to the Appraisal Report

File No. 16247085

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 1695 Riveredge Rd City Oviedo State FL Zip Code 32766

Borrower Louisa Berry

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)	52	18	17	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	8.67	6.00	5.67	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	4	6	11	☐ Declining	☐ Stable	☒ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.46	1.00	1.94	☐ 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	440,000	453,500	468,000	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	6	19	4	☒ Declining	☐ Stable	☐ Increasing
Median Comparable List Price	457,000	482,250	459,900	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	113	36	27	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	101.15%	100.28%	100.65%	☐ 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.).

The MFRMLS does not support the reporting of seller concessions and is relied on by the individual Realtor to import the data. Therefore, due to insufficient data the appraiser cannot comment on seller concessions.

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

REO and bank owned sales do not appear to be a factor in the subject's market based on MFRMLS research of similar homes located within the subject's neighborhood. 0% of all similar homes sold within the prior 12 months from the effective date of this appraisal and located within the subject's neighborhood were bank owned properties.

Cite data sources for above information. Mid Florida Regional MLS

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.

Based on the market research and the appraiser's analysis above provided by MFRMLS generated Market Conditions Report, the information in the neighborhood section is supported. Values for similar homes located within the neighborhood boundaries appear to be increasing by 6% for homes sold over 6 months from the effective date of this appraisal, with a shortage in supply of similar homes.

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

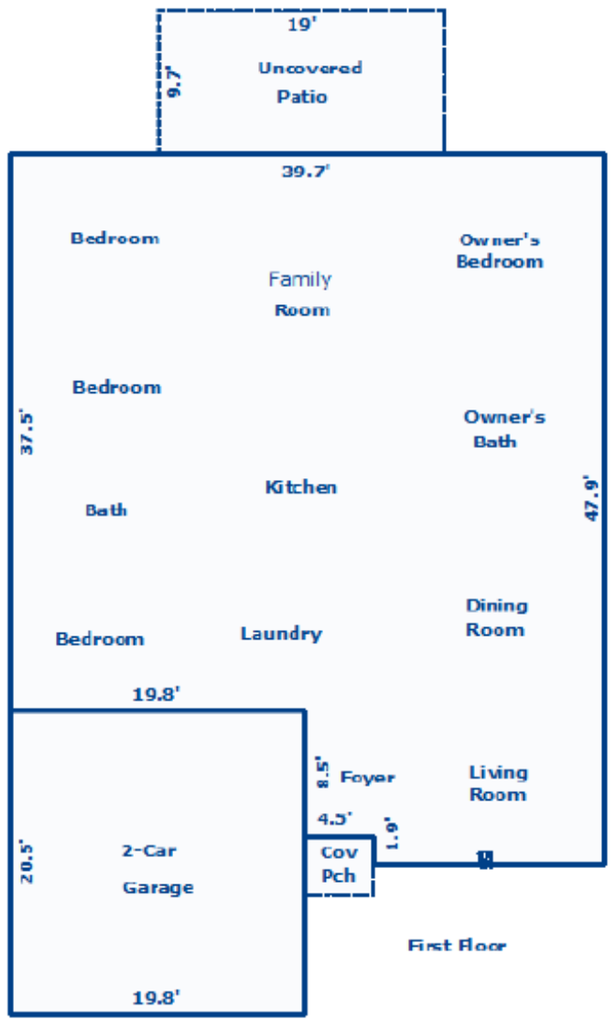
Signature _____
Name Scott Lee
Company Name Hoffman Appraisal Services, Inc.
Company Address 5448 Hoffner Ave Suite 202
Orlando, FL 32812
State License/Certification # Cert Res RD7667 State FL
Email Address bhoffman@haslive.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

FLOORPLAN SKETCH

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



Sketch by Apex Sketch v2 Standard™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1686.34	1686.34
GAR	Garage	404.88	404.88
P/P	Porch	18.00	
	Patio	183.67	201.67
Net LIVABLE Area		(rounded)	1686

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
39.7	x	37.5	1487.50
8.5	x	19.9	169.29
1.9	x	15.4	29.55
3 Items		(rounded)	1686

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 7, 2024
Appraised Value: $ 428,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

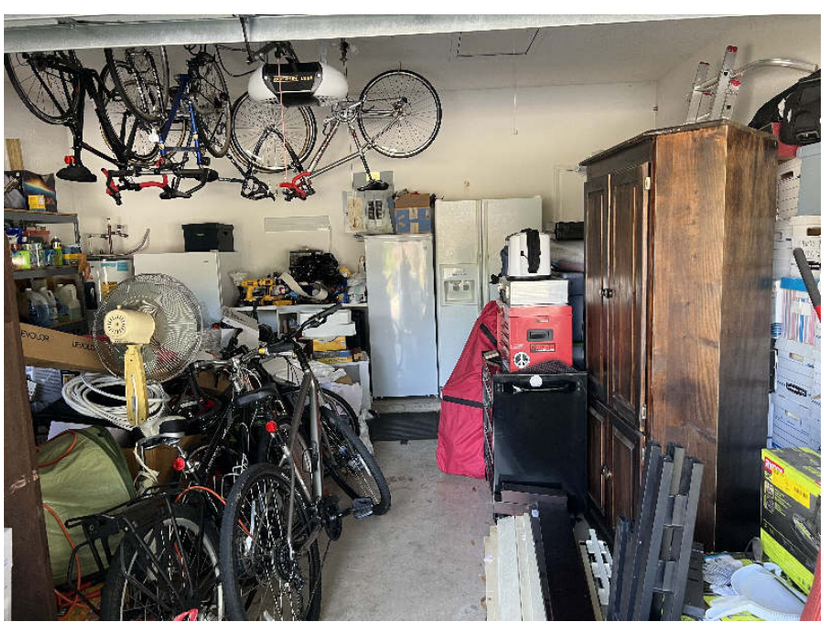
Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
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Left side

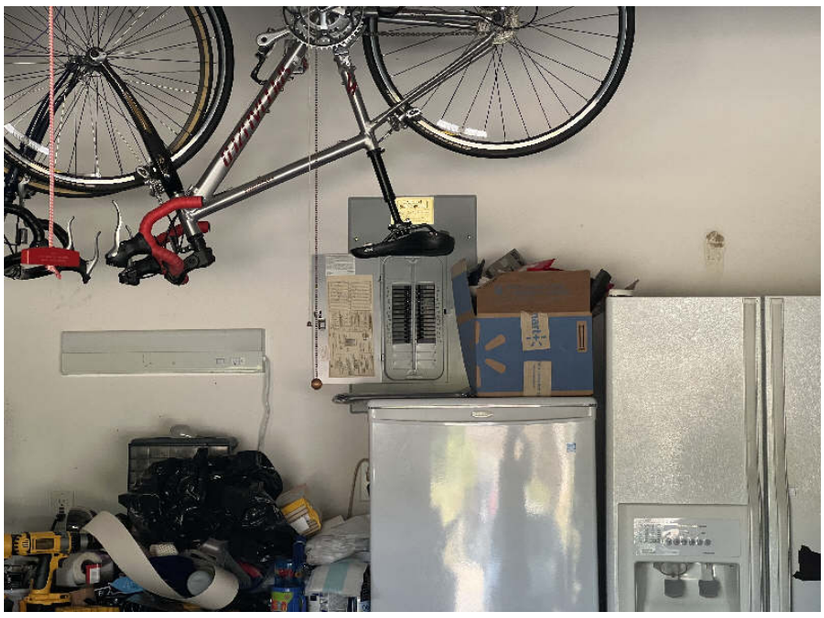


Right side

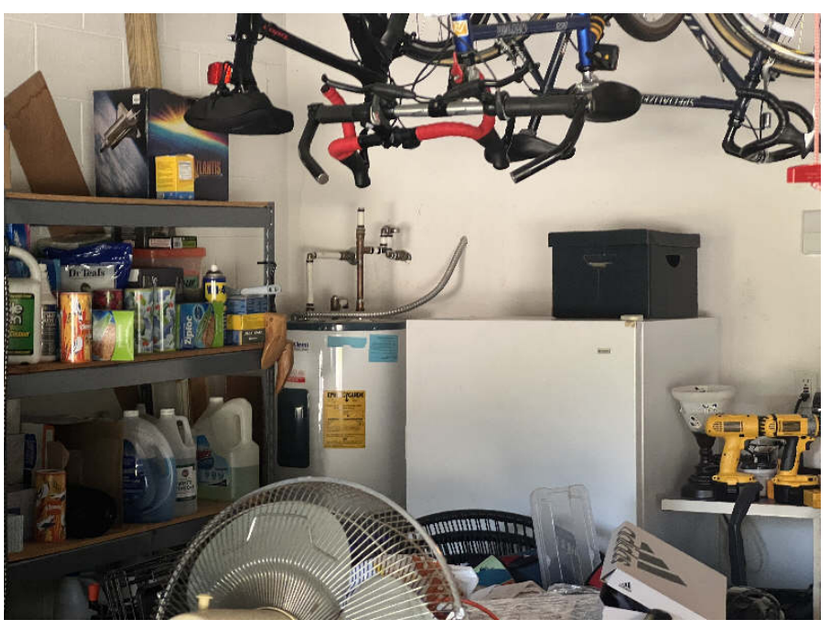


Garage

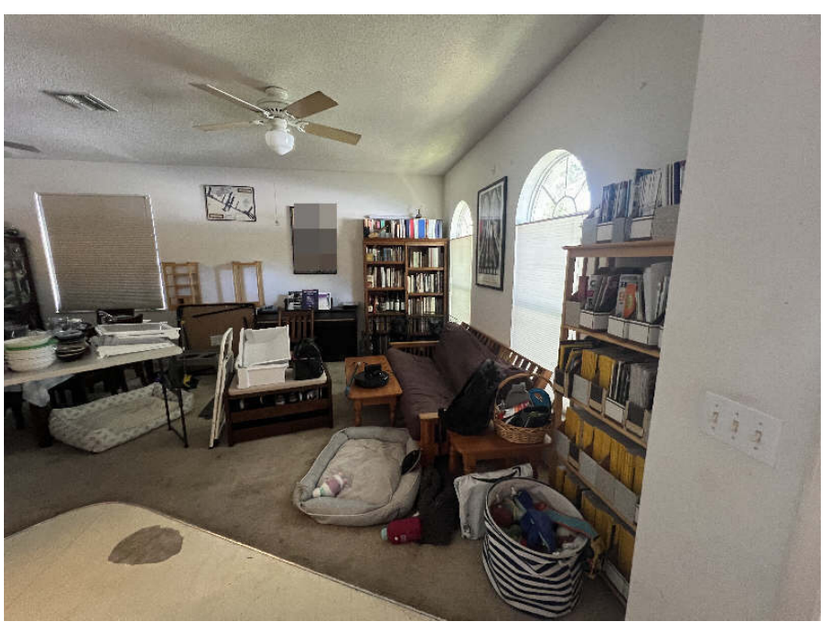
Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



Electrical panel

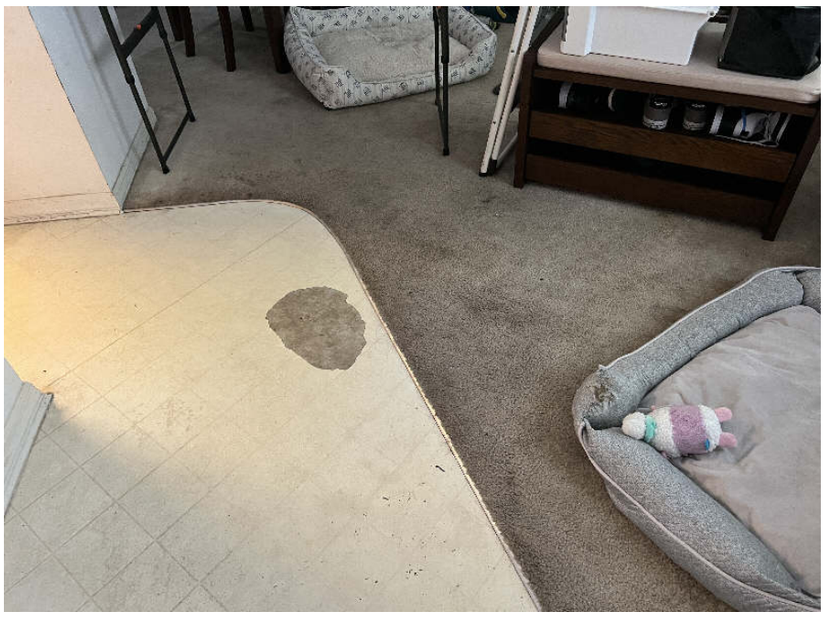


Water heater

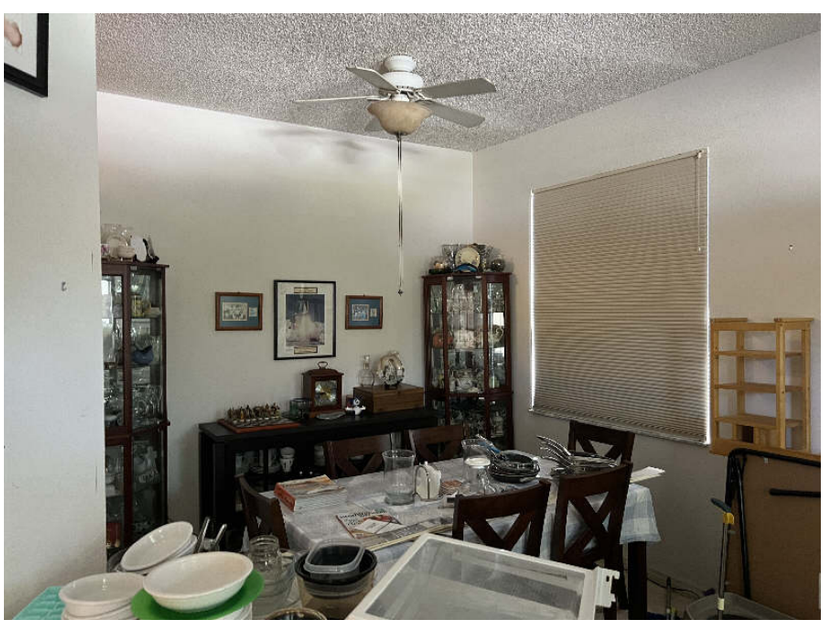


Living Room

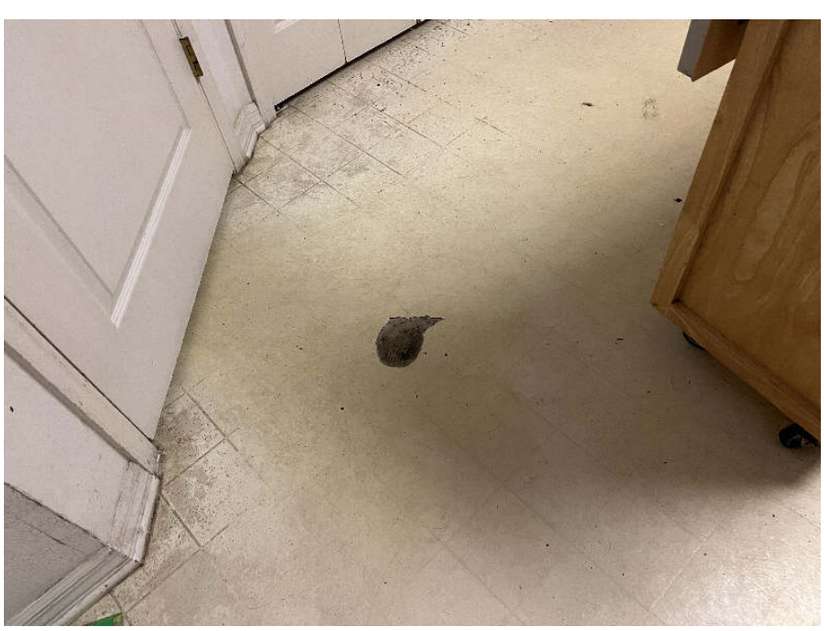
Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
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Damage vinyl floors and stained carpets



Dining Room



Damage vinyl floors

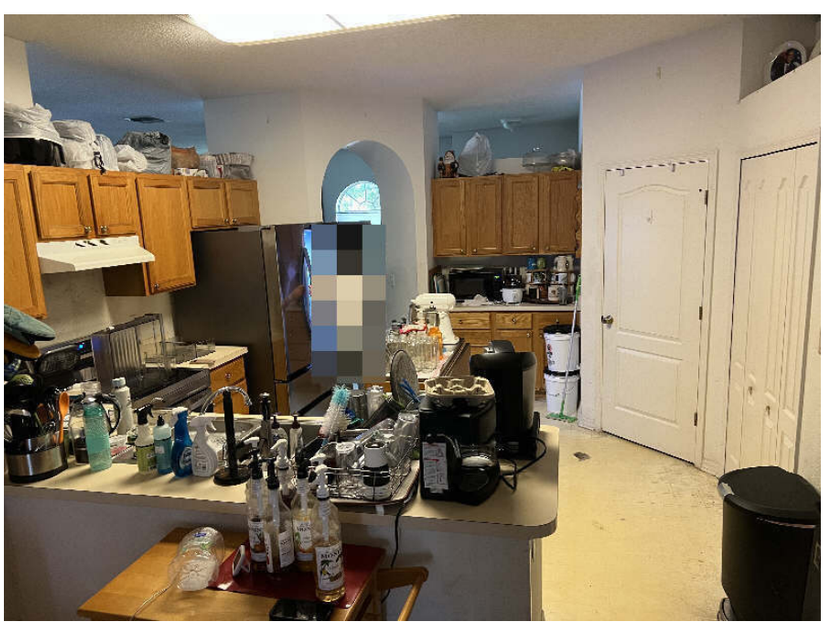
Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
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Damage vinyl floors



Kitchen



Alternate Kitchen view

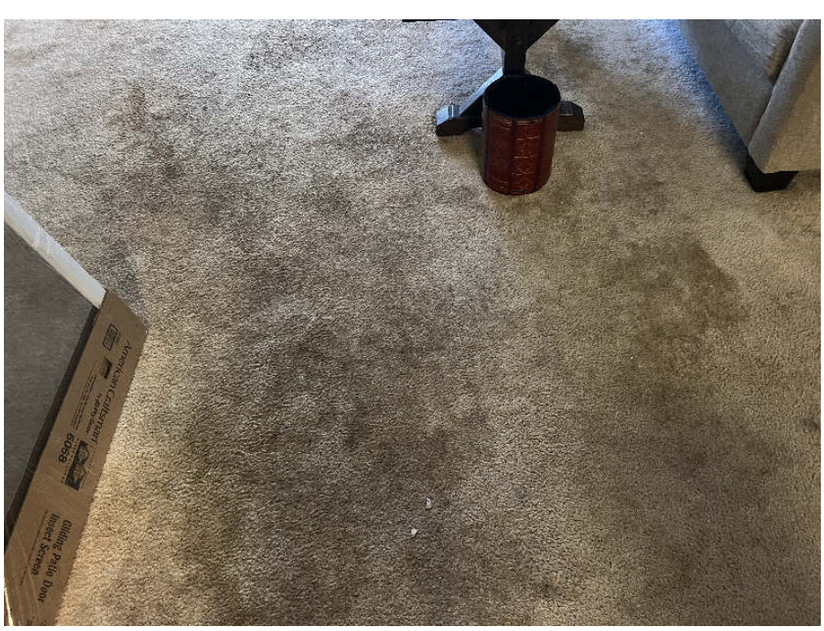
Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
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Family Room



Family Room

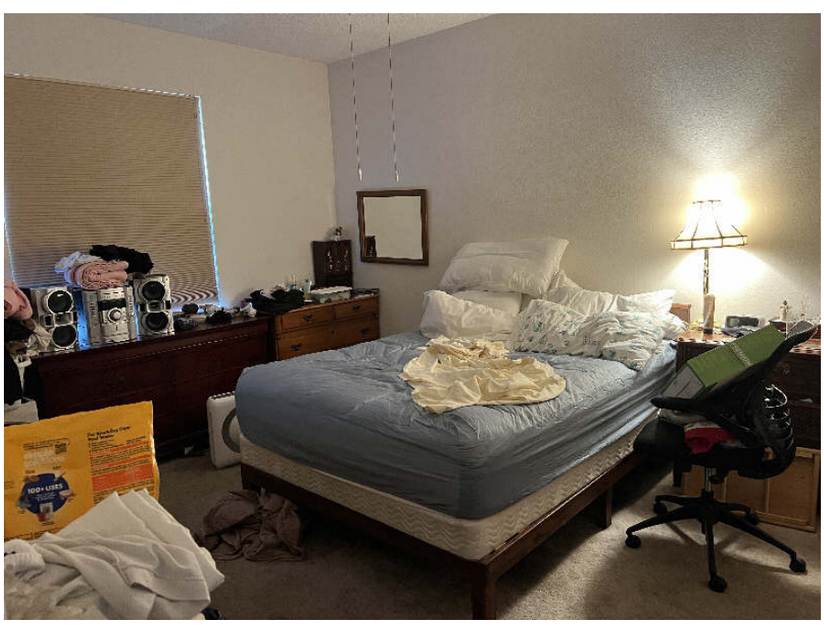


Stained carpeting

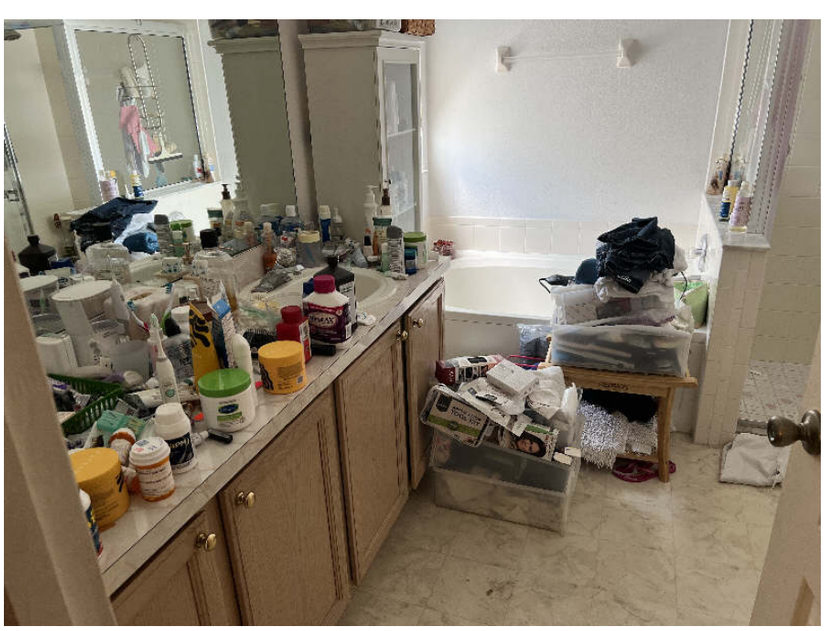
Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



CO and smoke detectors



Owner's Bedroom



Owner's Bathroom

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



Owner's Bathroom, additional photo

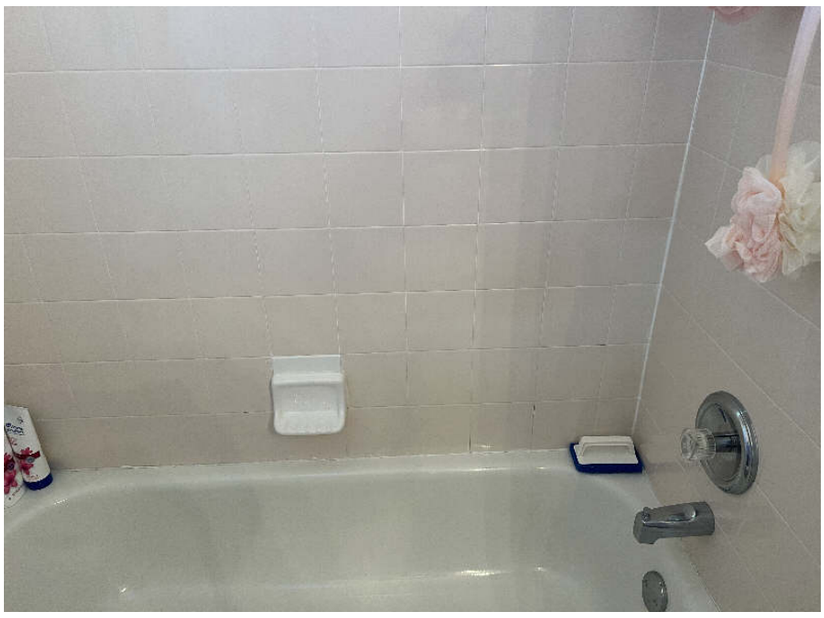


Bedroom 2

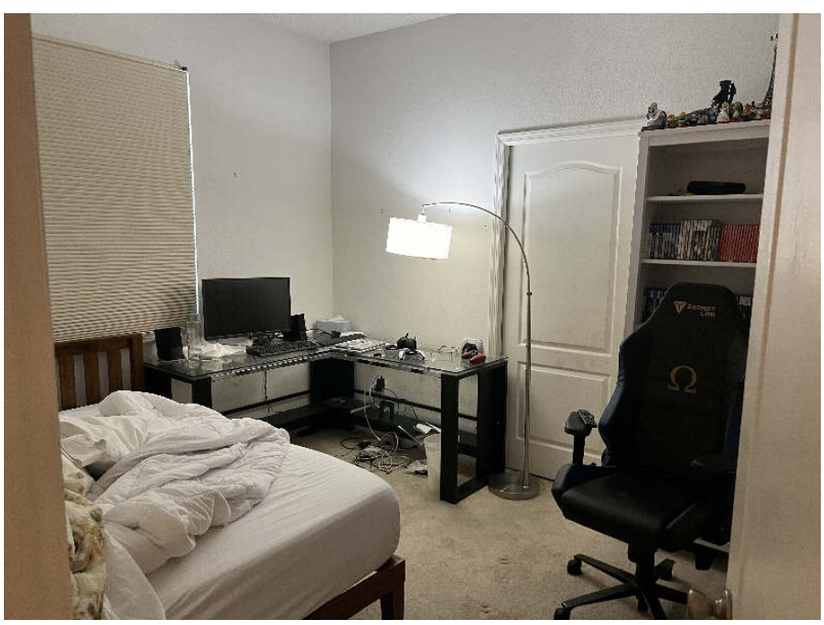


Bathroom 2

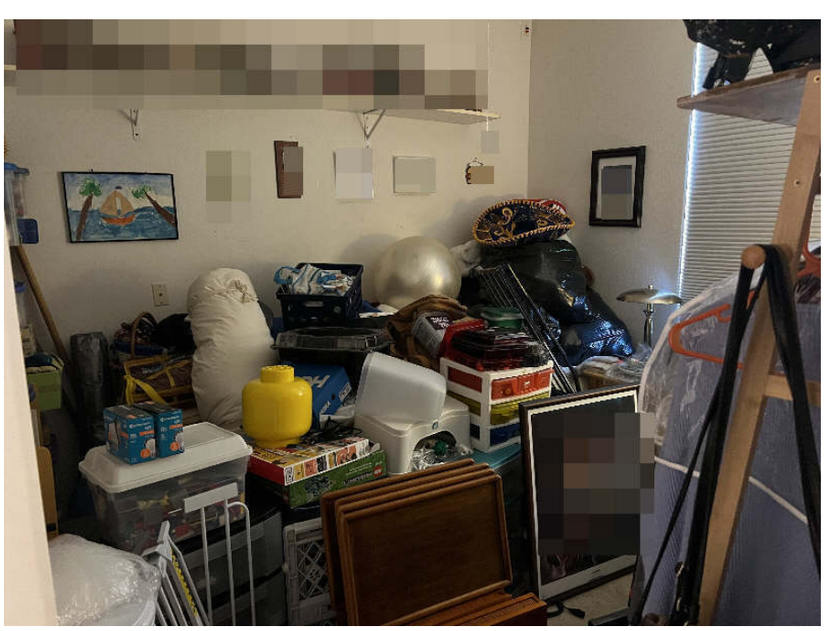
Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



Bathroom 2, additional photo



Bedroom 3



Bedroom 4

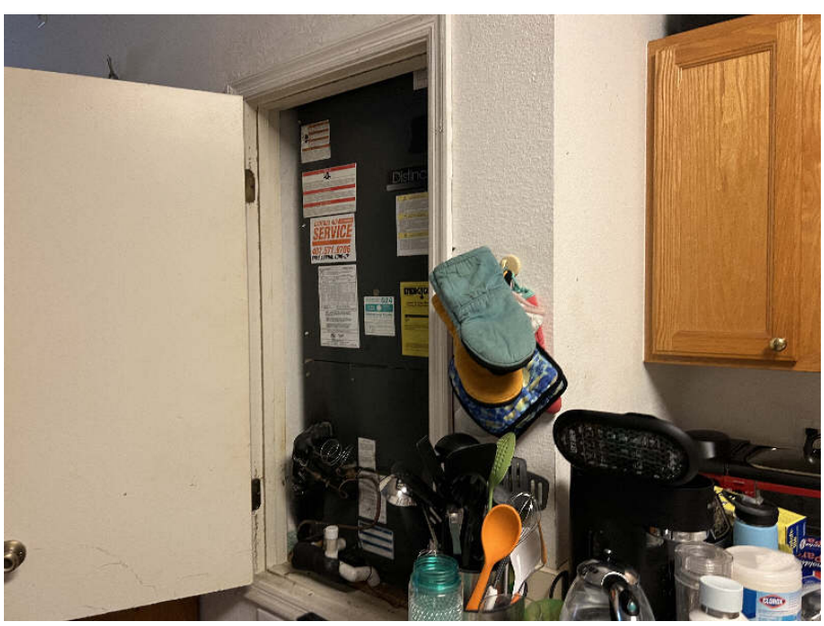
Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



Smoke detector



Laundry closet



AC unit

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



Missing base to the kitchen cabinet under the sink

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



COMPARABLE SALE #1

3065 Hidden River Ct
Oviedo, FL 32766
Sale Date: s04/24;c02/24
Sale Price: $ 435,000



COMPARABLE SALE #2

2549 Coachbridge Ct
Oviedo, FL 32766
Sale Date: s02/24;c02/24
Sale Price: $ 454,000



COMPARABLE SALE #3

1662 Canoe Creek Rd
Oviedo, FL 32766
Sale Date: s10/23;c10/23
Sale Price: $ 449,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



COMPARABLE SALE #4

2001 Crosscreek Ct
Oviedo, FL 32766
Sale Date: s09/23;c08/23
Sale Price: $ 415,000



COMPARABLE SALE #5

1449 Canal Cross Ct
Oviedo, FL 32766
Sale Date: s10/22;c09/22
Sale Price: $ 385,000



COMPARABLE SALE #6

1461 Canal Cross Ct
Oviedo, FL 32766
Sale Date: Active
Sale Price: $ 460,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



COMPARABLE SALE #7

1449 Canal Cross Ct
Oviedo, FL 32766
Sale Date: Active
Sale Price: $ 459,900

COMPARABLE SALE #8

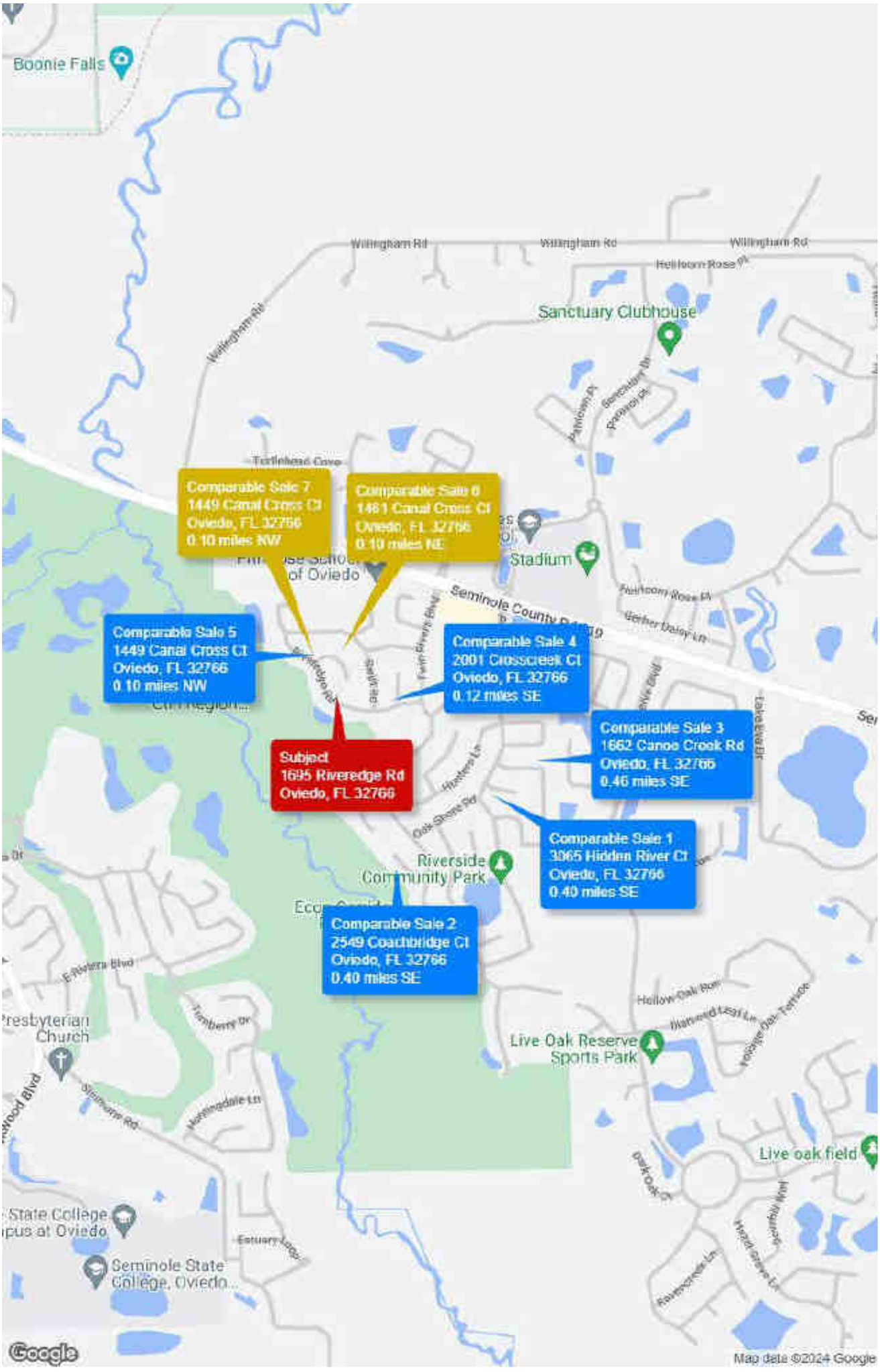
Sale Date:
Sale Price: $

COMPARABLE SALE #9

Sale Date:
Sale Price: $

LOCATION MAP

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



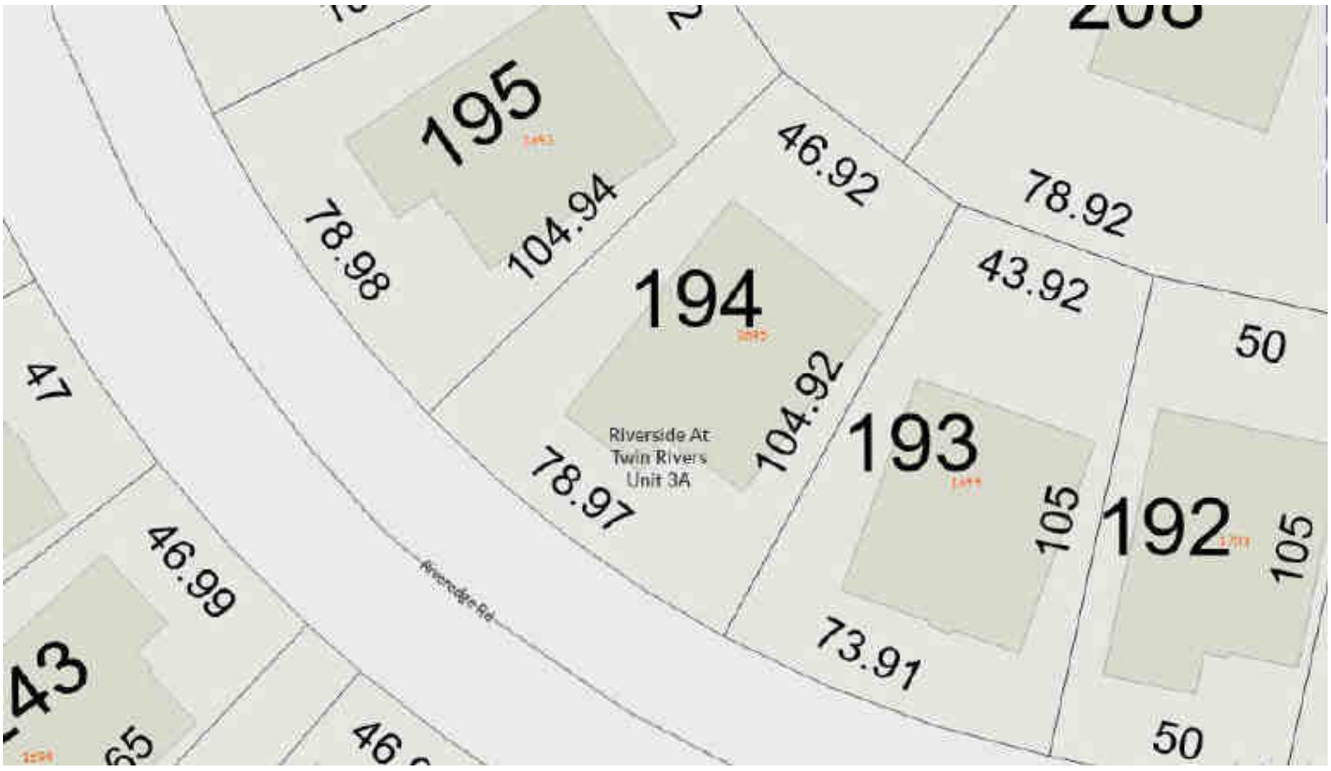
AERIAL MAP

Borrower: Louisa Berry	File No.: 16247085	
Property Address: 1695 Riveredge Rd	Case No.:	
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



PLAT MAP

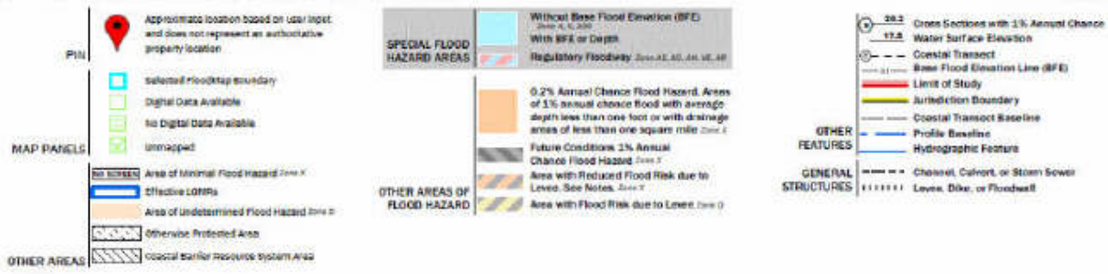
Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



FLOOD MAP

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		





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

DECLARATIONS
for
REAL ESTATE PROFESSIONAL ERRORS & OMISSIONS INSURANCE POLICY

THIS IS A CLAIMS MADE INSURANCE POLICY.

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

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

☒ Great American Assurance Company

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

Policy Number: **RAB3083851-23** Renewal of: **RAB3083851-22**

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

Item 1. **Named Insured**: **Hoffman Appraisal Services, Inc.**

Item 2. **Address**: **5448 Hoffner Ave Suite 202**

City, State, Zip Code: **Orlando, FL 32812**

Attn:

Item 3. **Policy Period**: From **06/23/2023** *(Month, Day, Year)* To **06/23/2024** *(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**: **(inclusive of claim expenses):**
- **A. $ 1,000,000 Limit of Liability - Each Claim**
- **B. $ 1,000,000 Limit of Liability - Policy Aggregate**
- **C. $ 500,000 Limit of Liability - Fair Housing Claims**
- **D. $ 500,000 Limit of Liability - Fungi Claims**

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

Item 6. **Premium**: $ **5,166.00** **Additional 2.0% FL Guaranty Association Assessment $103.32**

Item 7. **Retroactive Date** (if applicable): **03/08/2005**

Item 8. **Forms, Notices and Endorsements attached:**
D43100 (08/19) D43300 FL (05/13) D43444 (03/17) D43411 (05/13)
D43442 (03/15) D43447 (06/17) D43448 (06/17) D43432 (05/13)
D43421 (03/15) D43425 (05/13) IL7324 (07/21)

Authorized Representative

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

Borrower: Louisa Berry		File No.: 16247085
Property Address: 1695 Riveredge Rd		Case No.:
City: Oviedo	State: FL	Zip: 32766
Lender: Wells Fargo Bank, N.A.		



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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

LEE, SCOTT S

5448 HOFFNER AVE SUITE 202
ORLANDO FL 32812

LICENSE NUMBER: RD7667

EXPIRATION DATE: NOVEMBER 30, 2024

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USPAP ADDENDUM

File No. 16247085

Borrower: Louisa Berry
Property Address: 1695 Riveredge Rd
City: Oviedo County: Seminole State: FL Zip Code: 32766
Lender: Wells Fargo Bank, N.A.

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: under 3 months

The exposure time for the subject property, if marketed correctly and priced competitively, is approximately under 3 months unless otherwise noted. The exposure time was derived from statistical information about days on the market from similar properties, information gathered through sales information and interviews with participants of the market. Exposure time as defined by USPAP is noted as “the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." The exposure time noted in this report is valid for the effective date of this report only and may significantly change if the overall market factors alter.

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: Scott Lee
Date Signed: 06/11/2024
State Certification #: Cert Res RD7667
or State License #:
or Other (describe): State #:
State: FL
Expiration Date of Certification or License: 11/30/2024
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