0423403104

Uniform Residential Appraisal Report

File No. 10447068

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 1115 Maple Ave | City South Plainfield | State NJ | Zip Code 07080
Borrower Joan Odom-Aljian | Owner of Public Record Joan Odom & Mark Aljian | County Middlesex
Legal Description Block: 195 Lot: 50
Assessor's Parcel # 22-00195-0000-00050 | Tax Year 2019 | R.E. Taxes $ 6,521
Neighborhood Name South Plainfield | Map Reference GPS | Census Tract 9.02
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [ ] PUD | HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client Nationstar Mortgage LLC d/b/a Mr. Cooper | Address 8950 Cypress Waters Blvd, Dallas, TX 75019
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). The Central Jersey Multiple Listing Service has been used throughout this report.

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	93 %
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		175 Low	0	Multi-Family	%
									750 High	125	Commercial	7 %
									350 Pred.	50	Other	%

Neighborhood Boundaries The neighborhood is bounded by Randolph Road to the north, Park Avenue to the east, Oak Tree Avenue to the south and Clinton Avenue to the west.

Neighborhood Description The subject is located in a residential area with homes of similar style and quality. The typical marketing period is less than 6 months and well maintained properties continue to be in demand. No abandoned or neglected properties were noted.

Market Conditions (including support for the above conclusions) Homes which are competitively priced continue to market within 6 months. The fact that the subject property does not represent the predominant value has no adverse effect on the subject's value or marketability. The subject is not considered to be an over or under improvement.

SITE

Dimensions 60 x 120 | Area 7200 sf | Shape rectangular | View N;Res;
Specific Zoning Classification R75 | Zoning Description Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street black top	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley none	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X500 | FEMA Map # 34023C0033F | FEMA Map Date 07/06/2010
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [X] Yes [ ] No If Yes, describe. The subject is located on a moderately busy road.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION	materials/condition	INTERIOR	materials/condition
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	concrete blk/good	Floors	hardwood/good
# of Stories	1.5	[X] Full Basement	[ ] Partial Basement	Exterior Walls	vinyl/good	Walls	sheet rock/good
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	800 sq. ft.	Roof Surface	ashplt shgnl/good	Trim/Finish	wood/good
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	100 %	Gutters & Downspouts	aluminum/good	Bath Floor	tile/good
Design (Style)	cape cod	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	double hung/good	Bath Wainscot	tile/good
Year Built	~1954	Evidence of [ ] Infestation		Storm Sash/Insulated	aluminum/good	Car Storage	[ ] None
Effective Age (Yrs)	10	[ ] Dampness	[ ] Settlement	Screens	yes/good	[X] Driveway	# of Cars 2
Attic	[X] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) #0	Driveway Surface	pavers
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel gas	[ ] Fireplace(s) # 0	[ ] Fence None	[ ] Garage	# of Cars 0
[ ] Floor	[ ] Scuttle	Cooling [ ] Central Air Conditioning		[X] Patio/Deck patio	[ ] Porch None	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[X] Other none	[ ] Pool None	[ ] Other None	[ ] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 6 Rooms | 3 Bedrooms | 1.0 Bath(s) | 1,408 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). insulation.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The subject is generally in good condition with no major repairs needed. Garage has lost its functionality as the door has been removed. Kitchen basements are legally permissible within the subject's zoning area. Since purchasing the house the home owner has added/replaced the siding, roof, hot water heater, furnace and patio.

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.

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

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There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 275,000 to $ 410,000 .

There are 17 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 257,000 to $ 402,000 .

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	1115 Maple Ave South Plainfield, NJ 07080	136 Thomas Street South Plainfield, NJ 07080		324 Norwood Avenue South Plainfield, NJ 07080		3229 Park Avenue South Plainfield, NJ 07080	
Proximity to Subject		0.80 miles NW		0.32 miles NE		0.84 miles SE	
Sale Price	$		$ 350,000		$ 384,500		$ 365,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 250.00 sq. ft.		$ 218.71 sq. ft.		$ 228.13 sq. ft.	
Data Source(s)		CJMLS #2005544;DOM 57		CJMLS #2017733;DOM 15		CJMLS #2019033;DOM 11	
Verification Source(s)		Middlesex County Tax Data		Middlesex County Tax Data		Middlesex County Tax Data	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth FHA;0	
Date of Sale/Time		s12/19;c10/19	17,500	s09/20;c06/20		s08/20;c07/20	
Location	A;BsyRd;	N;Res;	-7,000	N;Res;	-7,690	A;BsyRd;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7200 sf	7560 sf	0	6250 sf	0	9021 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1.5;cape cod	DT1.5;cape cod		DT1.5;cape cod		DT2;split	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	~66	~60	0	71	0	~60	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 1.0	6 / 3 / 2.0	-3,000	6 / 3 / 1.0		7 / 3 / 1.1	-1,500
Gross Living Area	40 1,408 sq. ft.	1,400 sq. ft.	0	1,758 sq. ft.	-14,000	1,600 sq. ft.	-7,700
Basement & Finished	800sf800sfwu	800sf0sfin	8,000	800sf800sfin	0	800sf0sfin	8,000
Rooms Below Grade	2rr0br1.0ba1o		0	1rr0br0.1ba0o	0		0
Functional Utility	average	average		average		average	
Heating/Cooling	fwa	fwa C/Air	-3,000	bbhw C/Air	-3,000	fwa C/Air	-3,000
Energy Efficient Items	insulation	insulation		insulation		insulation	
Garage/Carport	2dw	1ga2dw	-3,000	1gd1dw	-3,000	1ga1dw	-3,000
Porch/Patio/Deck	2 patios	patio	3,000	patio	3,000	patio	3,000
other	none	none		none		none	
Net Adjustment (Total)		[X] + [ ] -	$ 12,500	[ ] + [X] -	$ 24,690	[ ] + [X] -	$ 4,200
Adjusted Sale Price of Comparables		Net Adj. 3.6% Gross Adj. 12.7%	$ 362,500	Net Adj. -6.4% Gross Adj. 8.0%	$ 359,810	Net Adj. -1.2% Gross Adj. 7.2%	$ 360,800

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) CJMLS, tax records

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) CJMLS, tax records

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

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CJMLS, Tax Data	CJMLS, Tax Data	CJMLS, Tax Data	CJMLS, Tax Data
Effective Date of Data Source(s)	09/17/2020	09/17/2020	09/17/2020	09/17/2020

Analysis of prior sale or transfer history of the subject property and comparable sales Subject has not sold within the past 36 months (besides any sale noted) and no further action has been reported for the comparable sales in the past 12 months (besides any sales noted).

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 360,000

Indicated Value by: Sales Comparison Approach $ 360,000 **Cost Approach (if developed) $** 362,500 **Income Approach (if developed) $**

See Attached Addendum

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 360,000 **as of** 09/15/2020 **, which is the date of inspection and the effective date of this appraisal.**

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ADDITIONAL COMMENTS

Clarification of Intended Use and Intended User:

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

In deriving at the opinion of value most weight has been afforded towards the Sales Comparison Approach as it is considered to be the most accurate approach to value. The appraiser has over 12 years experience appraising real estate in the area and considers himself competent. The subject does not appear to have been damaged by any recent natural disasters unless otherwise stated within this report. All utilities were functioning upon inspection unless otherwise stated within this report.

The Income Approach has not been considered as this is a non-income producing home. The Cost Approach is not considered an accurate approach to value and has been given the least amount of weight.

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. My opinion of reasonable exposure time for the subject property at the market value stated in this report is 90-180 days.

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) Extraction method.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Marshall & Swift

Quality rating from cost service B Effective date of cost data 08/2020

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

The cost estimates have been obtained from local builders and contractors. The typical features of a home of this quality are contained within the base price. The land to value ratio is typical for the area.

OPINION OF SITE VALUE				= $ 105,000
Dwelling	1,408 Sq. Ft. @ $	145		= $ 204,160
Bsmt: 800	Sq. Ft. @ $	110		= $ 88,000
2 patios				6,000
Garage/Carport 0	Sq. Ft. @ $	95		= $ 0
Total Estimate of Cost-New				= $ 298,160
Less 60 Physical	Functional	External		
Depreciation 17%	0%	0%		= $ (50,687)
Depreciated Cost of Improvements				= $ 247,473
"As-is" Value of Site Improvements				= $ 10,000
INDICATED VALUE BY COST APPROACH				= $ 362,500

Estimated Remaining Economic Life (HUD and VA only) 50 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

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

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

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

Describe common elements and recreational facilities.

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

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

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a 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 Edward M. Kane IV
Name Edward M. Kane, IV
Company Name Kane Appraisal Co.
Company Address 169 Demorest Ave
Avenel, NJ 07001
Telephone Number 732-855-0202
Email Address ekane@kaneappraisal.comcastbiz.net
Date of Signature and Report 09/18/2020
Effective Date of Appraisal 09/15/2020
State Certification # 42RC00192500
or State License #
or Other (describe) State #
State NJ
Expiration Date of Certification or License 12/31/2021

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
1115 Maple Ave
South Plainfield, NJ 07080

APPRAISED VALUE OF SUBJECT PROPERTY $ 360,000

LENDER/CLIENT
Name Xome
Company Name Nationstar Mortgage LLC d/b/a Mr. Cooper
Company Address 8950 Cypress Waters Blvd
Dallas, TX 75019
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

0423403104

Uniform Residential Appraisal Report

File No. 10447068

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	1115 Maple Ave South Plainfield, NJ 07080	124 Merchants Avenue South Plainfield, NJ 07080					
Proximity to Subject		0.63 miles SW					
Sale Price	$		$ 400,000		$		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 213.22 sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)		CJMLS #2103608;DOM 26					
Verification Source(s)		Middlesex County Tax Data					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing ;0					
Date of Sale/Time		Active	-8,000				
Location	A;BsyRd;	N;Res;	-8,000				
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	7200 sf	6250 sf	0				
View	N;Res;	N;Res;					
Design (Style)	DT1.5;cape cod	DT1.5;cape cod					
Quality of Construction	Q4	Q4					
Actual Age	~66	65	0				
Condition	C3	C3					
Above Grade Room Count	Total 6 / Bdrms. 3 / Baths 1.0	Total 6 / Bdrms. 3 / Baths 2.0	-3,000	Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area	40 1,408 sq. ft.	1,876 sq. ft.	-18,700	sq. ft.		sq. ft.	
Basement & Finished	800sf800sfwu	800sf800sfin	0				
Rooms Below Grade	2rr0br1.0ba1o	1rr0br0.1ba1o	0				
Functional Utility	average	average					
Heating/Cooling	fwa	fwa C/Air	-3,000				
Energy Efficient Items	insulation	insulation					
Garage/Carport	2dw	1dw	0				
Porch/Patio/Deck	2 patios	patio	3,000				
other	none	none					
Net Adjustment (Total)		☐ + ☒ -	$ 37,700	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. -9.4% Gross Adj. 10.9%	$ 362,300	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CJMLS, Tax Data	CJMLS, Tax Data		
Effective Date of Data Source(s)	09/17/2020	09/17/2020		

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

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.

0423403104

Uniform Appraisal Dataset Definitions

File No. 10447068

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: Joan Odom-Aljian		File No.: 10447068
Property Address: 1115 Maple Ave		Case No.: 0423403104
City: South Plainfield	State: NJ	Zip: 07080
Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper		

Highest and Best Use
Highest and best use as improved is the current use as a single family dwelling based on the physically possible, legally permissible and financially feasible uses. Current use is the maximally productive use of the site.

Site Comments
The Flood data zone was obtained from published maps (CD Rom) and is not guaranteed. It is recommended that a flood certification be obtained to guarantee the specific zone and to determine if flood insurance is required.
The site is encumbered by typical utility easements such as electric and telephone which do not adversely affect utility or value. The site is functional for its current use as improved with a single family dwelling.

There is no evidence of contamination or adverse factors affecting the utility or marketability of the property (unless otherwise stated within this report). An environmental audit is not recommended (unless otherwise stated within this report).

Comments on Sales Comparison
As listings for the comparables do not detail basement size the comps have been adjusted as full, partial or no basements. In instances where the gross living area for the comparable sales were not available via tax assessment records or the comparable's listings the GLA has been estimated using the home's exterior photo and room count.

Most weight has been afforded towards Comparable 2 as it has sold most recently. Although sales may exceed the 90 day/six month guideline they are considered to be the most comparable sales to the subject in terms of size, style, location and condition. Due to the lack of recent, local, comparably sized sales of homes with no central air, two patios and no garage it was necessary to make across the board adjustments. All adjustments (including across the board adjustments) have been based on actual cost tempered by typical market reactions.

AMC license: 42AC00001800 Appraisal fee: $320. 09/18/2020:

Appraisal fee has been corrected. Personal photos have been blacked out.

Final Reconciliation
The electronic signature(s) contained within this report are authentic and have not been altered in any way.

Clarification of Intended Use and Intended User:

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

0423403104

Market Conditions Addendum to the Appraisal Report

File No. 10447068

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 1115 Maple Ave City South Plainfield State NJ Zip Code 07080

Borrower Joan Odom-Aljian

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)	8	4	5	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	1.33	1.33	1.67	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	n/a	n/a	7	☐ Declining	☐ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	n/a	n/a	4.19	☐ 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	315,000	314,000	393,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	100	120	100	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	n/a	n/a	300,000	☐ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market	n/a	n/a	120	☐ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	97.00%	97.00%	97.00%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

Seller concessions are not common in this market. Some FHA sales will include closing costs of $5,000 to $10,000.

n/a refers to data "not available" as mls system does not keep historical data of listings, only sales. Once the status of a listing is changed, i.e. expired, withdrawn or sold, it is archived under that appropriate heading. Therefore the data in the gray areas marked n/a is no longer readily available to the appraiser.

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).

Foreclosure sales do not make up a significant number of listings in the subject neighborhood.

Cite data sources for above information. Garden State MLS, Trulia.com real estate guide.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The above information was determined through analysis of active listings and closed sales utilizing the appropriate mls system, as well as published weekly records available on trulia.com real estate guide. Pending sales are of little use as the brokers will not reveal the pending sales prices until after they have closed. They have the same utility as an active listing.

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 Edward M. Kane IV

Name Edward M. Kane, IV

Company Name Kane Appraisal Co.

Company Address 169 Demorest Ave
Avenel, NJ 07001

State License/Certification # 42RC00192500 State NJ

Email Address ekane@kaneappraisal.comcastbiz.net

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

State License/Certification # State

Email Address

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Joan Odom-Aljian		File No.: 10447068
Property Address: 1115 Maple Ave		Case No.: 0423403104
City: South Plainfield	State: NJ	Zip: 07080
Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper		



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: September 15, 2020
Appraised Value: $ 360,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower: Joan Odom-Aljian		File No.: 10447068
Property Address: 1115 Maple Ave		Case No.: 0423403104
City: South Plainfield	State: NJ	Zip: 07080
Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper		



Kitchen

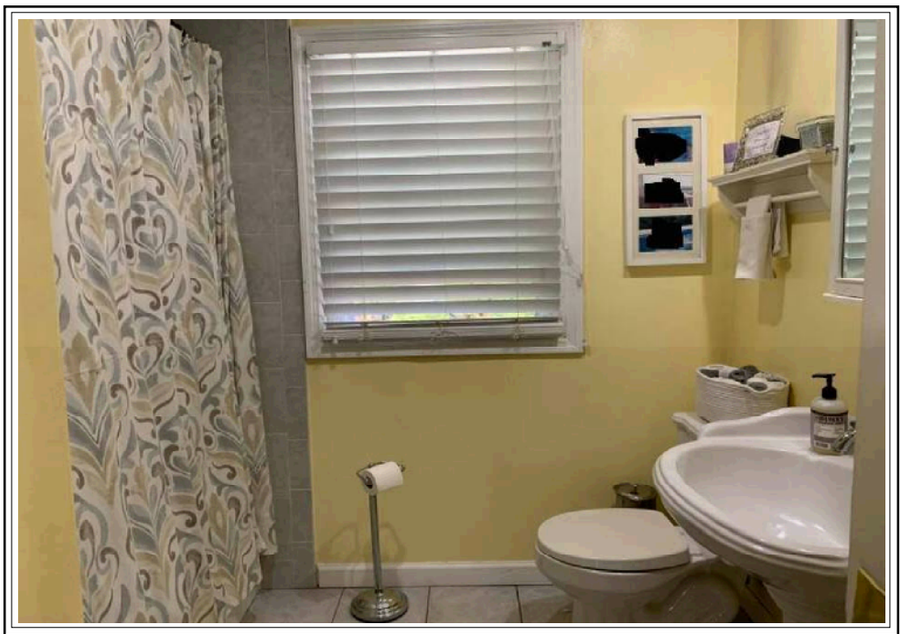
Comment:
Home owner was in process of replacing cabinetry at the time of inspection.
Estimated cost to cure: <$500.



Living Area

Description:

Comment:



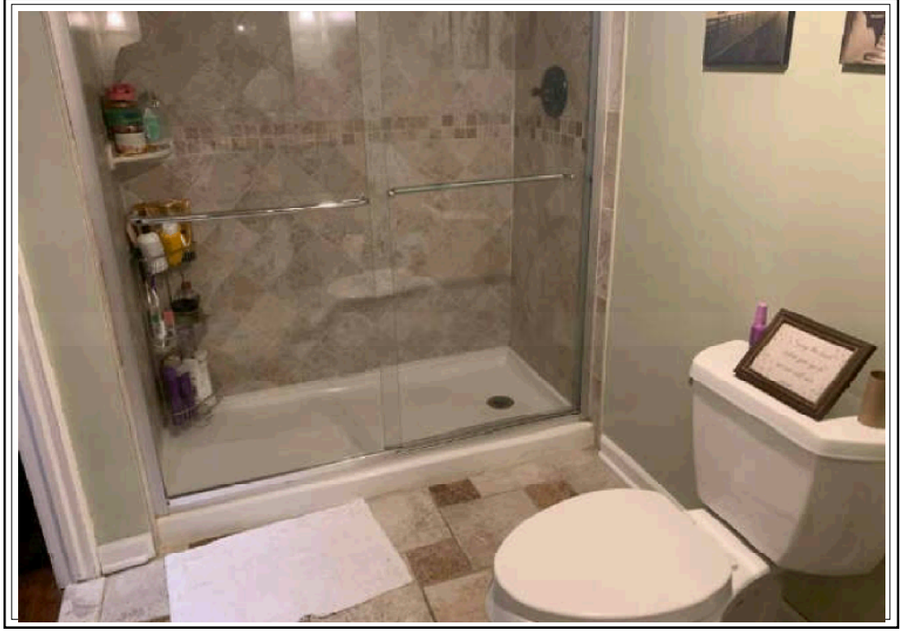
Bathroom

Description:

Comment:

BATHROOM PHOTOS

Borrower: Joan Odom-Aljian		File No.: 10447068
Property Address: 1115 Maple Ave		Case No.: 0423403104
City: South Plainfield	State: NJ	Zip: 07080
Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper		

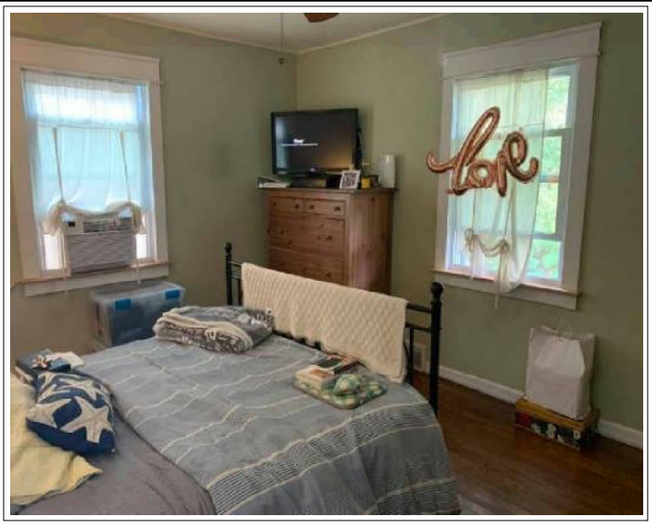


Comment:

Comment:

Comment:

Borrower: Joan Odom-Aljian		File No.: 10447068	
Property Address: 1115 Maple Ave		Case No.: 0423403104	
City: South Plainfield	State: NJ	Zip: 07080	
Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper			



Bedroom



Dining Room



Former Garage Area



Basement



Utilities



Basement

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Joan Odom-Aljian		File No.: 10447068
Property Address: 1115 Maple Ave		Case No.: 0423403104
City: South Plainfield	State: NJ	Zip: 07080
Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper		



COMPARABLE SALE #1

136 Thomas Street
South Plainfield, NJ 07080
Sale Date: s12/19;c10/19
Sale Price: $ 350,000



COMPARABLE SALE #2

324 Norwood Avenue
South Plainfield, NJ 07080
Sale Date: s09/20;c06/20
Sale Price: $ 384,500



COMPARABLE SALE #3

3229 Park Avenue
South Plainfield, NJ 07080
Sale Date: s08/20;c07/20
Sale Price: $ 365,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Joan Odom-Aljian		File No.: 10447068
Property Address: 1115 Maple Ave		Case No.: 0423403104
City: South Plainfield	State: NJ	Zip: 07080
Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper		



COMPARABLE SALE #4

124 Merchants Avenue
South Plainfield, NJ 07080
Sale Date: Active
Sale Price: $ 400,000

COMPARABLE SALE #5

Sale Date:
Sale Price: $

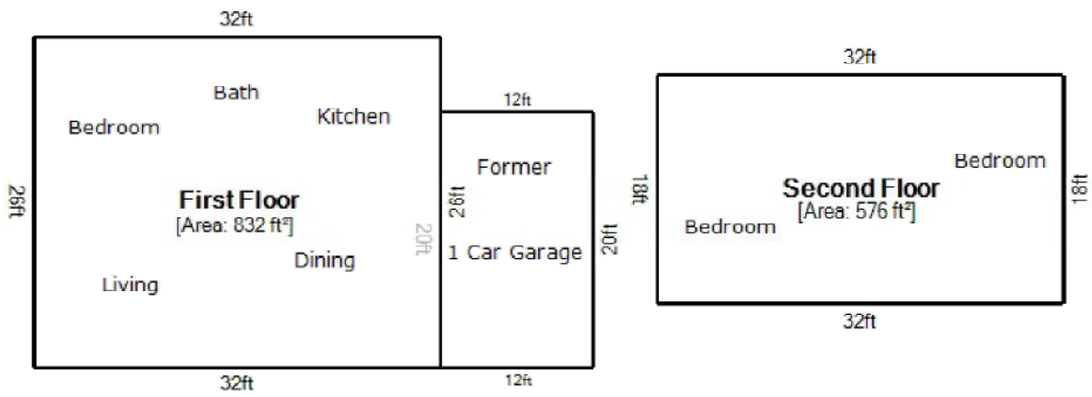
COMPARABLE SALE #6

Sale Date:
Sale Price: $

FLOORPLAN SKETCH

Borrower: Joan Odom-Aljian		File No.: 10447068
Property Address: 1115 Maple Ave		Case No.: 0423403104
City: South Plainfield	State: NJ	Zip: 07080
Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper		

Sketch

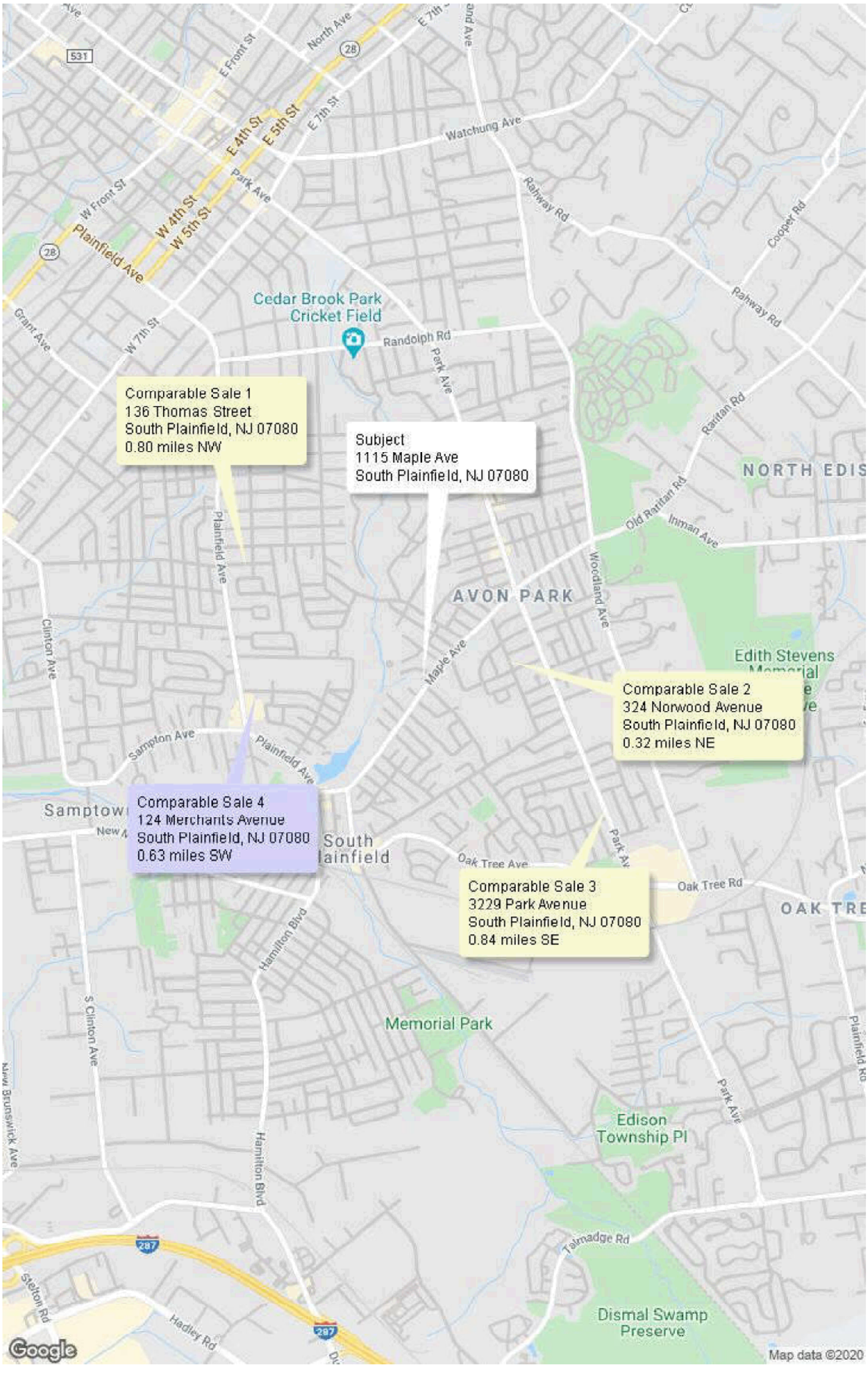


12 ft

Living Area		Area Calculation				
First Floor	832 ft²	First Floor				x 1.00 = 832 ft²
Second Floor	576 ft²	26ft x	32ft x	1.00 =	832 ft²	
Nonliving Area		Second Floor				x 1.00 = 576 ft²
Attic	240 ft²	32ft x	18ft x	1.00 =	576 ft²	
Total Living Area (rounded):	**1408 ft²**					

LOCATION MAP

Borrower: Joan Odom-Aljian		File No.: 10447068
Property Address: 1115 Maple Ave		Case No.: 0423403104
City: South Plainfield	State: NJ	Zip: 07080
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Borrower: Joan Odom-Aljian		File No.: 10447068
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Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper		



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State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board

HAS CERTIFIED

Edward M. Kane IV
45 Stemmer Dr
Clark NJ 07066

FOR PRACTICE IN NEW JERSEY AS A(N): Cert Residential Appraiser

12/08/2019 TO 12/31/2021
VALID

42RC00192500
LICENSE/REGISTRATION/CERTIFICATION #

Signature of Licensee/Registrant/Certificate Holder

ACTING DIRECTOR

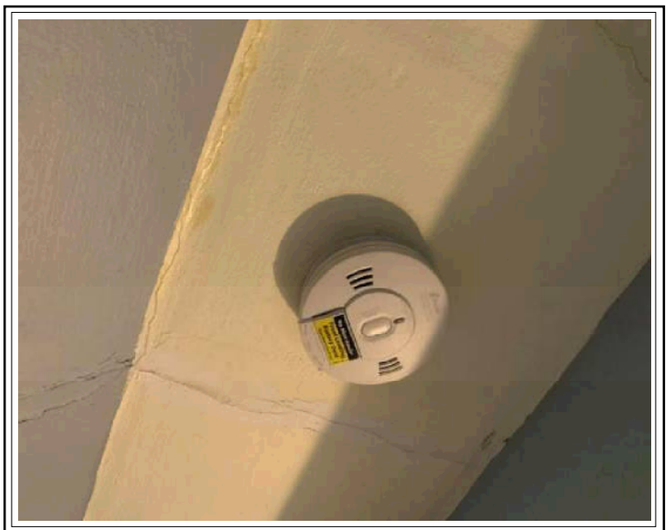
Borrower: Joan Odom-Aljian		File No.:	10447068
Property Address: 1115 Maple Ave		Case No.:	0423403104
City: South Plainfield	State: NJ	Zip:	07080
Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper			



Basement
Kitchen



Bedroom



CO Detector



Bedroom



Patio



Patio

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Across Street



Alternate Street View



Alternate Front View

AERIAL MAP

Borrower: Joan Odom-Aljian		File No.: 10447068
Property Address: 1115 Maple Ave		Case No.: 0423403104
City: South Plainfield	State: NJ	Zip: 07080
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