Order Form

ORDER INFORMATION

General

File No.: 2095 file
Case No: 1234567890123
Client File No.:
Tracking No.:
Filename: C:\Program Files (x86)\ACI32\REPORTS\2095.aci

Loan Type:
Job Type:
Property Type:
Form Type:

Property Information

Address: 12 Renshaw Place
City: Palm Coast County: Flagler St: FL Zip: 32137
Location: Map No: 4B-1 Census: 0602.02
Legal: Lot 48, Block 73, Section 44, Palm Coast
Sale Price: $220,000 ☐ Refinance Loan Amt.: Date of Sale: 1/01/201
Rooms: 7 Bedrooms: 3 Baths: .5 Appraised Value: $220,000
Borrower First: Duane Last: Pipes Owner: Grahm and Ginger Kraker

Status:

Dates
Ordered:
Due:
Assigned:
Inspected: 03/01/2011
Reviewed:
Signed: 03/01/2011
Fax/EDI:
Delivered:
Invoiced:
User Defined:
Cancelled:
Paid:

CLIENT

Client Information ☒ Ordered By ☐ Bill To ☐ Send To

Client: Bank of America
Branch:
Address: 1111 Main St
City: Palm Coast State: FL Zip: 32127
Phone: Fax:
Contact:
Misc:

Client Information ☐ Bill To ☐ Send To

Client:
Branch:
Address:
City: State: Zip:
Phone: Fax:
Contact:
Misc:

Billing Information

Invoice No.:
Fee:

Tax:
Total Amount: $0.00
Payment 1:
Check #: Date:
Payment 2:
Check #: Date:
Due: $0.00

NAME

Appraiser/Broker Information

Name: Joe APpraiser
Cert #: State:
License #: RD0000 State:
Exp. Date: 12/21/2012

Supervisor:
Cert #: State:
License #: State:
Exp. Date:

INSTRUCTIONS/CONTACTS

Primary Contact Information

Primary Contact:
Best time to call:

Home Phone:
Work Phone:

Secondary Contact Information

Secondary Contact:
Best time to call:

Home Phone:
Work Phone:

Special Instructions

COMMENTS

Comments

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APPRAISAL OF



LOCATED AT:

12 Renshaw Place
Palm Coast, FL 32137

FOR:

Bank of America
1111 Main St
Palm Coast, FL 32127

BORROWER:

Duane Pipes

AS OF:

March 1, 2011

BY:

Joe APpraiser

Bank of America
1111 Main St
Palm Coast, FL 32127

File Number: 2095 file

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

12 Renshaw Place
Palm Coast, FL 32137

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

In my opinion, the market value of the property as of March 1, 2011 is:

$220,000
Two Hundred Twenty Thousand Dollars

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



Joe APpraiser

Exterior-Only Individual Cooperative Interest Appraisal Report

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The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 12 Renshaw Place | Unit # 3 | City Palm Coast | State FL | Zip Code 32137
Borrower Duane Pipes | Current Owner Grahm and Ginger Kraker | County Flagler
Legal Description Lot 48, Block 73, Section 44, Palm Coast
Project Name Lehigh Woods | Phase # | Map Reference 4B-1 | Census Tract 0602.02
Occupant [X] Owner [ ] Tenant (Market Rent) [ ] Tenant (Regulated Rent) [ ] Vacant | Monthly Maintenance Fee $ 100.00 [ ] per year [X] per month
Property Rights Appraised [X] Cooperative [ ] Other | Expiration Date of Proprietary Lease 12/31/2011 | Special Assessment $ 0.00
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe) no comment
Lender/Client Bank of America | Address 1111 Main St, Palm Coast, FL 32127
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). According to MLS records and an owner interview there have been no offerings of the subject within the prior 12 months.

CONTRACT

I [X] 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.
Sales contract information as the assignment type is refinance.

Contract Price $ 220,000 | Date of Contract 1/01/201 | Is the property seller the current owner? [X] Yes [ ] No | Data Source(s) none
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? [X] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid. $1,000 comments

NEIGHBORHOOD

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

Neighborhood Characteristics				Cooperative Housing Trends				Cooperative Housing		Present Land Use %	
Location	[X] Urban	[ ] Suburban	[ ] Rural	Property Values	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE	One-Unit	80 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[ ] Under 3 mths	[X] 3-6 mths	[ ] Over 6 mths	200 Low	f0	Multi-Family	0 %
Neighborhood Boundaries	Subject is bounded on the north by White View Parkway, on the east by							250 High	f50	Commercial	0 %
Bell Terre Parkway, on the south by Royal Palms Parkway and on the west by Highway One.								225 Pred.	f25	Other Vacant	20 %

Neighborhood Description See Attached Addendum

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

Is there a demonstrated market acceptance of the cooperative form of ownership in the subject neighborhood? [X] Yes [ ] No If No, describe.

PROJECT SITE

Topography hilly | Size 100000 sq ft | Density dense | View Residential street scene
Specific Zoning Classification R-1 | Zoning Description Single unit only, minimum lot size 10,000 sq. ft.
Zoning Compliance [X] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [ ] Yes [ ] No
[ ] 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? [ ] Yes [X] No If No, describe Given present zoning and demand, highest and best use is limited to single unit and the present use is the most practical use.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone C | FEMA Map # 120085 0080B | FEMA Map Date 02/05/1986
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe See Attached Addendum

PROJECT DESCRIPTION

General Description	General Description	General Description	Car Storage
# of Units 4190	[X] Existing	Condition good	Type of Parking surface lot
# of Buildings 3	[ ] Proposed	Exterior Walls stucco	Guest Parking [X] Yes [ ] No
# of Stories 3	[ ] Under Construction	Roof Surface tile	Total # Parking Spaces 5
# of Elevators 0	Year Built 2000	Window Type aluminum	Ratio (spaces/units) 2

Project Description [ ] Detached [X] Row or Townhouse [ ] Garden [ ] Mid-Rise [ ] High-Rise [ ] Other (describe)
Project Primary Occupancy [ ] Principal Residence [X] Second Home or Recreational [ ] Tenant
Cooperative Project Management [X] Sponsor/Developer [X] Cooperative Board [ ] Management Agent - Provide name of management company.
Is the cooperative project part of a master association? [ ] Yes [X] No If Yes, describe
Was the project created by the conversion of an existing building(s) into a cooperative? [ ] Yes [X] No If Yes, describe the original use and the date of conversion.
Is there any commercial space in the project? [X] Yes [ ] No If Yes, describe and indicate the overall percentage of the commercial space.
Describe the project amenities (including security features, recreational facilities, etc.). comments
Are the units and project amenities typical and complete? [X] Yes [ ] No If No, describe
Describe the condition of the project and quality of construction. comments
Are there fees, other than regular monthly maintenance fees or monthly assessments, such as special assessments, etc. for use of facilities? [ ] Yes [ ] No If Yes, describe and comment on compatibility to other projects in the market area.

Exterior-Only Individual Cooperative Interest Appraisal Report

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Is there any information known to the appraiser about the project that could make its marketability different than other properties in its market area? [X] Yes [ ] No If Yes, describe
comments

Does the project generally conform to the neighborhood (style, condition, quality of construction, remodeling, appeal to market, etc.)? [X] Yes [ ] No If No, describe

UNIT DESCRIPTION

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

Utilities included in unit charge [X] None [ ] Heat [ ] Air Conditioning [ ] Electricity [ ] Gas [ ] Water [ ] Sewer [ ] Cable [ ] Other (describe)

Is it typical to have these utilities included in the unit charge for projects in the market area? [X] Yes [ ] No If No, describe

General Description	Heating/Cooling	Amenities	Appliances	Car Storage
Floor # 6	Heating Type FWA	[ ] Fireplace(s) #	[P] Refrigerator	[ ] None [ ] Assigned [ ] Owned
# of Levels 1	Fuel Elec	[ ] Woodstove(s) #	[P] Range/Oven	[X] Garage Two # of Cars
[ ] Other	[X] Central AC [ ] Individual AC	[ ] Deck/Patio/Porch/Balcony	[X] Disp [P] Microwave	[ ] Open # of Cars
	[ ] Other (describe)	[ ] Other	[X] Dishwasher [P] Washer/Dryer	Parking Space #(s)

Finished area above grade contains: 7 Rooms 3 Bedrooms .5 Bath(s) 1,655 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). Covered entry porch, vaulted ceilings in LR and MBR, large tub and shower in master bath, glass block windows in master bath, automatic garage door opener, laundry tub in garage.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). See Attached Addendum

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

COOPERATIVE PROJECT INFORMATION

The following cooperative project information, including financing and occupancy data, is required to be current within 30 days of the Effective Date of Appraisal/Inspection.

The appraiser's data source(s) for the cooperative project information is [X] Management Agent, [ ] Cooperative Board, [ ] Sponsor/Developer, [ ] Other (describe)

Identify the data source(s) by name, title, company address, and telephone number and report the effective date of data source(s).

Number of shares issued and outstanding for the Cooperative Corporation 1,000 Number of shares attributable to the subject unit 1,000

Pro rata share of the project blanket financing attributable to the subject unit 10,000.00 Pro rata share of each lien attributable to the subject unit 10.00

Monthly Maintenance Fee (or Monthly Assessment Unit Charge) $ 567 X 12 Months = $ 6,804 per year

Annual maintenance fee (or assessment charge) divided by the square feet of gross living area for the subject unit = $ 4.11

Is the Sponsor/Developer in Control of the Cooperative Corporation? [ ] Yes [X] No

Is the Sponsor/Developer offering any types of sales or financing concessions (such as a maintenance fee rebate or credit, etc.) with the transfer of units in the project? [ ] Yes [X] No If Yes, describe

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

Are any of the project facilities leased to or by the Cooperative Corporation? [ ] Yes [X] No If Yes, describe which facilities and note any fees for their use.

Is the subject property the recipient of any tax abatements or exemptions? [X] Yes [ ] No If Yes, note the remaining term, provisions for escalation of real estate taxes and the dollar amount. approximately 10%; exact figures not available at this time

Are any of the units in the project subject to a stock transfer fee (such as waiver of options fees, flip taxes, etc.)? [X] Yes [ ] No If Yes, describe comment

How many owners of units in the project are two or more months delinquent in the payment of their financial obligations to the Cooperative Corporation?

Does any single entity (the same individual, investor group, partnership, or corporation, as well as the developer or sponsor) own more than 10% of the stock or shares in the Cooperative Corporation and the related occupancy rights? [ ] Yes [X] No If Yes, describe

I [ ] did [X] did not analyze the cooperative project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. comments

PROJECT BLANKET FINANCING

Lien Priority	First	Second	Other ( )
Lien Type (Mortgage, Line of Credit, etc.)		rtert	
Mortgage Balance	$	$ 10,000	$
Balloon Mortgage	[ ] Yes [ ] No	[X] Yes [ ] No	[ ] Yes [ ] No
Remaining Term			
Monthly Payment	$	$	$
Interest Rate	%	%	%
Fixed/Variable Rate	[ ] Fixed Rate [ ] Variable Rate	[ ] Fixed Rate [ ] Variable Rate	[ ] Fixed Rate [ ] Variable Rate
Lien holder			

PROJECT OCCUPANCY

Unit Ownership and Occupancy	# of Units	% of the Project
Owner Occupied	50	27.78
Sponsor/Developer-Vacant	20	11.11
Sponsor/Developer-Tenant Occupied (Market Rent)	30	16.67
Sponsor/Developer-Tenant Occupied (Regulated Rent)	20	11.11
Investor-Vacant	20	11.11
Investor-Tenant Occupied (Market Rent)	20	11.11
Investor-Tenant Occupied (Regulated Rent)	20	11.11
Total	180	100.00

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Exterior-Only Individual Cooperative Interest Appraisal Report

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There are 12 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 200,000 to $ 250,000 .

There are 15 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 185,000 to $ 25,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address and Unit #	12 Renshaw Place 3, Palm Coast, FL 32137	111 Redmill Drive Palm Coast, FL 32137		128 Redmill Drive Palm Coast, FL 32137		45 Red Barn Drive Palm Coast, FL 32137	
Project Name	Lehigh Woods	Lehigh Woods		Lehigh Woods		Lehigh Woods	
Proximity to Subject		.7 miles NW		0.14 miles WSW		0.32 miles WSW	
Sale Price	$ 220,000		$ 221,000		$ 229,000		$ 230,000
Sale Price/Gross Liv. Area	$ 132.93 sq. ft.	$ 133.53 sq. ft.		$ 149.87 sq. ft.		$ 129.50 sq. ft.	
Price per Share	$ 100.00	$	# Shares:	$	# Shares:	$	# Shares:
Data Source(s)		MLS123		MLS345		MLS345	
Verification Source(s)		Public Records		Public Records		Public Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Conventional None Noted		Conventional None Noted	0	Conventional None Noted	0
Date of Sale/Time	1/01/201	10/03/10	-100	1/04/11CDOM		1/05/11DOM	
Location	Residential	Residential		Suburban		Suburban	
Project Size/ # Units	4190						
View	Residential street	Similar		Similar		Similar	
Floor Location	6	1		1		1	
Monthly Maintenance Fee	$ $100	$ 100.00		$ 100.00		$ 100.00	
Project Amenities (Rec. Facilities, etc.)				None		None	
Project Security Features							
Design (Style)	Row or Townhous	Ranch		Ranch		Ranch	
Quality of Construction	Average	Average		Average		Average	
Actual Age	14+/- Years	11 Years		15 Years		2 Years	
Condition	good	Similar		Inferior	1,200	Superior	-2,000
Remodeling (Kitchen, Baths, etc.)		Kitchen BaTH	111,110 0				0 0
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / .5	7 / 3 / .5		7 / 3 / 2		7 / 3 / 2	
Gross Living Area	1,655 sq. ft.	1,655 sq. ft.		1,528 sq. ft.	2,000	1,776 sq. ft.	-4,480
Basement & Finished Rooms Below Grade	0sf No Basement	0sf No Basement		0sf No Basement		0sf No Basement	
Functional Utility	Acceptable	Similar		Similar		Similar	
Heating/Cooling	FWA Elec,C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	Typical	Similar		Similar		Similar	
Garage/Carport	2 Car Att. Gar.	2 Car Att. Gar.		2 Car Att. Gar.		2 Car Att. Gar.	
Porch/Patio/Deck	Screened Porch	Screened Porch		Open Porch	0	Screened Porch	
Net Adjustment (Total)		[X] + [ ] -	$ 111,010	[X] + [ ] -	$ 3,200	[ ] + [X] -	$ 6,480
Adjusted Sale Price of Comparables		Net Adj. 50.2% Gross Adj. 50.3%	$ 332,010	Net Adj. 1.4% Gross Adj. 1.4%	$ 232,200	Net Adj. -2.8% Gross Adj. 2.8%	$ 223,520

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

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

Data source(s) MLS and County 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) MLS and 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 addendum).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer		8/05/1999	7/26/1997	10/12/2003
Price of Prior Sale/Transfer	200,000	56000 (vacant site)	48000 (vacant site)	68000 (vacant site)
Data Source(s)	MLS and County Records	MLS and County Records	MLS and County Records	MLS/County Records
Effective Date of Data Source(s)	10/14/200	05/08/1999	05/08/1999	05/08/1999

Analysis of prior sale or transfer history of the subject property and comparable sales The prior sales history of the subject and comparable sales revealed nothing other than what appear to be arm's length transactions at sales prices consistent with competing properties. The local MLS was used as the primary source for the above prior sales data. Local MLS board members are required to report closed sales in three business days or less, indicating that the effective date of the data source is within three days of the date of this report.

Summary of Sales Comparison Approach (and reconciliation if other approaches are 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 inspections based on the extraordinary assumption that the condition or deficiency does not require immediate alteration or repair. n/a

Based on a complete visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the cooperative interest (the cooperative shares or other evidence of an ownership interest in the cooperative corporation and the accompanying occupancy rights) that is the subject of this report is $ 220,000 as of 03/01/2011 , which is the date of inspection and the effective date of this appraisal.

This report form is designed to report an appraisal of the cooperative interest (the cooperative shares or other evidence of an ownership interest in the cooperative corporation and the accompanying occupancy rights) in a cooperative project or the cooperative interest in a planned unit development (PUD). This form is not designed to report an appraisal of a manufactured home or a unit in a condominium project.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. I developed my opinion of the market value of the cooperative interest (the cooperative shares or other evidence of an ownership interest in the cooperative corporation and the accompanying occupancy rights) that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data (including physical and cooperative interest characteristics) 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 have no knowledge or reason to believe that any material changes have occurred in the cooperative project information reported, including financing and occupancy data, that would affect market value or marketability of the subject property.

6. 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.

7. 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.

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

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 cooperative interest (the cooperative shares or other evidence of an ownership interest in the cooperative corporation and the accompanying occupancy rights) that were set forth in this appraisal report. If I relied on significant 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 Joe APpraiser
Name Joe APpraiser
Company Name ACI Appraisals
Company Address 24 Old Kings Road North
Palm COast, FL 32137
Telephone Number 800-234-8727
Email Address aprentice@aciweb.com
Date of Signature and Report 03/01/2011
Effective Date of Appraisal 03/01/2011
State Certification #
or State License # RD0000
or Other (describe) State #
State FL
Expiration Date of Certification or License 12/21/2012

ADDRESS OF PROPERTY APPRAISED
12 Renshaw Place Unit # 3
Palm Coast, FL 32137

APPRAISED VALUE OF SUBJECT PROPERTY $ 220,000

LENDER/CLIENT
Name
Company Name Bank of America
Company Address 1111 Main St
Palm Coast, FL 32127
Email Address email@aciweb.com

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

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

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

ADDENDUM

Borrower: Duane Pipes		File No.: 2095 file
Property Address: 12 Renshaw Place		Case No.: 1234567890123
City: Palm Coast	State: FL	Zip: 32137
Lender: Bank of America		

Neighborhood Description
The subject neighborhood is mostly comprised of single story, stucco on block dwellings between 1,500 and 1,800 square feet that are, for the most part, well maintained with effective ages somewhat less than actual ages. Most homes are of average quality materials and display a high level of conformity and compatibility. The vast majority of neighborhood homes are owner occupied and a recent survey by the county assessor indicates that about one-half of the current occupants are the original owners. While many neighborhood residents work in the Palm Coast area, the major employment centers of Daytona Beach and St. Augustine are within a reasonable commute and easily accessible via Interstate 95, the entrance to which is about two miles from the subject. The primary driver of this neighborhood's popularity is convenience to shopping and schools. Numerous strip malls, two major supermarket chains, two national pharmacy chains and a new Wal-Mart are all within a few miles. Elementary and middle schools are within a mile and the high school is less than two miles away. As one might expect, this is an extremely popular neighborhood among families with school-age children.

Overall, this is a fairly young but established and stable community that continues to grow at a steady pace. The convenient location with easy access to employment linkages, proximity to community services and perceived good quality of the local school system should continue to steady growth and continued good market appeal for the foreseeable future.

Neighborhood Market Conditions
A broad variety of mortgage financing is available at rates purchasers consider attractive. Seller financing is virtually nonexistent, although seller concessions of a few thousand dollars are not uncommon. MLS records indicate an average market time of about 100 days, which is considered a reasonable exposure time for the subject. Most neighborhood homes sell within 8% of list price, provided their design, appeal and condition are consistent with market expectations. Given the market data analyzed by the appraiser, there are no fiscal or economic trends expected to occur that would significantly impact the relatively stable market currently experienced in this neighborhood.

Site Conditions
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.

Quality and Condition of Property
Overall condition is acceptable and consistent with that typically found in a well-maintained, five-year-old dwelling. The subject improvements appear to be properly constructed of materials and finish that are acceptable in this market and price range. No significant remodeling or renovation has taken place and none would be expected given the age of the dwelling. No "needed repairs" of significance were noted, although it is possible that some may exist, especially if they were not readily visible to the appraiser. The appraisal should not be relied on as a substitute for a home inspection.

Comments on Sales Comparison
The three closed sales used above were determined to be the most comparable to the subject property. All three sales are highly similar three bedroom models built by same builder as the subject and located in the subject's neighborhood. Adjustments for size, condition and screen porch were derived from previous market analysis. Sale #1 is a model match to the subject, required no adjustment and is clearly an excellent value indicator. Consequently, Sale #1 was used as the primary value indicator with Sales #2 and #3 providing good support.

DIMENSION LIST ADDENDUM

Borrower: Duane Pipes | File No.: 2095 file
Property Address: 12 Renshaw Place | Case No.: 1234567890123
City: Palm Coast | State: FL | Zip: 32137
Lender: Bank of America

GROSS BUILDING AREA (GBA)	0
GROSS LIVING AREA (GLA)	0

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

Area Measurements				Area Type					
Measurements		Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
	x	x	=	☐	☐	☐	☐	☐	☐

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Duane Pipes		File No.: 2095 file
Property Address: 12 Renshaw Place		Case No.: 1234567890123
City: Palm Coast	State: FL	Zip: 32137
Lender: Bank of America		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: March 1, 2011
Appraised Value: $ 220,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Duane Pipes		File No.: 2095 file
Property Address: 12 Renshaw Place		Case No.: 1234567890123
City: Palm Coast	State: FL	Zip: 32137
Lender: Bank of America		



COMPARABLE SALE #1

111 Redmill Drive, #Palm Coast, FL 32137
Palm Coast, FL 32137
Sale Date: 10/03/10
Sale Price: $ 221,000



COMPARABLE SALE #2

128 Redmill Drive, #Palm Coast, FL 32137
Palm Coast
Sale Date: 1/04/11CDOM
Sale Price: $ 229,000

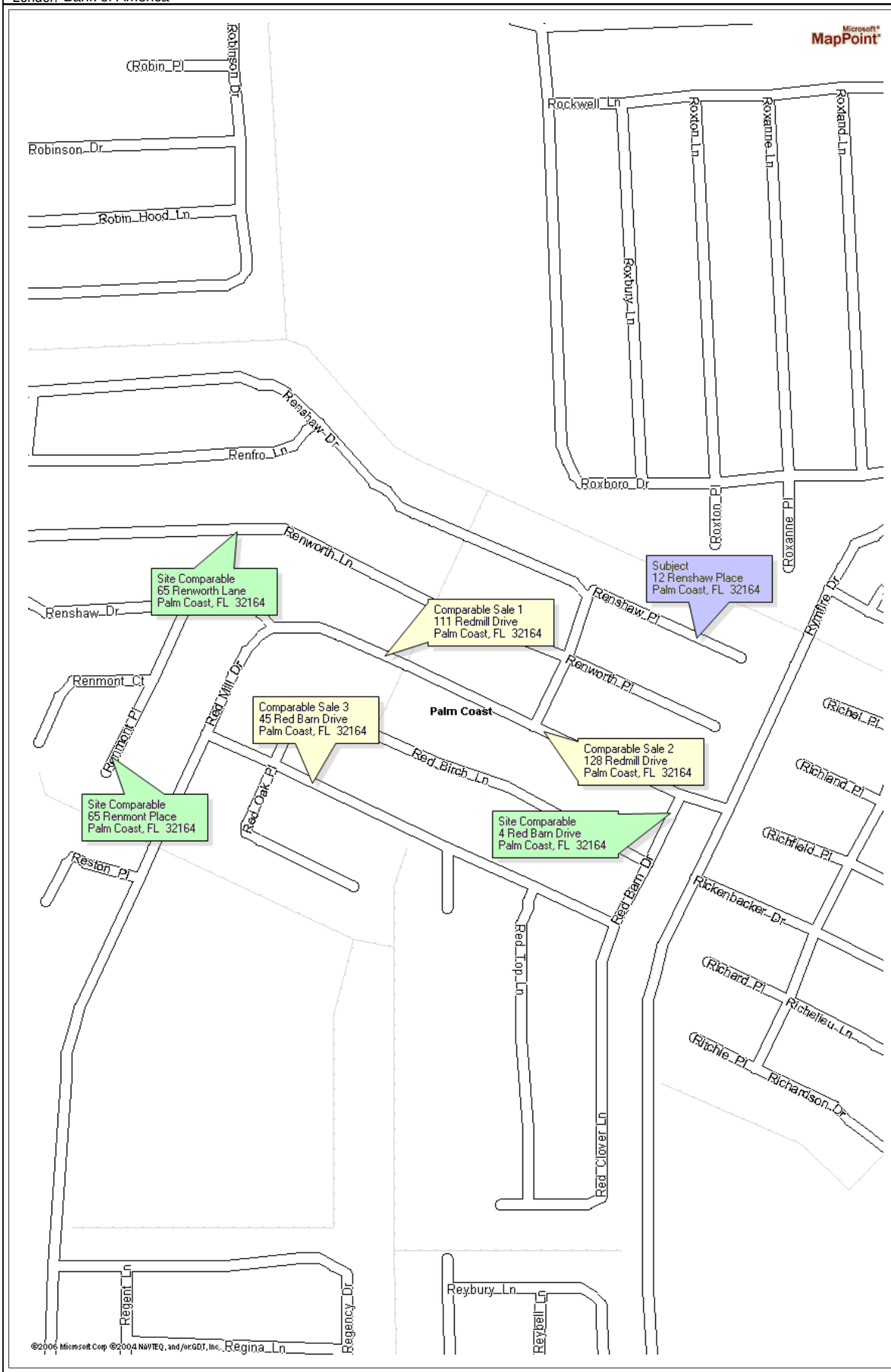


COMPARABLE SALE #3

45 Red Barn Drive, #Palm Coast, FL 3213
Palm Coast
Sale Date: 1/05/11DOM
Sale Price: $ 230,000

LOCATION MAP

Borrower: Duane Pipes		File No.: 2095 file
Property Address: 12 Renshaw Place		Case No.: 1234567890123
City: Palm Coast	State: FL	Zip: 32137
Lender: Bank of America		



Rating: Fail

Review Master: PAR Logic Review

File No. 2095 file

Client Specific Requirements - The client requires these items be corrected to receive a "pass".

- UAD - APPRAISER - Certification or License Number - should match ASC.gov.

Errors - These items must be corrected to receive a "pass".

- 2095_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CHILDREN) "As one might expect, this is an extremely popular neighborhood among families with school-age children.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 2095_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CONVENIENT) "The convenient location with easy access to employment linkages, proximity to community services and perceived good quality of the local school system should continue to steady growth and continued good market appeal for the foreseeable future.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 2095_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (ESTABLISHED) "Overall, this is a fairly young but established and stable community that continues to grow at a steady pace.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 2095_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "Elementary and middle schools are within a mile and the high school is less than two miles away.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 2095_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "As one might expect, this is an extremely popular neighborhood among families with school-age children.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 2095_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "The convenient location with easy access to employment linkages, proximity to community services and perceived good quality of the local school system should continue to steady growth and continued good market appeal for the foreseeable future.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 2095_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SINGLE) "See Attached Addendum The subject neighborhood is mostly comprised of single story, stucco on block dwellings between 1,500 and 1,800 square feet that are, for the most part, well maintained with effective ages somewhat less than actual ages.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 2095_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (YOUNG) "Overall, this is a fairly young but established and stable community that continues to grow at a steady pace.", which could be a violation of fair lending practices . Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 2095_05 - REPORT - Fair Lending - Comments in the Neighborhood Market Conditions contain (ATTRACTIVE) "See Attached Addendum A broad variety of mortgage financing is available at rates purchasers consider attractive.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 2095_05 - SITE - Utility Gas - boxes are blank.
- 2095_05 - REPORT - Fair Lending - Comments in the Condition of the Property contain (OLD) "See Attached Addendum Overall condition is acceptable and consistent with that typically found in a well-maintained, five-year-old dwelling.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 2095_05 - SALES COMPARISON APPROACH - Comparable Sales within the Past 12 Months: High Price - is less than Low Price. High Price should be greater than Low Price.

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

- 2095_05 - CONTRACT - Financial Assistance - is indicated. On purchase transactions, if there are any interested-party contributions, concessions, or builder incentives, comment including whether any / all are unusual, excessive, or significantly impactful to the sale price, is required.
- 2095_05 - COOP PROJECT INFORMATION - Remaining Term: Second - is blank.
- 2095_05 - COOP PROJECT INFORMATION - Monthly Payment: Second - is blank.
- 2095_05 - COOP PROJECT INFORMATION - Mortgage Interest Rate: Second - is blank.
- 2095_05 - COOP PROJECT INFORMATION - Mortgage Interest: Second - boxes are blank.
- 2095_05 - COOP PROJECT INFORMATION - Lienholder: Second - is blank.
- 2095_05 - SALES COMPARISON APPROACH - Comparable Sales within the Past 12 Months: Low Price - is less than the Neighborhood Low Price. Please reconcile.
- 2095_05 - RECONCILIATION - Market Value - is not within the neighborhood sales range within the past 12 months.
- 2095_05 - SALES COMPARABLE(S) #1 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 2095_05 - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- 2095_05 - RECONCILIATION - Market Value - is not bracketed by the unadjusted Sale Prices of the Comparable Sales.
- 2095_05 - RECONCILIATION - Estimated Market Value - is less than the Comparable Adjusted Sales Price of all Comparable Sales.
- 2095_05 - LENDER/CLIENT - Contact - is blank. Please enter Management Company Name or enter No AMC.
- 2095_05 - SALES COMPARABLE NO. 1 - Comparable Photo Address - "111 Redmill Drive, #Palm Coast, FL 32137" does not match the address entered in the Sales Comparison Approach, "111 Redmill Drive". Please reconcile.
- 2095_05 - SALES COMPARABLE NO. 2 - Comparable Photo Address - "128 Redmill Drive, #Palm Coast, FL 32137" does not match the address entered in the Sales Comparison Approach, "128 Redmill Drive". Please reconcile.
- 2095_05 - SALES COMPARABLE NO. 3 - Comparable Photo Address - "45 Red Barn Drive, #Palm Coast, FL 32137" does not match the address entered in the Sales Comparison Approach, "45 Red Barn Drive". Please reconcile.

Information - These items typically require comment.

- UAD - SALES COMP #2 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.