

**FROM:**

Jackson Claborn, Inc.  
 1100 Mira Vista Blvd  
 Suite 300  
 Plano, TX 75093-4690  
**Telephone Number:** 972-725-7723      **Fax Number:** (972) 733-1403

**TO:**

Mercury/Priority Home Mortgage, LP  
 3301 N. I-35E  
 Suite B  
 Carrollton, TX 75007  
**Telephone Number:** (972) 446-7757      **Fax Number:**  
**Alternate Number:**      **E-Mail:**

Appraiser - Sean R. Smith

# INVOICE

INVOICE NUMBER	
2011218	
DATE	
11/25/2020	
REFERENCE	
<b>Internal Order #:</b>	2011218
<b>Lender Case #:</b>	2405008018
<b>Client File #:</b>	
<b>Main File # on form:</b>	2011218
<b>Other File # on form:</b>	2011218
<b>Federal Tax ID:</b>	
<b>Employer ID:</b>	

## DESCRIPTION

**Lender:** Mercury/Priority Home Mortgage, LP      **Client:** Mercury/Priority Home Mortgage, LP  
**Purchaser/Borrower:** Renee Lynn LaRoque  
**Property Address:** 6300 Trezevant St  
**City:** Rowlett  
**County:** Dallas      **State:** TX      **Zip:** 75089  
**Legal Description:** Lot 22, Block O, Homestead at Liberty Grove, Phase 2

## FEES

FEES	AMOUNT
Appraisal Fee for Services Rendered	600.00
<b>SUBTOTAL</b>	600.00

## PAYMENTS

PAYMENTS	AMOUNT
<b>Check #:</b> <b>Date:</b> <b>Description:</b> <b>Check #:</b> <b>Date:</b> <b>Description:</b> <b>Check #:</b> <b>Date:</b> <b>Description:</b>	
<b>SUBTOTAL</b>	
<b>TOTAL DUE</b>	<b>\$ 600.00</b>

Please Return This Portion With Your Payment

**FROM:**

Mercury/Priority Home Mortgage, LP  
 3301 N. I-35E  
 Suite B  
 Carrollton, TX 75007  
**Telephone Number:** (972) 446-7757      **Fax Number:**  
**Alternate Number:**      **E-Mail:**

**TO:**

Jackson Claborn, Inc.  
 1100 Mira Vista Blvd  
 Suite 300  
 Plano, TX 75093-4690

**AMOUNT DUE:**      \$ 600.00  
**AMOUNT ENCLOSED:**      \$ \_\_\_\_\_

INVOICE NUMBER	
2011218	
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# Uniform Residential Appraisal Report

2011218  
File # 2011218

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.

Property Address	6300 Trezevant St	City	Rowlett	State	TX	Zip Code	75089
Borrower	Renee Lynn LaRoque	Owner of Public Record	Weekley Homes LLC	County	Dallas		
Legal Description	Lot 22, Block O, Homestead at Liberty Grove, Phase 2						
Assessor's Parcel #	440019900O0220000	Tax Year	2020	R.E. Taxes \$	N/A		
Neighborhood Name	Homestead at Liberty Grove	Map Reference	19124	Census Tract	0181.24		
Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	0	<input checked="" type="checkbox"/> PUD	HOA \$	800	<input checked="" type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	Mercury/Priority Home Mortgage, LP Address 3301 N. I-35E, Suite B, Carrollton, TX 75007						
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Report data source(s) used, offering price(s), and date(s).	DOM 0;***See Additional Comments***						

I <input checked="" type="checkbox"/> did <input type="checkbox"/> 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.	Arms length sale;***See Additional Comments***						
Contract Price \$	339,224	Date of Contract	11/16/2020	Is the property seller the owner of public record?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	Tax/Sales Contract
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
If Yes, report the total dollar amount and describe the items to be paid.	\$7,621;;Seller paid concessions were reported in the contract provided.						

**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	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	83	Low 0	Multi-Family	3 %
Neighborhood Boundaries	North: Rowlett City Limits; East: Lake Ray Hubbard; South: Lake Ray Hubbard; West: Rowlett Creek			1,525	High 100	Commercial	20 %
				282	Pred. 24	Other	10 %
Neighborhood Description	***See Additional Comments*** The estimated market value exceeds the predominant value stated for the subject neighborhood. However, this is not considered to affect the marketability or the appraisal process of the subject property as homes do exist in the subject's market area which are similar to the subject in value and/or gross living area.						
Market Conditions (including support for the above conclusions)	***See Additional Comments***						

Dimensions	78.5x110x48.42x95.54	Area	6607 sf	Shape	Rectangular	View	B;GrnBlit;
Specific Zoning Classification	FB-NN	Zoning Description	See Zoning Compliance in Additional Comments...				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe ***See						
Additional Comments***							
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	48113C0235K	FEMA Map Date	07/07/2014
Are the utilities and off-site improvements typical for the market area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe						
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe						
The lot dimensions were obtained from the attached site plan. The lot size was obtained from tax records. Rely on survey for final determination.							

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Slab*	Floors	Tile/VinylPlank*
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Siding*	Walls	Dry/Paint*
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Comp Shingle*	Trim/Finish	Wood/Paint*
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Full*	Bath Floor	Tile*
Design (Style) Craftsman	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Vinyl*	Bath Wainscot	Tile*
Year Built 2020	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	No/Yes*	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 0	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Half Screens*	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas*	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Covd	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Spr/Sec	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe)	Vent a Hood *= New				
Finished area above grade contains:	6 Rooms	3 Bedrooms	2.0 Bath(s)	1,735	Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.).	***See Additional Comments***				

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C1;No updates in the prior 15 years;The subject is a newly constructed residence and is complete. The overall design, interior room layout and traffic patterns are functionally adequate. No external obsolescence is noted.

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

The value estimate is based upon the property not being adversely affected by existence of hazardous substances or detrimental environmental conditions.

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

The overall design, interior room layout and traffic patterns are functionally adequate. No external obsolescence is noted.

# Uniform Residential Appraisal Report

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There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 305,604 to \$ 395,900  
 There are 50 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 300,850 to \$ 399,900

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3				
Address	6300 Trezevant St Rowlett, TX 75089	9320 Crocket Dr Rowlett, TX 75089			9200 Lamar St Rowlett, TX 75089			9312 Lamar St Rowlett, TX 75089				
Proximity to Subject		0.08 miles E			0.25 miles SE			0.18 miles E				
Sale Price	\$ 339,224	\$ 315,197			\$ 315,000			\$ 354,900				
Sale Price/Gross Liv. Area	\$ 195.52 sq.ft.	\$ 179.91 sq.ft.			\$ 168.90 sq.ft.			\$ 175.26 sq.ft.				
Data Source(s)		NTREISMLS#14363715;DOM 38			NTREISMLS#14241891;DOM 100			NTREISMLS#14366651;DOM 35				
Verification Source(s)		David M Weekley/Tax			David M Weekley/Tax			David M Weekley/Tax				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment		
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Conv;7000			ArmLth Conv;0				
Date of Sale/Time		s09/20;c07/20			s05/20;c03/20			s09/20;c07/20				
Location	N;Res;	N;Res;			N;Res;			N;Res;				
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple				
Site	6607 sf	5924 sf			5401 sf			5009 sf				
View	B;GrnBlit;	N;Res;			B;Prk;			B;Prk;				
Design (Style)	DT1;Craftsman	DT1;Craftsman			DT2;Craftsman			DT1;Craftsman				
Quality of Construction	Q4	Q4			Q4			Q4				
Actual Age	0	0			0			0				
Condition	C1	C1			C1			C1				
Above Grade Room Count	Total Bdrms. Baths 6 3 2.0	Total Bdrms. Baths 7 2 3.0				Total Bdrms. Baths 7 3 2.0				Total Bdrms. Baths 7 3 2.0		
Gross Living Area	1,735 sq.ft.	1,752 sq.ft.			1,865 sq.ft.			2,025 sq.ft.				
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf				
Functional Utility	Average	Average			Average			Average				
Heating/Cooling	Forced/Central	Forced/Central			Forced/Central			Forced/Central				
Energy Efficient Items	Standard	Standard			Standard			Standard				
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw				
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio				
Fireplace	FP 1	FP 1			FP 1			FP 0				
Fence/Pool/Spa	Typ/None	Typ/None			Typ/None			Typ/None				
Other	None	None			None			None				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 17,500			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -8,500				
Adjusted Sale Price of Comparables		Net Adj. 0.3 % Gross Adj. 2.9 % \$ 316,197			Net Adj. 5.6 % Gross Adj. 14.1 % \$ 332,500			Net Adj. 2.4 % Gross Adj. 5.8 % \$ 346,400				

I did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain Texas is a non-disclosure state. Hence, there is no public record of the sales price of previous transactions. Furthermore, the sales price was not disclosed by any of the parties involved with the sale.

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

Data Source(s) Multiple Listing Service, Dallas County tax records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Multiple Listing Service, Dallas County 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 #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer	06/19/2020	03/23/2020						05/12/2020		
Price of Prior Sale/Transfer	\$0	\$0						\$0		
Data Source(s)	DCAD Tax Records/MLS	DCAD Tax Records/MLS			DCAD Tax Records/MLS			DCAD Tax Records/MLS		
Effective Date of Data Source(s)	11/25/2020	11/25/2020			11/25/2020			11/25/2020		

Analysis of prior sale or transfer history of the subject property and comparable sales Per the Dallas County tax records and the Multiple Listing Service, the subject has transferred ownership once within the previous three years for an unknown price as a lot sale. The sale comparable Nos. 1 and 3 sold within the previous one year of their respective closing dates for unknown prices as lot sales.

Summary of Sales Comparison Approach \*\*\*See Additional Comments\*\*\*

Indicated Value by Sales Comparison Approach \$ 342,000

Indicated Value by: Sales Comparison Approach \$ 342,000 Cost Approach (if developed) \$ 346,000 Income Approach (if developed) \$

\*\*\*See Additional Comments\*\*\*

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

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 \$ 342,000, as of 11/23/2020, which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON APPROACH

RECONCILIATION



# Uniform Residential Appraisal Report

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ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

### 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) \*\*\*See Additional Comments\*\*\*

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	=\$	85,000
Source of cost data Marshall & Swift	DWELLING 1,735 Sq.Ft. @ \$ 135.00 .....	=\$	234,225
Quality rating from cost service Good Effective date of cost data Current	0 Sq.Ft. @ \$ .....	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		=\$	
No functional or external inadequacies are noted. Replacement cost is derived from Marshall & Swift Residential Estimator 7 and/or Marshall & Swift Cost manual. The size adjustment and land value estimate is derived via market data.	Garage/Carport 409 Sq.Ft. @ \$ 40.00 .....	=\$	16,360
	Total Estimate of Cost-New .....	=\$	250,585
	Less Physical Functional External		
	Depreciation .....	= \$(	)
	Depreciated Cost of Improvements .....	=\$	250,585
	"As-is" Value of Site Improvements .....	=\$	10,000
Estimated Remaining Economic Life (HUD and VA only) 60 Years	<b>INDICATED VALUE BY COST APPROACH</b> .....	<b>=\$</b>	<b>346,000</b>

### 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)

### 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 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

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.

# Uniform Residential Appraisal Report

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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 the 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.

# Uniform Residential Appraisal Report

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**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.

# Uniform Residential Appraisal Report

2011218  
File # 2011218

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 Sean R. Smith  
Name Sean R. Smith  
Company Name Jackson Claborn, Inc.  
Company Address 1100 Mira Vista Blvd Ln #300  
Plano, TX 75093-4690  
Telephone Number (972) 725-7721  
Email Address seans@jacksonclaborn.com  
Date of Signature and Report 12/09/2020  
Effective Date of Appraisal 11/23/2020  
State Certification # 1338237-R  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State TX  
Expiration Date of Certification or License 11/30/2022

## ADDRESS OF PROPERTY APPRAISED

6300 Trezevant St  
Rowlett, TX 75089  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 342,000

## LENDER/CLIENT

Name No AMC  
Company Name Mercury/Priority Home Mortgage, LP  
Company Address 3301 N. I-35E, Suite B, Carrollton, TX 75007  
Email Address \_\_\_\_\_

## 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 \_\_\_\_\_  
 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 \_\_\_\_\_

# Extended Comments

File No. 2011218

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						

## **Data on Subject Sale Offerings**

The subject property is a build-to-suit new construction residence which has not been listed within the past one year on Multiple Listing Service nor through any other known means. As the subject is a build-to-suit new construction, the subject has not been formally exposed to the market as proposed and discussed herein.

## **Analysis of Sale Contract**

The subject is currently under contract for \$339,224 with \$7,621 in reported seller paid closing costs. This contract price is supported by the market data contained herein. No adverse conditions were noted. It is our understanding that the contract provided is the final executed copy with no additional or related addendums.

## **Neighborhood Description**

The subject neighborhood is located in Rowlett, Texas, approximately 24 to 27 miles northeast of the Dallas Central Business District. Primary access to the neighborhood is provided by the President George Bush Turnpike which is located within one mile of the subject property. The subject property is located in an addition known as Homestead at Liberty Grove. The neighborhood topography is characterized by generally flat terrain with natural and professional landscaping adding to the aesthetic appeal of the area. Residences in the neighborhood are approximately new to 100 years old that have been adequately maintained and considered to be in average condition. Typical properties within the subject's neighborhood are of average to good quality brick and frame homes. The area is served by the Garland Independent School District. At the time of the appraisal, no adverse conditions were noted. It is noted that the One-Unit Housing Trends stated are supported by the attached Marketing Condition Addendum and relate to those properties which generally compete with the subject property and may not represent the neighborhood as a whole.

## **Present Land Use**

Land use noted as "Other" includes: Utility easements, parks, minimal vacant undeveloped land, recreation, and flood plains.

## **Market Conditions**

According to the most recent publication of S&P/Case-Shiller Dallas Home Price Index, residential homes for the Dallas market have appreciated 4.17% over the previous twelve month period. Based on conversations with area market participants, this increase in price has been a result of heightened activity. The subject's market is difficult to study for appreciation levels due to the wide variety of age, quality, lot size, etc. in the product. Hence, when analyzing trends of sales, depending on the quality/desirability of sales during that quarter may somewhat skew the averages. Based on this, the supply and demand of the subject's neighborhood has been favorable for increasing prices.

Based on the data discussed in the Market Conditions Addendum, the supply and demand of the subject's neighborhood is considered to be in balance. In addition, the property values of the subject's immediate area appear to be stable at this time.

Based on data analyzed in this appraisal report, a reasonable marketing period for the subject property is less than three months given the current market conditions. Based on data analyzed in this appraisal report, a reasonable exposure period for the subject property is less than three months given the current market conditions.

## **Zoning Compliance**

The subject's zoning allows for single-family residential development and its purpose is to provide for a uniform residential product with a minimum lot size. Specific requirements of this zoning classification can be found filed with the city. To my knowledge and based on a cursory review of improvements and regulations, the subject improvements appear to meet and conform to the requirements of this classification. A more in-depth study, a review of a current survey, and/or forensic study of any improvements since the original construction of the property should be obtained if a concern exists.

## **Highest and Best Use**

It is noted that all apparent restrictions appear to allow for single-family residential use. Further, the subject is presently being utilized as a single-family residence.

There were no apparent adverse easements or encroachments noted upon inspection. A professional inspection and title policy are recommended for proper and final determination. The procedure utilized in this report to estimate highest and best use of the subject site was to consider, in sequence, the site's possible uses, its legal uses, its feasible uses, and finally the maximally productive use. Data collected and analyzed for use in the neighborhood analysis and particularly the site analysis was useful in arriving at a final conclusion. Upon considering the uses that are physically possible, legally permissible, financially feasible, and maximally productive, it is our opinion that the highest and best use, as if vacant, is for development as a single-family residence. As improved the highest and best use is for continued use as a single-family residence.

## **Additional Features**

Siding, composition shingle roof, two car attached garage, 2 x 6 exterior walls, vinyl windows insulated with half screens, covered front porch, covered back patio, wood fence, continuous soffit vents, full gutters, sprinkler and security system, gas service, tankless water heater, attic stair, radiant barrier decking, vinyl plank flooring, ceramic tile flooring, corner tile gas fireplace, ceiling fans, raised ceilings, interior sprinkler system, recessed lighting, granite countertops, kitchen island and breakfast bar, undermount sink, garbage disposal, glass tile backsplash, stainless appliances (microwave, gas range, oven, dishwasher), pendant lighting, base molding, crown molding, digital thermostat, cultured marble vanity tops, dual bathroom sinks, tile tub and shower enclosures, frameless glass shower door, walk in closet.

## **Sales Comparison Approach**

Each sale is located within the subject's neighborhood/marketing area and has transpired within Fannie Mae guidelines of the past 12 months, while Sale Nos. 1, 2, 3, 5, and 6 have transpired within more desired guidelines of the past six months. As discussed within the Market Conditions, the subject's market appears to be stable. As such, each sale is a fairly recent transaction and is considered to reflect current market conditions.

Sale Nos. 1, 2, and 3 represent newly constructed residences built by the subject's builder, David Weekley Homes, while Sale Nos. 4, 5, and 6 represent newly constructed residences built by competing area builders, Cambridge, K Hovnanian, and Meritage Homes.

# Extended Comments

File No. 2011218

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						

Sale Nos. 1, 5, and 6 were adjusted downward for their seller paid concessions. It is difficult to find adequate matched paired analysis to determine the effect of seller paid concessions. However, per conversations with area market participants (i.e., builders, realtors, etc.), it is typical for sellers, within this market, to offer these type of seller concessions. Further, they report that it is most likely the sales price of the sale would change dependent on the amount of seller concessions that were paid. Hence, I have adjusted for the full amount of seller concessions paid for each comparable sale.

The lot size and view adjustments were based on a cursory analysis of area land sales as well as observed differences in market place and conversations with area market participants over the past several years valuing properties in this market. Sale Nos. 2, 3, 5, and 6 were adjusted approximately \$2.50/SF for their respective differences in lot size relative to the subject property. Sale Nos. 1 and 5 were adjusted for their inferior view relative to the subject's aesthetic greenbelt view.

Sale Nos. 2 and 4 were adjusted upward approximately \$15.00/SF for their inferior quality of construction (i.e., elevation, floor coverings, custom finishes, trim, etc.) as compared to the subject property. It is noted that quality of construction is a subjective adjustment. Hence, I have based my adjustment based on a price/square foot of the comparables gross living area with consideration given to estimated differences in general cost as well as conversations with area market participants. In addition, a Sensitivity Analysis along with an analysis of data for the comparables (i.e., interior photos, write-up, conversations with the agents, etc.) clearly shows a discernable difference in value which has been reconciled for differences in quality of construction and finishes.

Each sale is considered similar in location, design, age, quality, and appeals to similar clientele. Additional adjustments for differences in gross living area, bath count, and amenities (i.e., fireplace count, etc.) were made accordingly. The gross living area adjustment based on approximately \$50/SF difference between the comparable properties utilized and the subject property. The bath count adjustments were based on \$4,000 per full bath and \$2,000 per half bath difference, where applicable. The gross living area, bathroom count, and amenity adjustments were based on a consideration and cursory analysis of the replacement cost, paired sales analysis, and/or a Sensitivity Analysis of market data. The gross living area adjustment is not a direct reflection of its potential replacement cost as I have broken down and adjusted for individual characteristics of the subject property and considered market reactions for these differences. Hence, the gross living area adjustment typically reflects a lower adjustment per square foot relative to its overall estimated cost. Additionally, it is noted that it may not be necessary to perform an individual, customized analysis on every report completed and corresponding amenity considered. I have been valuing properties within this market for several years and the adjustments are noted to vary slightly, yet the market proves to be fairly efficient and consistent due to the sophistication and technology available to all market participants (i.e., seller, buyer, realtor, appraiser, lender, etc.). Hence, reconciled adjustments for these differences, particularly amenity adjustments, are noted to be fairly consistent in similar markets. Overall, the adjustments made for these differences are reasonably supported based on the community of knowledge gathered and similar to those observed with my peers.

The adjusted price range of the comparable sales range from \$316,197 to \$344,600. The adjusted range in value was approximately 8.98% which is within the range of desired guidelines (10%) and was considered acceptable due to the various factors which affect real estate values. Equal consideration was accorded each sale in the final value estimate.

## **Reconciliation**

The Sales Comparison Approach was considered the most reliable indicator of value due to recent and similar comparable sales and was given primary emphasis. The Cost Approach is not needed to produce a credible report and is considered less reliable due to the difficulty in estimating replacement costs as well as the limited scope of work of the Cost Approach requested. Further, market participants typically do not consider the Cost Approach as a main decision of value when purchasing a property. In reconciling, the Cost Approach is given minimal to no consideration. The Income Approach is not considered applicable as typically single family residences are not purchased for their income producing capabilities. Hence, it is difficult in estimating market rent as well as appropriate rent multipliers. Therefore, the Income Approach has not been developed.

## **Support of Opinion of Site Value**

Lot sales in the subject's neighborhood range from approximately \$6.00/SF to \$15.00/SF. Based on a cursory analysis of these sales, the subject's opinion of site value was considered to be \$85,000, or approximately \$12.86/SF. It is noted that this analysis is limited in nature with only a brief study of area land sales. For a more accurate representation of the subject's site value, it is recommended that a more detailed analysis be engaged.

## **Condition of Appraisal**

See attached Certification and Statement of Limiting Conditions.

Local and regional lending institutions appear to remain active within the subject's market for specific projects. Therefore, I specifically assume that the financial markets will continue to function in a competitive, efficient fashion. However, I cannot be held responsible for unforeseeable events that alter market conditions. If it is found that the information supplied to me is significantly different than my assumption, my assignment results might be affected.

## **IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)**

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date, the short-term and long-term impact on the market from the COVID-19 virus is unknown. However, it is reasonable to assume that current restrictions in market activity, due to the virus, will extend marketing times beyond the current levels. This assumption has been taken into consideration with regards to the estimate of reasonable exposure time. As of the effective date of the assignment, this appraiser assumes that there will be an unpredictable delay in market activity as the market transitions to an unprecedented newly emerging process of restriction relative to the process of viewing, buying, and selling homes due to the restrictions of the viewing & showing of homes. This may or may not be a significant long-term shift relative to current demand or supply. However, this emerging new and restrictive process could very well result in a change in market value. At the present time, the US Federal Government is developing an 18-month contingency for this dangerous virus and over this time period the new market data should begin to emerge in the marketplace. These market factors are likely to be perceived somewhat extraordinary assumptions which, if proven false, could negatively impact the opinions and conclusions expressed herein. Again, the DFW local housing market is clearly at the beginning stages for critical emerging market data to

## Extended Comments

File No. 2011218

Borrower/Client	Renee Lynn LaRoque				
Property Address	6300 Trezevant St				
City	Rowlett	County	Dallas	State	TX Zip Code 75089
Lender	Mercury/Priority Home Mortgage, LP				

reveal itself to be used in our analysis. As such, given the degree of overall uncertainty present in the local as well as the national and international economy, forecasts and projections contained herein may change dramatically, or differently than projected under former stable market conditions. Therefore, we recommend a subsequent review of this valuation by our firm, and advise the intended user to consider the current lack of overall economic stability in evaluating the use and reliability of the opinions expressed herein.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, 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 are either 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 residence 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.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### 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

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.



# Market Conditions Addendum to the Appraisal Report

2011218  
File No. 2011218

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 **6300 Trezevant St** City **Rowlett** State **TX** ZIP Code **75089**

Borrower **Renee Lynn LaRoque**

**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.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	20	15	15	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.33	5.00	5.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	11	5	8	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Housing Supply (Total Listings/Ab.Rate)	3.3	1.0	1.6	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	315,500	320,000	315,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	101	55	63	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable List Price	317,990	326,956	340,901	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	212	97	50	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale Price as % of List Price	94.13	98.46	98.75	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

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.). Typical seller concessions of 1% to 5+% of the sales price can be found in a notable number of transactions with the subject's market. These seller concessions have remained fairly stable over the past 12 months. It is noted that the new construction is active within the subject's market and that builders within this market are offering similar type of concessions. Finally, it is common within the subject's market place that title fees are paid for by the seller and are in addition to the 1% to 5+% seller concessions discussed. Buyer assistance programs are not known to be prevalent within the subject's market. However, many times these programs are not reported in the MLS by the respective agents.

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).

While it is noted that foreclosures do exist within the subject's market, these foreclosures are being absorbed and are not controlling the market. Based on MLS data, typical, "arms-length" sales and listings appear to be predominant within the subject's market.

Cite data sources for above information. The NTRIS Multiple Listing Service (MLS) is the most reliable source of data for the subject's market. This information was provided through a standard print through MLS. It is noted that the shaded areas are based on listings that were "on market" at the end of the date of the specified time period. The subject's market was defined as being homes within the subject's marketing area/neighborhood, age, gross living area, quality, and condition.

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. There are recent signs of the market continuing to improve. It is noted that this study is limited in scope. Hence, the data shown above could be somewhat skewed and is only a reflection of trends. Based on this analysis and conversations with area market participants, median prices appear to be stable and median days on market are stable. By further examining the average price on a square footage for the periods: 7-12 months \$157.70/SF, 4-6 months \$159.67/SF, and current 3 months \$156.94/SF, the neighborhood prices do appear to be stable. The supply of 1.6 months indicated by the current period is considered an acceptable supply. Further, the supply based on a 12 month absorption is 1.9 months which is also considered an acceptable supply of homes. In addition, as we are in the fall months, the number of available listings and sales is expected to stabilize as the market prepares for a less active period.

**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)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining

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.

Signature

Appraiser Name <b>Sean R. Smith</b>	Signature
Company Name <b>Jackson Claborn, Inc.</b>	Supervisory Appraiser Name
Company Address <b>1100 Mira Vista Blvd Ln #300, Plano, TX 75093-46</b>	Company Name
State License/Certification # <b>1338237-R</b> State <b>TX</b>	Company Address
Email Address <b>seans@jacksonclaborn.com</b>	State License/Certification #
	State
	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

# Supplemental Addendum

File No. 2011218

Borrower/Client	Renee Lynn LaRoque				
Property Address	6300 Trezevant St				
City	Rowlett	County	Dallas	State	TX Zip Code 75089
Lender	Mercury/Priority Home Mortgage, LP				

## SCOPE OF WORK:

It is noted that the scope of work is stated throughout the report, while emphasized scope of work may be contained within our additional comments. The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The extent of the analysis applied to this assignment is stated in the Appraiser's Certification, assumption and scope of work noted throughout this report.

The original source of the comparables described in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report or used as a basis for the value conclusion. Data sources for the search of comparables were performed thru the local Multiple Listing Service as well as area market participants. It is noted that Texas is a "non-disclosure" state and sales prices are not a part of public record. As Texas is a "non-disclosure state," buyers and sellers of real property are under no legal obligation to disclose prices of transactions. For this reason, although there may have been numerous other actual sales, those included herein are not only deemed most relevant, but are those upon which reliable sale price data are available. Based on location of comparables as well as client requirements, the comparables may or may not have been inspected. However, significant research was performed on each comparable through various data sources (i.e., tax records, aerial mapping systems, city websites and office resources, county websites and office resources, etc.). The extent of research performed was dependent on the complexity of the assignment and detail needed to adequately represent the comparable. Hence, I have relied upon best and common practices in verifying the sales data utilized herein and have assumed it to be accurate and reliable.

The property being appraised as well as the neighborhood in which it is located was inspected. During the inspection, an inventory of the property attributes was collected based on visual observation. However, the appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. Further, the appraiser is not a professional surveyor and/or architect. The purpose of the sketch provided is to best determine a reasonable estimation of the size of the subject's gross living area and other notable improvements (i.e., garage area, below grade area, enclosed living areas, etc.). Any reference to porch, patios, decks, loggias, pools, etc. on the sketch is for referencing purposes only and may not accurately reflect the size, scale, and/or location of the improvement. A survey and/or architect should be relied upon for these purposes. NOTE: The term "inspection" should not be construed to be a Professional engineer's and/or inspector's report concerning the condition of the building, structural integrity, or condition of any mechanical items. If the client has concerns of this type, a professional engineer's and/or inspector's inspection and report are recommended. That type of inspection is beyond the scope of work of this assignment and the professional abilities of a certified appraiser. This inspection is made only for observation of property attributes.

The scope of this Appraisal Report has been to collect, confirm, and report data, while other general market data and conditions have been considered. Consideration has been given to the property's zoning and surrounding improvements and neighborhood. I have investigated public records for the property's zoning, flood hazard area classification, property tax assessor's records, for attributes of the property. I have also investigated the subject's quality and condition with available market participants to the sale (i.e., broker, owner, seller, buyer, tenant, etc.) and stated the current use of the subject. Consideration of the highest and best use of the land and property as vacant and improved has been analyzed. Finally, the collection and analysis of sales in order to form an opinion of market value was performed.

If applicable to the assignment, I have collected and analyzed the following: 1) Researched cost estimates from published and recognized data sources and applied recognized depreciation estimates which would lead to the completion of the Cost Approach. 2) Researched comparable rents of similar improved properties, made a comparative analysis which would lead to completion of market rent and the Income Approach to Value. 3) Researched comparable sales, recognized and published data sources, as well as utilized recognized appraisal techniques to arrive at a supportable gross income multiplier which would lead to completion of the Income Approach to Value. 4) Researched comparable sales of similar improved and vacant land properties and made a comparative analysis which would lead to completion of the Sales Comparison Approach to Value as improved and/or as vacant land.

In reporting the data collected and analyzed, I have summarized the scope of work used to develop the appraisal as well as summarized the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions. Any exclusions of the sales comparison approach, cost approach, or income approach have been explained. I have also stated the use of the property existing as of the date of value and provided an opinion of highest and best use. I have also summarized the support and rationale for that opinion. The data and analysis found herein is summarized. Adequate data and analysis was provided to give the user an explanation of my thought and rationale. It is noted that more detailed information may be available in my work files that was relied upon to arrive at analysis and conclusions contained in this report.

If the Cost Approach was utilized, it should be noted that it was developed for the purpose of the valuation herein. This Cost Approach should not be utilized for establishing an Insurable Value for property insurance as we have not researched or reported costs for this purpose. We assume no liability in this regard.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources (i.e., MLS, realtors, market participants, etc.). Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

The appraiser performed the appraisal in conformity with the Uniform Standards of professional Appraisal Practice and title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq.), and any implementing regulations in effect at the time the appraiser signs the appraiser's certification. Hence, the contents of this report and the analysis presented herein is written in effort to comply and meet all applicable title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq.) regulations and guideline requirements. However, it is noted that much of these guidelines do not deal directly with the appraisal process and that in the normal course of business I am not expected to be an expert in all of these guidelines. In addition, it is noted that many of my clients do not require the reporting of an "as is" value as it is not required in their loan transaction. Hence, I have only provided this value if requested by my client.

**Supplemental Addendum**

File No. 2011218

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						

**APPRAISER'S CERTIFICATION:**

I certify that, to the best of my knowledge and belief:

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

As of the effective date of this appraisal, no one other than Mrs. Sarah Gabriano (Appraiser Trainee #1342261) assisted in the preparation of the analysis, opinions and/or conclusions concerning real estate that are set forth in this appraisal report.


Mrs. Gabriano assisted in the data gathering process with regards to research of the subject property, neighborhood, and market conditions. When applicable, Mrs. Gabriano also assisted, assembled, and analyzed general as well as specific market data. Mrs. Gabriano also assisted, assembled, and analyzed comparable sales data to be used in the sales comparison Approach.

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.

This Appraisal is reported as an "Appraisal Report" which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation.

**INTENDED USE, AND INTENDED USER OF THE APPRAISAL:**

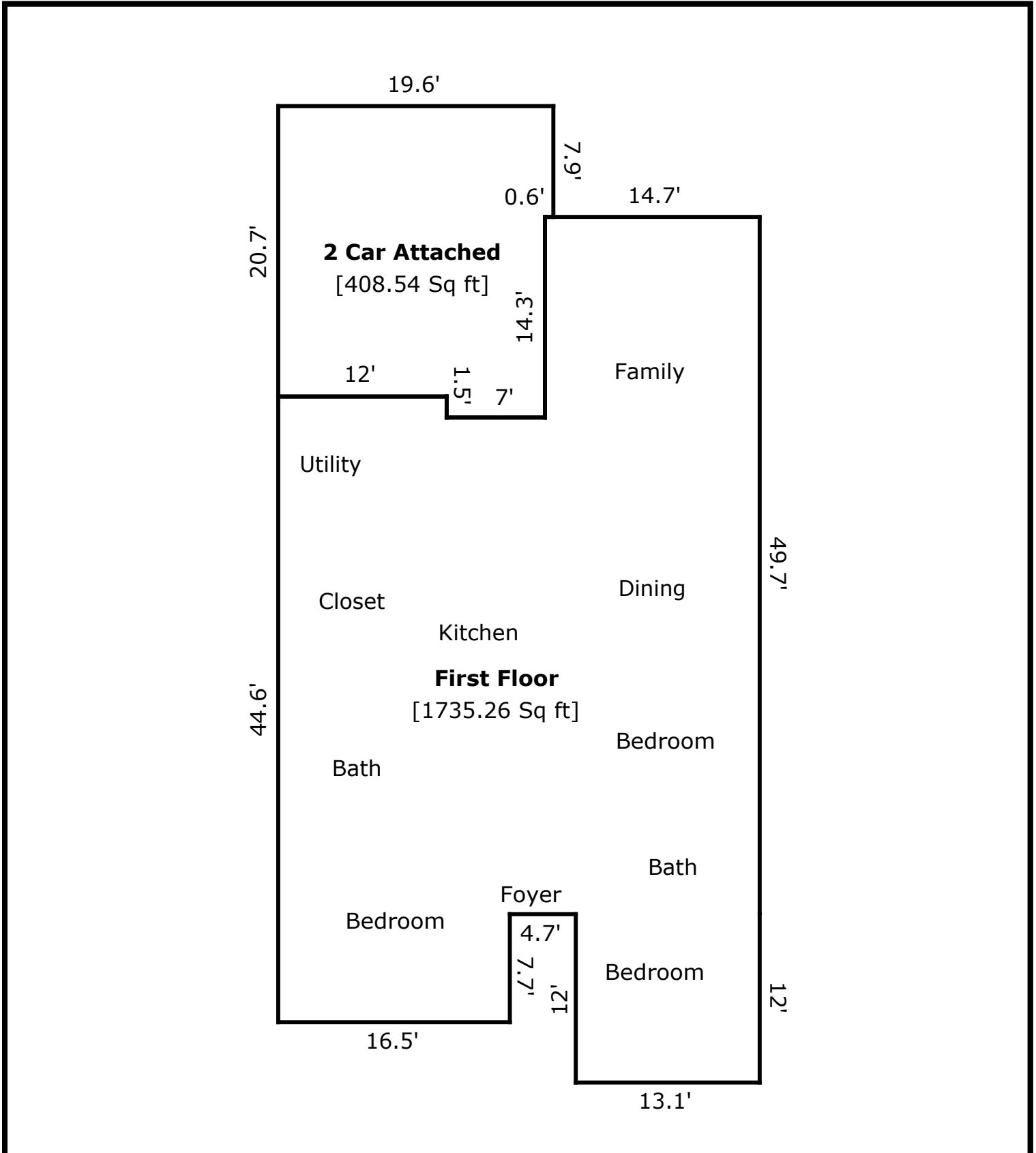
The intended users of this report are the stated client. No one else, including the purchaser, seller, and/or those entities named in Certification No. 21 and Certification No. 23 should rely on the estimate of value or any other conclusions contained in this appraisal report. I recognize that my report may be distributed to those entities named in Certification No. 21 and Certification No. 23. However, Jackson Claborn, Inc. as well as the appraisers assume no liability to unnamed third party, non-intended users who may attempt to rely on this appraisal report for any purposes. The intended use of the appraisal is to provide an opinion of value for lending purposes. This intended use has been identified by the appraiser based on communications with the lender/client. The client is identified as the entity noted throughout the report and as defined on Page 1 at the time of the assignment.

Signature   
 Name Sean R. Smith  
 Date Signed 12/09/2020  
 State Certification # 1338237-R State TX  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date Signed \_\_\_\_\_  
 State Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

# Building Sketch

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1735.26 Sq ft	$13.1 \times 12 = 157.2$ $16.5 \times 7.7 = 127.05$ $34.3 \times 35.4 = 1214.22$ $12 \times 1.5 = 18$ $15.3 \times 14.3 = 218.79$
<b>Total Living Area (Rounded):</b>	<b>1735 Sq ft</b>	
Non-living Area	Area	Calculation Details
2 Car Attached	408.54 Sq ft	$20.7 \times 12 = 248.4$ $7.6 \times 7.9 = 60.04$ $7 \times 14.3 = 100.1$

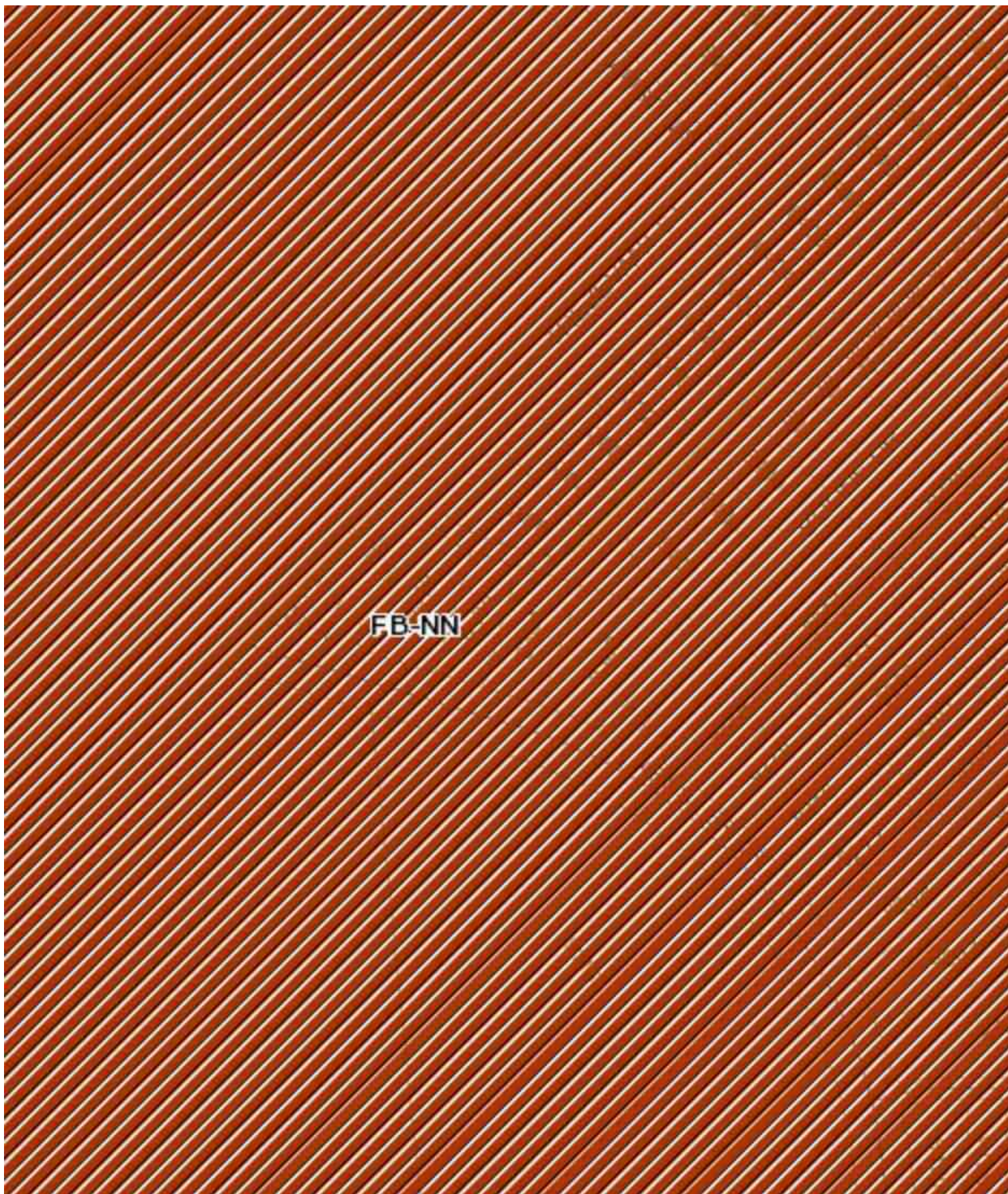
# Site Map

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						



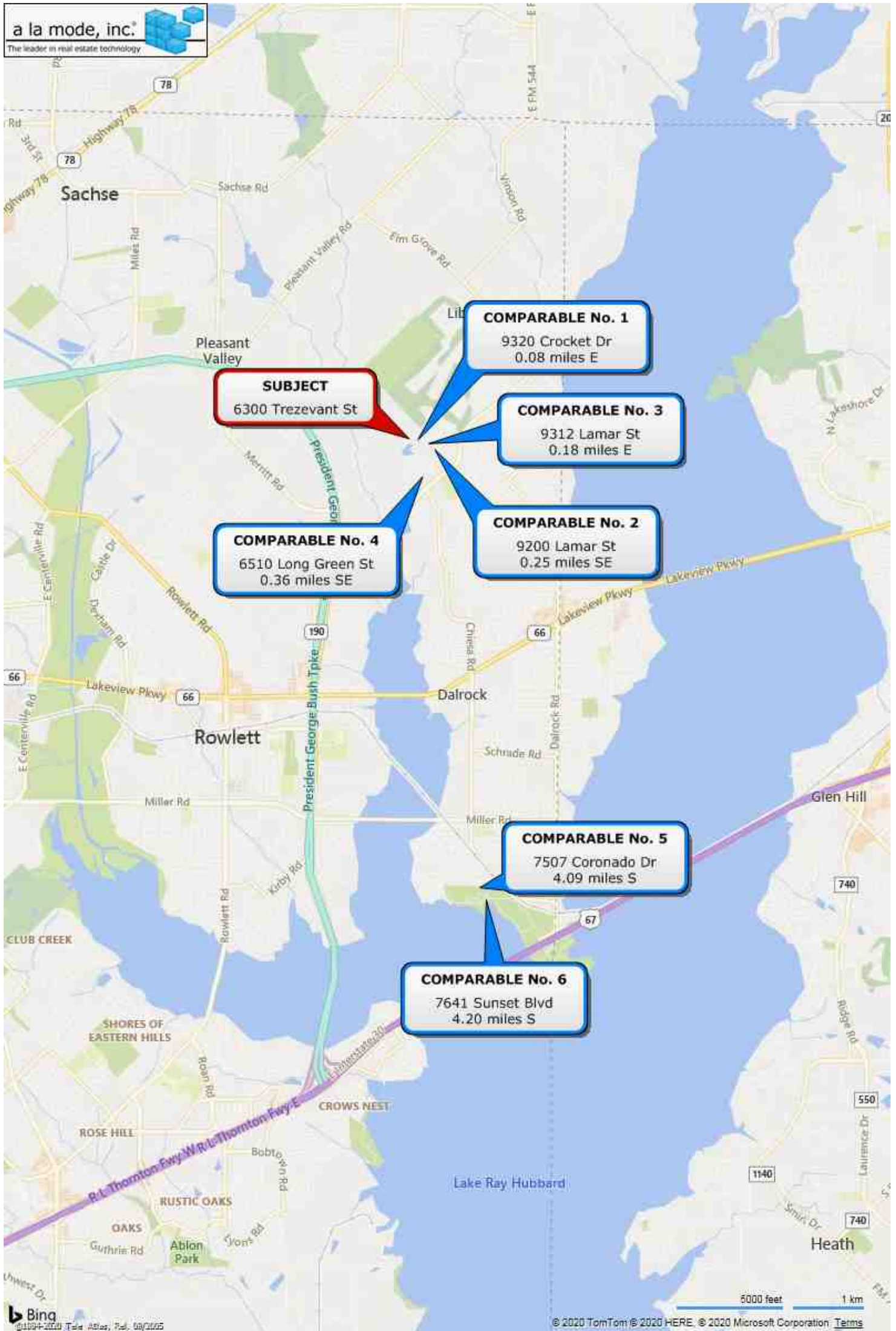
# Zoning Map

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						



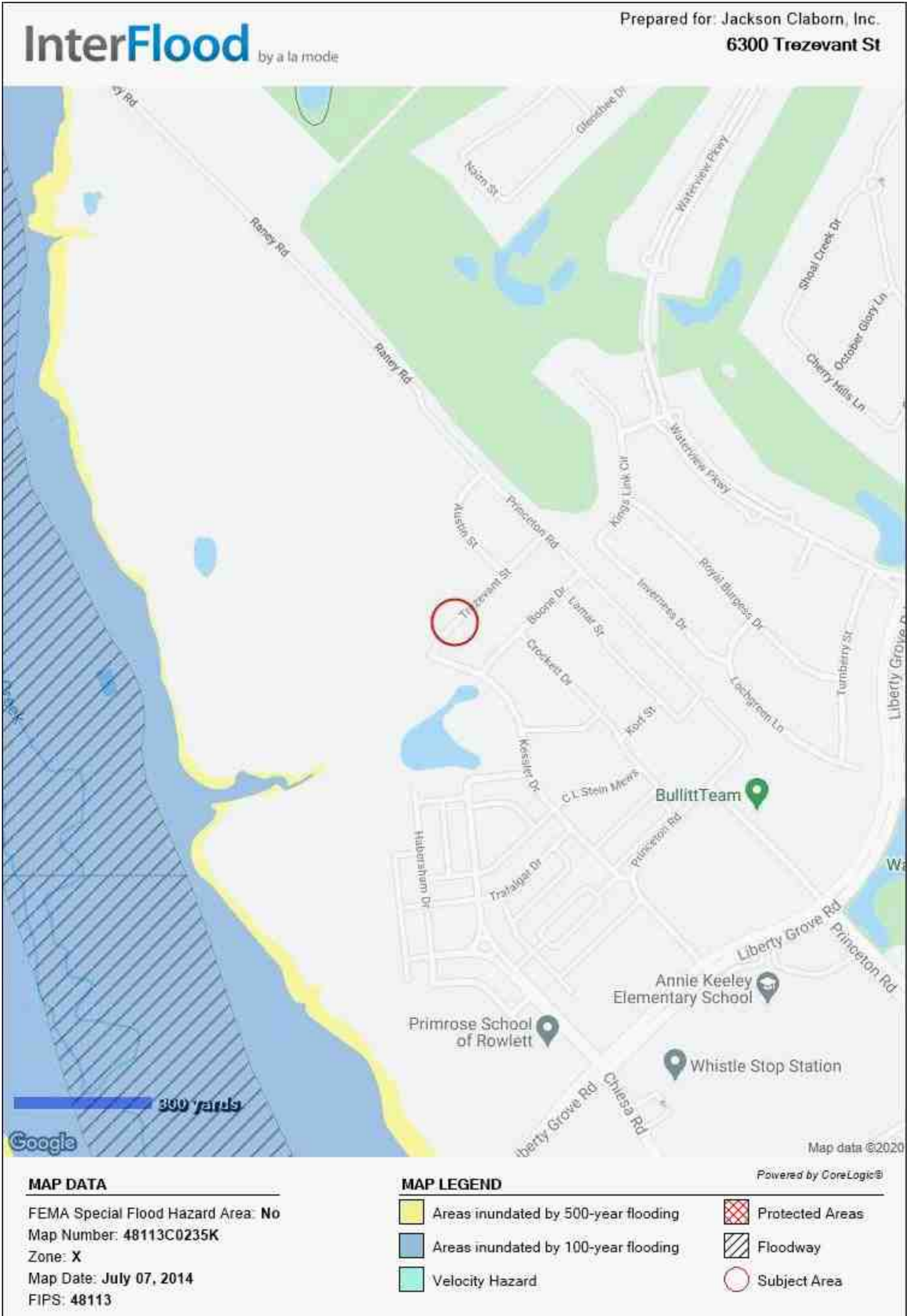
# Location Map

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						



# Flood Map

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						



# Subject Photo Page

Borrower/Client	Renee Lynn LaRoque				
Property Address	6300 Trezevant St				
City	Rowlett	County	Dallas	State	TX
Lender	Mercury/Priority Home Mortgage, LP				

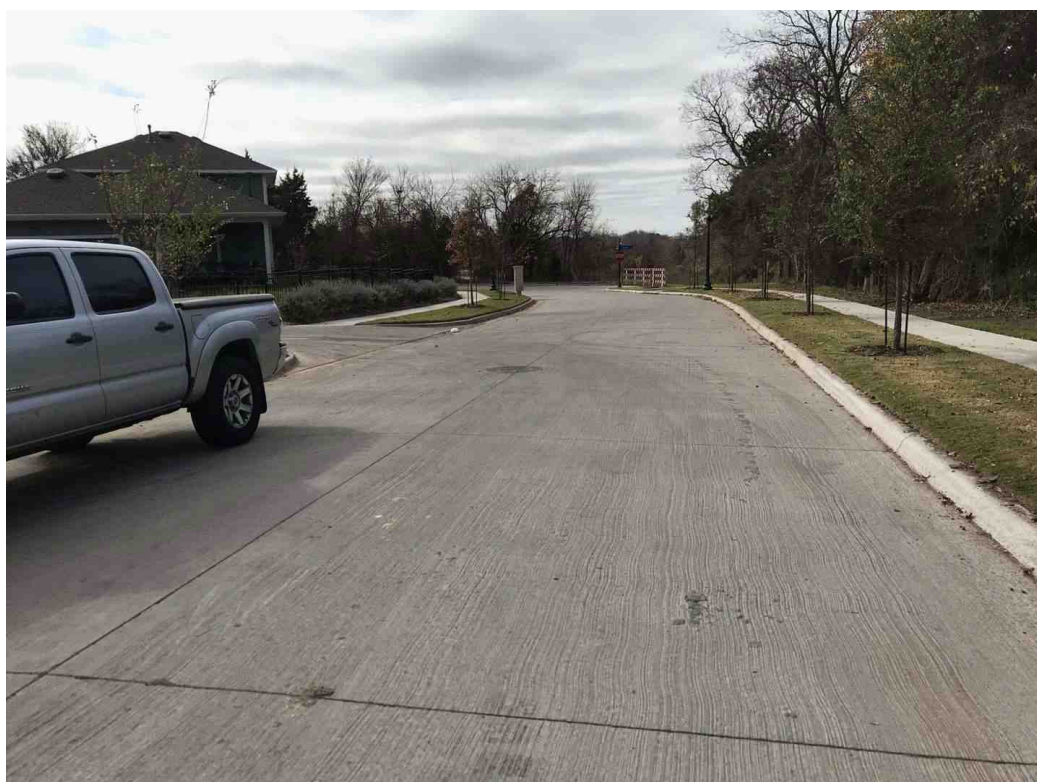


## Subject Front

6300 Trezevant St  
Sales Price 339,224  
G.L.A. 1,735  
Tot. Rooms 6  
Tot. Bedrms. 3  
Tot. Bathrms. 2.0  
Location N;Res;  
View B;GrnBlt;  
Site 6607 sf  
Quality Q4  
Age 0



## Subject Rear



## Subject Street

## Photograph Addendum

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						



**Greenbelt**



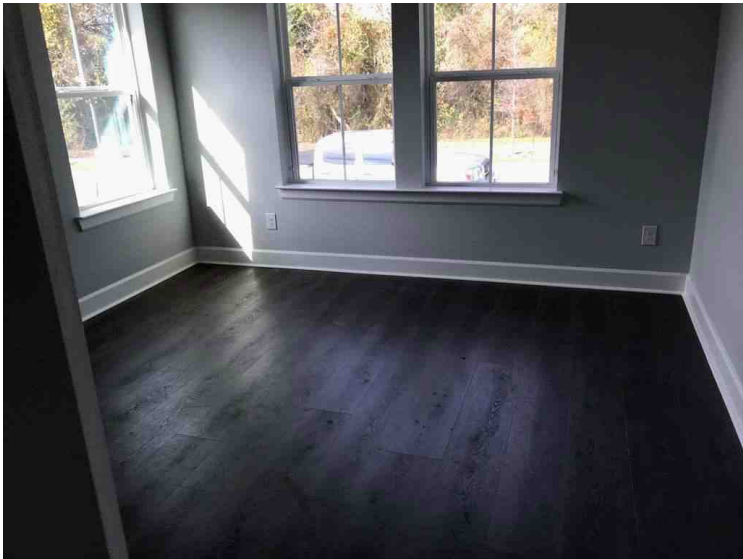
**Right Side**



**Left Side**

# Interior Photos

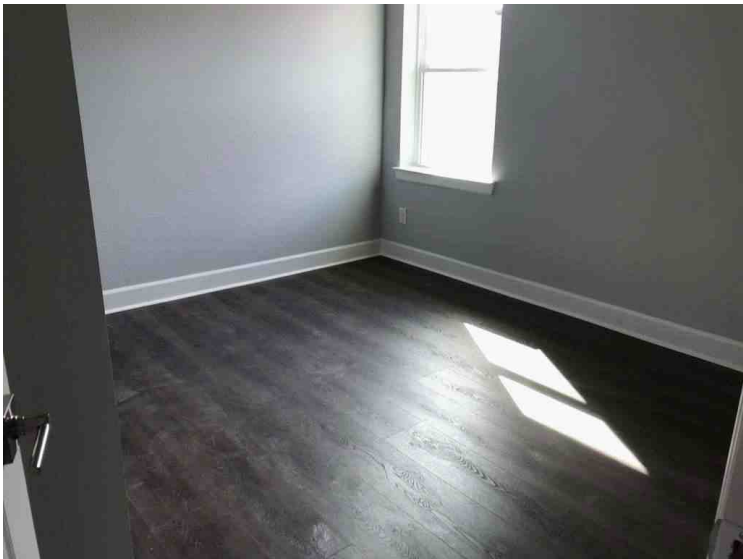
Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
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**Bedroom**



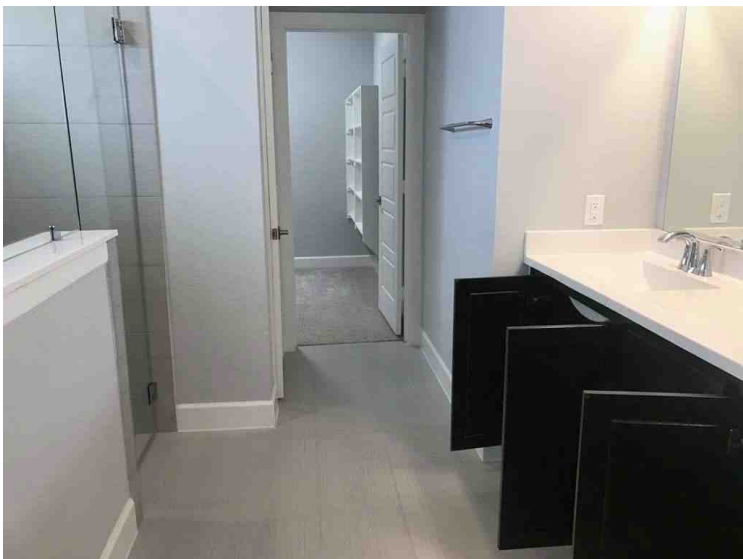
**Bath**



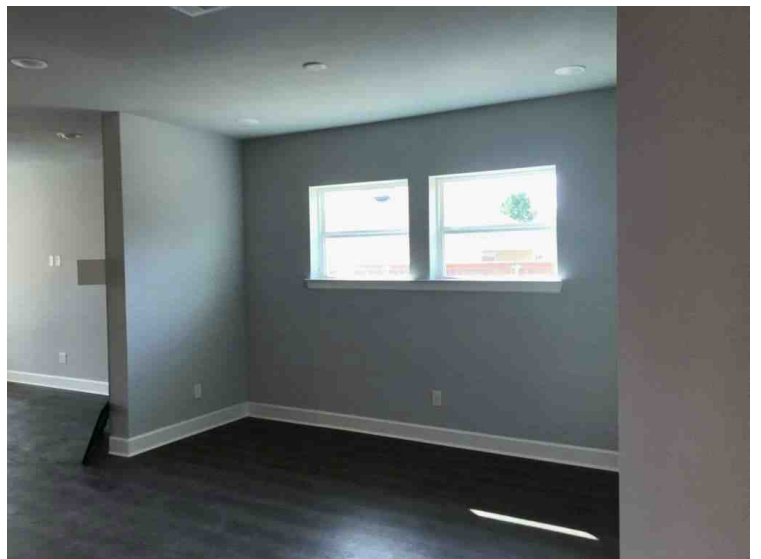
**Bedroom**



**Bedroom**



**Bath**



**Dining**

## Interior Photos

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						



**Kitchen**



**Family**

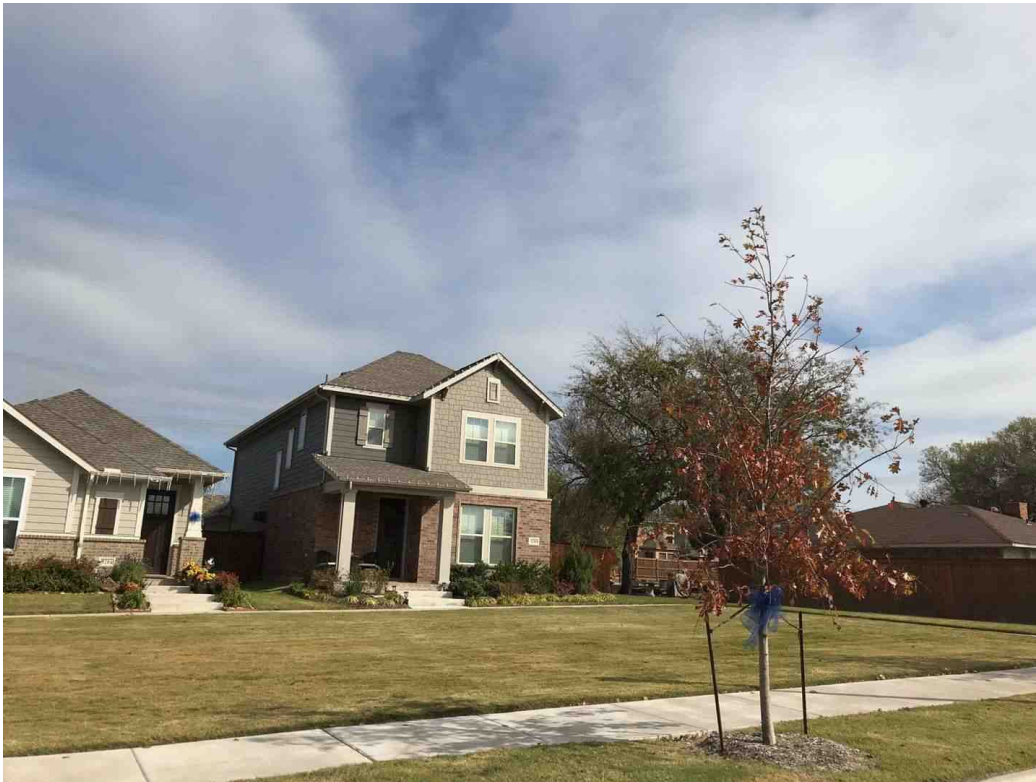
## Comparable Photo Page

Borrower/Client	Renee Lynn LaRoque						
Property Address	6300 Trezevant St						
City	Rowlett	County	Dallas	State	TX	Zip Code	75089
Lender	Mercury/Priority Home Mortgage, LP						



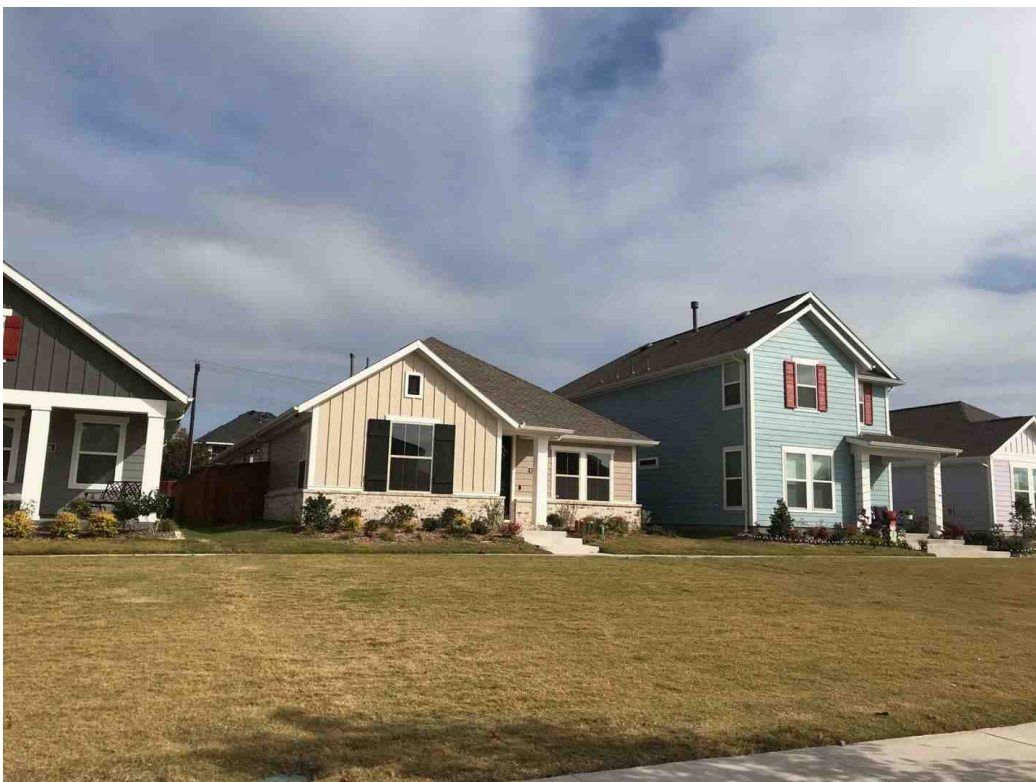
### Comparable 1

9320 Crocket Dr  
 Proximity 0.08 miles E  
 Sale Price 315,197  
 GLA 1,752  
 Total Rooms 7  
 Total Bedrms 2  
 Total Bathrms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 5924 sf  
 Quality Q4  
 Age 0



### Comparable 2

9200 Lamar St  
 Proximity 0.25 miles SE  
 Sale Price 315,000  
 GLA 1,865  
 Total Rooms 7  
 Total Bedrms 3  
 Total Bathrms 2.0  
 Location N;Res;  
 View B;Prk;  
 Site 5401 sf  
 Quality Q4  
 Age 0



### Comparable 3

9312 Lamar St  
 Proximity 0.18 miles E  
 Sale Price 354,900  
 GLA 2,025  
 Total Rooms 7  
 Total Bedrms 3  
 Total Bathrms 2.0  
 Location N;Res;  
 View B;Prk;  
 Site 5009 sf  
 Quality Q4  
 Age 0

## Comparable Photo Page

Borrower/Client	Renee Lynn LaRoque			
Property Address	6300 Trezevant St			
City	Rowlett	County Dallas	State TX	Zip Code 75089
Lender	Mercury/Priority Home Mortgage, LP			



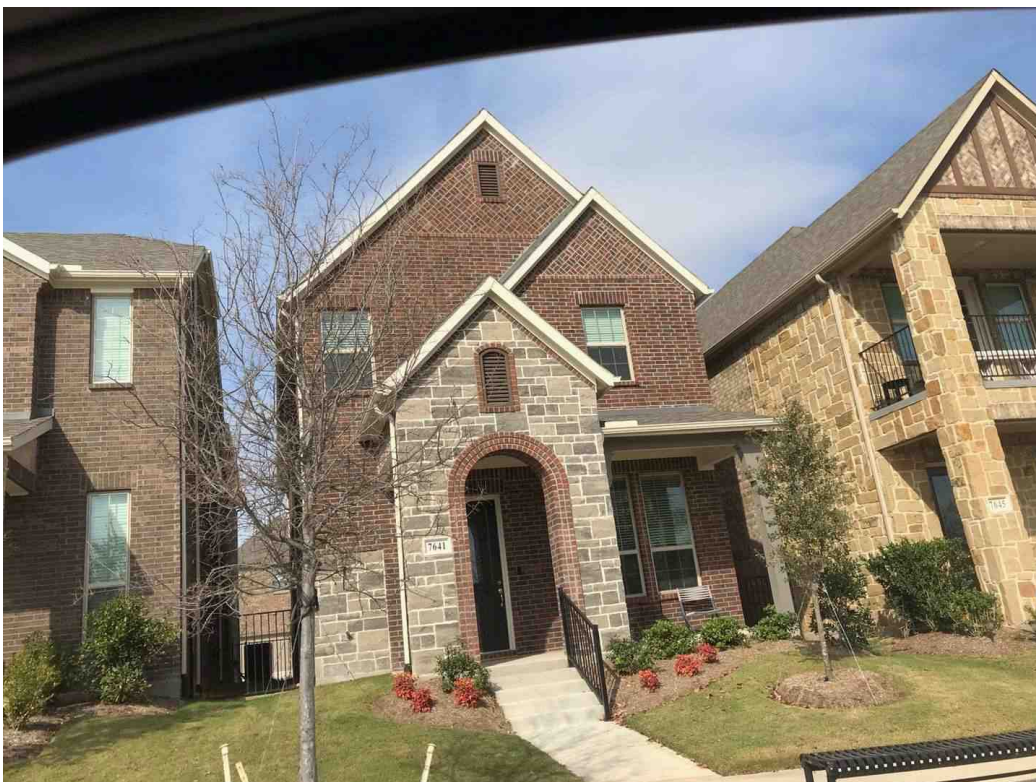
### Comparable 4

6510 Long Green St  
 Proximity 0.36 miles SE  
 Sale Price 324,000  
 GLA 2,012  
 Total Rooms 6  
 Total Bedrms 3  
 Total Bathrms 2.0  
 Location N;Res;  
 View B;Prk;  
 Site 6055 sf  
 Quality Q4  
 Age 1



### Comparable 5

7507 Coronado Dr  
 Proximity 4.09 miles S  
 Sale Price 374,900  
 GLA 2,001  
 Total Rooms 5  
 Total Bedrms 2  
 Total Bathrms 2.1  
 Location N;Res;  
 View N;Res;  
 Site 10454 sf  
 Quality Q4  
 Age 0



### Comparable 6

7641 Sunset Blvd  
 Proximity 4.20 miles S  
 Sale Price 337,900  
 GLA 1,912  
 Total Rooms 6  
 Total Bedrms 3  
 Total Bathrms 2.1  
 Location N;Res;  
 View B;Prk;Lake  
 Site 3223 sf  
 Quality Q4  
 Age 0

**License Page**

**Texas Appraiser Licensing and Certification Board**

P.O. Box 12188 Austin, Texas 78711-2188

**Certified Residential Real Estate Appraiser**

Number: **TX 1338237 R**

Issued: **11/08/2018**

Expires: **11/30/2020**

Appraiser: **SEAN ROBERT SMITH**

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

  
Douglas E. Oldmixon  
Commissioner

## AIR Doc

## AIR Doc

### Certification of Non-Influence-Appraiser Independence Requirements (AIR)

The appraiser named respectfully submits and represents to the following:

I here by acknowledge to the best of my ability to the following:

1. No written or verbal communications or conversation between the mortgage lender or any staff person there of and myself, my assistant or any others staff member working on my behalf in completing this particular assignment or review assignment regarding a predetermined value for the subject property of this assignment.
2. I acknowledge that I have not been influenced, coerced, extorted, bribed or knowingly aware of being recommended to complete this assignment by any staff member, director, agent of the mortgage lenders loan production staff including loan officer.
3. I certify that I have been engaged to provide a complete order with the information required for me to agree and complete a full appraisal assignment that meets USPAP guidelines and standards. Included on their order form was the originating lender's company name and address for purposes of inclusion on appraisal report. No preliminary estimation of value, loan amount, or any similar information was provided to me or communicated to me or any staff person within my company. With respect to a Purchase Transaction, the Purchase Agreement (Sales Contract) was made available in its entirety [As required by USPAP Standard Rule 1-5 (a) ] In the event, the loan is an FHA transaction, I understand that the lender may require my identity including my State Certification number, however no attempt was made to coerce or influence the outcome of this appraisal report,
4. I acknowledge that I have completed this assignment and have only acted with the highest integrity and in a manner considered ethical to my profession, consistent with USPAP.
5. I acknowledge that I am not an employee of the mortgage lender, not affiliated, not a staff appraiser to any entity that is either wholly or partially owned by the lender/investor or by any entity that is owned in whole or in part by a "Settlement Services" provider. By including this document contained within this appraisal report, I affirm that I have answered all these questions honestly and have no objections or reservations to the contrary.
6. I agree that any contact from borrowers in reference to the outcome or pending results will directed to the appraisal department (appraisals@fcmchou.com).

**The appraiser has completed this assignment with no influence on value (written or verbal) from any party connected with this assignment. This report is compliant with the Appraiser Independence Requirements (AIR). This certification has been made part of this appraisal report.**