

Jonah Perrin

From: Shannon Yost
Sent: Wednesday, August 5, 2020 7:35 AM
To: Marilyn Mosby; Monique Holston-Greene, REALTOR Cell:917-807-2639
Cc: Gilbert Bennett; My Easy Mortgage Team
Subject: Appraisal Report - Marilyn Mosby - [REDACTED] Nice Ct, Kissimmee, FL 34746
Attachments: Appraisal Report.pdf

Hi Marilyn and Monique,

The appraisal report is in for your new home at [REDACTED] Nice Ct, Kissimmee, FL 34746.
Very exciting!

The value came in at \$545,000.00 and the attached report is AS/IS which means the appraiser is not requiring any repairs!

I've attached a copy of the report for your records, Monique - great job as always securing this beautiful home for Marilyn in this very competitive market!

Please let us know if you have any questions!



Shannon Yost

My Easy Mortgage, LLC
Mortgage Loan Originator
NMLS#338278 | CO NMLS # 1268485
Direct Line : (813) 524-5395 (call or text)
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RESIDENTIAL APPRAISAL REPORT



Property Location:	████ Nice Ct Windsor At Westside ██████████ Kissimmee, FL 34747
Borrower:	Marilyn Mosby
Client:	CARDINAL FINANCIAL COMPANY 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273
Effective Date:	08/03/2020
Prepared By:	EL Habib EL Moubarik Cert Res RD8358



████ SPERONE ST
ORLANDO, FL 32819

Borrower	Marilyn Mosby	File No.	H327
Property Address	██████ Nice Ct		
City	Kissimmee	County	Osceola
		State	FL
		Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY		

TABLE OF CONTENTS

Invoice 1

Cover Page 2

Table of Contents 3

USPAP Identification 4

URAR 5

Additional Comparables 4-6 11

Additional Comparables 7-9 12

Supplemental Addendum 13

UAD Definitions Addendum 14

Market Conditions Addendum to the Appraisal Report 17

Summary of Salient Features 18

Aerial Map 19

Location Map 20

Building Sketch 21

Subject Photos 22

Subject Photos 23

Photograph Addendum 24

Photograph Addendum 25

Photograph Addendum 26

Photograph Addendum 27

Photograph Addendum 28

Photograph Addendum 29

Photograph Addendum 30

Comparable Photos 1-3 31

Comparable Photos 4-6 32

Comparable Photos 7-9 33

Plat Map 34

License 35

E&O - Page 1 36

Borrower	Marilyn Mosby	File No.	H327
Property Address	██████ Nice Ct		
City	Kissimmee	County	Osceola
		State	FL
		Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- 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.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:

30-90 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 30-90 days and was derived using information in MLS of recent closed sales in the subject's market pocket. Further supported by published data from the Orlando Regional Realtor Association. Every property is different and exposure time should be considered in the context of conditions surrounding the listing as well as initial pricing and price reductions relative to competition in the market.

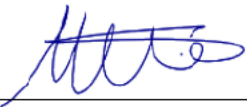
"Exposure Time: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

PURPOSE OF APPRAISAL: The purpose of the appraisal is to estimate the market value of the subject property as defined herein on page 1 of the Statement of Limiting Conditions and Appraiser's Certification. The source for the stated Definition of Market Value are the regulations published by the federal regulatory agencies pursuant to Title XI of FIRREA of 1989 and the Interagency Appraisal and Evaluation Guidelines dated 10/27/1994.

I have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction.

APPRAISER:

Signature: 
Name: EL Habib EL Moubank

State Certification #: Cert Res RD 8358

or State License #: _____

State: FL Expiration Date of Certification or License: 11/30/2020

Date of Signature and Report: 08/04/2020

Effective Date of Appraisal: 08/03/2020

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 08/03/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

Uniform Residential Appraisal Report

File # H327

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 **Nice Ct** City **Kissimmee** State **FL** Zip Code **34747**
 Borrower **Marilyn Mosby** Owner of Public Record **Cashio Land Llc** County **Osceola**
 Legal Description **Windsor At Westside**
 Assessor's Parcel # **-0270** Tax Year **2019** R.E. Taxes \$ **8,302**
 Neighborhood Name **Windsor At Westside** Map Reference **S-18, T-25, R-27** Census Tract **408 02**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **433** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client **CARDINAL FINANCIAL COMPANY** Address **3701 Arco Corporate Drive, Suite 200, Charlotte, NC 28273**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **DOM 85;Subject property was offered for sale.;Latest Price \$550,000;Latest Date 07/30/2020;Original Price \$550,000;Original Date 05/04/2020;MFR MLS#S5032610**

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **Arms length sale;The subject's contract for the purchase transaction is an approved contract by the Florida Realtors/Florida Bar and is executed by all parties.**
 Contract Price \$ **545,000** Date of Contract **07/27/2020** Is the property seller the owner of public record? Yes No Data Source(s) **Public Rec/ Osceola**
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. **\$0.;**

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	80 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" 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	0 %		
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	425	Low	0	Multi-Family	5 %	
Neighborhood Boundaries Highway 27 to the West, undeveloped Land to the East, Undeveloped Land to the South, and Florence Villa Grove Rd to the North.		849	High	5	Commercial	5 %	
Neighborhood Description The neighborhood enjoys an average reputation in comparison with surrounding properties. Schools, shopping, health care and other supporting facilities are within 5 to 10 minutes driving time. Police and Fire protection is provided by the city. The subject is located about 18 miles of downtown Kissimmee. Other in Present land use is vacant land and rec land.		490	Pred.	2	Other	10 %	

Market Conditions (including support for the above conclusions) **General market demand is stable. Fixed and adjustable rate financing is readily available. Fixed rates are averaging 4% (+/-). A reasonable exposure time for the subject property developed independently from the stated marketing time is 30-90 days.**

Dimensions **50'x121'x69'x139'** Area **6942 sf** Shape **Rectangular** View **B; Woods;**
 Specific Zoning Classification **PUD** Zoning Description **Planned Development-P-D**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **The subject is a single family house in a single family subdivision and no other use is reasonable.**
 Utilities **Public** Other (describe) **Public** Other (describe) **Off-site Improvements - Type** **Public** **Private**
 Electricity Water Street **Asphalt**
 Gas None Sanitary Sewer Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **12097C0010G** FEMA Map Date **06/18/2013**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
Easements and restrictions of record; violations or encroachments by fences, walks, or drives (if any), do not appear to be detrimental to the marketability of the subject property. Flood Zone Map Subject To Survey. No adverse environmental conditions were noted at the time of inspection. Appraiser is not qualified to test for such conditions, if there is any question, a professional inspection is recommended.

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	Concrete Slab/Avg	Floors	Carpet, Tile/Avg
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Block, Stucco/Avg	Walls	Drywall/Avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Tile/Avg	Trim/Finish	Wood/Avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Avg	Bath Floor	Tile/Avg
Design (Style) Contemp	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Aluminum/Avg	Bath Wainscot	Drywall/Avg
Year Built 2017	Evidence of <input type="checkbox"/> Infestation <input checked="" type="checkbox"/> None/Noted	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 2	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Screens/Avg	<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	Pavers
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Electric	Fireplace(s) # 0	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	Patio/Deck None	<input checked="" type="checkbox"/> Porch ScPorch	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input checked="" type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool Pool	<input checked="" type="checkbox"/> Other CvEntry	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: **12** Rooms **8** Bedrooms **6.0** Bath(s) **4,083** Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). **Sc Porch, Cv Entry, Energy Efficient Items are typical for this age home.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **C2;No updates in the prior 15 years;No functional or external inadequacies noted. The subject property has been maintained and is in overall average condition with a lower effective age due to average upkeep and maintenance. At the time of inspection all utilities were turned on and in working condition.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
No physical deficiency noted by appraiser, however a qualified home/termite inspector may be needed to make such determination.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe
The subject property conforms to the neighborhoods functional utility, style, conditions, uses and quality of construction.

Uniform Residential Appraisal Report

File # H327

There are 49 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 440,000 to \$ 849,900												
There are 22 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 425,000 to \$ 603,710												
FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3	
Address		Nice Ct Kissimmee, FL 34747			Nice Ct Kissimmee, FL 34747			8882 Menton Loop Kissimmee, FL 34747			2117 Malta Ter Kissimmee, FL 34747	
Proximity to Subject		0.22 miles S			0.16 miles SW			0.20 miles W				
Sale Price		\$ 545,000			\$ 540,000			\$ 540,000			\$ 544,000	
Sale Price/Gross Liv. Area		\$ 133.48 sq.ft.			\$ 133.63 sq.ft.			\$ 133.63 sq.ft.			\$ 134.62 sq.ft.	
Data Source(s)		MFRMLS#O5820841;DOM 3			MFRMLS#O5791767;DOM 114			MFRMLS#O5780666;DOM 79				
Verification Source(s)		StreetInspect/MFRMLS			StreetInspect/MFRMLS			StreetInspect/MFRMLS				
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION	
					+(-) \$ Adjustment						+(-) \$ Adjustment	
Sales or Financing		ArmLth			0			ArmLth			ArmLth	
Concessions		Conv:0			0			Conv:0			Cash:0	
Date of Sale/Time		s11/19;c10/19			s11/19;c10/19			s11/19;c10/19			s10/19;c08/19	
Location		B;Res;Gated			B;Res;Gated			B;Res;Gated			B;Res;Gated	
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple			Fee Simple	
Site		6942 sf			6970 sf			6534 sf			6098 sf	
View		B;Woods;			N;Res;			0 N;Res;			0 N;Res;	
Design (Style)		DT2;Contemp			DT2;Contemp			DT2;Contemp			DT2;Contemp	
Quality of Construction		Q4			Q4			Q4			Q4	
Actual Age		3			2			0 4			0 5	
Condition		C2			C2			C2			C2	
Above Grade		Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths	
Room Count		12 8 6.0			12 8 6.0			12 8 6.0			12 8 6.0	
Gross Living Area		4,083 sq.ft.			4,041 sq.ft.			4,041 sq.ft.			4,041 sq.ft.	
Basement & Finished		0sf			0sf			0sf			0sf	
Rooms Below Grade												
Functional Utility		Average			Average			Average			Average	
Heating/Cooling		FWA/CAC			FWA/CAC			FWA/CAC			FWA/CAC	
Energy Efficient Items		Standard			Standard			Standard			Standard	
Garage/Carport		2qa2dw			2qa2dw			2qa2dw			2qa2dw	
Porch/Patio/Deck		CvEntry/ScPrch			CvEntry/ScPrch			CvEntry/ScPrch			CvEntry/ScPrch	
Amenities		Average			Average			Average			Average	
Florida Room		None			None			None			None	
Pool & Spa		Pool/Spa			Pool/Spa			Pool/Spa			Pool/Spa	
Net Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$ 0			<input type="checkbox"/> + <input type="checkbox"/> - \$ 0			<input type="checkbox"/> + <input type="checkbox"/> - \$ 0			<input type="checkbox"/> + <input type="checkbox"/> - \$ 0	
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0% \$ 540,000			Net Adj. 0.0% Gross Adj. 0.0% \$ 540,000			Net Adj. 0.0% Gross Adj. 0.0% \$ 540,000			Net Adj. 0.0% Gross Adj. 0.0% \$ 544,000	

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

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) **Public Records, County Property Appraiser, MLS, Microbase.**

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) **Public Records, County Property Appraiser, MLS, Microbase.**

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	09/16/2019			
Price of Prior Sale/Transfer	\$550,000			
Data Source(s)	Public Records/MFRMLS	Public Records/MFRMLS	Public Records/MFRMLS	Public Records/MFRMLS
Effective Date of Data Source(s)	08/03/2020	08/03/2020	08/03/2020	08/03/2020

Analysis of prior sale or transfer history of the subject property and comparable sales All prior sales and/or transfer history of subject and/or comparable sales appears to be
normal for the subject's market area with no unusual activity noted. All comparable sales were verified through a reliable party/source, county public records, and/or through the Multiple Listing Service (MLS) as Arms-Length Transactions. Subject property was sold on 09/16/2019 for \$550,000 with a warranty deed.

Summary of Sales Comparison Approach All sales are considered to be the most recent, similar, qualified sales available for which reliable information could be obtained and are deemed to be good indicators of value. All single line adjustments were market derived and within suggested Fannie Mae guidelines.

Equal weight placed on all comparable sales due to them being similar to subject in sqft, bed count, and floor plan. All Comparables are located in the subject's Pud.

SEE ATTACHED ADDENDUM.

Indicated Value by Sales Comparison Approach \$ **545,000**

Indicated Value by: Sales Comparison Approach \$ **545,000** Cost Approach (if developed) \$ **567,699** Income Approach (if developed) \$ **0**

All weight was placed on the Market Approach. The Cost Approach is not considered an appropriate method of valuation of homes over 2 years old due to changing buyer preferences and building practices and therefore not considered a reliable method of valuation. The Income Approach is not typically used for single family residential units.

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. **This appraisal is not based upon a directed value, a minimum value, or upon a loan being made.**

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

\$ 545,000, as of **08/03/2020**, which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON APPROACH

RECONCILIATION

Addendum A																																																																																									
COMMENTS ON SALES COMPARISON: The noted adjustment for size differences reflects the comparable sales heated square footage in relation to the subject. The noted adjustment is market derived and considered to be supported by the tax assessors information.																																																																																									
Any non-base square footage has been adjusted at a lesser rate than the base square footage.																																																																																									
This is a APPRAISAL REPORT which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice for a APPRAISAL REPORT, as such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report.																																																																																									
This report has been electronically prepared in compliance with the USPAP guidelines which included a digital signature and adequate security measures in place to protect the integrity of the data produced by the appraiser. Digital photographs have not been re-touched, electronically manipulated or enhanced in any way to deviate from their original perspective.																																																																																									
The purpose of this appraisal is to determine market value for the lender/client. This appraisal may not be used or relied upon by anyone other than the client/intended user, for any purpose whatsoever, without the express written consent of the appraiser. Further, the appraiser assumes no obligation, liability, or accountability to any third party and is not aware of their use of this report.																																																																																									
Some photos may have been obtained from MLS, due to weather conditions, over-exposure of digital pictures, gated community restrictions or other circumstances.																																																																																									
This is not a building inspection report and it should not be used as one.																																																																																									
All sales have been confirmed as being closed in the month indicated.																																																																																									
All flood maps and census have been generated by Interflood services.																																																																																									
No personal property is included in the appraised value.																																																																																									
The Income Approach is not considered applicable for the purposes of this report.																																																																																									
COST APPROACH:																																																																																									
The cost approach is an analysis to support the appraisers opinion of the subject property's market value. The use in whole or in part of the cost approach for other purposes is not intended by the appraiser. The appraisal should not be used for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The replacement or reproduction cost from the cost approach may not be a reliable indication for any date other than the effective date of the appraisal. Reasons being; changing costs of materials and labor, building codes and government regulations and requirements. The cost approach was not given any consideration in the appraiser's final analysis.																																																																																									
I have no current or prospective interest in the subject property or the parties involved; and no services were performed by the appraiser within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any capacity.																																																																																									
Appraiser office location is within 30 miles of the subject.																																																																																									
PURPOSE OF APPRAISAL: The purpose of the appraisal is to estimate the market value of the subject property as defined herein on page 1 of the Statement of Limiting Conditions and Appraiser's Certification. The source for the stated Definition of Market Value are the regulations published by the federal regulatory agencies pursuant to Title XI of FIRREA of 1989 and the Interagency Appraisal and Evaluation Guidelines dated 10/27/1994																																																																																									
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) The subject site value is based on the allocation and/or the extraction method of land valuation and local residential contractors estimates building cost ratios for similar types of construction in the subject market.																																																																																									
<table border="0" style="width:100%;"> <tr> <td>ESTIMATED <input type="checkbox"/></td> <td>REPRODUCTION OR</td> <td><input checked="" type="checkbox"/></td> <td>REPLACEMENT COST NEW</td> <td>OPINION OF SITE VALUE</td> <td>-----</td> <td>= \$</td> <td>55,000</td> </tr> <tr> <td colspan="4">Source of cost data Marshall & Swift Residential Cost Handbook</td> <td>DWELLING</td> <td>4,083 Sq.Ft. @ \$</td> <td>125.00</td> <td>= \$ 510,375</td> </tr> <tr> <td colspan="4">Quality rating from cost service Average Effective date of cost data Current</td> <td></td> <td>0 Sq.Ft. @ \$</td> <td></td> <td>= \$</td> </tr> <tr> <td colspan="4">Comments on Cost Approach (gross living area calculations, depreciation, etc.)</td> <td colspan="4">Additional Features</td> </tr> <tr> <td colspan="4">The replacement cost used was derived from the Building-Cost.net adjusted to the local area. The Depreciation method used is the Economic Age-Life method. Site improvements include porch, walks, drives, landscaping, impact fees etc. The Cost Approach is not considered an appropriate method of valuation of homes over 2 years old due to changing buyer preferences and building practices and therefore not considered a reliable method of valuation.</td> <td>Garage/Carport</td> <td>442 Sq.Ft. @ \$</td> <td>35.00</td> <td>= \$ 15,470</td> </tr> <tr> <td colspan="4"></td> <td colspan="4">Total Estimate of Cost-New ----- = \$ 525,845</td> </tr> <tr> <td colspan="4"></td> <td>Less</td> <td>Physical</td> <td>Functional</td> <td>External</td> </tr> <tr> <td colspan="4"></td> <td>Depreciation</td> <td>13,146</td> <td></td> <td>= \$(13,146)</td> </tr> <tr> <td colspan="4"></td> <td colspan="4">Depreciated Cost of Improvements ----- = \$ 512,699</td> </tr> <tr> <td colspan="4"></td> <td colspan="4">*As-is* Value of Site Improvements ----- = \$</td> </tr> <tr> <td colspan="4">Estimated Remaining Economic Life (HUD and VA only) 78 Years</td> <td colspan="4">INDICATED VALUE BY COST APPROACH ----- = \$ 567,699</td> </tr> </table>		ESTIMATED <input type="checkbox"/>	REPRODUCTION OR	<input checked="" type="checkbox"/>	REPLACEMENT COST NEW	OPINION OF SITE VALUE	-----	= \$	55,000	Source of cost data Marshall & Swift Residential Cost Handbook				DWELLING	4,083 Sq.Ft. @ \$	125.00	= \$ 510,375	Quality rating from cost service Average Effective date of cost data Current					0 Sq.Ft. @ \$		= \$	Comments on Cost Approach (gross living area calculations, depreciation, etc.)				Additional Features				The replacement cost used was derived from the Building-Cost.net adjusted to the local area. The Depreciation method used is the Economic Age-Life method. Site improvements include porch, walks, drives, landscaping, impact fees etc. The Cost Approach is not considered an appropriate method of valuation of homes over 2 years old due to changing buyer preferences and building practices and therefore not considered a reliable method of valuation.				Garage/Carport	442 Sq.Ft. @ \$	35.00	= \$ 15,470					Total Estimate of Cost-New ----- = \$ 525,845								Less	Physical	Functional	External					Depreciation	13,146		= \$(13,146)					Depreciated Cost of Improvements ----- = \$ 512,699								*As-is* Value of Site Improvements ----- = \$				Estimated Remaining Economic Life (HUD and VA only) 78 Years				INDICATED VALUE BY COST APPROACH ----- = \$ 567,699			
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Summary of Income Approach (including support for market rent and GRM) N/A																																																																																									
PROJECT INFORMATION FOR PUDs (if applicable)																																																																																									
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> 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 WINDSOR AT WESTSIDE																																																																																									
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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion. _____																																																																																									
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source _____																																																																																									
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. _____																																																																																									
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. _____																																																																																									
Describe common elements and recreational facilities. Community Pool																																																																																									

Uniform Residential Appraisal Report

File # H327

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

File # H327

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

File # H327

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:

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

APPRAISER

Signature 
 Name EL Habib EL Moubank
 Company Name CF VALUATIONS GROUP, LLC
 Company Address 6931 SPERONE ST
ORLANDO, FL 32819
 Telephone Number (407) 758-1962
 Email Address CFVALUATIONSGROUP@GMAIL.COM
 Date of Signature and Report 08/04/2020
 Effective Date of Appraisal 08/03/2020
 State Certification # Cert Res RD 8358
 or State License # _____
 or Other (describe) _____ State # _____
 State FL
 Expiration Date of Certification or License 11/30/2020

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

1953 Nice Ct
Kissimmee, FL 34747
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 545,000

LENDER/CLIENT

Name Class Valuation, LLC
 Company Name CARDINAL FINANCIAL COMPANY
 Company Address 3701 Arco Corporate Drive, Suite 200,
Charlotte, NC 28273
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

File # H327

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	████ Nice Ct Kissimmee, FL 34747	8849 Rhodes St Kissimmee, FL 34747			2195 Tripoli Ct Kissimmee, FL 34747			1945 Nice Ct Kissimmee, FL 34747					
Proximity to Subject		0.20 miles W			0.05 miles NW			0.02 miles SE					
Sale Price	\$ 545,000	\$ 545,000			\$ 555,000			\$ 555,000					
Sale Price/Gross Liv. Area	\$ 133.48 sq.ft.	\$ 134.87 sq.ft.			\$ 137.34 sq.ft.			\$ 137.34 sq.ft.					
Data Source(s)		MFRMLS#S5022055;DOM 1			MFRMLS#O5815841;DOM 8			MFRMLS#O5813836;DOM 316					
Verification Source(s)		StreetInspect/MFRMLS			StreetInspect/MFRMLS			StreetInspect/MFRMLS					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment
Sales or Financing Concessions		ArmLth Cash;0			ArmLth Conv;0			Listing Active;0					
Date of Sale/Time		s09/19;c08/19			s12/19;c10/19			Active -11,100					
Location	B;Res;Gated	B;Res;Gated			B;Res;Gated			B;Res;Gated					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple					
Site	6942 sf	5663 sf			8712 sf			6098 sf					
View	B;Woods;	N;Res;Pnd			N;Res;			B;Woods;					
Design (Style)	DT2;Contemp	DT2;Contemp			DT2;Contemp			DT2;Contemp					
Quality of Construction	Q4	Q4			Q4			Q4					
Actual Age	3	5			4			3					
Condition	C2	C2			C2			C2					
Above Grade Room Count	Total Bdrms. Baths 12 8 6.0	Total Bdrms. Baths 12 8 6.0			Total Bdrms. Baths 12 8 6.0			Total Bdrms. Baths 12 8 6.0					
Gross Living Area	4,083 sq.ft.	4,041 sq.ft.			4,041 sq.ft.			4,041 sq.ft.					
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf					
Functional Utility	Average	Average			Average			Average					
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC					
Energy Efficient Items	Standard	Standard			Standard			Standard					
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw					
Porch/Patio/Deck	CvEntry/ScPrch	CvEntry/ScPrch			CvEntry/ScPrch			CvEntry/ScPrch					
Amenities	Average	Average			Average			Average					
Florida Room	None	None			None			None					
Pool & Spa	Pool/Spa	Pool/Spa			Pool/Spa			Pool/Spa					
Net Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$ 0			<input type="checkbox"/> + <input type="checkbox"/> - \$ 0			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -11,100					
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0% \$ 545,000			Net Adj. 0.0% Gross Adj. 0.0% \$ 555,000			Net Adj. 2.0% Gross Adj. 2.0% \$ 543,900					
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 # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Date of Prior Sale/Transfer	09/16/2019												
Price of Prior Sale/Transfer	\$550,000												
Data Source(s)	Public Records/MFRMLS	Public Records/MFRMLS			Public Records/MFRMLS			Public Records/MFRMLS					
Effective Date of Data Source(s)	08/03/2020	08/03/2020			08/03/2020			08/03/2020					
Analysis of prior sale or transfer history of the subject property and comparable sales													
All prior sales and /or transfer history of subject and /or comparable sales appears to be normal for the subject's market area with no unusual activity noted. Any prior sales of subject within 36 months and the comparables within 12 months of the date of this appraisal is noted above.													
Analysis/Comments													
All sales are considered to be the most recent, similar, qualified sales available for which reliable information could be obtained and are deemed to be good indicators of value. All single line adjustments were market derived and within suggested Fannie Mae guidelines.													

Uniform Residential Appraisal Report

File # H327

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	Nice Ct Kissimmee, FL 34747	2123 Tripoli Ct Kissimmee, FL 34747								
Proximity to Subject		0.16 miles SW								
Sale Price	\$ 545,000	\$ 545,000								
Sale Price/Gross Liv. Area	\$ 133.48 sq.ft.	\$ 134.87 sq.ft.								
Data Source(s)		MFRMLS#O5846112;DOM 164								
Verification Source(s)		StreetInspect/MFRMLS								
VALUE ADJUSTMENTS		DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Listing Active;0								
Date of Sale/Time		Active			-10,900					
Location	B;Res;Gated	B;Res;Gated								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	6942 sf	5663 sf			0					
View	B;Woods;	N;Res;			0			0		
Design (Style)	DT2;Contemp	DT2;Contemp								
Quality of Construction	Q4	Q4								
Actual Age	3	5			0					
Condition	C2	C2								
Above Grade Room Count	Total Bdrms. Baths 12 8 6 0	Total Bdrms. Baths 12 8 6 0				Total Bdrms. Baths				
Gross Living Area	4,083 sq.ft.	4,041 sq.ft.			0			sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf								
Functional Utility	Average	Average								
Heating/Cooling	FWA/CAC	FWA/CAC								
Energy Efficient Items	Standard	Standard								
Garage/Carport	2ga2dw	2ga2dw								
Porch/Patio/Deck	CvEntry/ScPrch	CvEntry/ScPrch								
Amenities	Average	Average								
Florida Room	None	None								
Pool & Spa	Pool/Spa	Pool/Spa								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,900			<input type="checkbox"/> + <input type="checkbox"/> - \$			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		Net Adj. 2.0% Gross Adj. 2.0% \$ 534,100			Net Adj. % Gross Adj. % \$			Net Adj. % Gross Adj. % \$		
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 # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Date of Prior Sale/Transfer	09/16/2019									
Price of Prior Sale/Transfer	\$550,000									
Data Source(s)	Public Records/MFRMLS	Public Records/MFRMLS								
Effective Date of Data Source(s)	08/03/2020	08/03/2020								
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										

Supplemental Addendum

File No. H327

Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						

Addendum

• URAR: Improvements - Condition of the Property

No functional or external inadequacies noted. The subject property has been maintained and is in overall average condition with a lower effective age due to average upkeep and maintenance. At the time of inspection all utilities were turned on and in working condition.

URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

- All sales are considered to be the most recent, similar, qualified sales available for which reliable information could be obtained and are deemed to be good indicators of value. All single line adjustments were market derived and within suggested Fannie Mae guidelines.
- I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction.
- I have no current or prospective interest in the subject property or the parties involved; and no services were performed by the appraiser within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any capacity.
- The typical market exposure time for the subject neighborhood is within 30 - 90 days.
- All sales are in the subject's market area. No market time adjustment has been made due to the market being stable at this time.
- The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser."
- The sales search was expanded in time back 12 months and 1 mile, to include similar sales within the subject's market area that are of equal size and amenities.
- The appraiser used paired sale analysis to derive all adjustments.
- The subject's value is over the predominant value. The subject is not an over improvement for the neighborhood and it does not effect the marketability of the subject.
- Equal weight placed on all comparable sales due to them being similar to subject in sqft, bed count, and floor plan. All Comparables are located in the subject's PUD.
- Based on paired sales analysis no view adjustments are warranted.
- Subject sqft not bracketed, all comparables are the same floor plan and sqft.

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

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

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.

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.

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.

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.

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.

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

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

File No. H327

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 **Nice Ct** City **Kissimmee** State **FL** ZIP Code **34747**

Borrower **Marilyn Mosby**

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)	13	7	2	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.17	2.33	0.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	25	33	49	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	11.54	14.14	73.5	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$545,000	\$497,500	\$460,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	8	111	33.5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$550,000	\$545,000	\$550,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	94	158	174	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	97.6	96.3	98.40	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent? Yes No Declining Stable Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condofees, options, etc.). **The MFR MLS indicates there were 22 closed sales during the past 12 months and 6 of those sales contained seller concessions which is 27% of the total transactions in this market area. Prior Months 7-12: 13 Sales; 4 with concessions; 31% of sales for this period. 4-6: 7 Sales; 1 with concessions; 14% of sales for this period. 0-3: 2 Sales; 1 with concessions; 50% of sales for this period. The concessions ranged between \$4,700 and \$17,000. The median concession amount is \$12,500.**

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).
The data used in the grid above does not indicate here were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **The MFR MLS was the data source used to complete the Market Conditions Addendum.**

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.

Comparable sales used for 1004MC were homes within the subject subdivision of all square feet and amenities. Due to the requirements of the 1004MC form taking the median number of all line items, it may not reflect the current market value of the subject. Condition on the home was not factored into the search. Pool vs Non Pool was not factored. Comparables include listings within a 1 mile radius, Property Style is Single Family Home, SqFt between 3000 and 4500, Effective Date: Monday, August 3, 2020

If the subject is a unit in a condominium or cooperative project, complete the following: **N/A** 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"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 	Signature
Appraiser Name EL Habib EL Moubarik	Supervisory Appraiser Name
Company Name CF VALUATIONS GROUP, LLC	Company Name
Company Address 6931 SPERONE ST, ORLANDO, FL 32819	Company Address
State License/Certification # Cert Res RD 8358 State FL	State License/Certification # State
Email Address CFVALUATIONSGROUP@GMAIL.COM	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	████ Nice Ct
	Legal Description	Windsor At Westside ██████████
	City	Kissimmee
	County	Osceola
	State	FL
	Zip Code	34747
	Census Tract	408.02
	Map Reference	S-18, T-25, R-27
SALES PRICE	Sale Price	\$ 545,000
	Date of Sale	7/27/2020
CLIENT	Borrower	Marilyn Mosby
	Lender/Client	CARDINAL FINANCIAL COMPANY
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	4,083
	Price per Square Foot	\$ 133.48
	Location	B;Res;Gated
	Age	3
	Condition	C2
	Total Rooms	12
	Bedrooms	8
	Baths	6.0
APPRAISER	Appraiser	EL Habib EL Moubarik
	Date of Appraised Value	08/03/2020
VALUE	Final Estimate of Value	\$ 545,000

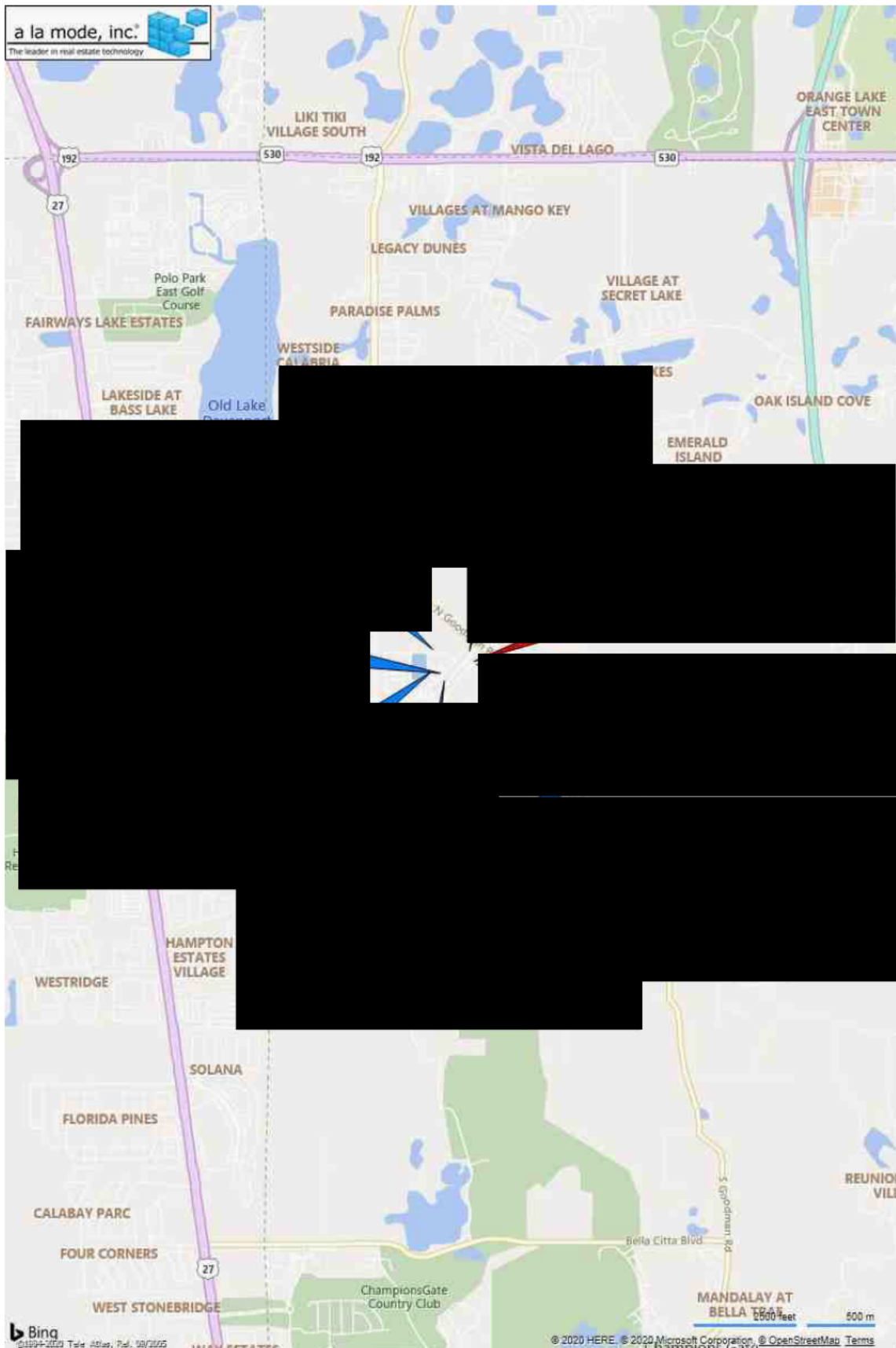
Aerial Map

Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



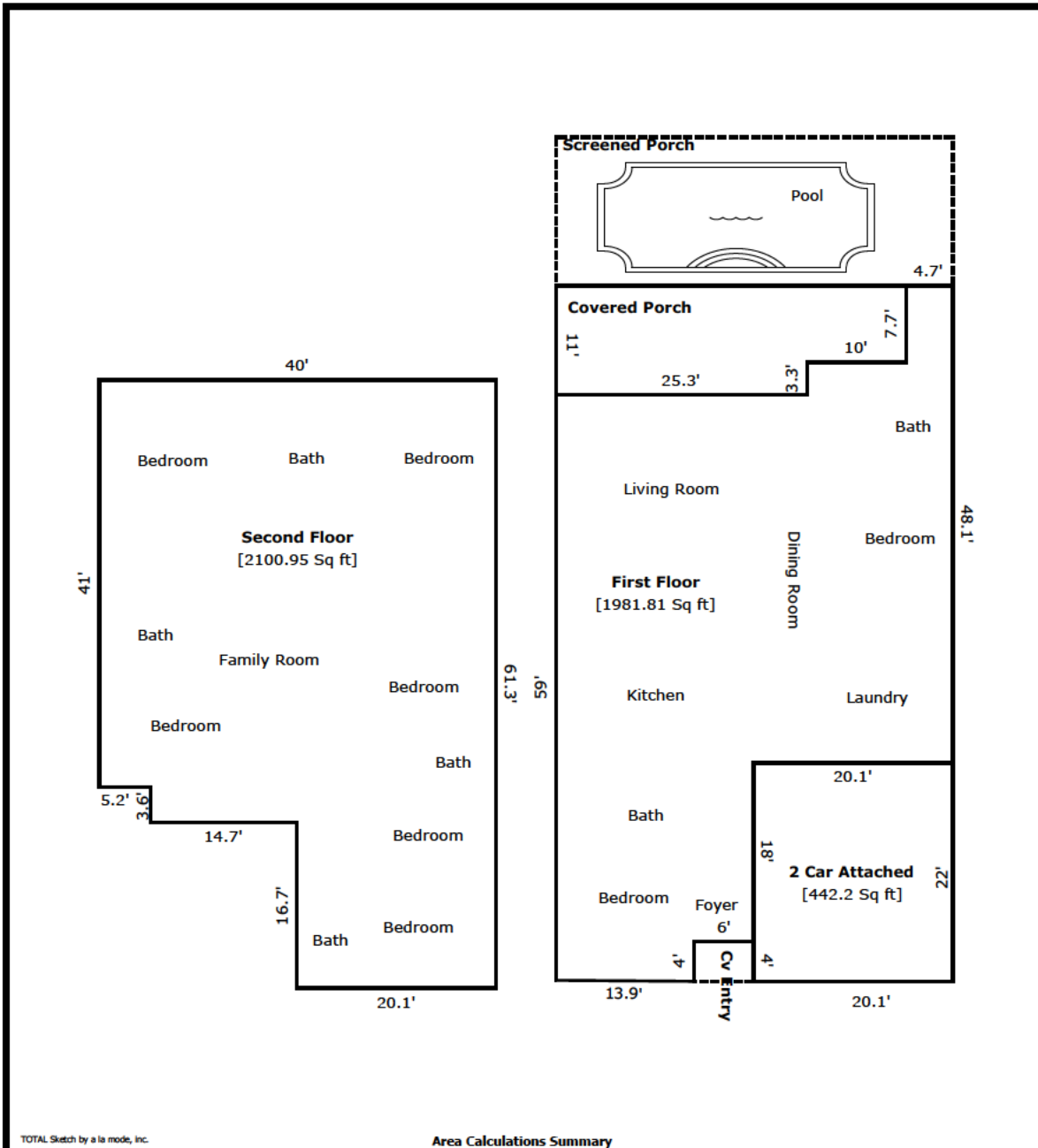
Location Map

Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



Building Sketch

Borrower	Marilyn Mosby				
Property Address	[REDACTED] Nice Ct				
City	Kissimmee	County	Osceola	State	FL
				Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY				



Area Calculations Summary			
Living Area		Calculation Details	
First Floor	1981.81 Sq ft	4.7 × 7.7	= 36.19
		40.4 × 14.7	= 593.88
		25.3 × 37.1	= 938.63
		19.9 × 18	= 358.2
		13.9 × 3.9	= 54.21
		0.5 × 13.9 × 0.1	= 0.7
Second Floor	2100.95 Sq ft	40 × 41	= 1640
		20.3 × 20.1	= 408.03
		14.7 × 3.6	= 52.92
Total Living Area (Rounded):	4083 Sq ft		
Non-living Area			
2 Car Attached	442.2 Sq ft	20.1 × 22	= 442.2

Subject Photo Page

Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



Subject Front

1953 Nice Ct
Sales Price 545,000
Gross Living Area 4,083
Total Rooms 12
Total Bedrooms 8
Total Bathrooms 6 0
Location B;Res;Gated
View B;Woods;
Site 6942 sf
Quality Q4
Age 3



Subject Rear



Subject Street

Subject Photo Page

Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



Subject Side

1953 Nice Ct

545,000
4,083
12
8
6 0
B;Res;Gated
B;Woods;
6942 sf
Q4
3



Subject Side



Subject Street

Photograph Addendum

Borrower	Marilyn Mosby				
Property Address	[REDACTED] Nice Ct				
City	Kissimmee	County	Osceola	State	FL Zip Code 34747
Lender/Client	CARDINAL FINANCIAL COMPANY				



Foyer



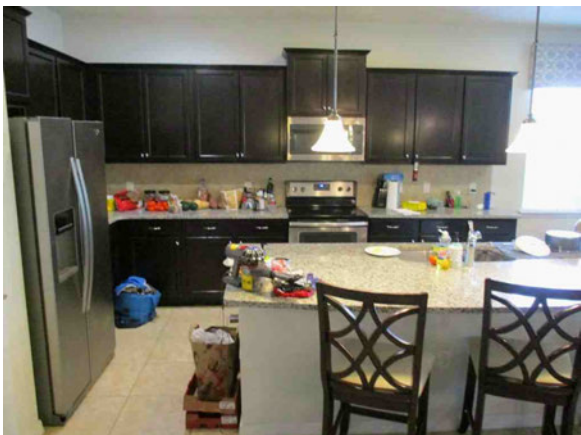
Living Room



Dining Room



Kitchen



Kitchen



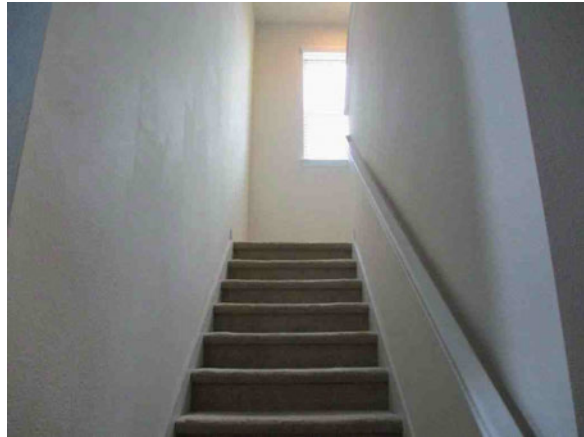
Bedroom #1

Photograph Addendum

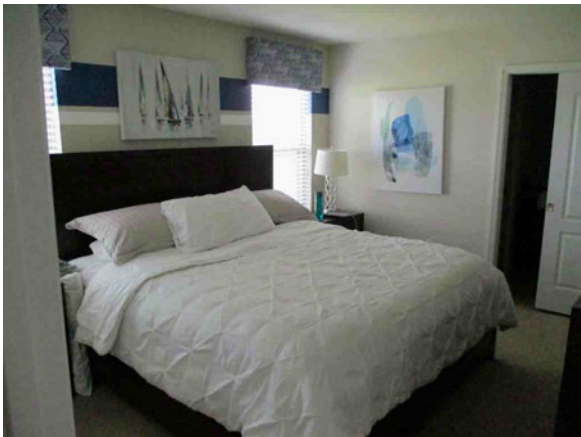
Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



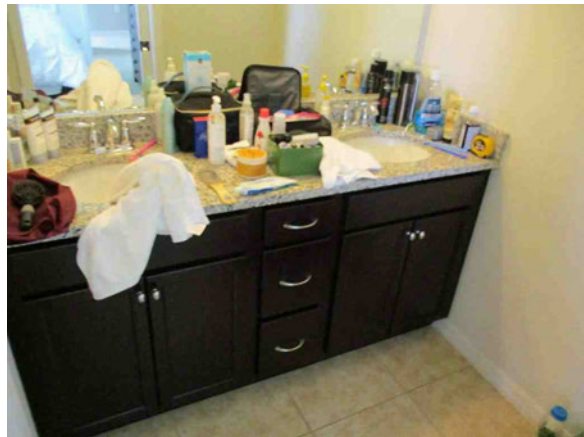
Bathroom #1



Stairs



Bedroom #2



Bathroom #2



Bathroom #2



Bedroom #3

Photograph Addendum

Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



Bathroom #3



Bathroom #3



Bedroom #4



Bathroom #4



Bathroom #4



Bedroom #5

Photograph Addendum

Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



Bathroom #5



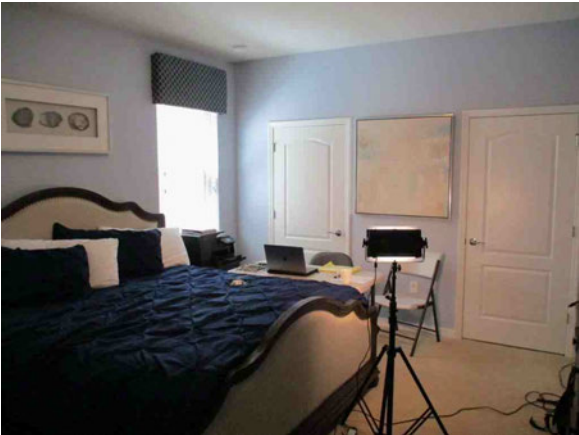
Bathroom #5



Bedroom #6



Family Room



Bedroom #7



Bathroom #6

Photograph Addendum

Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



Bedroom #8



Water Heater #1



Ac Unit #1



Laundry



AC Unit #2



Laundry

Photograph Addendum

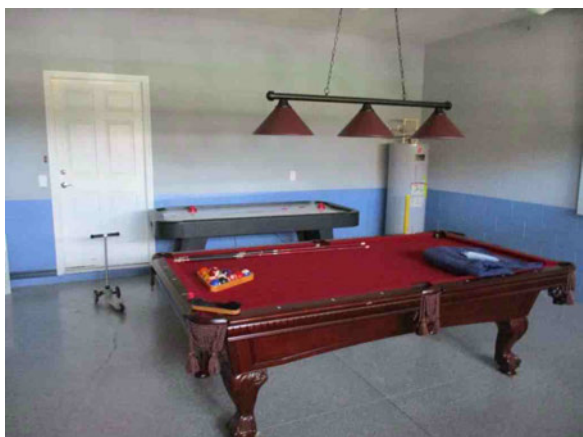
Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



Water Heater #2



Breaker Boxes



Garage



Garage



Smoke Detector



Pool Equipment

Photograph Addendum

Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



AC Unit

Comments:



Subject's Backyard

Comments:

Comments:

Comments:

Comparable Photo Page 1-3

Borrower	Marilyn Mosby						
Property Address	[REDACTED] Nice Ct						
City	Kissimmee	County	Osceola	State	FL	Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY						



Comparable 1

1836 Nice Ct
 Prox. to Subject 0.22 miles S
 Sales Price 540,000
 Gross Living Area 4,041
 Total Rooms 12
 Total Bedrooms 8
 Total Bathrooms 6.0
 Location B;Res;Gated
 View N;Res;
 Site 6970 sf
 Quality Q4
 Age 2



Comparable 2

8882 Menton Loop
 Prox. to Subject 0.16 miles SW
 Sales Price 540,000
 Gross Living Area 4,041
 Total Rooms 12
 Total Bedrooms 8
 Total Bathrooms 6.0
 Location B;Res;Gated
 View N;Res;
 Site 6534 sf
 Quality Q4
 Age 4



Comparable 3

2117 Malta Ter
 Prox. to Subject 0.20 miles W
 Sales Price 544,000
 Gross Living Area 4,041
 Total Rooms 12
 Total Bedrooms 8
 Total Bathrooms 6.0
 Location B;Res;Gated
 View N;Res;
 Site 6098 sf
 Quality Q4
 Age 5

Comparable Photo Page 4-6

Borrower	Marilyn Mosby				
Property Address	[REDACTED] Nice Ct				
City	Kissimmee	County	Osceola	State	FL Zip Code 34747
Lender/Client	CARDINAL FINANCIAL COMPANY				



Comparable 4

8849 Rhodes St
 Prox. to Subject 0.20 miles W
 Sales Price 545,000
 Gross Living Area 4,041
 Total Rooms 12
 Total Bedrooms 8
 Total Bathrooms 6.0
 Location B;Res;Gated
 View N;Res;Pnd
 Site 5663 sf
 Quality Q4
 Age 5



Comparable 5

2195 Tripoli Ct
 Prox. to Subject 0.05 miles NW
 Sales Price 555,000
 Gross Living Area 4,041
 Total Rooms 12
 Total Bedrooms 8
 Total Bathrooms 6.0
 Location B;Res;Gated
 View N;Res;
 Site 8712 sf
 Quality Q4
 Age 4



Comparable 6

1945 Nice Ct
 Prox. to Subject 0.02 miles SE
 Sales Price 555,000
 Gross Living Area 4,041
 Total Rooms 12
 Total Bedrooms 8
 Total Bathrooms 6.0
 Location B;Res;Gated
 View B;Woods;
 Site 6098 sf
 Quality Q4
 Age 3

Comparable Photo Page

Borrower	Marilyn Mosby				
Property Address	[REDACTED] Nice Ct				
City	Kissimmee	County	Osceola	State	FL
				Zip Code	34747
Lender/Client	CARDINAL FINANCIAL COMPANY				



Comparable 7

2123 Tripoli Ct
 Prox. to Subject 0.16 miles SW
 Sale Price 545,000
 Gross Living Area 4,041
 Total Rooms 12
 Total Bedrooms 8
 Total Bathrooms 6 0
 Location B;Res;Gated
 View N;Res;
 Site 5663 sf
 Quality Q4
 Age 5

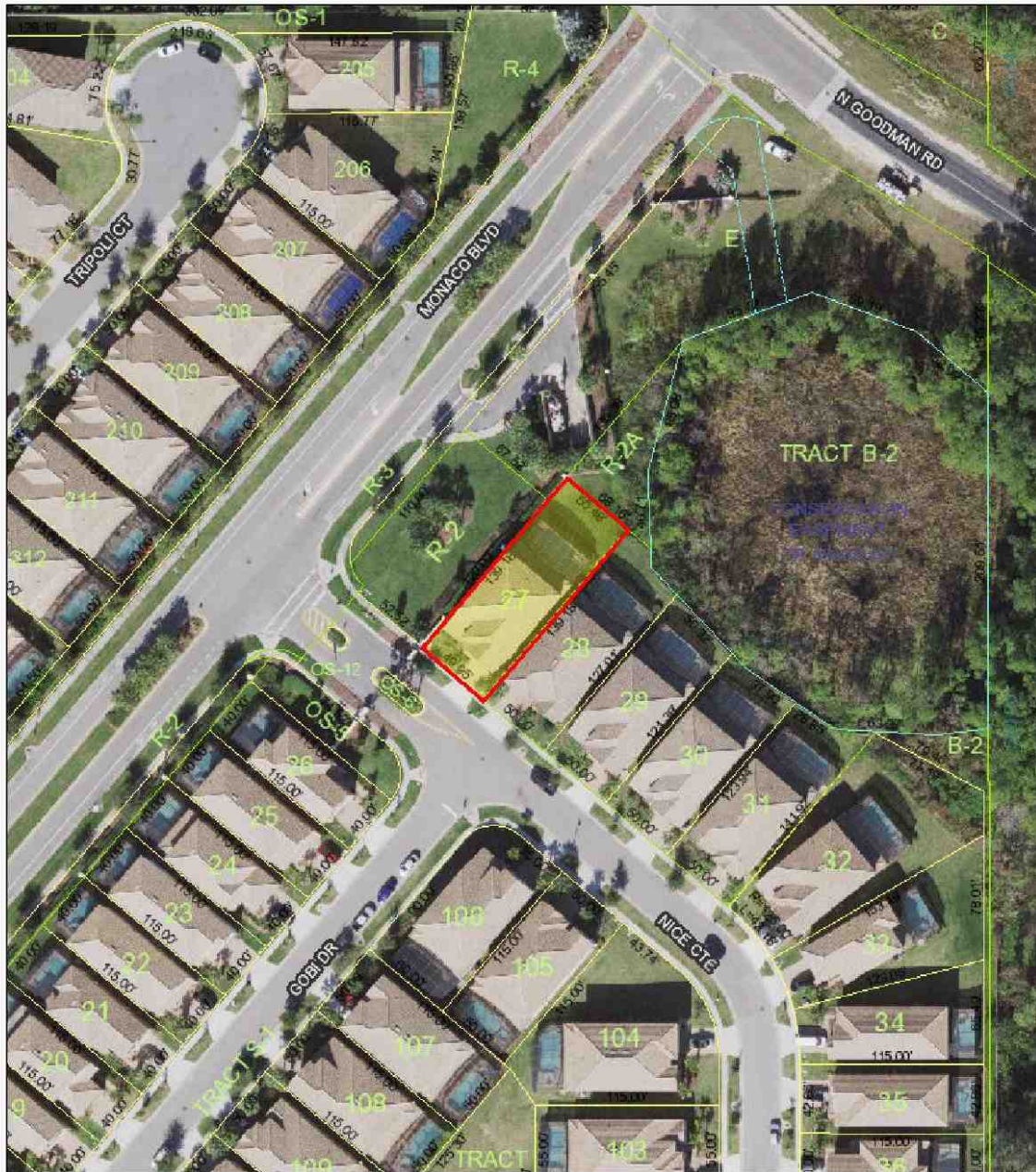
Comparable 8

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 9

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Plat Map



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Date Generated: 8/4/2020



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

License



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

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

EL MOUBARIK, EL HABIB

6931 SPERONE ST
ORLANDO FL 32819

LICENSE NUMBER: RD8358

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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STOCK COMPANY	PRO GUARD PLATINUM POLICY DECLARATIONS
STRATFORD INSURANCE COMPANY	POLICY NUMBER: <u>REO0007585</u>
	Prior Policy Number: <u>NEW</u>

Named Insured and Mailing Address:
EL HABIB EL MOUBARIK

Agent/Broker #33601
Premium: \$ 760.00

6931 Sperone Street
Orlando, FL 32819

Producer:
Professionals' Best
6760 University Ave
Suite #250
San Diego, CA 92115

Policy Period: (Mo./Day/Yr.)
From: 03/03/2020 To: 03/03/2021 12:01 AM, standard time at your mailing address shown above.

EXCEPT AS MAY OTHERWISE BE PROVIDED IN THE FOLLOWED POLICY, THIS POLICY MAY APPLY ONLY TO CLAIMS FIRST MADE IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWED POLICY; AND THE LIMIT OF LIABILITY IS REDUCED AND MAY BE EXHAUSTED BY PAYMENT OF DEFENSE COSTS OR CLAIMS FEES AND EXPENSES. PLEASE READ THE FOLLOWED POLICY AND THIS POLICY CAREFULLY.

ITEM 1. PROFESSIONAL SERVICES:
Real Estate Appraisers

ERRORS AND OMISSIONS LIABILITY INSURANCE		
ITEM 2. LIMIT OF INSURANCE	Each Claim Limit \$ <u>1,000,000</u>	Aggregate Limit \$ <u>1,000,000</u>
ITEM 3. DEDUCTIBLE	Each Claim \$ <u>500</u>	Aggregate \$ <u>1,000</u>
ITEM 4. RETROACTIVE DATE		<u>03/03/2020</u>
ITEM 5. PREMIUM		\$ <u>760.00</u>