

Uniform Residential Appraisal Report

File # 1905005

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 1802 Adriana Ln		City Houston	State TX	Zip Code 77049
Borrower Barika Noris		Owner of Public Record Barika Noris		
Legal Description LT 10 BLK 3 SONOMA RANCH SEC 5				
Assessor's Parcel # 1266270030010		Tax Year 2018	R.E. Taxes \$ 4109	
Neighborhood Name Sonoma Ranch		Map Reference 458S	Census Tract 2523.02	
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Special Assessments \$ 0	<input checked="" type="checkbox"/> PUD	HOA \$ 450 <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 type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)				
Lender/Client LoanDepot, LLC FNC		Address 26642 Towne Centre Dr Foothill Ranch CA 92610		
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s).				
No listing was found for the subject in the past 12 months per Houston Multiple Listing Service.				

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	Date of Contract	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, report the total dollar amount and describe the items to be paid.			

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	70 %	
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	5 %	
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			55	Low	0	Multi-Family	5 %
Neighborhood Boundaries					400	High	59	Commercial	5 %
The north and south perimeters are Hwy 90 ad Hwy 10. The east and west perimeters are Bear Lake and Sam Houston Tollway.					183	Pred.	12	Other	15 %

Neighborhood Description

The subject's neighborhood is typical for the North Channel market and surrounding areas with schools, shopping centers, places of worship, and employment centers located within close proximity. Public transportation, recreational facilities, utilities, police, and fire protection are typical for the subject's neighborhood.

Market Conditions (including support for the above conclusions)

Currently, property values in the subject's neighborhood are felt to be stable and competitively priced properties are felt to have a marketing time of less than 90 days. Currently, there is a demand for single-family residences in the area.

Dimensions See Plat Map for Dimensions	Area 4809 sf	Shape Rectangular	View N;Res;
Specific Zoning Classification No Zoning		Zoning Description ***See Zoning Comments on Page 3 of URAR***	
Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input checked="" 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.	
The highest and best use of the subject is SFR and there is no agriculture or farm use on the subject site.			
Utilities Public Other (describe)	Public Other (describe)	Off-site Improvements-Type	Public Private
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>	Street Concrete <input checked="" type="checkbox"/> <input type="checkbox"/>	
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley None <input 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 # 48201C0720M	FEMA Map Date 01/06/2017
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 subject site is an interior lot with normal deed restrictions and utility easements. No adverse conditions were noted that would affect the marketability. The percentage noted as other in the land use section of this report represents vacant/undeveloped land.			

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	Cpt/Lwd-Avg		
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick/HP-Avg	Walls	DW-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	Composition-Avg	Trim/Finish	Wood-Avg		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts Metal-Avg		Bath Floor	Vinyl-Avg		
Design (Style) Classical	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type Vinyl/Low-E-Avg		Bath Wainscot	Fbrglss-Avg		
Year Built 2005	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated Insul-Avg		Car Storage	<input type="checkbox"/> None		
I Effective Age (Yrs) 10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Alum Screen-Avg		Driveway	# of Cars 2		
M 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		
P Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input type="checkbox"/> Fireplace(s) # 0 <input checked="" type="checkbox"/> Fence Wood		Garage	# of Cars 2		
R Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Open <input checked="" type="checkbox"/> Porch Cvrld		Carport	# of Cars 0		
O Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None <input type="checkbox"/> Other None		Att.	<input type="checkbox"/> Det <input type="checkbox"/> Built-in		
M 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 type="checkbox"/> Other (describe)							

EN Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1707 Square Feet of Gross Living Area Above Grade

NT Additional features (special energy efficient items, etc.)

TS The subject features include three bedrooms, two bathrooms, granite kitchen countertops, stainless steel appliances, open patio, and two car garage.

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

C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;The subject is functionally designed and suffers no unusual elements of depreciation. The subject is average quality of construction and is considered to be in average condition. The subject appears to be well maintained with no apparent deficiencies.

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

There were no known or observed adverse conditions noted that would cause a safety or health risk/concern at the time of inspection. ***See attached statement of limiting conditions.***

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

The subject conforms well within the immediate neighborhood in terms of design, overall quality, size, construction type and use and no notable negative effects are felt to be present.

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There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 175000

to \$ 200000

There are 65 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 130000

to \$ 205000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3								
Address	1802 Adriana Ln Houston, TX 77049	1819 Laura Anne Dr Houston, TX 77049			1707 Adella Dr Houston, TX 77049			1915 Mickle Creek Dr Houston, TX 77049								
Proximity to Subject		0.24 miles NW			0.07 miles S			0.28 miles NE								
Sale Price	\$			\$ 163000			\$ 176000			\$ 168000						
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 104.76 sq.ft.			\$ 97.67 sq.ft.			\$ 122.00 sq.ft.								
Data Source(s)		HARMLS#17533461;DOM 14			HARMLS#67057111;DOM 24			HARMLS#54652538;DOM 1								
Verification Source(s)		Tax Records/Realtor/Realist			Tax Records/Realtor/Realist			Tax Records/Realtor/Realist								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment							
Sale or Financing Concessions		ArmLth			ArmLth			ArmLth								
Date of Sale/Time		Undisclosed;0			Conv;5000		-5000	Conv;0								
Location	N;Res;	N;Res;			N;Res;			N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple								
Site	4809 sf	6750 sf	-2900		4949 sf		0	4950 sf		0						
View	N;Res;	N;Res;			N;Res;			N;Res;								
Design (Style)	DT1;Classical	DT1;Classical			DT1;Classical			DT1;Classical								
Quality of Construction	Q4	Q4			Q4			Q4								
Actual Age	14	16	0	13		0	14									
Condition	C3	C3			C3			C3								
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths								
M Gross Living Area	1707 sq.ft.	1556 sq.ft.	3775	1802 sq.ft.		-2375	1377 sq.ft.		8250							
P Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf								
I Functional Utility	Average	Average			Average			Average								
Heating/Cooling	Central	Central			Central			Central								
Energy Efficient Items	Low-E Wndws	Low-E Wndws			Low-E Wndws			Low-E Wndws								
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw								
A Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio								
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 875	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -7375	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8250									
Adjusted Sale Price of Comparables		Net Adj. 0.54 % Gross Adj. 4.10 %	\$ 163875	Net Adj. 4.19 % Gross Adj. 4.19 %	\$ 168625	Net Adj. 4.91 % Gross Adj. 4.91 %	\$ 176250									

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) Houston Multiple Listing Service/Tax Records/Realist

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) Houston Multiple Listing Service/Tax Records/Realist

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						11/27/2018	
Price of Prior Sale/Transfer				\$0			
Data Source(s)	HARMLS/Tax Rec/Realist	HARMLS/Tax Rec/Realist		HARMLS/Tax Rec/Realist		HARMLS/Tax Rec/Realist	
Effective Date of Data Source(s)	05/24/2019	05/24/2019		05/24/2019		05/24/2019	

Analysis of prior sale or transfer history of the subject property and comparable sales

No previous sales were found for the subject within 36 months of the effective date of this report or the sales utilized in the previous 12 months prior to the date of sale of the comparable sale, except as otherwise noted. Sale 3 previously transferred 11/27/2018 for an undisclosed amount per tax records. Please note that the State of Texas is a nondisclosure state with regard to consideration in real estate transactions. Sale 1 closed 05/08/2019. Sale 3 closed 05/10/2019. Sale 4 closed 02/26/2019.

Summary of Sales Comparison Approach

All sales are located within the subject's immediate subdivision, closed within the previous six months, and are felt to be the best available at the time the appraisal was done. Sellers concessions, if any, were disclosed and adjusted for (dollar for dollar) as they are felt to directly affect the true net sales price of a property. ***See Additional Comments***

Indicated Value by Sales Comparison Approach \$ 170000

Indicated Value by: Sales Comparison Approach \$ 170000 Cost Approach (if developed) \$ 170575 Income Approach (if developed) \$ 0

The sales comparison analysis was considered to be the most reliable approach to value in this appraisal. The cost approach also supports the opinion of value in this report, although, it received a lesser amount of weight as the sales comparison approach is felt to be the most reflective of the current market. The income approach was not developed within the scope of work for this assignment.

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:

None.

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 \$ 170000 as of 05/24/2019, which is the date of inspection and the effective date of this appraisal.

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No personal property fixtures or intangibles were included in the estimated value.

Extraordinary assumptions are made within this appraisal that the comparable sales are as represented in the public data found. Should this data be incorrect or substantially change, then the opinion of value for the subject property may or may not change.

The subject's estimated value is within the overall value range noted above and is not considered to be an under-/over-improvement for the area. The subject is not under/over-built for the area as homes smaller/larger in GLA and lower/higher in value were noted. No negative impact on marketability is noted for the property due to it's being below/above the predominant value.

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No zoning is typical in the subject's market area and is not felt to affect the marketability of the subject. All comparables are within the same zoning jurisdiction as the subject. If destroyed, the subject property can be re-built by adhering to the local guidelines and permit processes in place.

Per Public data there is no pending litigation in HOA at time of inspection. A Planned unit development (PUD) is a Project or subdivision that consists of common property and improvements that are owned and maintained by an owners' association for the benefit and use of the individual units within the project. For a project to qualify as a PUD the owners' association must require automatic non-severable membership for each individual unit owner and provide for mandatory assessments whether through taxation or monthly/yearly "dues".

The subject's utilities were on and functioning as intended at the time of the inspection.

As of the effective date of this appraisal, the property appears to be free from damage from any recent natural disasters in the Houston and surrounding areas and is not felt to suffer any adverse effects on the habitability, value or marketability of the subject property or the immediate/surrounding market.

See Additional Comments

Terms of Payment: Net 30 days

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 land value estimate contained in the cost approach is based on land sales and an abstraction of site values of improved properties. Information on land value was also obtained from builders and developers in the area.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 30000				
Source of cost data	Marshal & Swift		Dwelling	1707	Sq. Ft. @ \$ 90.00	= \$ 153630
Quality rating from cost service	Avg.	Effective date of cost data	2019		Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)							= \$
Cost estimate is based on replacement cost from Marshall and Swift and from local builders, developers, and historical data. The overall depreciation affecting the subject has been calculated from an age/life concept.			Garage/Carport	365	Sq. Ft. @ \$ 25.00	= \$ 9125
			Total Estimate of Cost-New				= \$ 162755
			Less	Physical	Functional	External	
			Depreciation	27180			= \$(27180)
			Depreciated Cost of Improvements				= \$ 135575
			"As-is" Value of Site Improvements				= \$ 5000
Estimated Remaining Economic Life (HUD and VA only)	50 Years	Indicated Value by Cost Approach					= \$ 170575

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ 0 Indicated Value by Income Approach

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

The income approach was not developed within the scope of work for this assignment as these types of properties are not typically purchased for their income ability.

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 Sonoma Ranch

Total number of phases	Total number of units	Total number of units sold
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Total number of units rented	Total number of units for sale	Data source(s)
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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(s) MLS/Tax Records/Realist

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

Common areas and street lights.

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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 this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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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

File # 1905005

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

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

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

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

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

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

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

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

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

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

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

APPRAISER



Signature

Name Misty L. Dean

Company Name Optimal Appraisal Solutions, LLC

Company Address 14754 Walters Rd

Houston, TX 77068

Telephone Number 281-781-8000

Email Address MDean@LLC-OAS.com

Date of Signature and Report 05/30/2019

Effective Date of Appraisal 05/24/2019

State Certification #

or State License # 1350350

or Other (describe) State #

State TX

Expiration Date of Certification or License 12/31/2020

ADDRESS OF PROPERTY APPRAISED

1802 Adriana Ln

Houston, TX 77049

APPRaised VALUE OF SUBJECT PROPERTY \$ 170000

LENDER/CLIENT

Name Consolidated Analytics, Inc.

Company Name LoanDepot, LLC FNC

Company Address 26642 Towne Centre Dr

Foothill Ranch, CA 92610

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

Uniform Residential Appraisal Report

File # 1905005

FEATURE	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6		
Address	1802 Adriana Ln Houston, TX 77049	2007 Karsen Dr Houston, TX 77049			1710 Adella Dr Houston, TX 77049			1903 Dominic Ln Houston, TX 77049		
Proximity to Subject		0.35 miles NW			0.08 miles SE			0.32 miles N		
Sale Price	\$		\$	181000		\$	177700		\$	179900
Sale Price/Gross Liv. Area	\$	sq.ft.	\$	97.89 sq.ft.		\$	98.01 sq.ft.		\$	128.59 sq.ft.
Data Source(s)		HARMLS#77127874;DOM 104			HARMLS#75970916;DOM 2			HARMLS#29371052;DOM 8		
Verification Source(s)		Tax Records/Realtor/Realist			Tax Records/Realtor/Realist			Tax Records/Realtor/Realist		
SALES COMMISSIONS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment	
Sale or Financing Concessions		ArmLth			Listing			Listing		
Date of Sale/Time		FHA;0			List/Sale;0		-1777	List/Sale;0		-1799
Location	N;Res;	N;Res;			Active			Active		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	4809 sf	6335 sf		-2300	4995 sf		0	6183 sf		-2100
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Classical	DT1;Classical			DT1;Classical			DT1;Classical		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	14	16		0	14			14		
Condition	C3	C3			C3			C3		
Above Grade Room Count	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths
Gross Living Area	7	3	2.0	8	3	2.0	0	7	3	2.0
Basement & Finished Rooms Below Grade	1707 sq.ft.	1849 sq.ft.		-3550	1813 sq.ft.		-2650	1399 sq.ft.		7700
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Central	Central			Central			Central		
Energy Efficient Items	Low-E Wndws	Low-E Wndws			Low-E Wndws			Low-E Wndws		
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw		
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -5850		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -4427		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3801	
Adjusted Sale Price of Comparables		Net Adj. 3.23 % Gross Adj. 3.23 %	\$ 175150		Net Adj. 2.49 % Gross Adj. 2.49 %	\$ 173273		Net Adj. 2.11 % Gross Adj. 6.45 %	\$ 183701	

Summary of Sales Comparison Approach

Sale 4 was included to further substantiate the opinion of value. All sales/comparables utilized received consideration in the opinion of value. Any active listings provided received an adjustment to reflect the list price to sales price ratio in the subject's market.

ITEM	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	HARMLS/Tax Rec/Realist	HARMLS/Tax Rec/Realist			HARMLS/Tax Rec/Realist			HARMLS/Tax Rec/Realist		
Effective Date of Data Source(s)	05/24/2019	05/24/2019			05/24/2019			05/24/2019		
ANALYSIS / COMMENTS	Analysis of prior sale or transfer history of the subject property and comparable sales									

TEXT ADDENDUM

File # 1905005

Borrower/Client	Barika Noris		
Property Address	1802 Adriana Ln		
City	Houston	County	Harris
		State	TX
Lender	Zip Code 77049		
LoanDepot, LLC FNC			

Certification and Statement of Limiting Conditions

This is considered to be a part of and an addition to the Certification and Statement of Limiting Conditions (Pages 4, 5 and 6 of Freddie Mac Form 70 and Fannie Mae Form 1004 Revised 3/05) executed and attached to this appraisal report.

APPRAISAL IS NOT A SURVEY: It is assumed that the utilization of land and improvements is within the boundaries of the subject property lines and that there is no encroachment or trespass unless noted in the report. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Any maps, plats or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationship. The reliability of the information contained on any map or drawing is assumed by the appraiser(s) and cannot be guaranteed.

APPRAISAL IS NOT AN ENGINEERING OR INSPECTION REPORT: This appraisal should not be considered a report on the physical items that are part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical inspection report. The appraiser(s) are not construction, engineering, legal, or pest control experts and any opinion given on these matters in this report should be considered preliminary in nature.

The observed condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning, plumbing, insulation, electrical service and all mechanical and construction are based on a visual observation only and no detailed inspection was made. The structures were not checked for building code violations and it is assumed that all buildings meet the building codes unless so stated in this report. Some items such as conditions behind walls, above ceiling, behind locked doors, or under the ground are not exposed to visual observation and therefore, were not inspected. The existence of insulation (if any is mentioned) was found by conversation with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements about insulation cannot be guaranteed. It is assumed that there are no hidden conditions on the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or the engineering, which may be required to discover such factors. Engineering analysis of the subject property were neither provided for use nor made as a part of this appraisal contract. Any representation as to the suitability of the property for use suggested in this analysis is therefore based only on a rudimentary investigation by the appraiser and the value conclusions are subject to said limitations. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Subsurface rights (mineral and oil) were not considered in making this appraisal.

In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by me; nor do I have any knowledge of the existence of such materials on or in the property. However, the appraiser is not qualified to detect such substances. The existence of urea-formaldehyde insulation, mold or other potentially hazardous waste material may have an effect on the value of the property. I (we) urge the client to retain an expert in this field if desired.

Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any observed condition comments given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is made as to adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning, plumbing, electrical service, insulation or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a construction expert, a home inspector licensed by the State of Texas and/or licensed pest control inspector be hired for a detailed investigation.

APPRAISAL IS MADE UNDER CONDITIONS OF UNCERTAINTY: Information provided by informed local sources, such as government agencies, financial institutions, realtors, multiple listing service(s), buyers, sellers, property owners, attorneys, professional data publications and others is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraiser(s). The comparable sales data relied upon in the appraisal is believed to be from reliable sources. Although all the comparables were examined and a drive-by exterior observation has been made, it is not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.

All values shown in the appraisal report are projections based on the analysis as of the date of the appraisal. These values may not be valid in other time periods or as conditions change. Since the projected mathematical models are based on estimates and assumptions, which are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will be achieved. This appraisal is an estimate of value based on analysis of information known to us at the time the appraisal was made. We do not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice.

HIGHEST AND BEST USE: The Highest and Best Use for subject is single family residential. This opinion is based on consideration of uses that are legally permitted, physically possible, economically feasible, and produces the highest rate of return to the land.

COST APPROACH: Development of the cost approach may have been completed by the appraiser as an analysis to support the opinion of the property's market value. Use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability of 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 appraiser recommends that an insurance professional be consulted. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor, materials and to changing building codes/governmental regulations and requirements.

In some instances MLS photos were utilized for some sales (not necessarily this assignment). The appraiser makes full effort to fully inspect each sale from a public street and in some cases has viewed a "comparable" property recently for a prior appraisal. Some cases such as nearby construction preventing full access, homeowner not granting photo (outside of home), gated entrance or inclement weather demand the use of MLS photos and was not avoidable. The appraiser still has adhered to the required scope of work which mandates the appraiser to inspect the property (comparable sale) from at least a public street.

The subject is an existing property and may have been appraised by other appraisers in the past. The comparable sales used in this report may have been described slightly differently from appraiser to appraiser in terms of Quality and Condition and other elements. I have physically measured the subject property and have reported the GLA and calculations accordingly (see sketch). I have reported my data sources for the comparable and subject data. I have no knowledge of any other appraisers body of work nor am I privy to any peer and model adjustments and cannot speak to any differences from the Fannie Mae/Freddie CU Score systems "Warning(s)" regarding the GLA measurements, quality ratings, condition ratings or any other information versus this report.

This appraiser also cannot speak to the comparable sales data in terms of quality and condition rating, design style interpretation, or adjustments expressed by peers or a statistical model due to the subjective nature and calculation method variations of these categories within the comparable grid and overall analysis. A comprehensive analysis was performed when

TEXT ADDENDUM

File # 1905005

Borrower/Client	Barika Noris		
Property Address	1802 Adriana Ln		
City	Houston	County	Harris
State	TX	Zip Code	77049
Lender	LoanDepot, LLC FNC		

determining the GLA adjustment as well as the reconciled value. This appraiser deems the comparable data as well as the adjustments made are the most appropriate for this individual assignment.

The differences in GLA for the subject as compared to Tax Records is due to the appraiser utilizing The American Measurement Standard and tax entities typically utilizing original plans or basing a measurement off of a visual inspection. It is typical for Tax Records and actual appraiser measurements to vary. The appraiser is unable to verify anyone else's measurements as the appraiser does not have access to these specific drawings and it is not within the appraiser's scope of work for this assignment. It is typical for homes to vary in GLA from Tax Records as opposed to appraiser measurements as, typically, Tax Records utilize builder plans or are viewed from a public street to determine GLA. Sometimes, quarters, added-on rooms, bonus rooms above garages, sun rooms, open areas (2nd floor stairs) or rooms added after building plans are submitted to the county that are or are not included within a Tax Records measurement can alter the actual GLA of a subject. This is fairly common practice, therefore, the appraiser is unable to comment upon other entities measurements, quality of work or how their GLA was developed as it is not within the scope of work, however, the appraiser utilizes "AMS" to ascertain the subject's GLA which is considered reliable.

SALES COMPARISON APPROACH

The days on market for sale 4 is slightly longer than the market trends noted in this report, which is attributed to the sale having slightly extended days on market, being originally listed higher than the market would accept in an attempt to achieve its highest possible sales price and subsequently lowering its list price until its list price was felt to be more in-line with the market.

Sale 1 closed with undisclosed terms, which is not atypical as Texas is a non-disclosure state. This information may later be disclosed, but it is not yet available at the time this report was prepared.

Comparables 1, 4, and 6 received site adjustments to reflect the differences in the contributory value of the lot size differences as compared to the subject. The contributory value for the differences in lot sizes were adjusted with 750 sq.ft. (+/-) of difference in lot size being considered similar, therefore, no adjustments to reflect lot size differences within this range are warranted within this market.

All comparables are felt to have similar effective ages as the subject, therefore no age adjustments were deemed necessary.

All of the sales are located in the subject's market area and were given consideration in the development of the opinion of value. No sale provided received exclusive weight in the opinion of value due to the various differences noted; all sales received consideration while developing the opinion of value since all sales are felt to represent various features that are similar to the subject and the market's reaction to said features. However, sale 2 is more heavily weighted for its greater similarity in gross living area and close proximity.

All adjustments were based on the appraiser's knowledge of this market through experience and matched paired analysis. This analysis may have considered sales that have similar specific line item feature similar to the subject but these sales may not have been similar enough, overall, to the subject to be utilized as a comparable.

The dollar amounts that were adjusted to reflect the differences were derived from what is felt to be the markets reaction to the differences based on all comparable data and the appraiser's overall knowledge of this particular market.

In summary; in order to properly ascertain the estimate of value in this report it was necessary for the appraiser to take into consideration many factors pertaining to the subject property and the sales utilized. After extensive research, knowledge of the subject market area, and the consideration of all of the factors pertaining to the subject property and the comparables it is felt that the comparables utilized are the best available at the time of this report and after the appropriate adjustments are a good indicator of the subject's marketplace.

ADDITIONAL COMMENTS

A CO detector was not noted at the time of inspection, however, several smoke detectors were noted at the time of inspection.

It is the appraiser's opinion, after research of Tex. Hum. Res. Code Ann. 42.060 Carbon Monoxide Detectors. and Tex. Health & Safety Code Ann. 766.003 - Information Relating to Fire Safety and Carbon Monoxide Dangers, that carbon monoxide detectors are not required in single family residences in Texas. The "family homes", referred to in Tex. Hum. Res. Code Ann. 42.060 Carbon Monoxide Detectors, is not the same as a single family dwelling but rather is pertaining to a form of a day care type operation.

Per Texas Health & Safety Code, "Sec. 766.002. SMOKE DETECTOR REQUIREMENT. (a) Each one-family or two-family dwelling constructed in this state must have working smoke detectors installed in the dwelling in accordance with the smoke detector requirements of the building code in effect in the political subdivision in which the dwelling is located, including performance, location, and power source requirements." Based on substantial research, it is the appraiser's opinion that smoke detectors are required in single family dwellings. In addition, it was found that beginning January 1, 2017, in the city of Houston, any time a single-station (9-volt) smoke alarm gets broken, stolen, or stops working, it must be replaced with a new 10 year sealed, long-life tamper-resistant alarm.

The subject's water heater is not double-strapped, however, based on the appraiser's research, double strapping of the water heater is not required in the state of Texas.

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the Lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user, borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts personally either by phone or electronically to the Client. This appraisal is completed in accordance with standard and current Appraiser Independence Policies and the Uniform Standards of Professional Appraisal Practice.

Market Conditions Addendum to the Appraisal Report

File # 1905005

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 1802 Adriana Ln

City Houston

State TX

ZIP Code 77049

Borrower Barika Noris

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.

M A R K E T R E S E A R C H	Inventory Analysis		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
	Total # of Comparable Sales (Settled)	Absorption Rate (Total Sales/Months)	17	13	11	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
E	Total # of Comparable Active Listings	0	0	11	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
S	Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	2.54	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
A	Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend			
R	Median Comparable Sale Price	172000	171000	174000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
E	Median Comparable Sales Days on Market	10	30	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
S	Median Comparable List Price	0	0	185000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
A	Median Comparable Listings Days on Market	0	0	30	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
R	Median Sale Price as % of List Price	99%	98%	99%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
C	Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
H	& 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.).							

Within the subject's neighborhood, sellers have been typically paying up to 3 points. These seller concessions have been reasonably consistent during the past 12 months. While these concessions vary from sale to sale between 0 points to 6 points, the median seller concession was found to be 3 points and the amount is felt to have an impact on the overall net sales prices. ***Currently, various types of financing are available in the subject's neighborhood with conventional and FHA being the predominant type.***

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).

Some foreclosure sales were found in the subject's neighborhood during the previous 12 months, however the quantity of foreclosure sales was found to be reasonably low and was not found to be increasing. Therefore, foreclosure activity in the subject's neighborhood is not currently felt to be a factor in the market.

Cite data sources for above information.

Houston Multiple Listing Service and County Tax Records. MLS does not provide active listings information for previous time periods; it provides only current active listings which is reflected in the "Current-3 months" column above. Previous Months of Housing Supply could not be calculated without previous actives.

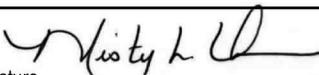
Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and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

Overall, the subject's neighborhood market conditions are felt to be reasonably stable. While many areas in the United States have experienced downturns and unstableness in their real estate markets due to many factors as reported in national news, overall, the city of Houston and its surrounding areas, along with most of the state of Texas have not experienced similar unstableness. This is partially attributed to a property-tax-based state income as opposed to an income-tax-based state income in which overall house payments fluctuate much less as a significant property tax is generally included in the monthly payments. Additionally, the Houston area economy has remained reasonably stable which is partially attributed to the oil and gas industry which has not suffered in proportion to other industries. The research as indicated above, is felt to support these opinions of overall stableness.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

C O D O C O P P R O J E C T S	Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
	Total # of Comparable Sales (Settled)	Absorption Rate (Total Sales/Months)	Total # of Active Comparable Listings	Months of Unit Supply (Total Listings/Ab. Rate)	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
O					<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
P	Are foreclosure sales (REO sales) a factor in the project? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

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



Signature

Appraiser Name Misty L. Dean

Company Name Optimal Appraisal Solutions, LLC

Company Address 14754 Walters Rd

State License/Certification # 1350350

Email Address MDean@LLC-OAS.com

Signature

Supervisory Appraiser Name _____

Company Name _____

Company Address _____

State License/Certification # _____

State _____

Email Address _____

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 either are almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring 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.

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.

Abbreviations Used in Data Standardization Text

1905005
File #

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA –Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

SUBJECT PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



FRONT OF SUBJECT PROPERTY



REAR OF SUBJECT PROPERTY



STREET SCENE

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

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Living Room



Kitchen



Dining Room

ADDITIONAL PHOTOGRAPH ADDENDUM

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Study



Master Bedroom



Bedroom

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

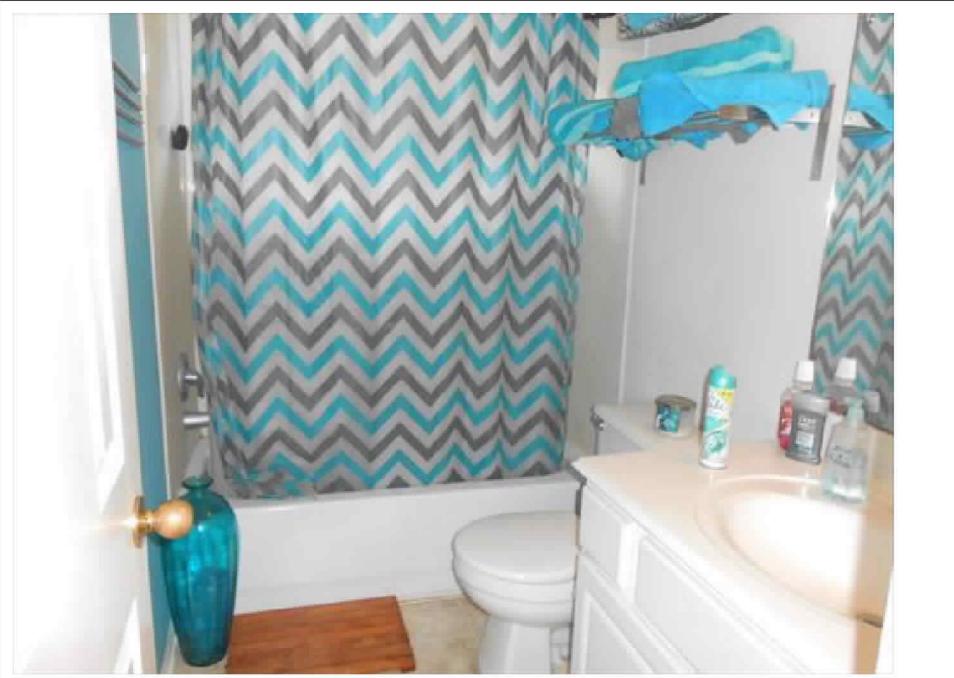
City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC

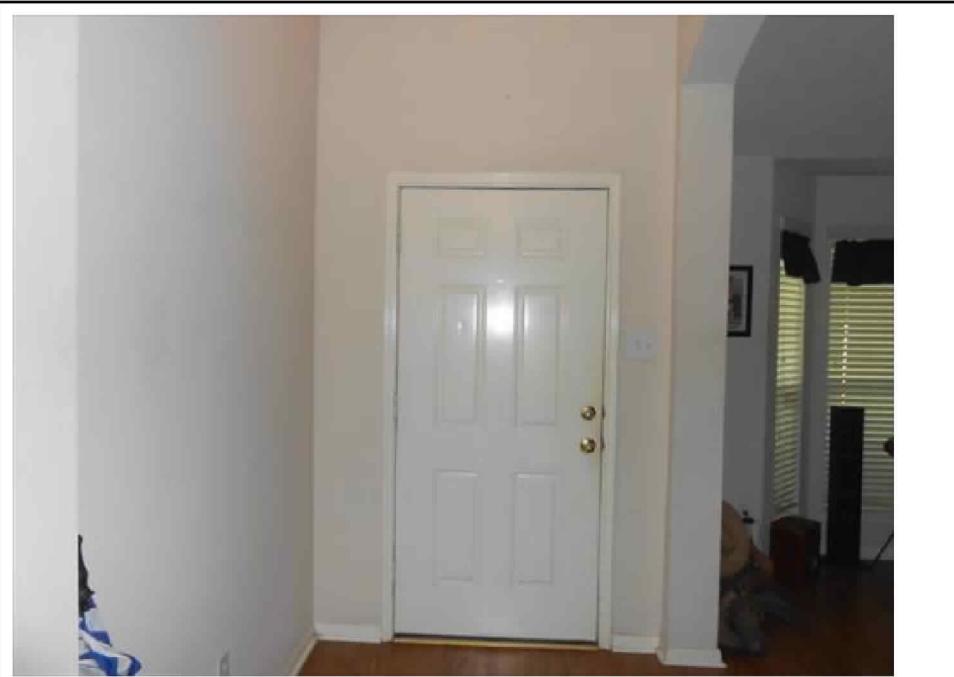


Bath #2

Utility Room



Foyer



ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

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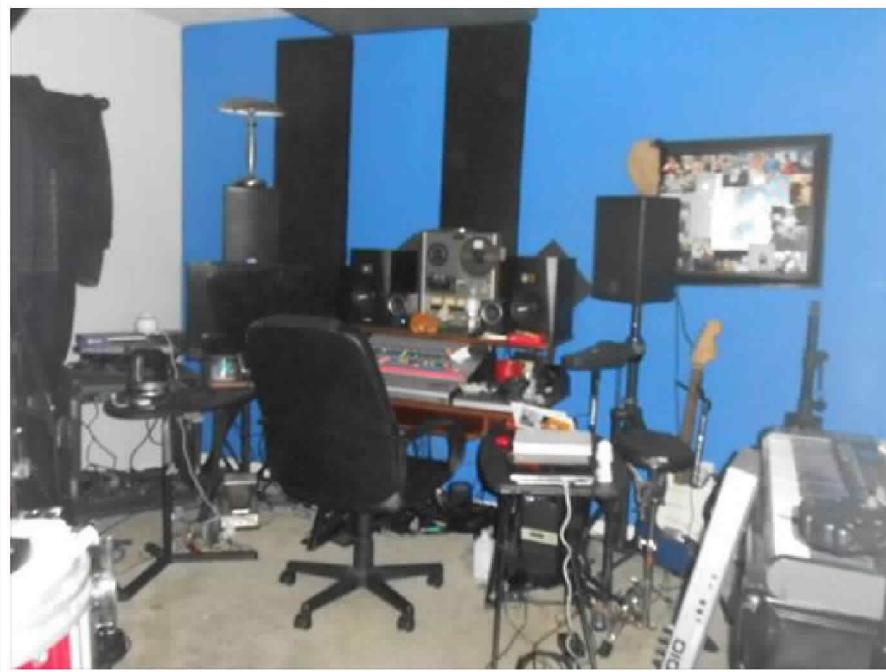
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Zip Code 77049

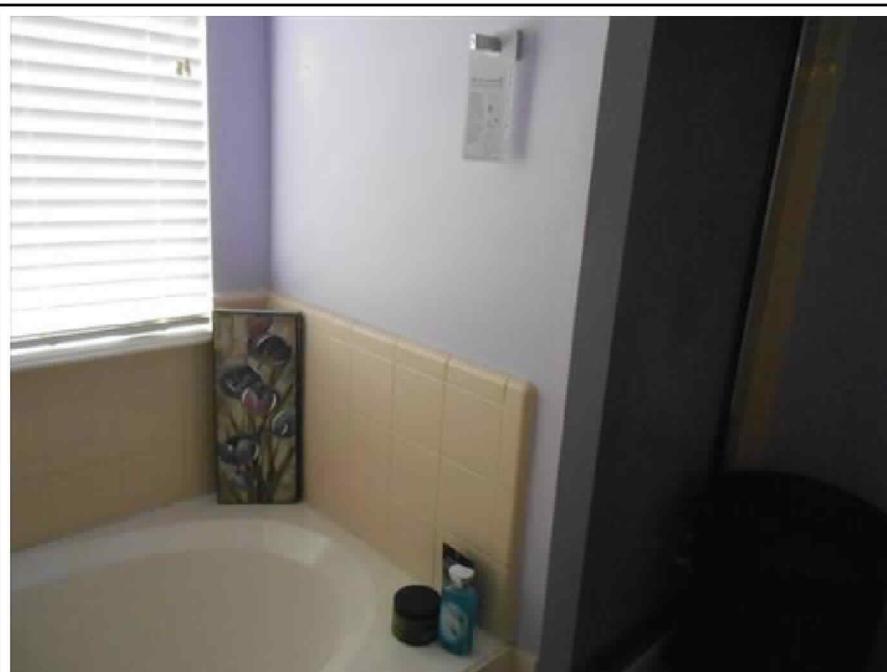
Lender LoanDepot, LLC FNC



Bedroom



Master Bath



Master Bath

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1905005

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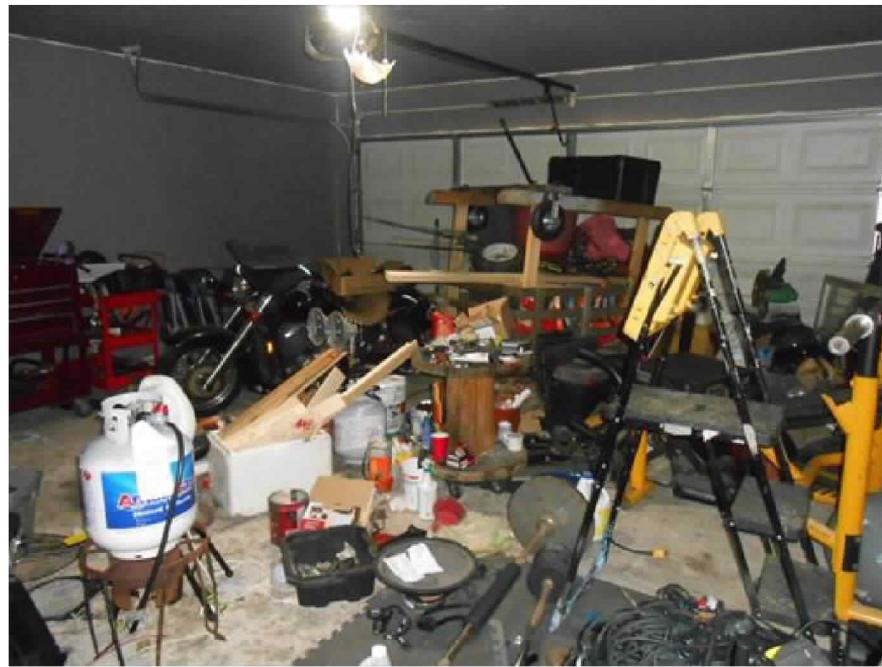
City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



Garage



Street Scene



Left View of the Subject

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

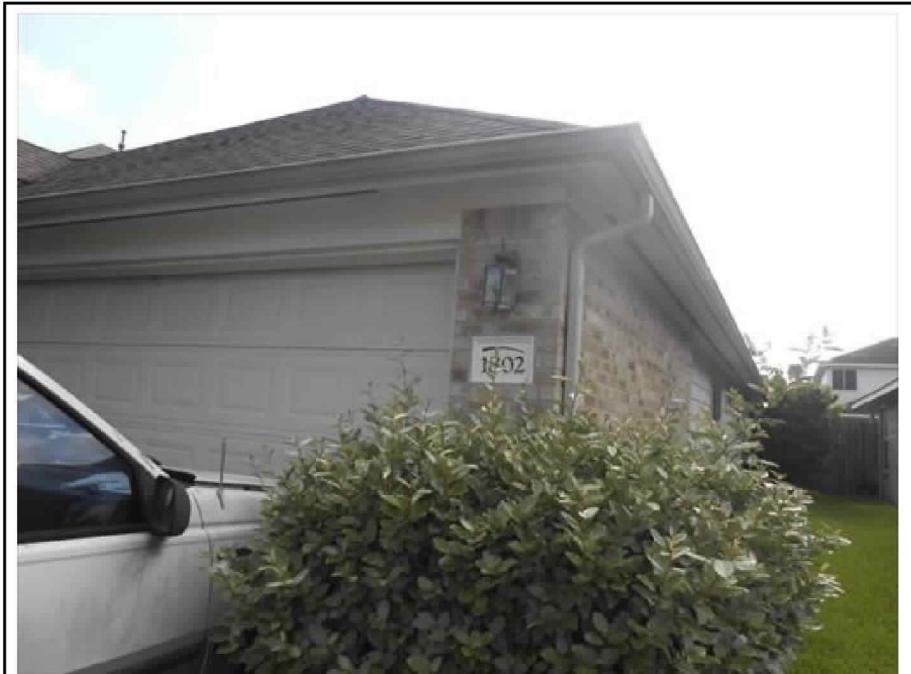
State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



Right View of the Subject



Address Verification



Smoke Detector

COMPARABLES PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



Comparable Sale 1

1819 Laura Anne Dr

Houston TX 77049

Date of Sale: s05/19;c04/19

Sale Price: 163000

Sq. Ft.: 1556

\$ / Sq. Ft.: 104.76



Comparable Sale 2

1707 Adella Dr

Houston TX 77049

Date of Sale: s04/19;c04/19

Sale Price: 176000

Sq. Ft.: 1802

\$ / Sq. Ft.: 97.67



Comparable Sale 3

1915 Mickle Creek Dr

Houston TX 77049

Date of Sale: s05/19;c04/19

Sale Price: 168000

Sq. Ft.: 1377

\$ / Sq. Ft.: 122.00

COMPARABLES PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



Comparable Sale 4

2007 Karsen Dr

Houston TX 77049

Date of Sale: 02/19;c02/19

Sale Price: 181000

Sq. Ft.: 1849

\$ / Sq. Ft.: 97.89



Comparable Sale 5

1710 Adella Dr

Houston TX 77049

Date of Sale: Active

Sale Price: 177700

Sq. Ft.: 1813

\$ / Sq. Ft.: 98.01



Comparable Sale 6

1903 Dominic Ln

Houston TX 77049

Date of Sale: Active

Sale Price: 179900

Sq. Ft.: 1399

\$ / Sq. Ft.: 128.59

LOCATION MAP ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

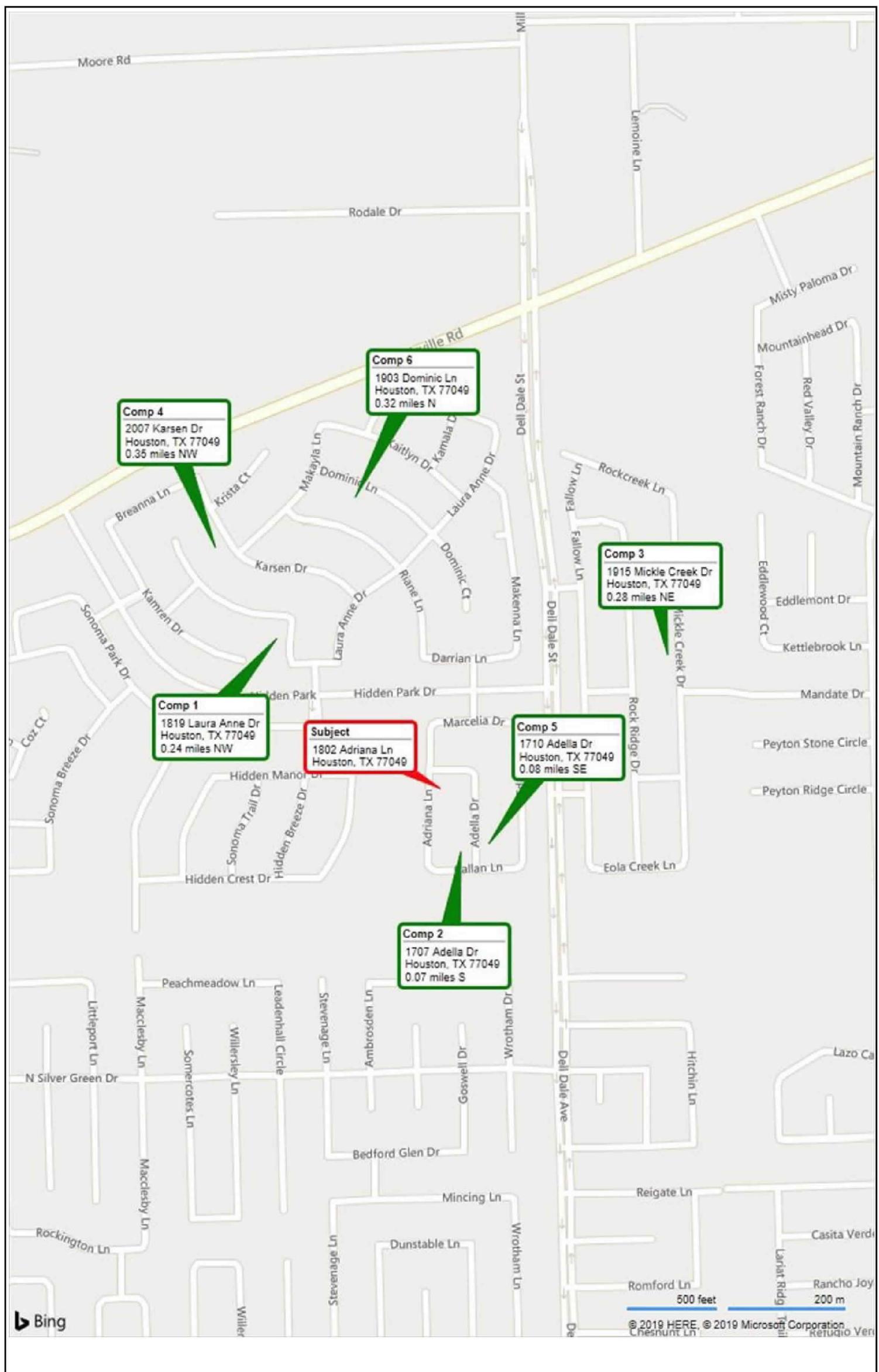
City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



SKETCH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

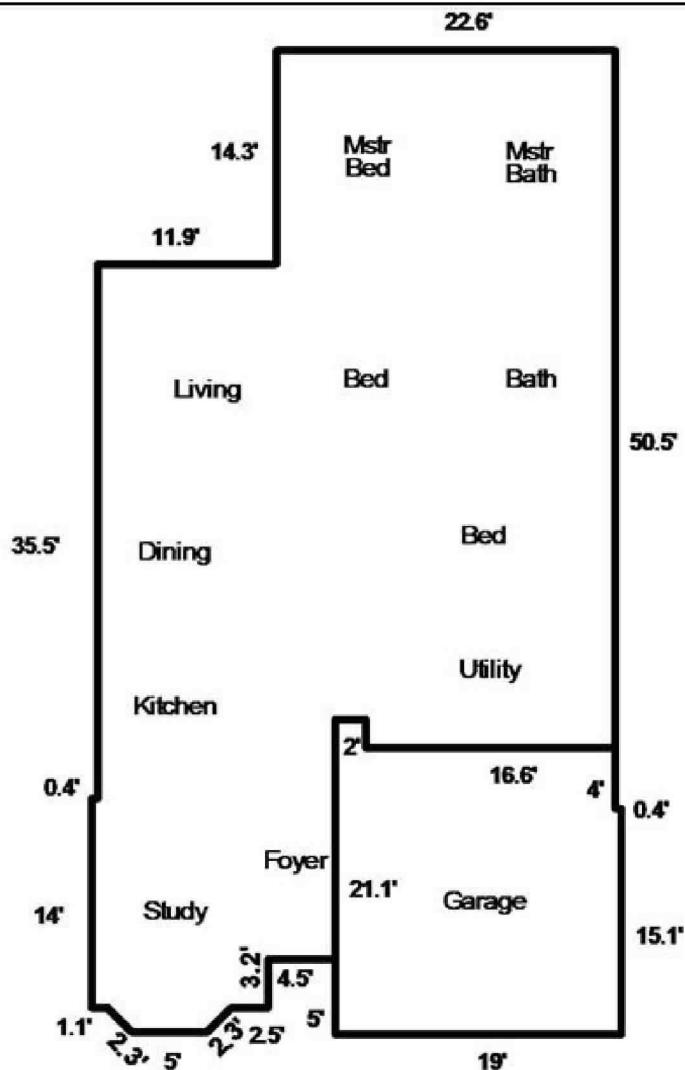
City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area			
First Floor	2072	210	First Floor 22.6 X 14.3 = 323.1
Garage	-365	80	34.5 X 35.5 = 1224.7
Total	1707	290	34.9 X 0.7 = 24.4 35.3 X 10.1 = 356.5 19.0 X 5.0 = 95.0 11.8 X 3.2 = 37.7 6.6 X 1.6 = 10.5 Total 2071.9
			Garage 2.0 X 21.1 = -42.2 16.6 X 19.1 = -317.0 0.4 X 15.1 = -6.0 Total -365.2

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC

National Flood Hazard Layer FIRMette



Legend

SEE FIRS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone X, Y, A99
- With BFE or Depth Zone A1, A2, A9, V2, V3
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee. Zone X

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- ① 2D Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFH web services provided by FEMA. This map was exported on 5/30/2019 at 3:03:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFH and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMs panel number, and FIRMs effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC

You may wish to laminate the pocket identification card to preserve it.

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.tacrb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

MISTY L DEAN
14754 WALTERS RD
HOUSTON, TX 77068

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

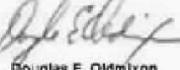
Licensed Residential Real Estate Appraiser

Number: TX 1350350 L

Issued: 12/07/2018 Expires: 12/31/2020

Appraiser: MISTY L DEAN

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, Licensed Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

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

Licensed Residential Real Estate Appraiser

Number: TX 1350350 L

Issued: 12/07/2018 Expires: 12/31/2020

Appraiser: MISTY L DEAN

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, Licensed Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Borrower/Client Barika Noris
Property Address 1802 Adriana Ln
City Houston County Harris State TX Zip Code 77049
Lender LoanDepot, LLC FNC



General Star National Insurance Company
P.O. Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA362536

Renewal of Number:

Br7

Authorized Representative

Producer Code: 26480
Date: 12/14/2018

Class Code: 73128

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC

SONS**12**~~60~~**17.79**~~9.59~~**12****51.79****50.01**~~0~~~~26.82~~**10****109.81****43.29****13**~~27.89~~**9****110****14****45****-0009**~~110~~

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC

File No. 1905005



APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

1802 Adriana Ln
Houston, TX 77049

for

LoanDepot, LLC FNC
26642 Towne Centre Dr
Foothill Ranch, CA 92610

as of

05/24/2019

by

Misty L Dean
14754 Walters Rd
Houston, TX 77068

Borrower/Client	Barika Noris				
Property Address	1802 Adriana Ln				
City	Houston	County	Harris	State	TX
Lender	LoanDepot, LLC FNC				

USPAP Compliance Addendum

File No. 1905005

Borrower/Client	Barika Noris				
Property Address	1802 Adriana Ln				
City	Houston	County	Harris	State	TX
Lender/Client	LoanDepot, LLC FNC				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

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 appraisal establishes the value of the property for mortgage insurance purposes only.

ADDITIONAL CERTIFICATIONS

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

- * The statements of fact contained in this report are true and correct.
- * The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- * I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- * 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.
- * This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

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

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:
34.42 (G)

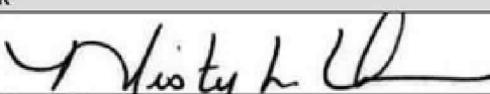
The source of the definition of Market Value is 12 CFR

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature 
Name Misty L Dean

Signature _____
Name _____

Date of Signature 05/30/2019

Date of Signature _____

State Certification # 1330163

State Certification # _____

or State License # 1350350

or State License # _____

State TX

State _____

Expiration Date of Certification or License 12/31/2020

Expiration Date of Certification or License _____

Effective Date of Appraisal 05/24/2019

Supervisory Appraiser Inspection of Subject Property: _____

Did Not Exterior-only from Street Interior and Exterior

AI Ready PDF Generated on 05/30/2019 12:12:45 PM

Appraisal Report for your loanDepot Loan Application-103319867

From:
DMabry@loandepot.com

To:
barika281@gmail.com

Sent On:
Thursday, May 30, 2019 12:24:09 PM

Appraisal Report for your loanDepot Loan Application-103319867
From: DMabry@loandepot.com
To: barika281@gmail.com
Sent On: 5/30/2019 12:24 PM



Hello Barika Noris ,

An independent appraisal company has performed an appraisal and valuation on your home. loanDepot has received a copy from the Appraisal Management Company, and a copy of the report is attached here for your records.

By sending you this report, we are also required to include for you the FAIR (FNMA Appraisal Independence Requirements) disclosure and information below. If you have any questions, please contact us.

Please note: Because this email is auto-generated, you may have received the report before I've had a chance to review it in its entirety, but I will contact you soon to review the next step in the process.

FNMA Appraisal Independence Requirements(FAIR), Appraisal Delivery: Please find enclosed a copy of the appraisal report(s) that will be used in connection with your mortgage loan application. The enclosed appraisal report(s) was prepared for our use in evaluating the collateral used in the loan transaction for which you have previously applied. This appraisal should not be relied upon by any other person or entity, or for any other reason. No representation or warranty of any kind is implied. Multiple appraisal reports may be included herein if such additional reports were required to evaluate your property and overall loan application or if a review appraisal was necessary in addition to the originally ordered appraisal.

We may not yet have fully determined the acceptability of the enclosed appraisal report(s) for use in connection with your mortgage loan application. If any changes in value occur based on our review, a copy of the revised appraisal will also be forwarded to you.

Please note that an appraiser must follow certain professional appraisal standards and is not allowed to discuss the appraisal report(s) with you or provide a copy of the appraisal directly to you.

Sincerely,
Demetria Mabry
(949) 860-3310 tel
(949) 860-3310 fax
DMabry@loandepot.com

www.loandepot.com



Please consider the environment before printing this email.

Customer service is our top priority. If you are not receiving exceptional customer service, or if you have any questions, please feel free to contact my supervisor, Amanda Penny, at (949)470-6514 or at APenny@loandepot.com

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Uniform Residential Appraisal Report

File # 1905005

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 1802 Adriana Ln		City Houston	State TX	Zip Code 77049
Borrower Barika Noris		Owner of Public Record Barika Noris		
Legal Description LT 10 BLK 3 SONOMA RANCH SEC 5				
Assessor's Parcel # 1266270030010		Tax Year 2018	R.E. Taxes \$ 4109	
Neighborhood Name Sonoma Ranch		Map Reference 458S	Census Tract 2523.02	
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Special Assessments \$ 0	<input checked="" type="checkbox"/> PUD	HOA \$ 450 <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 type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)				
Lender/Client LoanDepot, LLC FNC		Address 26642 Towne Centre Dr Foothill Ranch CA 92610		
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s).				
No listing was found for the subject in the past 12 months per Houston Multiple Listing Service.				

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	Date of Contract	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, report the total dollar amount and describe the items to be paid.			

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	70 %	
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	5 %	
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			55	Low	0	Multi-Family	5 %
Neighborhood Boundaries					400	High	59	Commercial	5 %
The north and south perimeters are Hwy 90 ad Hwy 10. The east and west perimeters are Bear Lake and Sam Houston Tollway.					183	Pred.	12	Other	15 %

Neighborhood Description

The subject's neighborhood is typical for the North Channel market and surrounding areas with schools, shopping centers, places of worship, and employment centers located within close proximity. Public transportation, recreational facilities, utilities, police, and fire protection are typical for the subject's neighborhood.

Market Conditions (including support for the above conclusions)

Currently, property values in the subject's neighborhood are felt to be stable and competitively priced properties are felt to have a marketing time of less than 90 days. Currently, there is a demand for single-family residences in the area.

Dimensions See Plat Map for Dimensions	Area 4809 sf	Shape Rectangular	View N;Res;
Specific Zoning Classification No Zoning		Zoning Description ***See Zoning Comments on Page 3 of URAR***	
Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input checked="" 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.	
The highest and best use of the subject is SFR and there is no agriculture or farm use on the subject site.			
Utilities Public Other (describe)	Public Other (describe)	Off-site Improvements-Type	Public Private
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>	Street Concrete <input checked="" type="checkbox"/> <input type="checkbox"/>	
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley None <input type="checkbox"/> <input checked="" type="checkbox"/>	
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 48201C0720M	FEMA Map Date 01/06/2017
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 subject site is an interior lot with normal deed restrictions and utility easements. No adverse conditions were noted that would affect the marketability. The percentage noted as other in the land use section of this report represents vacant/undeveloped land.			

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	Cpt/Lwd-Avg		
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick/HP-Avg	Walls	DW-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	Composition-Avg	Trim/Finish	Wood-Avg		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts Metal-Avg		Bath Floor	Vinyl-Avg		
Design (Style) Classical	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type Vinyl/Low-E-Avg		Bath Wainscot	Fbrglss-Avg		
Year Built 2005	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated Insul-Avg		Car Storage	<input type="checkbox"/> None		
I Effective Age (Yrs) 10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Alum Screen-Avg		Driveway	# of Cars 2		
M 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		Surface	Concrete		
P Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input type="checkbox"/> Fireplace(s) # 0 <input checked="" type="checkbox"/> Fence Wood		Garage	# of Cars 2		
R Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Open <input checked="" type="checkbox"/> Porch Cvrld		Carport	# of Cars 0		
O Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None <input type="checkbox"/> Other None		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 type="checkbox"/> Other (describe)							

Finished area **above** grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1707 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.)

The subject features include three bedrooms, two bathrooms, granite kitchen countertops, stainless steel appliances, open patio, and two car garage.

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

C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;The subject is functionally designed and suffers no unusual elements of depreciation. The subject is average quality of construction and is considered to be in average condition. The subject appears to be well maintained with no apparent deficiencies.

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

There were no known or observed adverse conditions noted that would cause a safety or health risk/concern at the time of inspection. ***See attached statement of limiting conditions.***

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

The subject conforms well within the immediate neighborhood in terms of design, overall quality, size, construction type and use and no notable negative effects are felt to be present.

Uniform Residential Appraisal Report

File # 1905005

There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 175000

to \$ 200000

There are 65 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 130000

to \$ 205000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3								
Address	1802 Adriana Ln Houston, TX 77049	1819 Laura Anne Dr Houston, TX 77049			1707 Adella Dr Houston, TX 77049			1915 Mickle Creek Dr Houston, TX 77049								
Proximity to Subject		0.24 miles NW			0.07 miles S			0.28 miles NE								
Sale Price	\$			\$ 163000			\$ 176000			\$ 168000						
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 104.76 sq.ft.			\$ 97.67 sq.ft.			\$ 122.00 sq.ft.								
Data Source(s)		HARMLS#17533461;DOM 14			HARMLS#67057111;DOM 24			HARMLS#54652538;DOM 1								
Verification Source(s)		Tax Records/Realtor/Realist			Tax Records/Realtor/Realist			Tax Records/Realtor/Realist								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment							
Sale or Financing Concessions		ArmLth			ArmLth			ArmLth								
Date of Sale/Time		Undisclosed;0			Conv;5000		-5000	Conv;0								
Location	N;Res;	N;Res;			N;Res;			N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple								
Site	4809 sf	6750 sf	-2900		4949 sf		0	4950 sf		0						
View	N;Res;	N;Res;			N;Res;			N;Res;								
Design (Style)	DT1;Classical	DT1;Classical			DT1;Classical			DT1;Classical								
Quality of Construction	Q4	Q4			Q4			Q4								
Actual Age	14	16	0	13		0	14									
Condition	C3	C3			C3			C3								
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths								
M Gross Living Area	1707 sq.ft.	1556 sq.ft.	3775	1802 sq.ft.		-2375	1377 sq.ft.		8250							
P Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf								
I Functional Utility	Average	Average			Average			Average								
Heating/Cooling	Central	Central			Central			Central								
Energy Efficient Items	Low-E Wndws	Low-E Wndws			Low-E Wndws			Low-E Wndws								
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw								
A Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio								
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 875	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -7375	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8250									
Adjusted Sale Price of Comparables		Net Adj. 0.54 % Gross Adj. 4.10 %	\$ 163875	Net Adj. 4.19 % Gross Adj. 4.19 %	\$ 168625	Net Adj. 4.91 % Gross Adj. 4.91 %	\$ 176250									

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) Houston Multiple Listing Service/Tax Records/Realist

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) Houston Multiple Listing Service/Tax Records/Realist

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						11/27/2018	
Price of Prior Sale/Transfer				\$0			
Data Source(s)	HARMLS/Tax Rec/Realist	HARMLS/Tax Rec/Realist		HARMLS/Tax Rec/Realist		HARMLS/Tax Rec/Realist	
Effective Date of Data Source(s)	05/24/2019	05/24/2019		05/24/2019		05/24/2019	

Analysis of prior sale or transfer history of the subject property and comparable sales

No previous sales were found for the subject within 36 months of the effective date of this report or the sales utilized in the previous 12 months prior to the date of sale of the comparable sale, except as otherwise noted. Sale 3 previously transferred 11/27/2018 for an undisclosed amount per tax records. Please note that the State of Texas is a nondisclosure state with regard to consideration in real estate transactions. Sale 1 closed 05/08/2019. Sale 3 closed 05/10/2019. Sale 4 closed 02/26/2019.

Summary of Sales Comparison Approach

All sales are located within the subject's immediate subdivision, closed within the previous six months, and are felt to be the best available at the time the appraisal was done. Sellers concessions, if any, were disclosed and adjusted for (dollar for dollar) as they are felt to directly affect the true net sales price of a property. ***See Additional Comments***

Indicated Value by Sales Comparison Approach \$ 170000

Indicated Value by: Sales Comparison Approach \$ 170000 Cost Approach (if developed) \$ 170575 Income Approach (if developed) \$ 0

The sales comparison analysis was considered to be the most reliable approach to value in this appraisal. The cost approach also supports the opinion of value in this report, although, it received a lesser amount of weight as the sales comparison approach is felt to be the most reflective of the current market. The income approach was not developed within the scope of work for this assignment.

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:

None.

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 \$ 170000 as of 05/24/2019, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 1905005

No personal property fixtures or intangibles were included in the estimated value.

Extraordinary assumptions are made within this appraisal that the comparable sales are as represented in the public data found. Should this data be incorrect or substantially change, then the opinion of value for the subject property may or may not change.

The subject's estimated value is within the overall value range noted above and is not considered to be an under-/over-improvement for the area. The subject is not under/over-built for the area as homes smaller/larger in GLA and lower/higher in value were noted. No negative impact on marketability is noted for the property due to it's being below/above the predominant value.

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No zoning is typical in the subject's market area and is not felt to affect the marketability of the subject. All comparables are within the same zoning jurisdiction as the subject. If destroyed, the subject property can be re-built by adhering to the local guidelines and permit processes in place.

Per Public data there is no pending litigation in HOA at time of inspection. A Planned unit development (PUD) is a Project or subdivision that consists of common property and improvements that are owned and maintained by an owners' association for the benefit and use of the individual units within the project. For a project to qualify as a PUD the owners' association must require automatic non-severable membership for each individual unit owner and provide for mandatory assessments whether through taxation or monthly/yearly "dues".

The subject's utilities were on and functioning as intended at the time of the inspection.

As of the effective date of this appraisal, the property appears to be free from damage from any recent natural disasters in the Houston and surrounding areas and is not felt to suffer any adverse effects on the habitability, value or marketability of the subject property or the immediate/surrounding market.

See Additional Comments

Terms of Payment: Net 30 days

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 land value estimate contained in the cost approach is based on land sales and an abstraction of site values of improved properties. Information on land value was also obtained from builders and developers in the area.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 30000			
Source of cost data	Marshal & Swift		Dwelling 1707 Sq. Ft. @ \$ 90.00	= \$	153630	
Quality rating from cost service	Avg.	Effective date of cost data 2019	Sq. Ft. @ \$	= \$		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				= \$		
Cost estimate is based on replacement cost from Marshall and Swift and from local builders, developers, and historical data. The overall depreciation affecting the subject has been calculated from an age/life concept.			Garage/Carport 365 Sq. Ft. @ \$ 25.00	= \$	9125	
			Total Estimate of Cost-New	= \$	162755	
			Less Physical Functional External			
			Depreciation 27180	= \$ (27180)	
			Depreciated Cost of Improvements	= \$	135575	
			"As-is" Value of Site Improvements	= \$	5000	
Estimated Remaining Economic Life (HUD and VA only)	50 Years		Indicated Value by Cost Approach	= \$	170575	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ 0 Indicated Value by Income Approach

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

The income approach was not developed within the scope of work for this assignment as these types of properties are not typically purchased for their income ability.

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 Sonoma Ranch

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(s) MLS/Tax Records/Realist

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

Common areas and street lights.

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 this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 1905005

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 # 1905005

FEATURE	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6		
Address	1802 Adriana Ln Houston, TX 77049	2007 Karsen Dr Houston, TX 77049			1710 Adella Dr Houston, TX 77049			1903 Dominic Ln Houston, TX 77049		
Proximity to Subject		0.35 miles NW			0.08 miles SE			0.32 miles N		
Sale Price	\$		\$	181000		\$	177700		\$	179900
Sale Price/Gross Liv. Area	\$	sq.ft.	\$	97.89 sq.ft.		\$	98.01 sq.ft.		\$	128.59 sq.ft.
Data Source(s)		HARMLS#77127874;DOM 104			HARMLS#75970916;DOM 2			HARMLS#29371052;DOM 8		
Verification Source(s)		Tax Records/Realtor/Realist			Tax Records/Realtor/Realist			Tax Records/Realtor/Realist		
SALES COMMISSIONS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment	
Sale or Financing Concessions		ArmLth			Listing			Listing		
Date of Sale/Time		FHA;0			List/Sale;0		-1777	List/Sale;0		-1799
Location	N;Res;	N;Res;			Active			Active		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	4809 sf	6335 sf		-2300	4995 sf		0	6183 sf		-2100
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Classical	DT1;Classical			DT1;Classical			DT1;Classical		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	14	16		0	14			14		
Condition	C3	C3			C3			C3		
Above Grade Room Count	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths
Gross Living Area	7	3	2.0	8	3	2.0	0	7	3	2.0
Basement & Finished Rooms Below Grade	1707 sq.ft.	1849 sq.ft.		-3550	1813 sq.ft.		-2650	1399 sq.ft.		7700
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Central	Central			Central			Central		
Energy Efficient Items	Low-E Wndws	Low-E Wndws			Low-E Wndws			Low-E Wndws		
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw		
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -5850		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -4427		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3801	
Adjusted Sale Price of Comparables		Net Adj. 3.23 % Gross Adj. 3.23 %	\$ 175150		Net Adj. 2.49 % Gross Adj. 2.49 %	\$ 173273		Net Adj. 2.11 % Gross Adj. 6.45 %	\$ 183701	

Summary of Sales Comparison Approach

Sale 4 was included to further substantiate the opinion of value. All sales/comparables utilized received consideration in the opinion of value. Any active listings provided received an adjustment to reflect the list price to sales price ratio in the subject's market.

ITEM	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	HARMLS/Tax Rec/Realist	HARMLS/Tax Rec/Realist			HARMLS/Tax Rec/Realist			HARMLS/Tax Rec/Realist		
Effective Date of Data Source(s)	05/24/2019	05/24/2019			05/24/2019			05/24/2019		
ANALYSIS / COMMENTS	Analysis of prior sale or transfer history of the subject property and comparable sales									

TEXT ADDENDUM

File # 1905005

Borrower/Client	Barika Noris		
Property Address	1802 Adriana Ln		
City	Houston	County	Harris
		State	TX
Lender	Zip Code 77049		
LoanDepot, LLC FNC			

Certification and Statement of Limiting Conditions

This is considered to be a part of and an addition to the Certification and Statement of Limiting Conditions (Pages 4, 5 and 6 of Freddie Mac Form 70 and Fannie Mae Form 1004 Revised 3/05) executed and attached to this appraisal report.

APPRAISAL IS NOT A SURVEY: It is assumed that the utilization of land and improvements is within the boundaries of the subject property lines and that there is no encroachment or trespass unless noted in the report. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Any maps, plats or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationship. The reliability of the information contained on any map or drawing is assumed by the appraiser(s) and cannot be guaranteed.

APPRAISAL IS NOT AN ENGINEERING OR INSPECTION REPORT: This appraisal should not be considered a report on the physical items that are part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical inspection report. The appraiser(s) are not construction, engineering, legal, or pest control experts and any opinion given on these matters in this report should be considered preliminary in nature.

The observed condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning, plumbing, insulation, electrical service and all mechanical and construction are based on a visual observation only and no detailed inspection was made. The structures were not checked for building code violations and it is assumed that all buildings meet the building codes unless so stated in this report. Some items such as conditions behind walls, above ceiling, behind locked doors, or under the ground are not exposed to visual observation and therefore, were not inspected. The existence of insulation (if any is mentioned) was found by conversation with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements about insulation cannot be guaranteed. It is assumed that there are no hidden conditions on the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or the engineering, which may be required to discover such factors. Engineering analysis of the subject property were neither provided for use nor made as a part of this appraisal contract. Any representation as to the suitability of the property for use suggested in this analysis is therefore based only on a rudimentary investigation by the appraiser and the value conclusions are subject to said limitations. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Subsurface rights (mineral and oil) were not considered in making this appraisal.

In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by me; nor do I have any knowledge of the existence of such materials on or in the property. However, the appraiser is not qualified to detect such substances. The existence of urea-formaldehyde insulation, mold or other potentially hazardous waste material may have an effect on the value of the property. I (we) urge the client to retain an expert in this field if desired.

Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any observed condition comments given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is made as to adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning, plumbing, electrical service, insulation or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a construction expert, a home inspector licensed by the State of Texas and/or licensed pest control inspector be hired for a detailed investigation.

APPRAISAL IS MADE UNDER CONDITIONS OF UNCERTAINTY: Information provided by informed local sources, such as government agencies, financial institutions, realtors, multiple listing service(s), buyers, sellers, property owners, attorneys, professional data publications and others is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraiser(s). The comparable sales data relied upon in the appraisal is believed to be from reliable sources. Although all the comparables were examined and a drive-by exterior observation has been made, it is not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.

All values shown in the appraisal report are projections based on the analysis as of the date of the appraisal. These values may not be valid in other time periods or as conditions change. Since the projected mathematical models are based on estimates and assumptions, which are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will be achieved. This appraisal is an estimate of value based on analysis of information known to us at the time the appraisal was made. We do not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice.

HIGHEST AND BEST USE: The Highest and Best Use for subject is single family residential. This opinion is based on consideration of uses that are legally permitted, physically possible, economically feasible, and produces the highest rate of return to the land.

COST APPROACH: Development of the cost approach may have been completed by the appraiser as an analysis to support the opinion of the property's market value. Use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability of 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 appraiser recommends that an insurance professional be consulted. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor, materials and to changing building codes/governmental regulations and requirements.

In some instances MLS photos were utilized for some sales (not necessarily this assignment). The appraiser makes full effort to fully inspect each sale from a public street and in some cases has viewed a "comparable" property recently for a prior appraisal. Some cases such as nearby construction preventing full access, homeowner not granting photo (outside of home), gated entrance or inclement weather demand the use of MLS photos and was not avoidable. The appraiser still has adhered to the required scope of work which mandates the appraiser to inspect the property (comparable sale) from at least a public street.

The subject is an existing property and may have been appraised by other appraisers in the past. The comparable sales used in this report may have been described slightly differently from appraiser to appraiser in terms of Quality and Condition and other elements. I have physically measured the subject property and have reported the GLA and calculations accordingly (see sketch). I have reported my data sources for the comparable and subject data. I have no knowledge of any other appraisers body of work nor am I privy to any peer and model adjustments and cannot speak to any differences from the Fannie Mae/Freddie CU Score systems "Warning(s)" regarding the GLA measurements, quality ratings, condition ratings or any other information versus this report.

This appraiser also cannot speak to the comparable sales data in terms of quality and condition rating, design style interpretation, or adjustments expressed by peers or a statistical model due to the subjective nature and calculation method variations of these categories within the comparable grid and overall analysis. A comprehensive analysis was performed when

TEXT ADDENDUM

File # 1905005

Borrower/Client	Barika Noris		
Property Address	1802 Adriana Ln		
City	Houston	County	Harris
State	TX	Zip Code	77049
Lender	LoanDepot, LLC FNC		

determining the GLA adjustment as well as the reconciled value. This appraiser deems the comparable data as well as the adjustments made are the most appropriate for this individual assignment.

The differences in GLA for the subject as compared to Tax Records is due to the appraiser utilizing The American Measurement Standard and tax entities typically utilizing original plans or basing a measurement off of a visual inspection. It is typical for Tax Records and actual appraiser measurements to vary. The appraiser is unable to verify anyone else's measurements as the appraiser does not have access to these specific drawings and it is not within the appraiser's scope of work for this assignment. It is typical for homes to vary in GLA from Tax Records as opposed to appraiser measurements as, typically, Tax Records utilize builder plans or are viewed from a public street to determine GLA. Sometimes, quarters, added-on rooms, bonus rooms above garages, sun rooms, open areas (2nd floor stairs) or rooms added after building plans are submitted to the county that are or are not included within a Tax Records measurement can alter the actual GLA of a subject. This is fairly common practice, therefore, the appraiser is unable to comment upon other entities measurements, quality of work or how their GLA was developed as it is not within the scope of work, however, the appraiser utilizes "AMS" to ascertain the subject's GLA which is considered reliable.

SALES COMPARISON APPROACH

The days on market for sale 4 is slightly longer than the market trends noted in this report, which is attributed to the sale having slightly extended days on market, being originally listed higher than the market would accept in an attempt to achieve its highest possible sales price and subsequently lowering its list price until its list price was felt to be more in-line with the market.

Sale 1 closed with undisclosed terms, which is not atypical as Texas is a non-disclosure state. This information may later be disclosed, but it is not yet available at the time this report was prepared.

Comparables 1, 4, and 6 received site adjustments to reflect the differences in the contributory value of the lot size differences as compared to the subject. The contributory value for the differences in lot sizes were adjusted with 750 sq.ft. (+/-) of difference in lot size being considered similar, therefore, no adjustments to reflect lot size differences within this range are warranted within this market.

All comparables are felt to have similar effective ages as the subject, therefore no age adjustments were deemed necessary.

All of the sales are located in the subject's market area and were given consideration in the development of the opinion of value. No sale provided received exclusive weight in the opinion of value due to the various differences noted; all sales received consideration while developing the opinion of value since all sales are felt to represent various features that are similar to the subject and the market's reaction to said features. However, sale 2 is more heavily weighted for its greater similarity in gross living area and close proximity.

All adjustments were based on the appraiser's knowledge of this market through experience and matched paired analysis. This analysis may have considered sales that have similar specific line item feature similar to the subject but these sales may not have been similar enough, overall, to the subject to be utilized as a comparable.

The dollar amounts that were adjusted to reflect the differences were derived from what is felt to be the markets reaction to the differences based on all comparable data and the appraiser's overall knowledge of this particular market.

In summary; in order to properly ascertain the estimate of value in this report it was necessary for the appraiser to take into consideration many factors pertaining to the subject property and the sales utilized. After extensive research, knowledge of the subject market area, and the consideration of all of the factors pertaining to the subject property and the comparables it is felt that the comparables utilized are the best available at the time of this report and after the appropriate adjustments are a good indicator of the subject's marketplace.

ADDITIONAL COMMENTS

A CO detector was not noted at the time of inspection, however, several smoke detectors were noted at the time of inspection.

It is the appraiser's opinion, after research of Tex. Hum. Res. Code Ann. 42.060 Carbon Monoxide Detectors. and Tex. Health & Safety Code Ann. 766.003 - Information Relating to Fire Safety and Carbon Monoxide Dangers, that carbon monoxide detectors are not required in single family residences in Texas. The "family homes", referred to in Tex. Hum. Res. Code Ann. 42.060 Carbon Monoxide Detectors, is not the same as a single family dwelling but rather is pertaining to a form of a day care type operation.

Per Texas Health & Safety Code, "Sec. 766.002. SMOKE DETECTOR REQUIREMENT. (a) Each one-family or two-family dwelling constructed in this state must have working smoke detectors installed in the dwelling in accordance with the smoke detector requirements of the building code in effect in the political subdivision in which the dwelling is located, including performance, location, and power source requirements." Based on substantial research, it is the appraiser's opinion that smoke detectors are required in single family dwellings. In addition, it was found that beginning January 1, 2017, in the city of Houston, any time a single-station (9-volt) smoke alarm gets broken, stolen, or stops working, it must be replaced with a new 10 year sealed, long-life tamper-resistant alarm.

The subject's water heater is not double-strapped, however, based on the appraiser's research, double strapping of the water heater is not required in the state of Texas.

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the Lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user, borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts personally either by phone or electronically to the Client. This appraisal is completed in accordance with standard and current Appraiser Independence Policies and the Uniform Standards of Professional Appraisal Practice.

Market Conditions Addendum to the Appraisal Report

File # 1905005

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 1802 Adriana Ln

City Houston

State TX

ZIP Code 77049

Borrower Barika Noris

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		
A	Total # of Comparable Sales (Settled)	35	17	13	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
R	Absorption Rate (Total Sales/Months)	5.83	5.67	4.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
K	Total # of Comparable Active Listings	0	0	11	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
E	Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	2.54	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
T	Median Sale & List Price, DOM, Sale/List %		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend	
R	Median Comparable Sale Price	172000	171000	174000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
E	Median Comparable Sales Days on Market	10	30	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
S	Median Comparable List Price	0	0	185000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
A	Median Comparable Listings Days on Market	0	0	30	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
A	Median Sale Price as % of List Price	99%	98%	99%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
L	Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Y	& 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.).						
A	Within the subject's neighborhood, sellers have been typically paying up to 3 points. These seller concessions have been reasonably consistent during the past 12 months. While these concessions vary from sale to sale between 0 points to 6 points, the median seller concession was found to be 3 points and the amount is felt to have an impact on the overall net sales prices. ***Currently, various types of financing are available in the subject's neighborhood with conventional and FHA being the predominant type.***						
N							
A							
L							
Y							
S							

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).

Some foreclosure sales were found in the subject's neighborhood during the previous 12 months, however the quantity of foreclosure sales was found to be reasonably low and was not found to be increasing. Therefore, foreclosure activity in the subject's neighborhood is not currently felt to be a factor in the market.

Cite data sources for above information.

Houston Multiple Listing Service and County Tax Records. MLS does not provide active listings information for previous time periods; it provides only current active listings which is reflected in the "Current-3 months" column above. Previous Months of Housing Supply could not be calculated without previous actives.

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.

Overall, the subject's neighborhood market conditions are felt to be reasonably stable. While many areas in the United States have experienced downturns and unstableness in their real estate markets due to many factors as reported in national news, overall, the city of Houston and its surrounding areas, along with most of the state of Texas have not experienced similar unstableness. This is partially attributed to a property-tax-based state income as opposed to an income-tax-based state income in which overall house payments fluctuate much less as a significant property tax is generally included in the monthly payments. Additionally, the Houston area economy has remained reasonably stable which is partially attributed to the oil and gas industry which has not suffered in proportion to other industries. The research as indicated above, is felt to support these opinions of overall stableness.

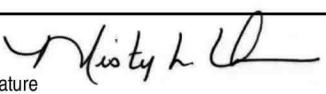
If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
C	Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
O	Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
D	Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
O	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
Appraiser Name	Misty L. Dean	Supervisory Appraiser Name
Company Name	Optimal Appraisal Solutions, LLC	Company Name
Company Address	14754 Walters Rd	Company Address
State License/Certification #	1350350	State
Email Address	MDean@LLC-OAS.com	Email Address

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 either are almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring 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.

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.

Abbreviations Used in Data Standardization Text

1905005
File #

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GifCse	Golf Course	Location
Gifvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA –Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

SUBJECT PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



FRONT OF SUBJECT PROPERTY



REAR OF SUBJECT PROPERTY



STREET SCENE

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

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Living Room



Kitchen



Dining Room

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1905005

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Study



Master Bedroom



Bedroom

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

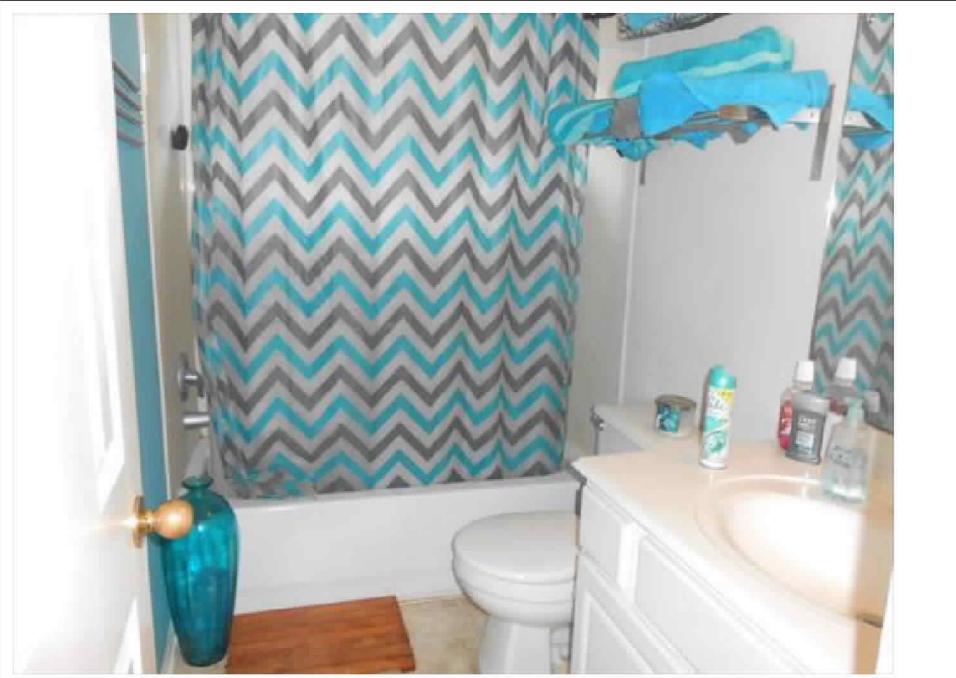
City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



Bath #2

Utility Room



Foyer



ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1905005

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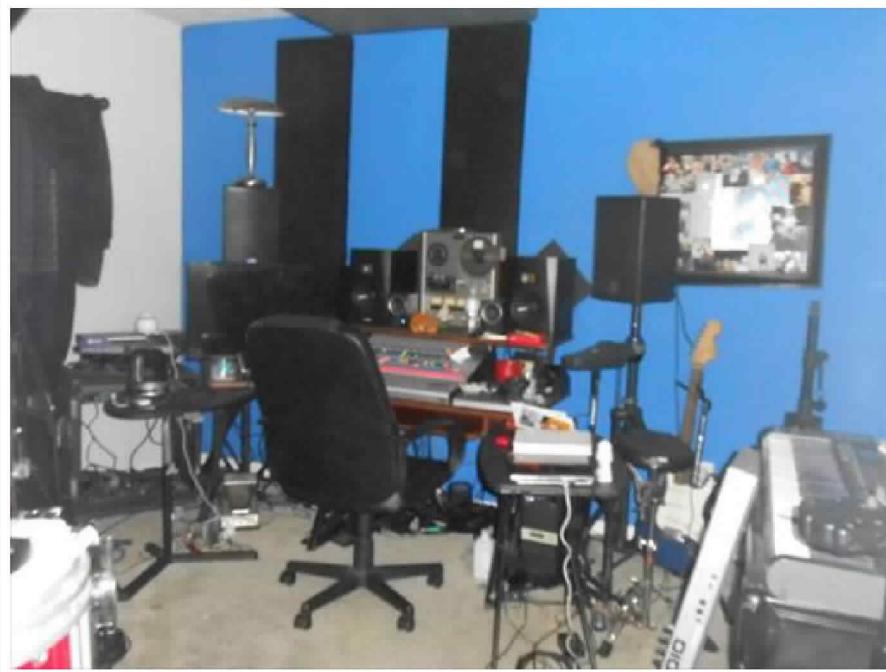
City Houston

County Harris

State TX

Zip Code 77049

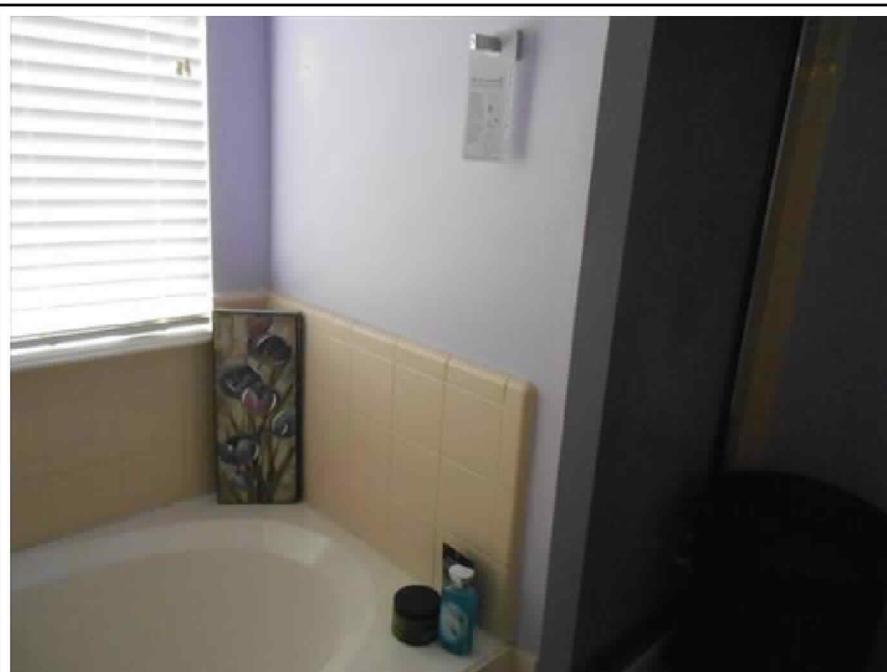
Lender LoanDepot, LLC FNC



Bedroom



Master Bath



Master Bath

ADDITIONAL PHOTOGRAPH ADDENDUM

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City Houston

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Zip Code 77049

Lender LoanDepot, LLC FNC



Garage



Street Scene



Left View of the Subject

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

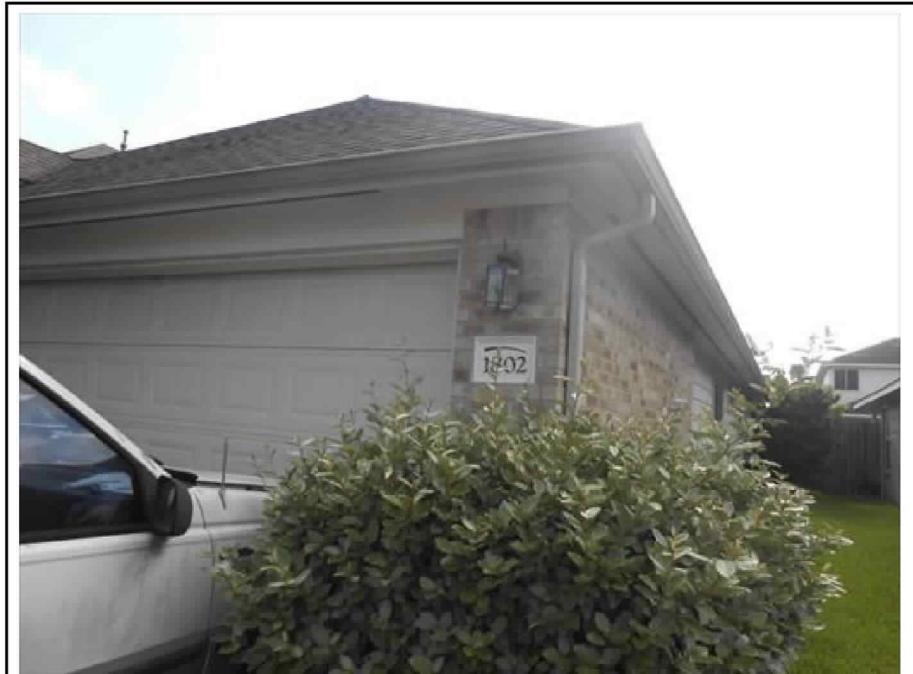
State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



Right View of the Subject



Address Verification



Smoke Detector

COMPARABLES PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



Comparable Sale 1

1819 Laura Anne Dr

Houston TX 77049

Date of Sale: s05/19;c04/19

Sale Price: 163000

Sq. Ft.: 1556

\$ / Sq. Ft.: 104.76



Comparable Sale 2

1707 Adella Dr

Houston TX 77049

Date of Sale: s04/19;c04/19

Sale Price: 176000

Sq. Ft.: 1802

\$ / Sq. Ft.: 97.67



Comparable Sale 3

1915 Mickle Creek Dr

Houston TX 77049

Date of Sale: s05/19;c04/19

Sale Price: 168000

Sq. Ft.: 1377

\$ / Sq. Ft.: 122.00

COMPARABLES PHOTOGRAPH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



Comparable Sale 4

2007 Karsen Dr

Houston TX 77049

Date of Sale: 02/19;c02/19

Sale Price: 181000

Sq. Ft.: 1849

\$ / Sq. Ft.: 97.89



Comparable Sale 5

1710 Adella Dr

Houston TX 77049

Date of Sale: Active

Sale Price: 177700

Sq. Ft.: 1813

\$ / Sq. Ft.: 98.01



Comparable Sale 6

1903 Dominic Ln

Houston TX 77049

Date of Sale: Active

Sale Price: 179900

Sq. Ft.: 1399

\$ / Sq. Ft.: 128.59

LOCATION MAP ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

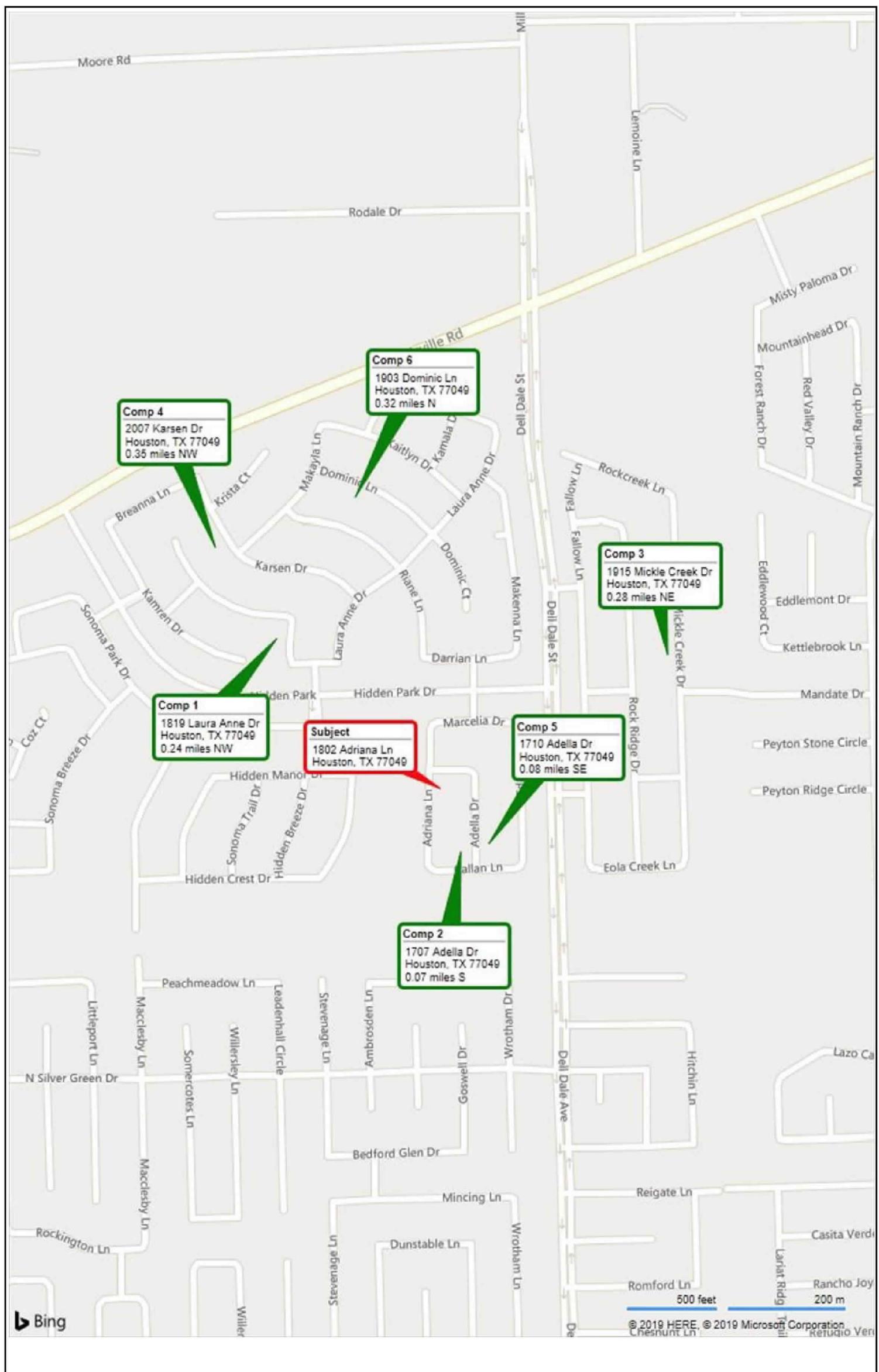
City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



SKETCH ADDENDUM

File # 1905005

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

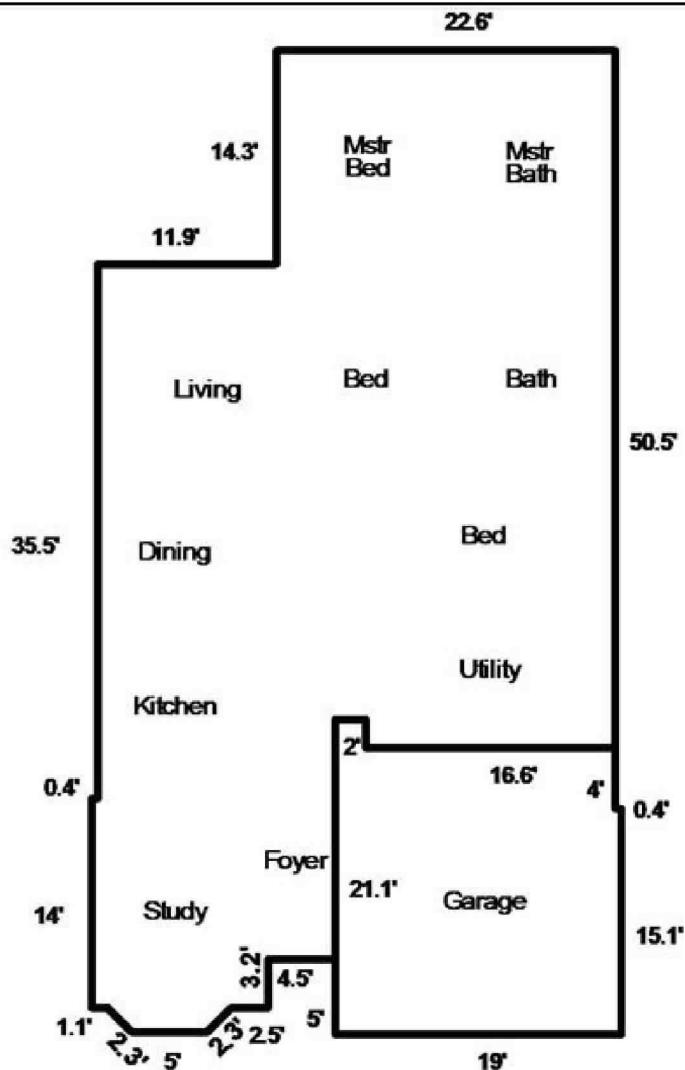
City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area			
First Floor	2072	210	First Floor 22.6 X 14.3 = 323.1
Garage	-365	80	34.5 X 35.5 = 1224.7
Total	1707	290	34.9 X 0.7 = 24.4 35.3 X 10.1 = 356.5 19.0 X 5.0 = 95.0 11.8 X 3.2 = 37.7 6.6 X 1.6 = 10.5 Total 2071.9
			Garage 2.0 X 21.1 = -42.2 16.6 X 19.1 = -317.0 0.4 X 15.1 = -6.0 Total -365.2

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC

National Flood Hazard Layer FIRMette



Legend

SEE FIRS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone X, Y, A99
- With BFE or Depth Zone A1, A2, A9, V2, V3
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee. Zone X

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFH web services provided by FEMA. This map was exported on 5/30/2019 at 3:03:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFH and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMs panel number, and FIRMs effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC

You may wish to laminate the pocket identification card to preserve it.

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.tacrb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

MISTY L DEAN
14754 WALTERS RD
HOUSTON, TX 77068

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

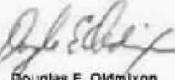
Licensed Residential Real Estate Appraiser

Number: TX 1350350 L

Issued: 12/07/2018 Expires: 12/31/2020

Appraiser: MISTY L DEAN

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, Licensed Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

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

Licensed Residential Real Estate Appraiser

Number: TX 1350350 L

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Douglas E. Oldmixon
Commissioner

Borrower/Client Barika Noris
Property Address 1802 Adriana Ln
City Houston County Harris State TX Zip Code 77049
Lender LoanDepot, LLC FNC



General Star National Insurance Company
P.O. Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA362536

Renewal of Number:

327

Authorized Representative

Producer Code: 26480
Date: 12/14/2018

Class Code: 73128

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC

SONS**12**~~60~~**17.79**~~9.59~~**12****51.79****50.01**~~0~~~~26.82~~**10****109.81****43.29****43****13****27.89****9 -0009****45****14**

Borrower/Client Barika Noris

Property Address 1802 Adriana Ln

City Houston

County Harris

State TX

Zip Code 77049

Lender LoanDepot, LLC FNC

File No. 1905005



APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

1802 Adriana Ln
Houston, TX 77049

for

LoanDepot, LLC FNC
26642 Towne Centre Dr
Foothill Ranch, CA 92610

as of

05/24/2019

by

Misty L Dean
14754 Walters Rd
Houston, TX 77068

Borrower/Client	Barika Noris				
Property Address	1802 Adriana Ln				
City	Houston	County	Harris	State	TX
Lender	LoanDepot, LLC FNC				

USPAP Compliance Addendum

File No. 1905005

Borrower/Client	Barika Noris				
Property Address	1802 Adriana Ln				
City	Houston	County	Harris	State	TX
Lender/Client	LoanDepot, LLC FNC				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

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 appraisal establishes the value of the property for mortgage insurance purposes only.

ADDITIONAL CERTIFICATIONS

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

- * The statements of fact contained in this report are true and correct.
- * The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- * I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- * 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.
- * This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

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

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:
34.42 (G)

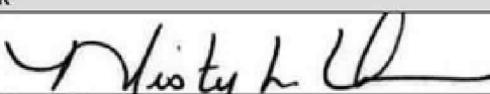
The source of the definition of Market Value is 12 CFR

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature 
Name Misty L. Dean

Signature _____
Name _____

Date of Signature 05/30/2019

Date of Signature _____

State Certification # 1330163

State Certification # _____

or State License # 1350350

or State License # _____

State TX

State _____

Expiration Date of Certification or License 12/31/2020

Expiration Date of Certification or License _____

Effective Date of Appraisal 05/24/2019

Supervisory Appraiser Inspection of Subject Property: _____

Did Not Exterior-only from Street Interior and Exterior

AI Ready PDF Generated on 05/30/2019 12:12:45 PM

Certification of Non-Influence and Appraiser Independence

Subject Property : 1802 ADRIANA LNHoustonTX77049
Appraisal Date : 05/30/2019 03:10:06 pm
Certificate Serial No. : loanDepot, LLC FNCCA48681

Consolidated Analytics, Inc (hereafter "CA"), the Premier SAS 70 Type II Certified Valuation Vendor and Appraisal Management Company, hereby certifies that the above referenced Appraisal Report (hereafter the "Appraisal Report") was completed in full compliance with the mandates of all Appraiser Independence Requirements and Regulations, including without limitation the *Dodd-Frank Wall Street Reform and Consumer Protection Act* (Pub. L. 111-203), the Uniform Standards of Professional Appraisal Practices (hereafter "USPAP"), all applicable State and Federal appraisal licensing laws, and in strictest adherence to the industry's most stringent Non-Influence Policy. This certification represents and warrants the Appraisal Report complies with, among other things:

- The Lender/Client named in the Appraisal Report (hereafter "Lender") submitted the appraisal order to CA through a proprietary secured CASYS transaction management platform.
- Appraiser selection, performed at the sole discretion of CA, was based on a rigorous criterion considering such objective standards as proximity to the subject property, knowledge of the unique market conditions affecting value, duration of licensing and depth of experience, historical quality of work performed, and other exacting performance metrics. Moreover, CA scrupulously screens its entire Appraiser Panel, assigns work only to Appraisers complying with every of standard and practice established by CA, and CA never engages in "bidding" or any other inappropriate practice designed to assign work to the "lowest priced" Appraiser.
- For all transactions (other than FHA) the CA Appraisal Procurement Process maintains a double-blind environment whereby the Lender is unaware of the Appraiser's identify until the time of delivery of the Appraisal Report. Conversely, the Appraiser is provided with only the Lender's name and address (*for inclusion in the Appraisal Report*) and is never provided the name of the loan officer, processor, or any other Lender personnel information.
- For FHA transactions, in light of the current FHA loan process requirement that the identity of the Appraiser be disclosed to the originating firm for the purposes of obtaining an FHA case number, the Appraiser has certified that the originating firm in no way influenced the objectivity of the appraisal process or of the final valuation of the subject property.
- The terms and conditions of the engagement contract between CA and the Appraiser prohibits the Appraiser from communicating with the Lender or attempting to obtain value or loan information from the borrower/property owner.
- The Appraiser is obligated to immediately inform CA of any attempts by any individual – including the Lender – to initiate contact with them and they have certified in the Appraisal Report that, as of the date of the Appraisal Report, the only individuals with whom they have had contact regarding the preparation of the Appraisal Report have been limited to representatives of CA and the designated individual required for entry into the subject property for purposes of inspection. Further, that no agent or representative of Lender has contacted them directly.
- No estimation regarding the subject property's value, proposed loan amount, or proposed loan-to-value ratio, was provided or communicated by CA to the Appraiser. However, where the Appraisal Report is for a purchase transaction, the purchase agreement is provided to the Appraiser as required by USPAP Standards Rule 1-5(a).

A certified copy of the original Appraisal Report provided by the Appraiser is available through the Consolidated Analytics Secure Repository to all authorized successors and/or assignees of the Lender. Please contact Consolidated Analytics, Inc for more information.



Arvin Wijay
Managing Partner
CONSOLIDATED ANALYTICS, INC



Review Worksheet

1802 Adriana Ln, Houston, TX 77049

Scores

2.3

Collateral Underwriter

836

Appraisal Score

Review Summary

1802 ADRIANA LN, HOUSTON, TX 77049

Loan Number	103319867	Doc ID	20190507-4941-1
Property Address	1802 Adriana Ln, Houston, TX 77049	Borrower Name	Barika Noris
Lender Name	LoanDepot, LLC FNC	Lender Address	26642 Towne Centre Dr
Service Provider Name	AMC Consolidated Analytics	Service Provider Address	19712 Macarthur Blvd. Irvine CA, 92612
Service Provider License Number		Service Provider Company	Consolidated Analytics
Appraised Value	\$170,000.00	Effective Date	5/24/2019
Reviewer	Darshan Bhatt	Review Date	5/30/2019
License Number		Date Of Review Signature	5/30/2019
Review Type	Tier 3	Review Status	Final Review
Review Decision	Approved As-Is	Reason	Other (See Comments)
Reviewed By	Darshan Bhatt	Escalated Reviewer Name	

Review Items

Disposition	Description	Internal Comments	External Comments	Clear
Improvements				
GAAR® Risk FNC-R-IMP-315-02 Non-Issue	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? field contains term(s): "HEALTH;SAFETY " and AS IS box is checked in RECONCILIATION			<input type="checkbox"/>
Eligibility				
Eligibility CUSTOM-Cost To Cure Non-Issue	"Cost to Cure should not exceed \$1000.00. -Exception - Cost to cure exceeding \$1000 with relates to unpermitted use of Garage ONLY; if the appraiser states garage completed in ""workmanlike manner"" & ""no health or safety"" - PASS with observation"			<input type="checkbox"/>
Eligibility CUSTOM-Farm or Commercial Use Non-Issue	"There is NO evidence of agricultural/farm use or commercial/mixed use in the report or photos. (Review the report in its entirety, not just zoning). If so, ask UW TL if in question"			<input type="checkbox"/>
Eligibility CUSTOM-HOA Dues Underwriter Condition	The appraisal report does NOT include any HOA dues or special assessments (add the condition with details for U/W review and "Pass" the question)	Condition ID 10873 - Appraisal is reporting HOA Fees in the amount of \$450 per Year. UTR to confirm. HOA Fees does not match between Product modeler (\$00) and Appraisal report (\$450).UTR to confirm.		<input type="checkbox"/>
Eligibility CUSTOM-Inconsistent Prop Info Non-Issue	Match Bedroom and Bathroom count between subject property comp grid, photographs, and Property Sketch (photos of all bedrooms are not required, so do not fail for missing bedroom photos. If there are more bedroom photos than bedrooms listed on the grid/sketch, add the condition for the appraiser to address the inconsistency).			<input type="checkbox"/>
Eligibility CUSTOM-Landlocked Non-Issue	The appraiser has not indicated that the property is landlocked (comments or plat map) Condition ID will be replaced by - PTD/UW/non-viewable/non-uploadable: subject property is land locked UTR.			<input type="checkbox"/>
Eligibility CUSTOM-Legal Description Underwriter Condition	There are no significant differences between the legal description in the Appraisal and the Title Report/Property Profile. Appraisals will often use summary/abbreviations - if the Appraisal matches details (lot, tract, sub division) it is acceptable. Lengthy legal descriptions may be included in an addendum) Note - this is confirming that the property appraised is the same as the property identified in title - If unsure, check the APN with title. Property Profile, or Tax Cert (if available). If information is consistent, no condition is needed and if not add condition.	Condition ID 10873 Title Report is missing .UTR to confirm.Legal description.		<input type="checkbox"/>

Eligibility CUSTOM-Lender Name Non-Issue	"Lender/Client" Name in the appraisal is loanDepot (AMC may show as Client) Wholesale Only - (For NDC - Appraisal should not reflect LDW and should be on ""Broker Company"" name. For Transferred Appraisal - Appraisal should not reflect loanDepot and it is NON-NDC - See Transferred Appraisal Section below)"	<input type="checkbox"/>
Eligibility CUSTOM-Loan Information Non-Issue	All applicable information in the Product Modeler or Loan Summary screen matches the appraisal - includes Borrower Name (require one borrower name, full first name or middle initial not required); Property Address (Number, Street, City, County, State, Zip - street direction/ can be abbreviated -ie E = East; St = street), Appraisal occupancy errors.	<input type="checkbox"/>
Eligibility CUSTOM-Missing detectors or WH straps Non-Issue	"There is NO adverse commentary or other indications that the smoke detectors, water heater straps, and/or CO detectors are missing. (You can infer the property meets state regulations in the absence of adverse commentary) and/or the appraisal does not have a photo of unstrapped water heater in a state where they are required. If the appraiser specifically says the subject property does not have any of these items, Escalate"	<input type="checkbox"/>
Eligibility CUSTOM-Multiple Parcels Non-Issue	The appraisal only list a single parcel in the legal description and includes only one APN (Escalate if there are multiple parcels/APNs listed in the appraisal). Condition ID will be replaced by - PTD/UW/non-viewable/non-uploadable – appraisal indicates multiple parcels, additional review required, verify on title report.	<input type="checkbox"/>
Eligibility CUSTOM-Ordinances Non-Issue	Appraisal specifically addresses carbon monoxide detector, smoke detector, and water heater seismic straps - 1) are any/all of these items required by local or state ordinances, 2) if required, are they there, and 3) if there, a photo has been provided. If the appraiser has not met these requirements, add condition with specific details of what is missing.	<input type="checkbox"/>
Eligibility CUSTOM-Ownership Non-Issue	Compare Appraisal Report and Empower - For a refi, our borrower name in Empower matches Owner of Public record on appraisal. For purchase - the owner of public record in the appraisal matches the owner per Title. Only one borrower/owner name is required, middle initial is not required.	<input type="checkbox"/>
Eligibility CUSTOM-Ownership Title Non-Issue	The owner of public record in the appraisal matches Title - only one borrower name is required, middle initial is not required Note - If title commitment/prelim is missing in file; match borrower/seller name with Tax Cert (if available) or Property Profile. Add condition if you cannot confirm or it does not match.	<input type="checkbox"/>
Eligibility CUSTOM-Parcel or Title UTR Non-Issue	The title report and property profile do not include multiple parcels when appraisal reports one, or title/property profile not in file to review. Underwriter to review and confirm parcels to be encumbered.	<input type="checkbox"/>
Eligibility CUSTOM-Photos and Addendums Non-Issue	The appraisal includes all required photos, addendums, and attachments. Required Photos All - Exterior - front, back, street; Interior - kitchen, all bathrooms, main living area, basement, any physical deterioration; recent updates, restoration, remodeling, and renovation. Subject one with accessory unit (ADU) must include and identify photos of interior of ADU. Any Subject to items. Front view of all comps. Addendums to include building sketch with dimensions, street map showing subject and comps, any additional appraisal commentary Any missing requirements must have a condition added to for the missing item(s)	<input type="checkbox"/>
Eligibility CUSTOM-Physical Deficiencies Non-Issue	There are no physical deficiencies or adverse conditions listed in the appraisal or identified by the reviewer in photos (possible health, safety, or soundness issues including unfilled pools or uncovered pools missing required pool fencing, exposed wiring, missing handrails, mold, exit doors on upper floors without decks/landings), no checkboxes in Foundation section indicate -Evidence of Infestation, Dampness, or Settlement - and no safety items or concerns are noted at the bottom of page 1 or addendums - possible word searches include cost to cure, hazard, safety, unpermitted, adverse, repair, or leak. Use common sense - if you think there is an issue, add the condition for the UTR	<input type="checkbox"/>

Eligibility CUSTOM-PUD Underwriter Condition	The PUD box is not checked on the appraisal (See the PUD Information section in appraisal on page 3 of 6). If developer builder not in control = E PUD; If the developer/builder is in control of the HOA = F PUD;.	Condition ID 10873 - Appraisal is reporting that the subject is in a PUD. Project information indicates that the subject is a (E) PUD. UTR to confirm.	<input type="checkbox"/>
Eligibility CUSTOM-Roof Issue Non-Issue	The appraisal was completed As Is and there are no indications in the appraisal of issues with the roof that require inspection or repair.		<input type="checkbox"/>
Eligibility CUSTOM-Shared Well/Septic Non-Issue	The appraisal indicates that property does not utilize a shared well or septic.		<input type="checkbox"/>
Eligibility CUSTOM-Solar not mentioned Non-Issue	There are NO solar panels listed or noted in the appraisal but there appear to be solar panels/equipment in the photos. (Check the improvement section, the comp grid for the subject, addendums)		<input type="checkbox"/>
Eligibility CUSTOM-Solar Reported Non-Issue	There are solar panels listed in the appraisal, on the comp grid for the subject, or in the photos - Condition ID will be replaced by - PTD/UW/non-viewable/non-uploadable: Solar panels identified on appraisal. UTR for additional solar panel requirements.		<input type="checkbox"/>
Eligibility CUSTOM-SSR Issues Non-Issue	The SSRs in the file show "successful" and the appraised value is the same as in the appraisal.		<input type="checkbox"/>
Eligibility CUSTOM-Type and Occupancy Underwriter Condition	All applicable information in the Product Modeler or Loan Summary screen matches the appraisal - Property Type, Occupancy, Purchase/Refi, Sales Price (if purchase); Property types - SFR/PUD Condo, 2-4 unit (if appraiser says PUD but has no HOA fees, and Empower says SFR, add details to condition for UTR)	Condition ID 10873 Loan is locked as a (SFR Detached). Appraisal report is for a (PUD). - UTR to confirm.	<input type="checkbox"/>
Eligibility CUSTOM-Unpermitted Additions Non-Issue	There are no un-permitted rooms/additions that the appraiser reports; 1 - were not completed in a workmanlike manner, 2 - that change the number of dwelling units, or 3 - negatively impact the subject property/marketability. -Exception: Please note building sketch does not fall in this category, okay to support value/clear condition if building sketch needs to be corrected/updated		<input type="checkbox"/>
Eligibility CUSTOM-USPS Address Non-Issue	The property address matches USPS. (Review USPS and assess the address variance. Minor differences? Was the correct property appraised? If the subject is a condo (form 1073), a unit number should be provided. If there is no number reported, a "-" must be listed in the unit number field. This confirms that a unit number is not applicable.)		<input type="checkbox"/>

External Comments

Comments sent to Appraiser via AppraisalPort

Internal Comments

Internal Comments, certifications, limiting conditions as needed

Certification and Statement of Limiting Conditions

PURPOSE: The purpose of this appraisal review is to verify the accuracy of the factual data and conclusions contained in the appraisal report under review and to determine the reasonableness of the value opinion. The intended use of this report is for quality assurance for the lender/client and may be used as part of a state licensing or regulatory board referral.

SCOPE OF WORK: In order to make a determination as to the reasonableness of the value opinion, the review appraiser has, researched all appropriate data available and verified the data in the appraisal report (when available) using all data sources he or she believes are reliable, and assumes the property condition reported in the original appraisal is accurate unless he or she has evidence to the contrary.

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, knowledgeable 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 considers his 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.

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS:

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.

I have no (or the specified) present or prospective interest in the property that is the subject of the work under review and no (or the specified) personal interest with respect to the parties involved.

I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review 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 the work under review or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.

My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

I have not, unless otherwise noted, made a personal inspection of the subject of the work under review. No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification (If there are exceptions, the name of each individual(s) providing appraisal review, or appraisal consulting assistance must be stated.)

Contingent and Limiting Conditions

The certification of the Reviewer appearing in the review report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Reviewer in the review report.

1. The Reviewer assumes no responsibility for matters of a legal nature affecting the property which is the subject of this review or the title thereto, nor does the Reviewer render any opinions as to the title, which is assumed to be good and marketable.
2. The Reviewer is not required to give testimony or appear in court because of having made the review, unless arrangements have been previously made therefore.
3. The Reviewer assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
4. Information, estimates, and opinions furnished to the Reviewer, and contained in the review report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Reviewer can be assumed by the Reviewer.
5. Disclosure of the contents of the report is governed by the Uniform Standards of Professional Appraisal Practice and the Bylaws and Regulations of the professional appraisal organizations with which the Reviewer is affiliated.
6. Neither all, nor any part of the content of the review report, or copy thereof (including the conclusions of the review, the identity of the Reviewer, professional designations, reference to any professional appraisal organizations, or the firm with which the Reviewer is connected), shall be used for any purposes by anyone but the client specified in the review report, its successors and assigns, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent and approval of the Reviewer.
7. No change of any item in the review report shall be made by anyone other than the Reviewer and the Reviewer shall have no responsibility for any such unauthorized change.

Reviewer: Darshan Bhatt

Created On: 2019-05-30 5:13:22 PM - PT



NMLS#174457

Borrower name(s): **BARIKA A NORIS**

Loan number: **103319867**

Regarding Property Address: **1802 ADRIANA LANE
HOUSTON, TX 77049**

Dear Applicant(s),

Enclosed you will find initial disclosures that loanDepot.com, LLC is required to send, based upon your exploration of a loan product with us and our collection of certain pieces of information involving your credit and financial situation, property and potential loan details.

These disclosures do not represent a commitment to lend. These disclosures require no action on your part at this time.

We encourage you to review these documents thoroughly. If you are already moving forward with us, these documents provide key details about your potential loan product including its terms and conditions. In the event you are continuing to evaluate your loan options, these disclosures may help provide additional product clarity and points of differentiation.

If there is anything you would like to discuss in greater detail, please feel free to contact your Licensed Lending Officer. They will be happy to assist you.

Loan Representative Name: **PATRICK CASTELO**
Loan Representative Phone: **(888) 337-6888**
Loan Representative NMLS: **1600786**

Thank you for contacting us. We appreciate you considering loanDepot.com, LLC for your home financing needs.

Respectfully,

loanDepot.com, LLC

