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File # CA48778

Individual Condominium Unit Appraisal Report

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

SUBJECT

Property Address150 Rolling Hill Grm

Unit #-

CityStaten Island

StateNY

Zip Code10312

BorrowerLea Kantelinen

Owner of Public RecordLea Kantelinen

CountyRichmond

Legal DescriptionBlock 6017, Lot 1093

Assessor's Parcel #5060171093

Tax Year2018

R.E. Taxes \$3,467

Project NameN/A

Phase #1

Map Reference35614

Census Tract0170.10

Occupant☒ Owner☐ Tenant☐ Vacant

Special Assessments \$0

HOA \$119

☐ per year

☒ per month

Property Rights Appraised☒ Fee Simple☐ Leasehold☐ Other (describe)

Assignment Type☐ Purchase Transaction☒ Refinance Transaction☐ Other (describe)

Lender/ClientloanDepot, LLC FNC

Address26642 Towne Centre Drive, 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?☐ Yes☒ No

Report data source(s) used, offering price(s), and date(s).

DOM 0;no listing found on FLEXMLS; listing date: none ; listing price: 0;subject has not been offered for sale in the past 12 month.

CONTRACT

I☐ did

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

Contract Price \$

Date of Contract

Is the property seller the owner of public record?☐ Yes☐ No

Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?☐ Yes☐ No

If Yes, report the total dollar amount and describe the items to be paid.

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

Neighborhood Characteristics		Condominium Unit Housing Trends		Condominium Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban <input 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	50 %
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	25 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	290	Low0	Multi-Family	15 %
Neighborhood Boundaries				590	High120	Commercial	10 %
Route 440 to the North, Arden ave to the East, Huguenot ave to the West, Woodrow rd to the South.				440	Pred.60	Other	%

Neighborhood Description

Viable neighborhood convenient to all necessary supporting facilities and amenities such as employment, transportation, shopping, worship, recreation, etc. No adverse area factors affecting marketability are known to the appraiser. Average residential use area primarily improved with various age residential dwellings.

Market Conditions (including support for the above conclusions)

Predominant price of similar units in this neighborhood is approximately \$ 440,000 (+/- 15%).

TopographyLevel

SizeLevel

DensityResidential

ViewN;Res;

Specific Zoning ClassificationResidential

Zoning DescriptionResidential

Zoning Compliance☒ Legal☐ Legal Nonconforming - Do the zoning regulations permit rebuilding to current density?☐ Yes☐ No

☐ No Zoning☐ Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?☒ Yes☐ No

If No, describe

Based on the current zoning and neighborhood characteristics, the highest and best use of the subject property would be its current use.

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	Asphalt	<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☐ Yes☒ No

FEMA Flood ZoneX

FEMA Map #3604970312F

FEMA Map Date09/05/2007

Are the utilities and off-site improvements typical for the market area?☒ Yes☐ No

If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?☐ Yes☒ No

If Yes, describe.

Data source(s) for project informationManagement

Project Description☐ Detached☐ Row or Townhouse☐ Garden☒ Mid-Rise☐ High-Rise☐ Other (describe)

General Description	General Description	Subject Phase	If Project Completed		If Project Incomplete		
# of Stories2	Exterior WallsViny/avg	# of Units	0	# of Phases	0	# of Planned Phases	
# of Elevators0	Roof SurfaceAsph. Sh./avg	# of Units Completed	0	# of Units	0	# of Planned Units	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	Total # Parking1	# of Units For Sale	0	# of Units for Sale	0	# of Units for Sale	
<input type="checkbox"/> Under Construction	Ratio (spaces/units)1	# of Units Sold	0	# of Units Sold	0	# of Units Sold	
Year Built1978	TypeNone	# of Units Rented	0	# of Units Rented	0	# of Units Rented	
Effective Age15	Guest ParkingNone	# of Owner Occupied Units	0	# of Owner Occupied Units	0	# of Owner Occupied Units	

Project Primary Occupancy☒ Principal Residence☐ Second Home or Recreational☐ Tenant

Is the developer/builder in control of the Homeowners' Association (HOA)?☒ Yes☐ No

Management Group -☒ Homeowners' Association☐ Developer☐ Management Agent - Provide name of management company.

Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project?☐ Yes☒ No

If Yes, describe

Was the project created by the conversion of an existing building(s) into a condominium?☐ Yes☒ No

If Yes, describe the original use and the date of conversion.

Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)?☒ Yes☐ No

If No, describe

Is there any commercial space in the project?☐ Yes☒ No

If Yes, describe and indicate the overall percentage of the commercial space.

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Describe the condition of the project and quality of construction.
The subject project is in good condition.

Describe the common elements and recreational facilities.
Typical for the area.

Are any common elements leased to or by the Homeowners' Association?

☐ Yes☒ No

If Yes, describe the rental terms and options.

Is the project subject to ground rent?

☐ Yes☒ No

If Yes, \$ per year (describe terms and conditions)

Are the parking facilities adequate for the project size and type?

☒ Yes☐ No

If No, describe and comment on the effect on value and marketability.

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I ☐ did☒ did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed.
The project budget was not available for appraiser review.

Are there any other fees (other than regular HOA charges) for the use of the project facilities?

☐ Yes☒ No

If Yes, report the charges and describe.

Compared to other competitive projects of similar quality and design, the subject unit charge appears

☐ High☒ Average☐ Low

If High or Low, describe.

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?

☐ Yes☒ No

If Yes, describe and explain the effect on value and marketability.

Unit Charge \$ 119 per month X 12 = \$ 1,428.00 per year Annual assessment charge per year per square feet of gross living area = \$ 0.97

Utilities included in the unit monthly assessment

☐ None☐ Heat☐ Air Conditioning☐ Electricity☐ Gas☒ Water☒ Sewer☐ Cable☒ Other (describe)

Garbage

General Description	Interior materials/condition	Amenities	Appliances	Car Storage
Floor # 2	Floors Hardwood/Avg	<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> None
# of Levels 2	Walls Sheetrock/Avg	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Garage <input type="checkbox"/> Covered <input checked="" type="checkbox"/> Open
Heating Type FWA Fuel Gas	Trim/Finish Wood/Good	<input checked="" type="checkbox"/> Deck/Patio Patio	<input type="checkbox"/> Disp <input checked="" type="checkbox"/> Microwave	# of Cars 1
<input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	Bath Wainscot Tile/Good	<input type="checkbox"/> Porch/Balcony None	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Assigned <input type="checkbox"/> Owned
<input type="checkbox"/> Other (describe)	Doors Wood/Good	<input type="checkbox"/> Other None	<input type="checkbox"/> Washer/Dryer	Parking Space # 0

Finished area above grade contains: 6 Rooms 3 Bedrooms 1.1 Bath(s) 1,478 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered?

☒ Yes☐ No

If No, describe and comment on compatibility to other projects in the market area.

Additional features (special energy efficient items, etc.)
No additional features noted.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).
C3;No updates in the prior 15 years;The unit appears to be adequately maintained as does the complex itself. The subject is in average condition , with no deferred maintenance noted. At the time of inspection all utilities were on and operational. The subject's estimated remaining economic life is 45 years.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?

☐ Yes☒ No

If Yes, describe.
No adverse conditions or physical deficiencies noted at time of inspection, please be advised that the appraiser is not fully qualified to render a decision on the subjects structural integrity.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?

☒ Yes☐ No

If No, describe.

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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) Tax record

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) Tax record

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	02/22/2017			
Price of Prior Sale/Transfer	\$365,000			
Data Source(s)	Tax Record	Tax Record	Tax Record	Tax Record
Effective Date of Data Source(s)	05/11/2019	05/11/2019	05/11/2019	05/11/2019

Analysis of prior sale or transfer history of the subject property and comparable sales.
The selected sales have not been sold within the past 12 month other than noted in the adjustment grid. The subject and comparables are deemed to be void of foreclosure or non-arms length transactions.

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There are	8	comparable properties currently offered for sale in the subject neighborhood ranging in price from \$	360,000	to \$	550,000	.
There are	16	comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$	360,000	to \$	550,000	.

S A L E S C O M P A R I S O N A P P R O A C H	FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
	Address	150 Rolling Hill Grn			14 Rolling Hill Grn			274 Rolling Hill Grn			81 Raily Ct		
	Unit #	-, Staten Island, NY 10312			14, Staten Island, NY 10312			274, Staten Island, NY 10312			81, Staten Island, NY 10312		
	Project Name and Phase	N/A 1			N/A 1			N/A 1			N/A 1		
	Proximity to Subject				0.14 miles NE			0.12 miles NW			0.41 miles NW		
	Sale Price	\$						\$			\$		
	Sale Price/Gross Liv. Area	\$ 1122.95 sq ft.			\$ 301.87 sq ft.			\$ 294.93 sq ft.			\$ 406.75 sq ft.		
	Data Source(s)				MLS#1122410;DOM 16			MLS#1117202;DOM 37			MLS#1123427;DOM 26		
	Verification Source(s)				Tax Records			Tax Records			Tax Records		
	VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment		
	Sale or Financing Concessions				ArmLth Conv;0			ArmLth Conv;0			ArmLth Conv;0		
	Date of Sale/Time				s11/18;Unk			s07/18;Unk			s01/19;Unk		
	Location	N;Res;			N;Res;			N;Res;			N;Res;		
	Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee Simple			Fee Simple		
	HOA Mo. Assessment	119			225			256			225		
	Common Elements and Rec. Facilities	Pool			Pool			Pool			Pool		
	Floor Location	2			2			2			2		
	View	N;Res;			N;Res;			N;Res;			N;Res;		
	Design (Style)	MR2L;Condo			MR2L;Condo			MR2L;Condo			MR2L;Condo		
	Quality of Construction	Q3			Q3			Q3			Q3		
	Actual Age	41			39			39			33		
	Condition	C3			C3			C3			C3		
	Above Grade Room Count	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
	Room Count	6	3	1.1	7	3	1.1	5	3	1.1	5	3	1.1
	Gross Living Area	1,478 sq. ft.			1,441 sq. ft.			1,441 sq. ft.			1,008 sq. ft.		
	Basement & Finished Rooms Below Grade	0sf			0sf			0sf			0sf		
	Functional Utility	Average			Average			Average			Average		
	Heating/Cooling	Fwa/CAC			Fwa/CAC			Fwa/CAC			Fwa/CAC		
	Energy Efficient Items	None			None			None			None		
	Garage/Carport	1op			1op			1op			1op		
	Porch/Patio/Deck	Patio			Patio			Patio			Patio		
	Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			<input checked="" type="checkbox"/> + <input type="checkbox"/> -		
	Adjusted Sale Price of Comparables				Net Adj. 0.5 % Gross Adj. 0.6 %			Net Adj. 0.5 % Gross Adj. 0.6 %			Net Adj. 9.1 % Gross Adj. 9.5 %		
					\$ 2,000			\$ 2,000			\$ 37,500		
					\$ 437,000			\$ 427,000			\$ 447,500		

Summary of Sales Comparison Approach

Due to the low turn-over of similar (i.E., site area, gla, etc.) comps it was necessary to exceed the following guidelines: 10 years actual age variance, etc. Significant adjustments as well as wide range of sales prices resulted from very limited number of available similar sales.Due to low turn-over of similar comps it was necessary to exceed the following guidelines: over 10% adjusted & unadjusted sales prices; use comp sold over 6 months ago; use comp located over half miles away.Weighting weight was given equally to all three sales due to a combination of recent sales dates, close proximity to the subject as well as a combination of similarities in style, quality, condition, age, bathroom utility, bedroom utility, unfinished basement and overall appeal.

Indicated Value by Sales Comparison Approach \$ 440,000

I N C O M E	INCOME APPROACH TO VALUE (not required by Fannie Mae)			
	Estimated Monthly Market Rent	\$	X Gross Rent Multiplier	= \$ Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM)			

R E C O N C I L I A T I O N	Indicated Value by: Sales Comparison Approach \$ 440,000		Income Approach (if developed) \$	
	Sales comparison analysis provides good indication of buyer/seller reaction in this market place and support by the cost approach. Greatest consideration was given to the sales comparison approach.			
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:			
	This appraisal is being done on an as is basis and for mortgage lending purposes only. This report is not intended for any other use			
	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 \$ 440,000 , as of 05/11/2019 , which is the date of inspection and the effective date of this appraisal.			

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 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 unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have 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) as 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.

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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 Maxim Antonov
Company Name Cordoba Global Corp
Company Address 56 Foster rd
Staten Island, NY 10309
Telephone Number 6464911949
Email Address maxappraiser@gmail.com
Date of Signature and Report 06/11/2019
Effective Date of Appraisal 05/11/2019
State Certification # 45000052543
or State License # _____
or Other _____ State # _____
State NY
Expiration Date of Certification or License 01/14/2021

ADDRESS OF PROPERTY APPRAISED
150 Rolling Hill Grn
-, Staten Island, NY 10312

APPRAISED VALUE OF SUBJECT PROPERTY \$ 440,000

LENDER/CLIENT

Name Consolidated Analytics, Inc.
Company Name loanDepot, LLC FNC
Company Address 26642 Towne Centre Drive, Foothill Ranch, CA 926
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 _____

103322964
103322964
File # CA48778

Individual Condominium Unit Appraisal Report

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FEATURE		SUBJECT			COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6			
Address		150 Rolling Hill Grn			238 Rolling Hill Grn				59 Rolling Hill Grn							
Unit #		-, Staten Island, NY 10312			238, Staten Island, NY 10312				59, Staten Island, NY 10312							
Project Name and Phase		N/A 1			N/A 1				N/A 1							
Proximity to Subject					0.12 miles NW				0.09 miles NE							
Sale Price		\$					\$ 469,900				\$ 474,900				\$	
Sale Price/Gross Liv. Area		\$ 1122.95 sq. ft.			\$ 299.87 sq. ft.				\$ 329.56 sq. ft.				\$		sq. ft.	
Data Source(s)					MLS#1127508;DOM 16				MLS#1128076;DOM 26							
Verification Source(s)					Tax Records				Tax Records							
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment	
Sale or Financing Concessions					Listing Conv;0				Listing Conv;0							
Date of Sale/Time					Active		-4,699		Active		-4,749					
Location		N;Res;			N;Res;				N;Res;							
Leasehold/Fee Simple		Fee Simple			Fee Simple				Fee Simple							
HOA Mo. Assessment		119			202		0		160		0					
Common Elements and Rec. Facilities		Pool			Pool				Pool							
Floor Location		2			2				2							
View		N;Res;			N;Res;				N;Res;							
Design (Style)		MR2L;Condo			MR2L;Condo				MR2L;Condo							
Quality of Construction		Q3			Q3				Q3							
Actual Age		41			40		-100		41							
Condition		C3			C3				C3							
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
Room Count		6	3	1.1	7	3	1.1	0	6	3	1.1					
Gross Living Area		1,478		sq. ft.	1,567		sq. ft.	-5,300	1,441		sq. ft.	+2,400	sq. ft.			
Basement & Finished Rooms Below Grade		0sf			0sf				0sf							
Functional Utility		Average			Average				Average							
Heating/Cooling		Fwa/CAC			Fwa/CAC				Fwa/CAC							
Energy Efficient Items		None			None				None							
Garage/Carport		1op			1g		-5,000		1op							
Porch/Patio/Deck		Patio			Patio				Patio							
Net Adjustment (Total)					<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -15,099		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -2,349		<input type="checkbox"/> + <input type="checkbox"/> -		\$	
Adjusted Sale Price of Comparables					Net Adj. 3.2 % Gross Adj. 3.2 %		\$ 454,801		Net Adj. 0.5 % Gross Adj. 1.5 %		\$ 472,551		Net.Adj. % Gross Adj. %		\$	

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ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	02/22/2017			
Price of Prior Sale/Transfer	\$365,000			
Data Source(s)	Tax Record	Tax Record	Tax Record	
Effective Date of Data Source(s)	05/11/2019	05/11/2019	05/11/2019	
Summary of Sales Comparison Approach				
* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" *				

Freddie Mac Form 465 March 2005 UAD Version 9/2011 AI Ready Fannie Mae Form 1073 March 2005

ADDITIONAL FIELD TEXT

File # CA48778

Borrower/Client	<u>Lea Kantelinen</u>				
Property Address	<u>150 Rolling Hill Grn</u>				
City	<u>Staten Island</u>	County	<u>Richmond</u>	State	<u>NY</u>
				Zip Code	<u>10312</u>
Lender	<u>loanDepot, LLC FNC</u>				

COMMENT SALES COMPARE COMPS 4-6

Analysis of prior sale or transfer history of the subject property and comparable sales: The selected sales have not been sold within the past 12 month other than noted in the adjustment grid. The subject and comparables are deemed to be void of foreclosure or non-arms length transactions.Listings were the best available to the appraiser. Typical listing discount for the area is approximately 1%. All comps were inspected by me from the street on the effective date of the appraisal.

Analysis and Comments:

TEXT ADDENDUM

File # CA48778

Borrower/Client	Lea Kantelinen				
Property Address	150 Rolling Hill Grn				
City	Staten Island	County	Richmond	State	NY
				Zip Code	10312
Lender	loanDepot, LLC FNC				

General Text Addendum

I have NO present or prospective interest in the subject property that is the subject of this report, or a present or prospective personal interest or bias with respect to the participants in the transaction.

I have NO any direct, indirect, financial or other interest, including any foreseeable ownership interest, and any potential for a real estate commission or other compensation in connection with the property or transaction that is unrelated to payment for valuation services.

Digital signature: within the guidelines of the appraisal industry , the following serves as a legal testament to the signature of the individual appraiser. The signatures provided on the appraisal report are original . The software encrypt the individual appraisers signature in order to deliver the report electronically .

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

The appraisal has been prepared in compliance with applicable appraiser independence requirements and has not performed, participated in, or been associated with any activity in violation of those requirements.

Neighborhood market conditions

Values show stabilization for the last three quarters. Property values appear to be stabilizing due to historically low interest rates, stimulus provided by the federal government and various programs to assist the distressed housing market. The median price of a similar property in this area was unchanged or higher as compared to last year. Properties in average or good condition, realistically priced are generally selling within 30-180 days. Higher priced properties may take longer marketing times. typical financing is conventional. There is little or no impact on the market as a result of loan discounts, buy downs or concessions.

The subject neighborhood is a residential area comprised of variously styled single family and 2-4 family dwellings in average condition. Some amounts of multi-family apartment buildings and small commercial properties were noted. Essential services and most amenities are located within 0.3 miles and include adequate shopping and transportation.

Viable neighborhood convenient to all necessary supporting facilities and amenities such as employment, transportation, shopping, worship, recreation, etc. No adverse area factors affecting marketability are known to the appraiser. Above average residential use area primarily improved with various age residential dwellings.

Market Conditions

Market conditions are stable. Supply and demand are in the balance.Traditional and fha/va financing are readily available and most prevalent in this market area.Normal marketing time is 4-6 months for competitively priced properties.Seller concessions buy downs or discounts account for small percentage of total transactions over the past year.T

Highest and Best Use

The subject as improved is physically possible, appropriately supported, financially feasible and legally permitted.

Comments on Sales Comparison

In the opinion of the appraiser, the market indicated that the adjustments are as follows:

gla adjustment based on 30% . Site adjustment based on \$10/per sq.Ft.0.5 bath adjustment based on \$2500.00/0.5 bath, bath adjustment based on \$4500.00/ bath. Garage adjustment based on \$5000.00/garage.

All other adjustments are rounded to the nearest \$500.00, and are self- explanatory. all adjustments were derived by using a paired sales analysis.No actual age adjustments were warranted (not to duplicate condition adjustments.)

My comparable search and results:

The final comparable search parameters were 1 miles, 12 months, gla:900 sf to 2000 sf, actual age +/- 100 years, effective age +/- 15 years, etc.

The comps utilized within this report represent similar market as the subject, representing the same type of buyer and similar marketing times, despite exceeding guidelines for date of sale and line item adjustments etc. .

Comparable gla data:

Some of the comparable gla data were gathered from the underlying listings, floor plan sketches, geodata, property shark, etc., or approximated. comparable gla data may differ from what is reported in public records.

Sketch & dimensions are approximate and are not to scale, no survey was conducted. the appraiser has reviewed the listings and interior photos of the selected comparables and found them to be in overall similar condition and equal to the subject.

Prior sales comments:

The selected sales have not been sold within the past year other than noted in the adjustment grid.

All comparable sales have been considered in estimating value. The direct sales approach to value best supports the estimated fair market value. An extensive search for comparable sales was conducted within 1 mile radius of the subject and for a period of 12 months preceding the effective date of this appraisal report. Consequently, the comparables utilized are the best available and as adjusted are good indicators of market value. DOM and listing data for non-mls listed sales were obtained from local realtors familiar with the underlying transactions or approximated.

In order to utilize more similar comparables (style, design, age, gla, amenities), the appraiser exceeded 0.5 mile radius search. All comps are located in the market area within 1 mile radius.

Due to the lack of similar sales in the subject market area some comps were taken more than 6 months sale from the effective date of appraisal.

Appraiser estimated condition based on MLS reports, which the assumption is make that they are considered to be accurate.

Due to low turn-over and long-term residency in the subject immediate neighborhood, it was necessary to exceed the following guidelines: use comps sold over 3 and/or 6 months ago, 10% net or gross adjustments; 10%range of unadjusted sales and listing prices.

Conditions of Appraisal

Gross living area/or room counts reflect estimated above ground GLA or rooms count only. This data may differ from data reported in published sources. GLA/room counts utilized in this Report have been derived from either or following data sources including: published data, tax records and appraiser's visual curbside observations. All data pertaining to the comparable sales must be listed as an estimation as no physical inspection with measurements is available to the appraiser.

The appraiser is not a home or environmental inspector, the appraiser provides an opinion of value. The appraiser does not guarantee that the property is free of defects or environmental problems. the appraiser performs an inspection of visible and accessible areas only. mold and/or mildew may be present in areas that the appraiser cannot see and possibly even visible areas. a professional home inspection or environmental inspection is recommended to address these concerns.

No warranty of the subject property is given or implied. no liability is assumed for the structure and/or mechanical elements of the property. the appraiser reserves the right to reevaluate the property if hazardous conditions become known later.

It should be noted that properties built prior to 1978 have the potential of containing lead based paint. Lead paint chips if ingested will cause adverse health conditions. no evidence of the lead paint was noted.

All comp gla data was verified with reliable public record.

Per my observation, CO detector and smoke detector were present at the time of inspection.Smoke and CO detectors combined in one detector.

The appraiser cannot determine is a Water Heater is seismically secured and single or double strapped.Not applicable for this State.

The subject is located in a non-disclosure state. Doc# was not provided for comparables.

The appraiser contacted the management company, but they did not return phone call. The Appraiser reserves the right to amend the report should the requested information from the management company be provided.

USPAP ADDENDUM

Borrower Lea Kantelinen

Property Address 150 Rolling Hill Grn

City Staten Island County Richmond State NY Zip Code 10312

Lender loanDepot, LLC FNC

This report was prepared under the following USPAP reporting option:

- ☒ **Appraisal Report** This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- ☐ **Restricted Appraisal Report** This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 1 - 6 months.


Exposure time is always presumed to precede the effective date of the appraisal. A normal exposure time for the subject property is estimated to be 1 - 6 months. This conclusion is predicated on interviews with brokers and other real estate industry sources and on information obtained in the verification process. The value reported herein presumes such an exposure time.

Additional Certifications

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

Additional Comments

APPRAISER:



Signature: _____

Name: Maxim Antonov

Date Signed: 06/11/2019

State Certification #: 45000052543

or State License #: _____

or Other (describe) _____ State # _____

State: NY

Expiration Date of Certification or License: 01/14/2021

Effective Date of Appraisal: 05/11/2019

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

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

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 # CA48778

Borrower/Client	<u>Lea Kantelinen</u>				
Property Address	<u>150 Rolling Hill Grn</u>				
City	<u>Staten Island</u>	County	<u>Richmond</u>	State	<u>NY</u>
				Zip Code	<u>10312</u>
Lender	<u>loanDepot, LLC FNC</u>				



FRONT OF SUBJECT PROPERTY

Subject Front
<u>150 Rolling Hill Grn</u>



REAR OF SUBJECT PROPERTY

Subject Rear
<u>150 Rolling Hill Grn</u>



STREET SCENE

Subject Street
<u>150 Rolling Hill Grn</u>

ADDITIONAL PHOTOGRAPH ADDENDUM

File # CA48778

Borrower/Client	<u>Lea Kantelinen</u>				
Property Address	<u>150 Rolling Hill Grn</u>				
City	<u>Staten Island</u>	County	<u>Richmond</u>	State	<u>NY</u>
				Zip Code	<u>10312</u>
Lender	<u>loanDepot, LLC FNC</u>				



Panel



CO/Smoke detector



Parking

ADDITIONAL PHOTOGRAPH ADDENDUM

File # CA48778

Borrower/Client	<u>Lea Kantelinen</u>				
Property Address	<u>150 Rolling Hill Grn</u>				
City	<u>Staten Island</u>	County	<u>Richmond</u>	State	<u>NY</u>
				Zip Code	<u>10312</u>
Lender	<u>loanDepot, LLC FNC</u>				



Right



Left



Living

ADDITIONAL PHOTOGRAPH ADDENDUM

File # CA48778

Borrower/Client	Lea Kantelinen				
Property Address	150 Rolling Hill Grn				
City	Staten Island	County	Richmond	State	NY
				Zip Code	10312
Lender	loanDepot, LLC FNC				



0.5 Bath



Kitchen



address

ADDITIONAL PHOTOGRAPH ADDENDUM

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				Zip Code	10312
Lender	loanDepot, LLC FNC				



Bath



backyard



dining

ADDITIONAL PHOTOGRAPH ADDENDUM

File # CA48778

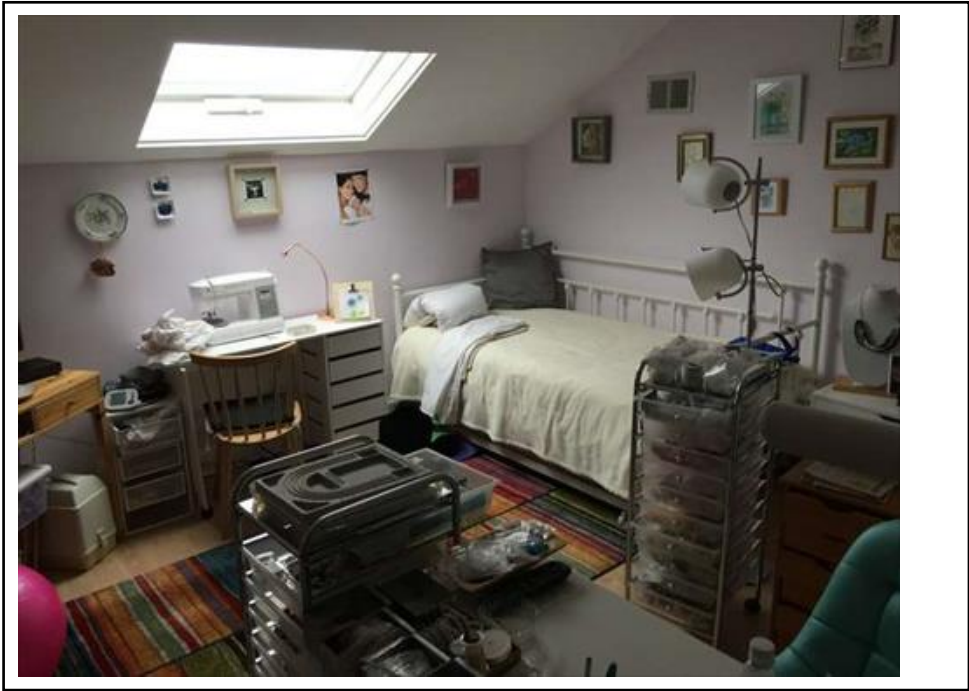
Borrower/Client	Lea Kantelinen				
Property Address	150 Rolling Hill Grn				
City	Staten Island	County	Richmond	State	NY
				Zip Code	10312
Lender	loanDepot, LLC FNC				



bedroom



bedroom

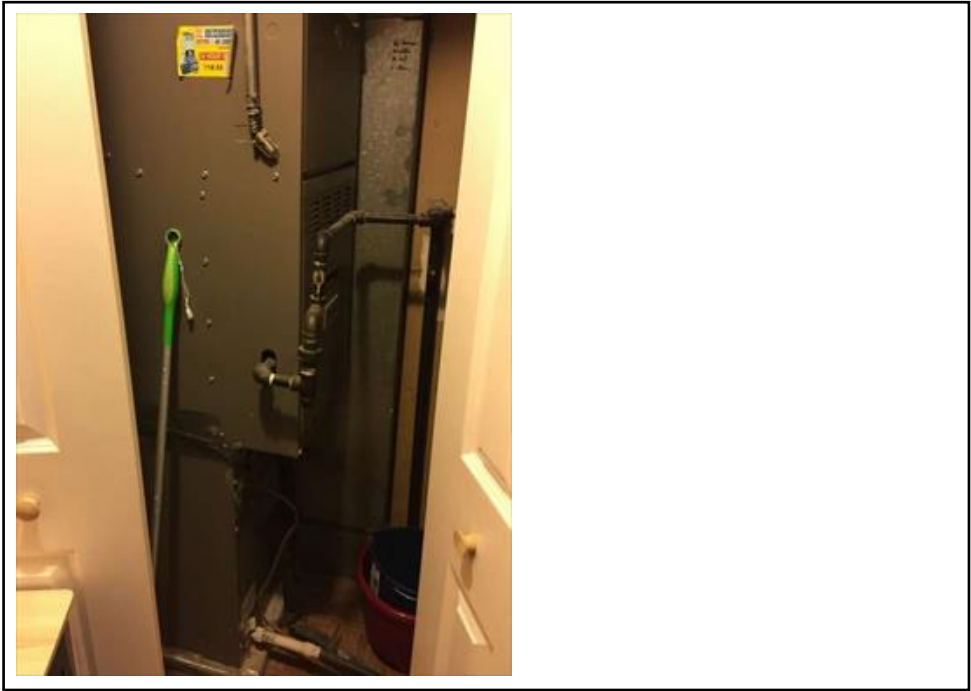


bedroom

ADDITIONAL PHOTOGRAPH ADDENDUM

File # CA48778

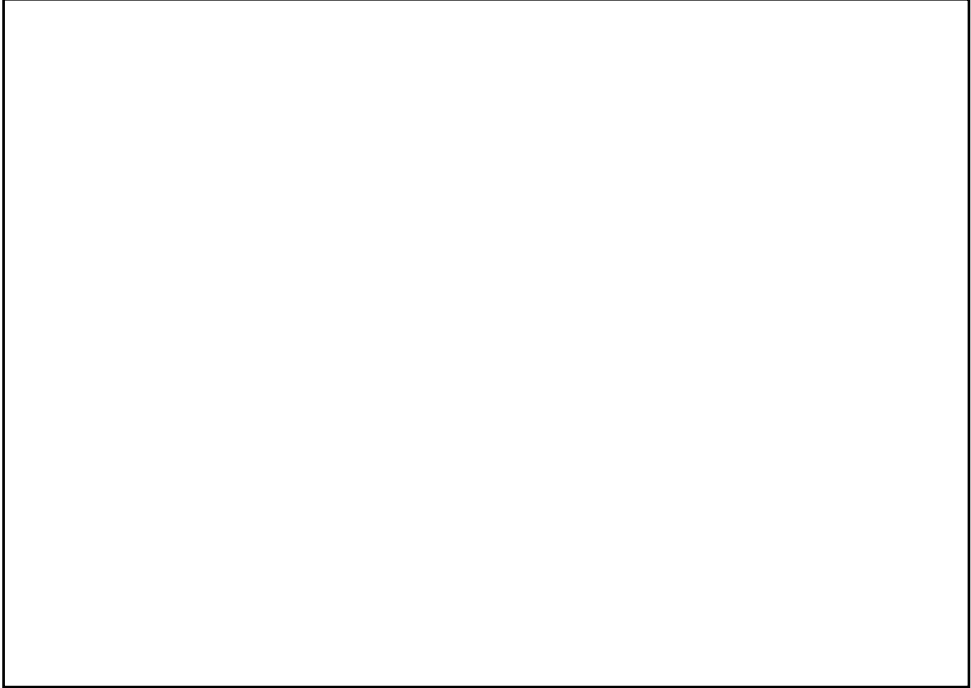
Borrower/Client	<u>Lea Kantelinen</u>				
Property Address	<u>150 Rolling Hill Grn</u>				
City	<u>Staten Island</u>	County	<u>Richmond</u>	State	<u>NY</u>
				Zip Code	<u>10312</u>
Lender	<u>loanDepot, LLC FNC</u>				



Furnace



water heater



COMPARABLES PHOTOGRAPH ADDENDUM

File # CA48778

Borrower/Client	Lea Kantelinen				
Property Address	150 Rolling Hill Grn				
City	Staten Island	County	Richmond	State	NY
				Zip Code	10312
Lender	loanDepot, LLC FNC				



Comparable Sale 1

14 Rolling Hill Grn		
Staten Island	NY	10312
Date of Sale: s11/18;Unk		
Sale Price: 435,000		
Sq. Ft.: 1,441		
\$ / Sq. Ft.: 301.87		



Comparable Sale 2

274 Rolling Hill Grn		
Staten Island	NY	10312
Date of Sale: s07/18;Unk		
Sale Price: 425,000		
Sq. Ft.: 1,441		
\$ / Sq. Ft.: 294.93		



Comparable Sale 3

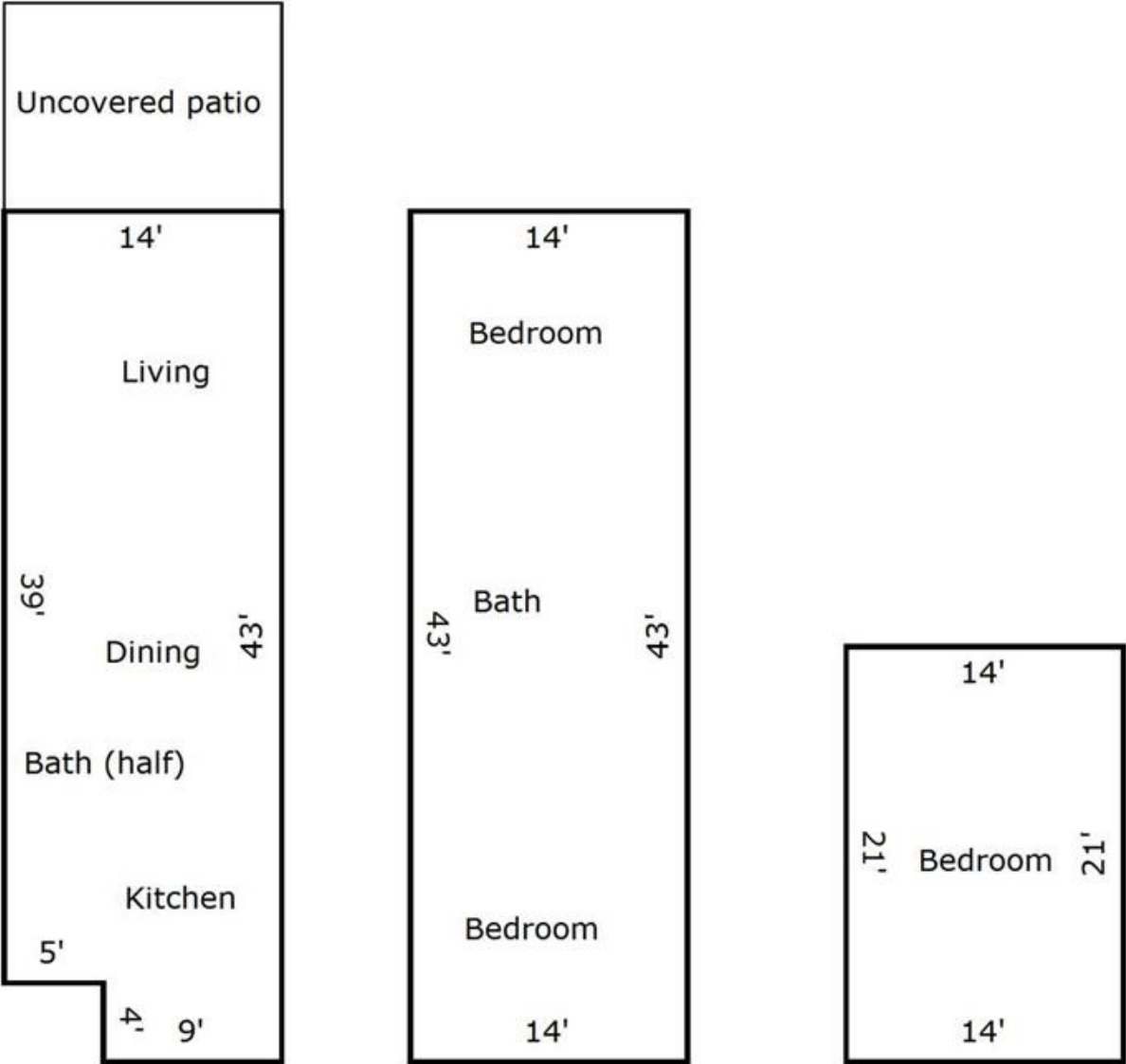
81 Raily Ct		
Staten Island	NY	10312
Date of Sale: s01/19;Unk		
Sale Price: 410,000		
Sq. Ft.: 1,008		
\$ / Sq. Ft.: 406.75		

\$ / Sq. Ft.: _____

SKETCH ADDENDUM

File # CA48778

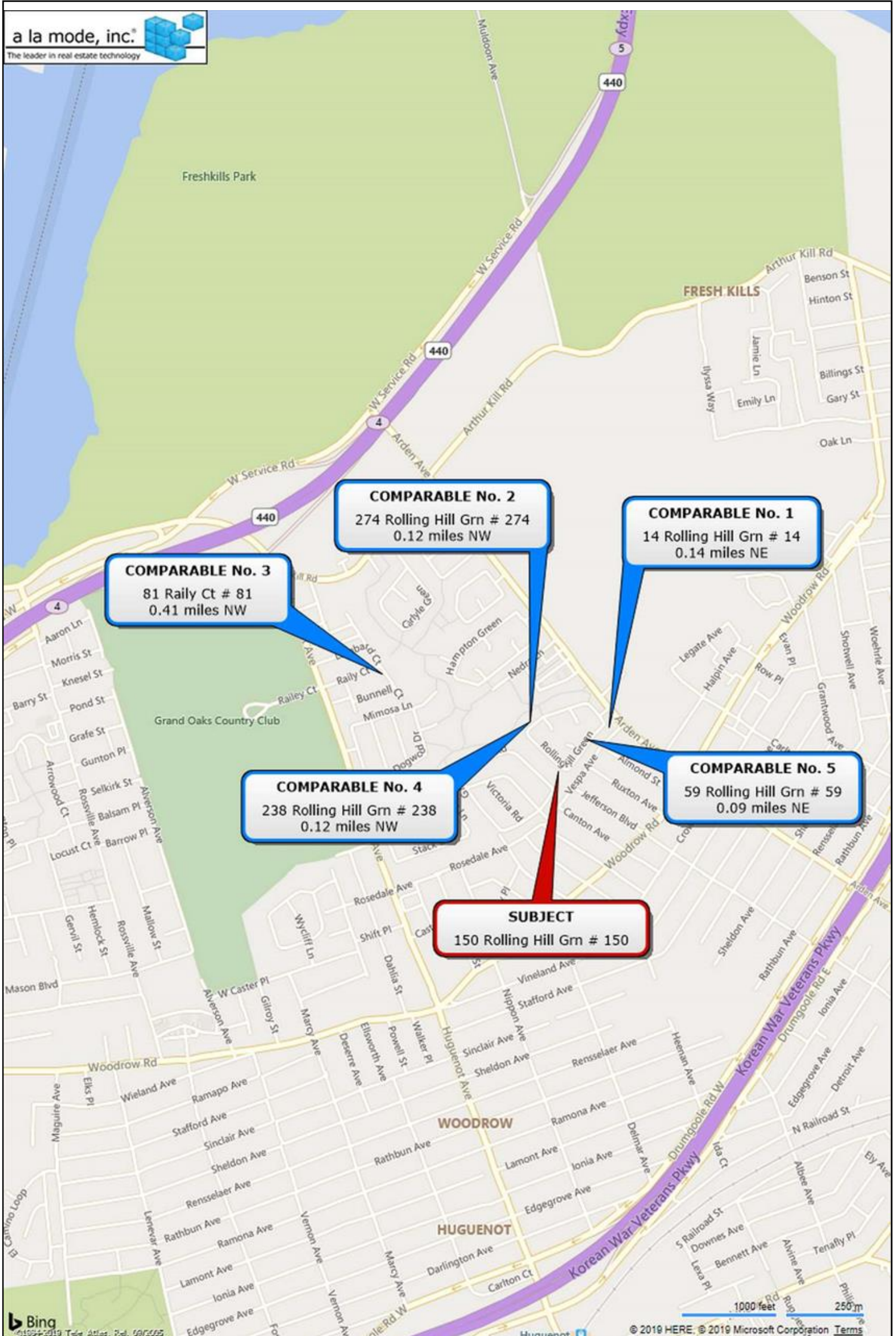
Borrower/Client	Lea Kantelinen		
Property Address	150 Rolling Hill Grn		
City	Staten Island	County	Richmond
		State	NY
		Zip Code	10312
Lender	loanDepot, LLC FNC		



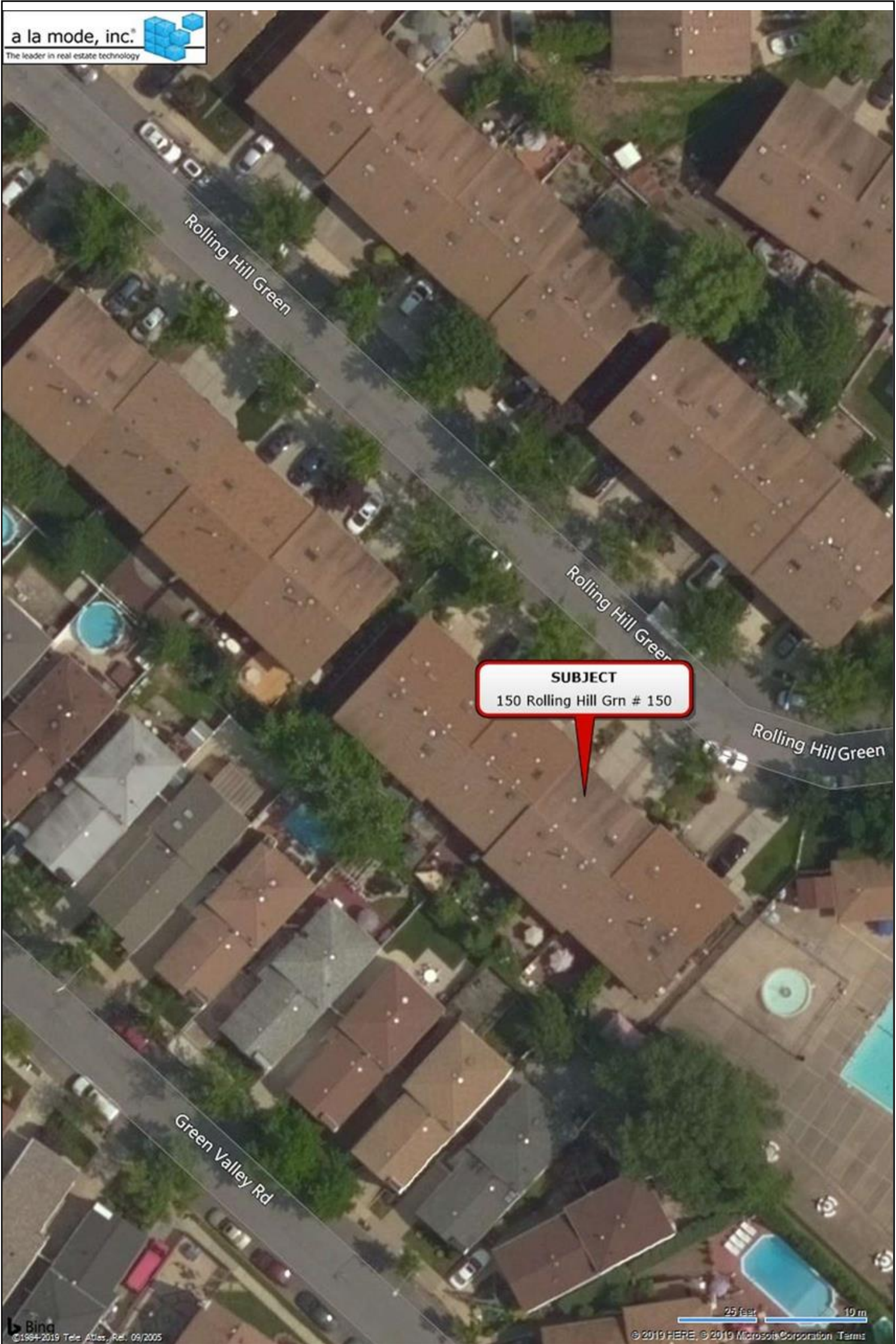
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	582 Sq ft	$9 \times 4 = 36$	$14 \times 39 = 546$
Second Floor	602 Sq ft	$14 \times 43 = 602$	
Third Floor	294 Sq ft	$21 \times 14 = 294$	
Total Living Area (Rounded):	1478 Sq ft		

Borrower/Client Lea KantelinenProperty Address 150 Rolling Hill GrnCity Staten IslandCounty RichmondState NYZip Code 10312Lender loanDepot, LLC FNC

Borrower/Client	Lea Kantelinen				
Property Address	150 Rolling Hill Grn				
City	Staten Island	County	Richmond	State	NY
				Zip Code	10312
Lender	loanDepot, LLC FNC				



Borrower/Client	Lea Kantelinen				
Property Address	150 Rolling Hill Grn				
City	Staten Island	County	Richmond	State	NY
				Zip Code	10312
Lender	loanDepot, LLC FNC				

UNIQUE ID NUMBER 45000052543	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 113109
PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.		EFFECTIVE DATE MO. DAY YR. 01 15 19
ANTONOV MAXIM C/O CORDOBA GLOBAL CORP 56 FOSTER RD STATEN ISLAND, NY 10309		EXPIRATION DATE MO. DAY YR. 01 14 21
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. RESIDENTIAL APPRAISER		
In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.		
ROSSANA ROSADO SECRETARY OF STATE		
DOS-1098 (Rev. 3/01)		

Borrower/Client Lea Kantelinen

Property Address 150 Rolling Hill Grn

City Staten Island County Richmond State NY Zip Code 10312

Lender loanDepot, LLC FNC



Real Estate Professionals Errors and Omissions Policy

Declarations

Agency	Branch	Prefix	Policy Number
078990	969	RFB	59232761618

Insurance is provided by
Continental Casualty Company,
333 South Wabash Ave., Chicago, IL 60604.
A Stock Insurance Company.

1. NAMED INSURED AND MAILING ADDRESS:

Cordoba Global Corp.
56 Foster Rd
Staten Island, NY 10309

NOTICE TO POLICYHOLDERS:

The Errors and Omissions Liability coverage afforded by this policy is on a Claims Made basis. Please review the policy carefully and discuss this coverage with **your** insurance agent or broker.

2. POLICY PERIOD:

Inception: 10/03/2018

Expiration: 10/03/2019

at 12:01 A.M. Standard Time at your address shown above.

3. ERRORS AND OMISSIONS LIABILITY:

A. Limits of Liability:	Each Claim:	\$1,000,000	Aggregate:	\$1,000,000
B. Discrimination Limits of Liability				\$250,000
C. Deductible:	Each Claim:			\$2,500
D. First Coverage Date:	10/03/2016			
E. Prior Acts Date:	10/03/2016			

4. POLICY PREMIUM:

\$600.00

DISCRIMINATION (Optional \$250,000 Sublimit):

\$0.00

TOTAL PREMIUM:

\$600.00

5. EXTENDED REPORTING PERIOD PREMIUM:

One Year: 50% of the Policy Premium

Three Years: 130% of the Policy Premium

Kathleen W. Curry

Countersigned by Authorized Representative

CNA65780NY ED. 09-2013

I206727-B34093