

Owner	File No.			
Property Address				
City	County	State	FL	Zip Code
Client				

TABLE OF CONTENTS



GP Restricted Use 1

GP Restricted Use Certifications Addendum 3

Photograph Addendum 5

Comparable Photos 1-3 6

Location Map 7

Appraiser’s License 8

DESKTOP RESTRICTED USE APPRAISAL REPORT

File No.:

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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): FARES		
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: _____	
	Date: No Prior Sales		
	Price: Within the past 3 years		
	Source(s): FARES		
	2nd Prior Subject Sale/Transfer		
Date:			
Price:			
Source(s):			
MARKET	Subject Market Area and Marketability: The market area is active with financing available at competitive interest rates. No prevalence of loan discounts, buy downs or other concessions noted. Supply/Demand is considered to be in balance for properties similar to the subject.		
SITE	Site Area: 8,616 Sq.Ft.	Site View: Residential	Topography: Mostly Level
	Zoning Classification: R-1		Drainage: Adequate
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Description: Single Family Residential
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____		
	Actual Use as of Effective Date: Single Family		Use as appraised in this report: Single Family
	Opinion of Highest & Best Use: Single Family		
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone x FEMA Map # 12086C0131L FEMA Map Date 9/11/2009		
Site Comments: Corner Lot.			
IMPROVEMENTS	Improvements Comments: The home is in Good, Upgraded condition. The subject has been well maintained and was completely renovated in 2004. Please see attached photos provided by MLS.		
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 400,000		
	Indicated Value by: Cost Approach (if developed) \$		Indicated Value by: Income Approach (if developed) \$
	Final Reconciliation The sales comparison approach was considered most applicable because it best reflects the motives of the typical purchaser. The income approach was not considered applicable or requested by the client. The income approach is not considered a reliable indicator of value due to the lack of tenant occupied sales in this predominately owner occupied market.		
	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, <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: _____		
ATTACHMENTS	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.		
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 400,000 , as of: _____ , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.		
	A true and complete copy of this report contains 9 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.		
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> <input type="checkbox"/>		
SIGNATURES	Client Contact: _____ Client Name: _____		
	E-Mail: _____ Address: _____		
	APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	Appraiser Name: _____		Supervisory or Co-Appraiser Name: _____
	Company: _____		Company: _____
	Phone: _____ Fax: _____		Phone: _____ Fax: _____
	E-Mail: _____		E-Mail: _____
	Date of Report (Signature): _____		Date of Report (Signature): _____
	License or Certification #: _____ State: _____		License or Certification #: _____ State: _____
Designation: _____			
Expiration Date of License or Certification: _____			
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> None			
Date of Inspection: _____			

Assumptions, Limiting Conditions & Scope of Work

Property Address:		City:	File No.:	State: FL	Zip Code:
Client:		Address:			
Appraiser:		Address:			
<p>STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS</p> <p>— The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.</p> <p>— The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser’s determination of its size. Unless otherwise indicated, a Land Survey was not performed.</p> <p>— If so indicated, 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 the appraisal report whether 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.</p> <p>— 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.</p> <p>— If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.</p> <p>— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.</p> <p>— The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.</p> <p>— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.</p> <p>— If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.</p> <p>— An appraiser’s client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser’s client do not become intended users of this report unless specifically identified by the client at the time of the assignment.</p> <p>— The appraiser’s written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.</p> <p>— An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser’s opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.</p> <p>The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.</p> <p>Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.</p> <p>In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.</p> <p>Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):</p>					

GP RESTRICTED Copyright© 2010 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.
Form GPRTDAD — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE 5/2010

Photograph Addendum

Owner			
Property Address			
City	County	State	FL Zip Code
Client			



Subject Front Taken From MLS

Comments:



Subject Rear Taken From MLS

Comments:



Subject Kitchen Taken From MLS

Comments:



Subject Bath Taken From MLS

Comments:

Comparable Photos 1-3

Owner				
Property Address				
City	County	State	FL	Zip Code
Client				



Comparable 1

Prox. to Subj.	0.10 miles NE
Sales Price	410,000
G.L.A.	2,571
Tot. Rooms	7
Tot. Bedrms.	4
Tot. Bathrms.	2
Location	Corner Lot
View	Residential
Site	9,000 Sq.Ft.
Quality	Average
Age	33 Years



Comparable 2

Prox. to Subj.	0.75 miles SE
Sales Price	390,000
G.L.A.	2,024
Tot. Rooms	7
Tot. Bedrms.	4
Tot. Bathrms.	3
Location	Interior Lot
View	Canal
Site	9,579 Sq.Ft.
Quality	Average
Age	52 Years



Comparable 3

Prox. to Subj.	0.30 miles E
Sales Price	345,000
G.L.A.	2,205
Tot. Rooms	7
Tot. Bedrms.	3
Tot. Bathrms.	2
Location	Interior Lot
View	Residential
Site	9,600 Sq.Ft.
Quality	Average
Age	34 Years

Location Map

Owner				
Property Address				
City	County	State	FL	Zip Code
Client				



Appraiser's License

AC# 5349

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L101120

DATE	BATCH NUMBER	LICENSE NBR
11/20/20	10804	RD

The CERTIFIED RESIDENTIAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 20

CHARLIE CRIST
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM
SECRETARY