

Uniform Residential Appraisal Report

File No. Penny Public

SALES COMPARISON APPROACH

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0.

There are 2 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 143,000 to \$ 160,000.

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
3004 Sun Lake Dr							
Address	Las Vegas, NV 89128						
Proximity to Subject		0.72 miles SE		0.62 miles SE		1.11 miles SW	
Sale Price	\$ 149,900		\$ 143,000		\$ 160,000		\$ 149,000
Sale Price/Gross Liv. Area	\$ 156.15 sq. ft.	\$ 172.29 sq. ft.		\$ 170.94 sq. ft.		\$ 130.70 sq. ft.	
Data Source(s)		CBR MLS #1800407;DOM 3		CBR MLS #1800328;DOM 20		CBR MLS #1800176;DOM 3	
Verification Source(s)		Platte County Assessor		Platte County Assessor		Platte County Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth FHA;0		ArmLth RH;0		ArmLth RH;0	
Date of Sale/Time		s09/18;c08/18		s08/18;c07/18		s06/18;c04/18	
Location	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	10904 sf	6000 sf	1,000	8250 sf	500	5368 sf	1,000
View	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Design (Style)	DT1;ranch	DT1;ranch		DT1;ranch		DT1;ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	66	62	0	61	0	68	0
Condition	C3	C3		C3	-5,000	C3	5,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	5 2 1.0	4 2 1.0	0	5 2 1.0		5 2 1.0	
Gross Living Area	960 sq. ft.	830 sq. ft.	2,600	936 sq. ft.	500	1,140 sq. ft.	-3,600
Basement & Finished	960sf672sfin	780sf390sfin	2,700	936sf889sfin	0	1140sf285sfin	-2,700
Rooms Below Grade	1rr0br1.0ba1o	1rr1br0.0ba0o	1,000	1rr1br1.0ba2o	-2,000	1rr0br0.1ba0o	1,500
Functional Utility	average	average		average		average	
Heating/Cooling	fa/central	fa/central		fa/central		fa/central	
Energy Efficient Items	none	none		none		none	
Garage/Carport	1ga2dw	1ga1dw	500	1ga2dw		2gd2dw	-3,500
Porch/Patio/Deck	Patio,Porch	Stoops,patio	-500	Stoop,deck	-1,500	stoop,sunroom	-1,500
	fence,sprinklers	sprnktrs,fnc,shd	-500	Fence,shed	1,500	fence	2,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 6,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 6,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 1,800
Adjusted Sale Price of Comparables		Net Adj. 4.8%		Net Adj. -3.8%		Net Adj. -1.2%	
		Gross Adj. 6.2%	\$ 149,800	Gross Adj. 6.9%	\$ 154,000	Gross Adj. 14.0%	\$ 147,200

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) Court House

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) Court House

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				05/11/2018
Price of Prior Sale/Transfer				\$144,700
Data Source(s)	Court House	Court House	Court House	Court House
Effective Date of Data Source(s)	12/03/2018	10/20/2018	08/01/2018	07/05/2018

Analysis of prior sale or transfer history of the subject property and comparable sales Based on information gleaned from the Listing/Buyers agent and a review of the contract, it was determined buyers and sellers are not related parties and each party acted in his or her own best interests.It is also my opinion that the property under contract received reasonable market exposure and that both buyer and seller were well informed and not unduly motivated. Consequently, the contract appears to represent an arm's-length transaction and is consistent with the definition of market value used in this report. Subject had no prior sales in past 3 years. Comp 3 sold 5/18 for \$144,750 and had a few updates completed then resold. All other Comps had no other sales in past year. All sales appear arm's length.

Summary of Sales Comparison Approach. Initial search includes closed sales within the past year of this style, age, size, quality or condition in competing locations. Lot sizes vary and were adjusted based on the market's reaction to such differences. Age is adjusted in Condition line if necessary. Quality includes components of build, all appear equal over all. Condition line includes wear and tear and updates. Sale 2 had more updating over all, not enough to be a C2. Sales 3 & 4 had less updating over all, not enough to be a C4. GLA adjusted after \$500 difference at \$20 a SF on the main, basement finish, basement GLA, garage size and outdoor amenities were all considered and adjusted based on the market's reaction to such. All Sales are 2 bedroom and 1 bath on main. Comments continued on next page.

Indicated Value by Sales Comparison Approach \$ 150,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$150,000

Cost Approach (if developed) \$ 0

Income Approach (if developed) \$ 0

In houses the subject's age, condition,location and price range, the Market Approach is considered the most valid indicator of value. Cost Approach is not as relevant or valid the older the house is, some.Clients require this approach anyway.Income Approach is not considered a valid indicator of value as this is not an Income Producing property.

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: See HUD MPR next page

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 \$ 150,000 as of 12/03/2018, which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Clarification of Intended Use and Intended User:
The Intended User of this appraisal report is the Lender/Client and USDA. 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.
Visual inspection of the property was completed, which included a walk thru of the interior and around the exterior of the subject.Subject appeared in average condition.MLS and FSBO records were searched for comp sales.
Having personally inspected the property referred to as the subject and surrounding neighborhood on the effective date of the appraisal report, I certify that, to my knowledge, the inspection revealed no indications of moderate to significant physical damage to the property or neighborhood, no needed repairs to the site or improvements other than those noted in the appraisal report and no adverse effect on the marketability and value.Highest and Best Use:Based on typical concepts of reasonable, probable and feasible,the existing use of a single family residence is the highest and best use.Existing use has good homogeneity and is a legal use and is considered to the the maximally productive use as improved.Of course this may be different from the Highest and Best use as if vacant.Current use is a single family residence.Comparison approach uses sales data with a series of adjustments made to compensate for the differences the sale properties have from subject.The result is that each sale property indicates market value, which the appraiser ultimately reconciles into one figure,to back this up the listings of replacements are reviewed and compared to the subject.This gives insight into the supply side of the market and also takes into consideration the real estate principle of substitution (which states basically that the buyer will choose the better property for the money).After completing these analyses, it is the opinion of the appraiser that the subject's herein stated market value is reasonable and supported.It is assumed that all structures given in this report are legally permitted as stated in this report. The land is assumed to have no known geological or environmental issues. The physical characteristics of the comparables were verified by county records and Multiple Listing Service and are assumed to be as stated. The current zoning is assumed to be as stated in this report. The comparables are assumed to have no sales concessions, unless noted in the sales comparison grid. The legal age of the home is assumed to be as stated. If any of these items are found to be not true and correct, I reserve the right to modify my report.
Sales Analysis/Reconciliation: Sales are ranch style sales that have closed in the past year, all are 2 bedroom and 1 bath on main. Some sales are dated and some distanced due to lack of more recent similar sales. No boundaries were crossed that a typical buyer might not cross.
Sale 1 is a similar quality, age and condition house, less GLA and smaller basement, 1 car garage, with many similar features.
Sale 2 is a similar quality house, less GLA and smaller basement, 1 car garage, with many similar features.
Sale 3 is a similar quality and age house, more GLA and larger basement, 2 car garage, with many similar features.
Sale 4 is a similar quality and age house, more GLA and smaller basement, fireplace, 2 car garage, with many similar features.
All sales are ranch style houses. There were some inferior and superior sales in the immediate area that were considered, some smaller, some larger, all had high adjustments thus considered but not used in report. Sales 1 & 2 were both relied on most heavily, with support from all Sales. Sales 1 & 2 were both recent sales with low adjustments and many similar features to subject. This appraisal for use by Charter West Bank/USDA for RD financing purposes only. No personal property included in appraised value. No time adjustment necessary for sales over 6 months old.
HUD MPR
The dwelling meets HUD minimum property standards per HUD Handbook 4000.1. Utilities were on and operational at time of inspection. No attic scuttle was found on day of inspection, attic not observed. I am an FHA roster appraiser.
RD/FHA Appraisals are no guarantee that the property is free from defects.The Appraisal establishes the value of the property for mortgage insurance purposes only. Buyers (if this is a sales transaction) need to secure their own home inspections through the services of a qualified inspector and satisfy themselves about the condition of the property.The Appraisers observes,analyzes and reports.Refer to FNMA's Limiting Condition #5.Lead Warning Statement.Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.
Real Property included in contract: any attached floor coverings, dishwasher, microwave, disposal, water heater and fencing.
Personal Property included in contract: any attached window coverings, mounted tv brackets, refrigerator, range, water softener (rented), garage door opener and remotes, and swing set.
All Real Property items were viewed and appeared functional at time of inspection. All items were used, Appraiser will not be responsible for useful life of any Real Property items.

COST APPROACH

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) Land sales used for estimated site value.
05/2017 \$39,950 ; 09/2017 \$39,950; 02/2018 \$36,500

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE..... = \$	38,000					
Source of cost data			Dwelling	960 Sq. Ft. @ \$ = \$	0				
Quality rating from cost service		Effective date of cost data		Sq. Ft. @ \$ = \$					
Comments on Cost Approach (gross living area calculations, depreciation, etc.)									
Depreciated replacement cost has little of any bearing on the market value of the property due to the age of the house.The Cost Approach is not a significant part of the market value of the property and has not been used.			Garage/Carport	288 Sq. Ft. @ \$ = \$	0				
			Total Estimate of Cost-New		0				
			Less	80 Physical	Functional	External			
			Depreciation					= \$ (0)
			Depreciated Cost of Improvements					= \$	0
			"As-is" Value of Site Improvements					= \$	
Estimated Remaining Economic Life (HUD and VA only)			54 Years	INDICATED VALUE BY COST APPROACH..... = \$		0			

INCOME

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) Not a typical income producing property.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal name of project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source(s)
Was the project created by the conversion of an 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)
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.

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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.
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).

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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.
26. This appraisal is intended for the sole and exclusive use of the appraiser's client to which this report is addressed. No third party is entitled to, or permitted to, rely on this report, for any reason, irrespective of whether or not said third party might have paid for the report, directly, or indirectly.
27. Definition of Market Value (04/15/2014) from Fannie Mae.

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

Company Name

Company Address

Telephone Number

Email Address

Date of Signature and Report 12/07/2018

Effective Date of Appraisal 12/03/2018

State Certification #

or State License # _____

or Other (describe) _____ State # _____

State NE

Expiration Date of Certification or License 12/31/2018

ADDRESS OF PROPERTY APPRAISED

3004 Sun Lake Dr

Las Vegas, NV 89128

APPRAISED VALUE OF SUBJECT PROPERTY \$ 150,000

LENDER/CLIENT

Name

Company Name

Company Address

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 No. *Penny Public*[illegible]

Uniform Appraisal Dataset Definitions

File No. *Penny Public*

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

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

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**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 residences 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

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

Uniform Appraisal Dataset Definitions

File No. *Penny Public*

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

[illegible]

ADDENDUM

Borrower: Penny Public		File No.: Penny Public
Property Address: 3004 Sun Lake Dr		Case No.:
City: Las Vegas	State: NV	Zip: 89128
Lender:		

Analysis of the Sales Contract

Continued from Analysis of the Sales Contract: set,fencing.Buyer to pay for all loan required inspections and seller to pay for all loan required repairs.Seller to pay NIFA warehouse fee.Appraiser viewed pages 1-7 of signed contract.

Market Conditions Addendum to the Appraisal Report

File No. Penny Public

MARKET RESEARCH & ANALYSIS

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 3004 Sun Lake Dr City Las Vegas State NV Zip Code 89128

Borrower Penny Public

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	0	1	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.00	0.33	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	0.00	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	0	160,000	143,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	0.00%	0.00%	0.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
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

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.). n the past 12 months there has been no increase or decrease in seller contributions for those types of properties in the neighborhood that are comparable to the subject. Occasionally there will be seller help with closing costs.

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). None in the past 12 months comparable to the subject.

Cite data sources for above information. MLS if available in the area, Court House data and Appraisers Files.If possible Agents involved in transactions have been consulted, many do not keep records or publish such data unless they belong to the MLS.

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. Based on available data for this type property,the local market shows a stable market. Absorption rate appears stable on current and past listings and sales data. 0 = not available or no public information, not on MLS or just not a published field. The data sample is to small to have any statistical significance.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following:				Project Name:		
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

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

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

APPRAISER

APPRAISER

Signature
Name
Company Name
Company Address
State License/Certification #
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
State License/Certification #
Email Address

USPAP ADDENDUM

File No. Penny Public

Borrower: Penny Public

Property Address: 3004 Sun Lake Dr

City: Las VegasCounty: Las VegasState: NVZip Code: 89128

Lender:

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☒ Appraisal ReportA written report prepared under Standards Rule 2-2(a).

☐ Restricted Appraisal ReportA written report prepared under 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: 45-120 days

USPAP defines exposure time as- The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.This means that in all assignments that use forms with preprinted definition of market value as stated above, the appraiser must make a hypothetical condition that the property is being sold and report a reasonable exposure time, in the subject market, for the property to sell at appraised value. Exposure time is deemed to expire as of the effective date of the appraisal-it examines the time frame leading up to the date of valuation, linking the value estimate to how long the property would have required exposure in order to sell at the estimated market value. Marketing time is deemed to start at the effective date of the appraisal, looking forward in time. It is a prediction of how long a property would require exposure to a competitive and open market in order to find a buyer, under either typical or prescribed circumstances.

Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE 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.

Additional Comments

APPRAISER:

Signature: [Redacted]

Name: [Redacted]

Date Signed: 12/07/2018

State Certification #: [Redacted]

or State License #:

or Other (describe): State #:

State: NE

Expiration Date of Certification or License: 12/31/2018

Effective Date of Appraisal: 12/03/2018

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

FLOORPLAN SKETCH

Borrower:

Property Address:

City:

Lender: Charter

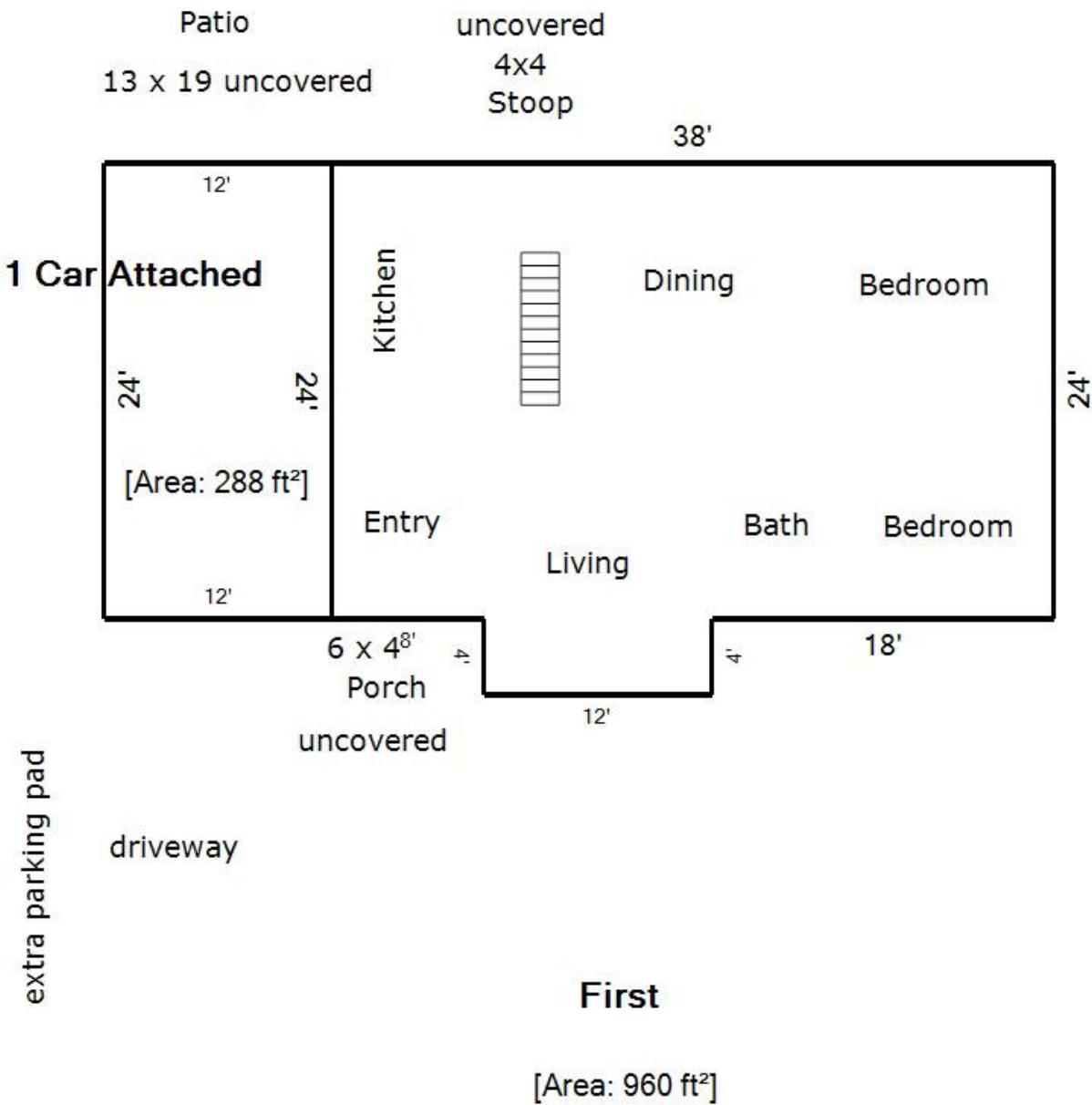
File No.:

Case No.:

State:

Zip:

Sketch



8 ft

Living Area		Area Calculation			
First	960 ft²	First		x 1.00 =	960 ft²
Nonliving Area			4' x	12' x	1.00 = 48 ft²
1 Car Attached	288 ft²		38' x	24' x	1.00 = 912 ft²
Total Living Area (rounded):		960 ft²			

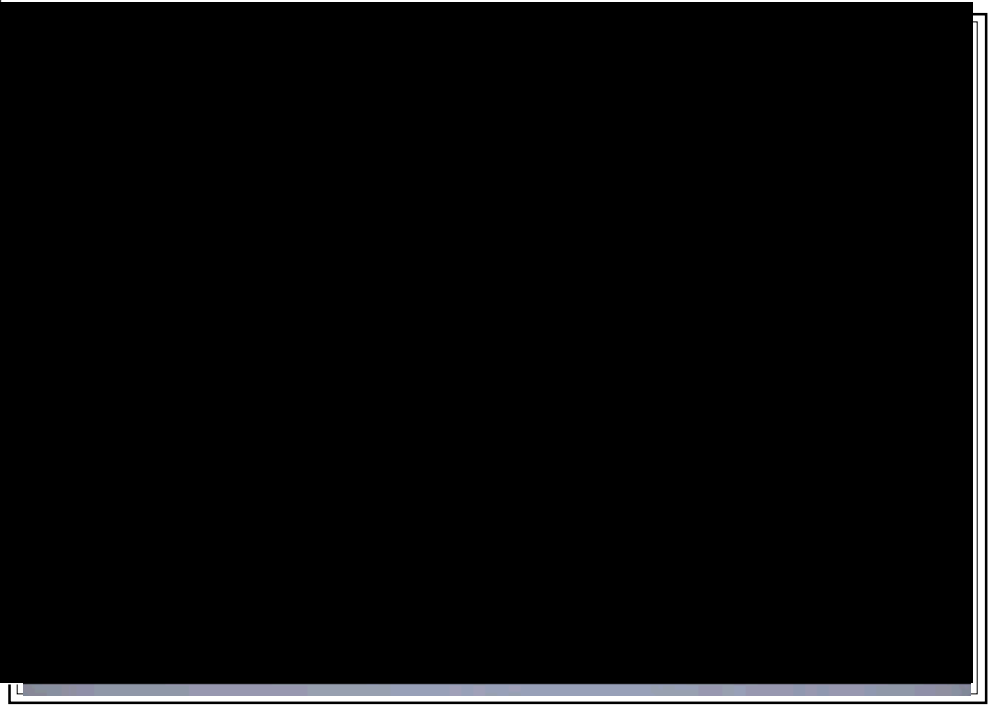
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: <i>Penny Public</i>		File No.: <i>Penny Public</i>
Property Address: <i>3004 Sun Lake Dr</i>		Case No.:
City: <i>Las Vegas</i>	State: <i>NV</i>	Zip: <i>89128</i>
Lender: <div></div>		

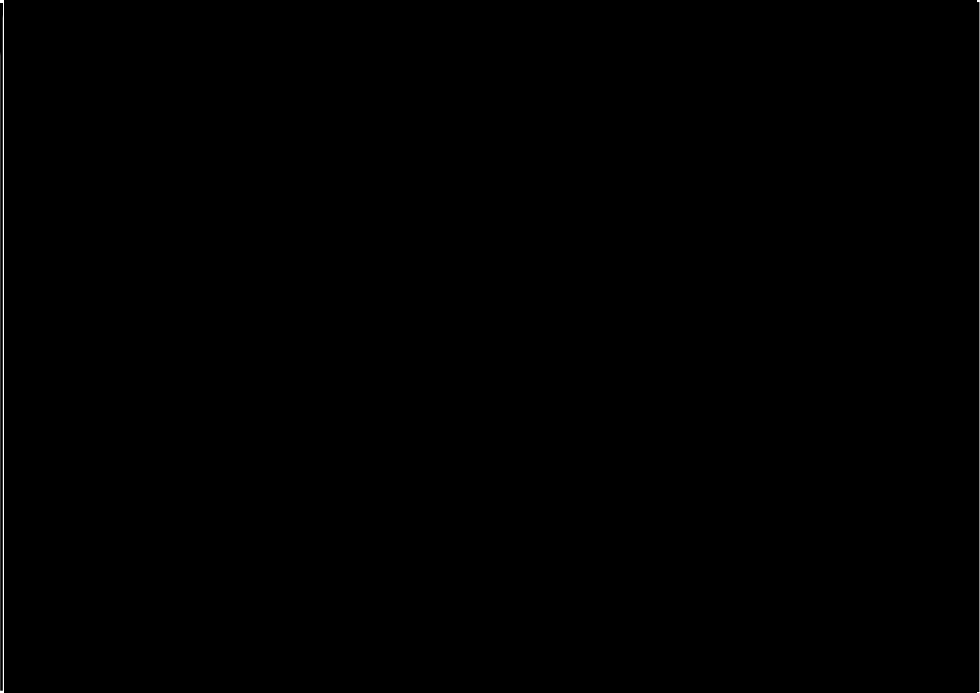


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: December 3, 2018
Appraised Value: \$ 150,000



REAR VIEW OF
SUBJECT PROPERTY



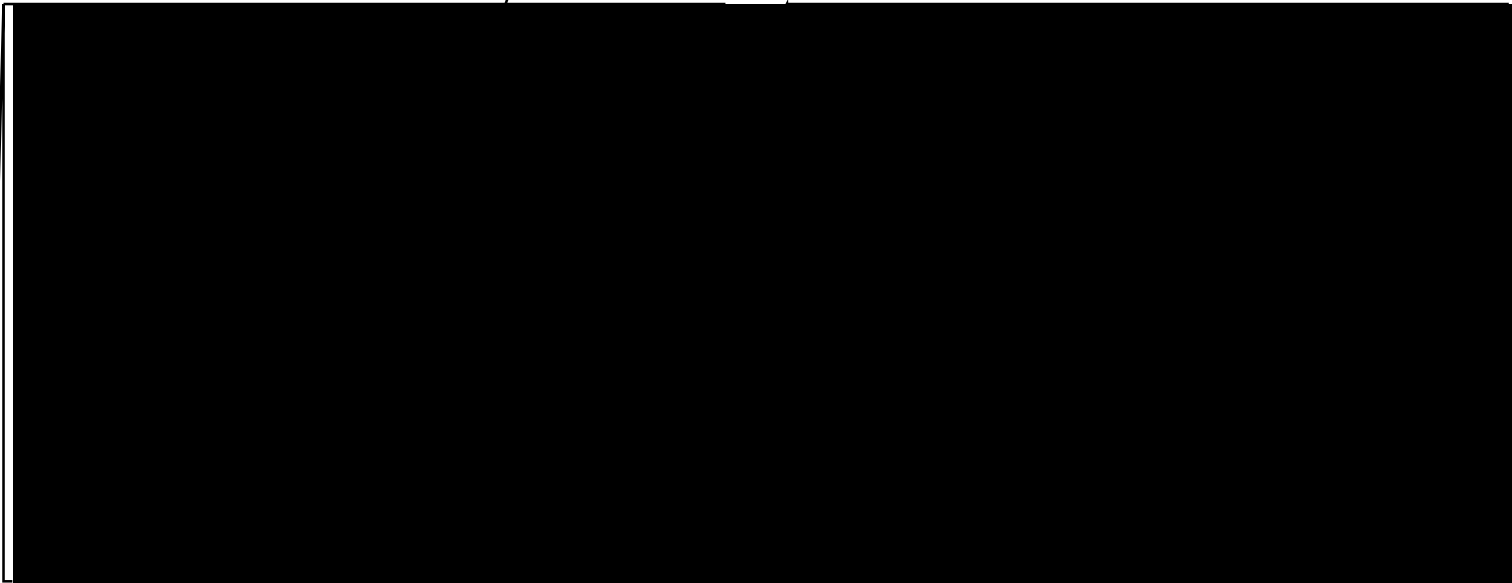
STREET SCENE

Borrower: <i>Penny Public</i>		File No.: <i>Penny Public</i>
Property Address: <i>3004 Sun Lake Dr</i>		Case No.:
City: <i>Las Vegas</i>	State: <i>NV</i>	Zip: <i>89128</i>
Lender: <div></div>		



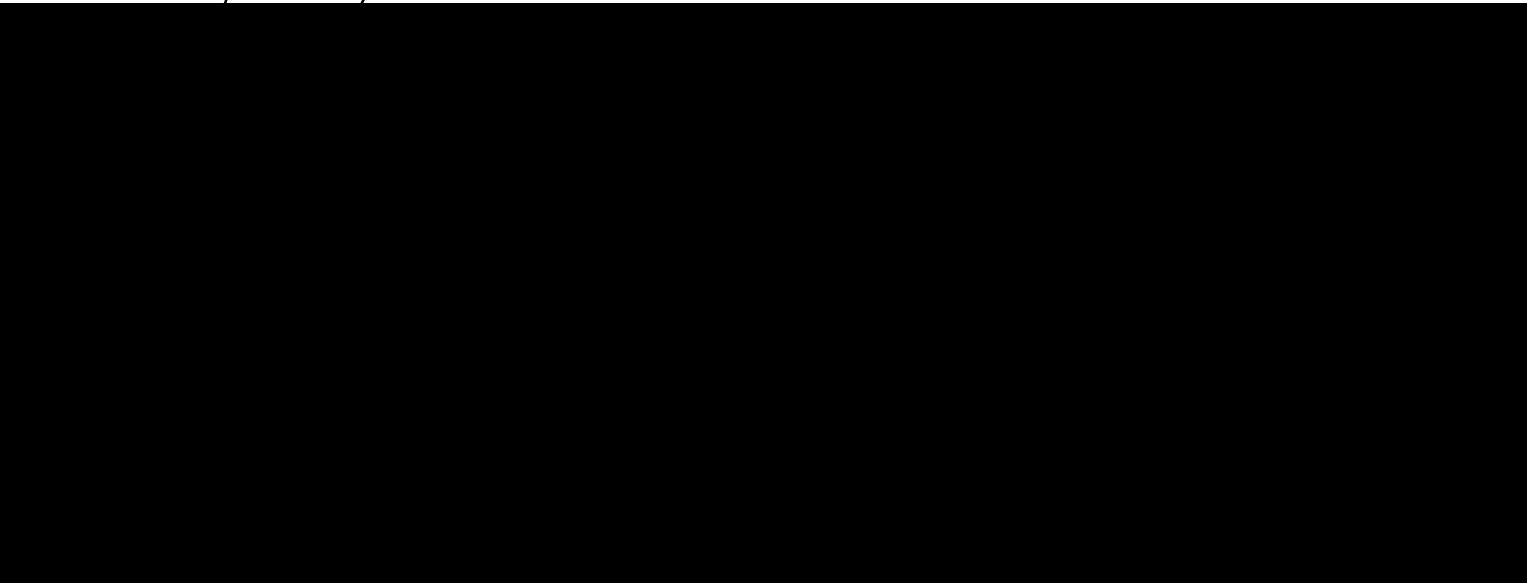
living room

kitchen



dining room

bathroom



bedroom

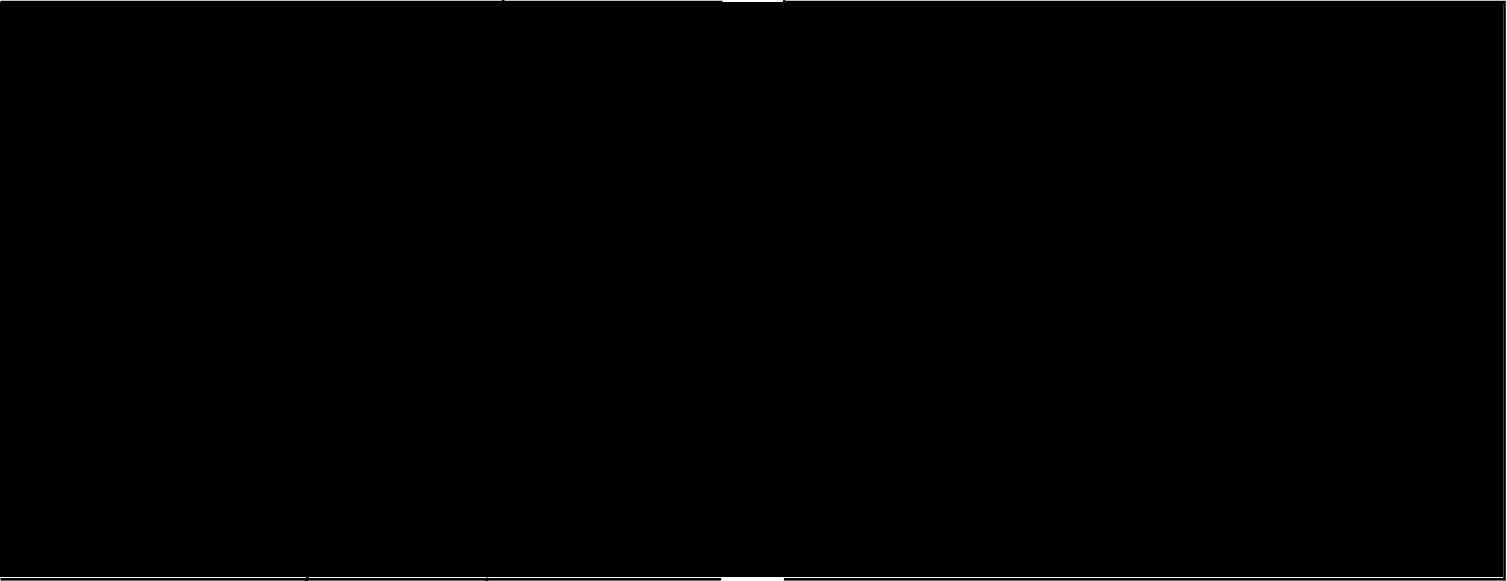
bedroom

Borrower: <i>Penny Public</i>		File No.: <i>Penny Public</i>
Property Address: <i>3004 Sun Lake Dr</i>		Case No.:
City: <i>Las Vegas</i>	State: <i>NV</i>	Zip: <i>89128</i>
Lender: <div></div>		



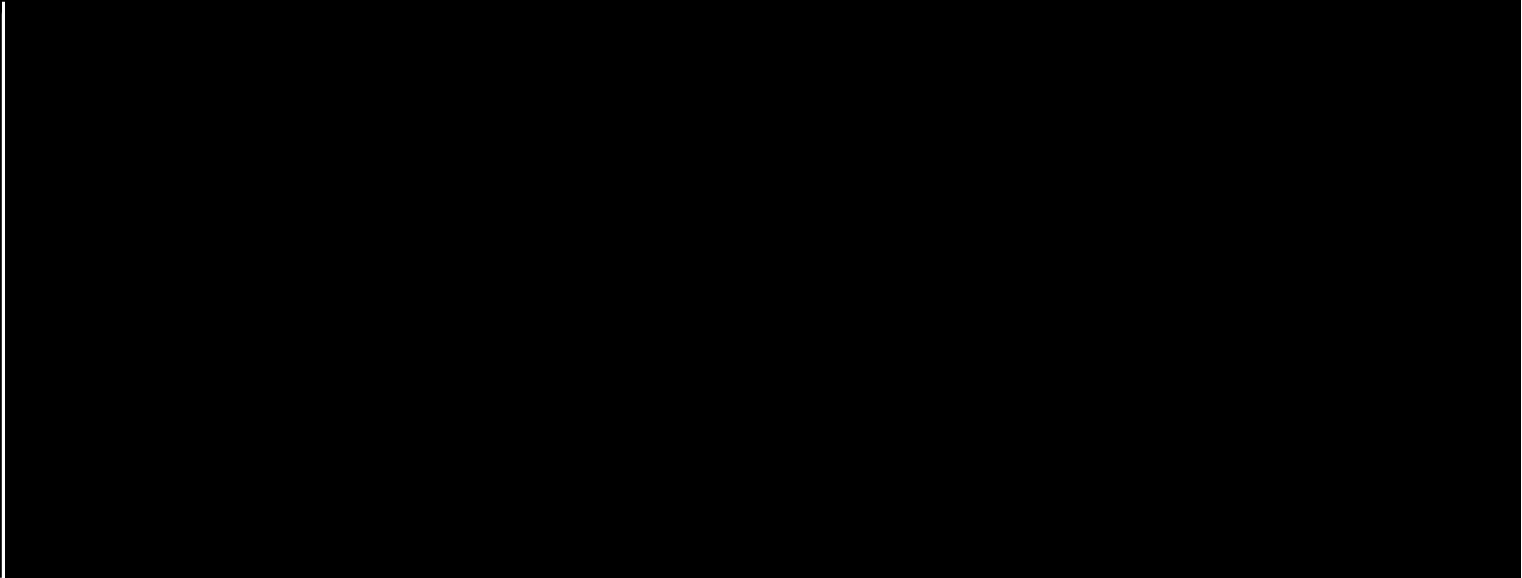
rec room down

family room down



bath down

garage interior

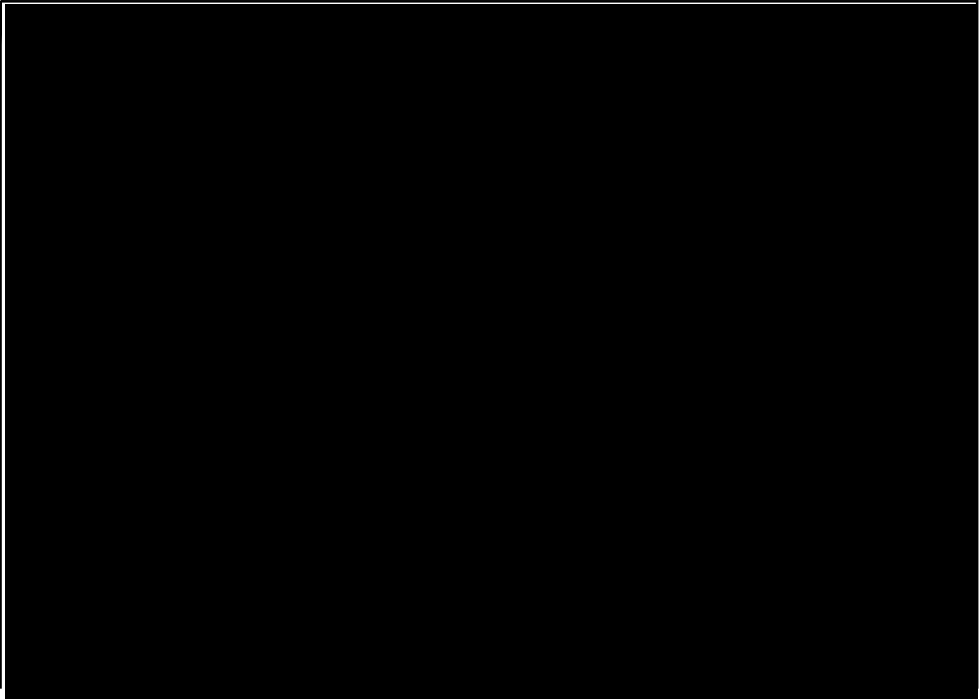


front view 2

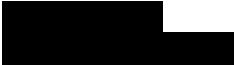
furnace

COMPARABLE PROPERTY PHOTO ADDENDUM

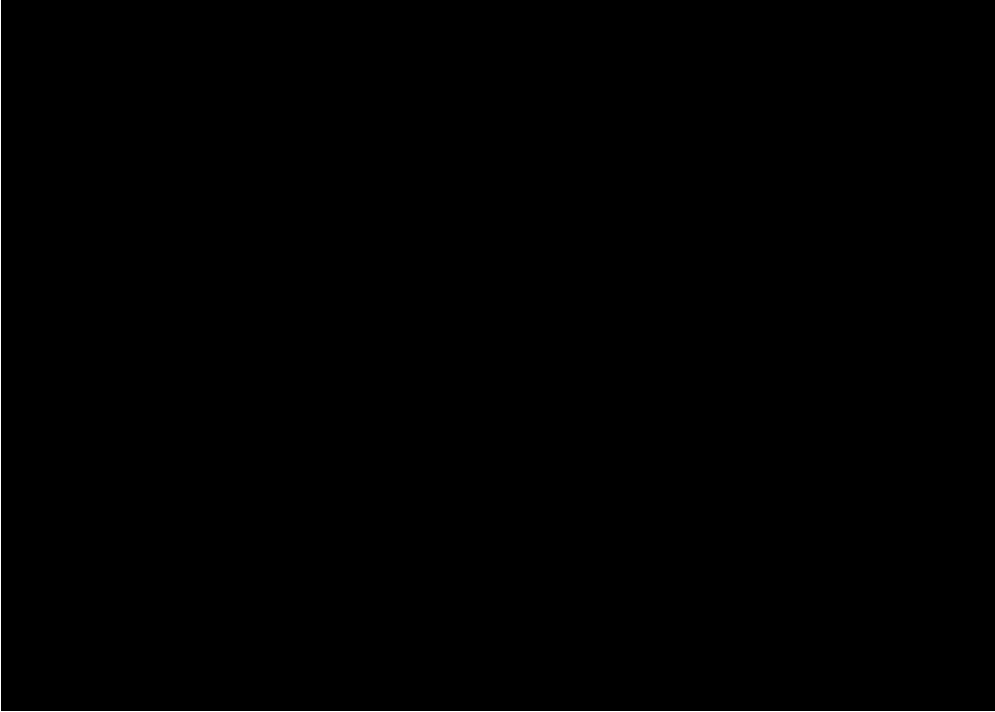
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Property Address: <i>3004 Sun Lake Dr</i>		Case No.:
City: <i>Las Vegas</i>	State: <i>NV</i>	Zip: <i>89128</i>
Lender: [REDACTED]		



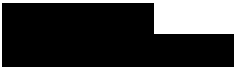
COMPARABLE SALE #1



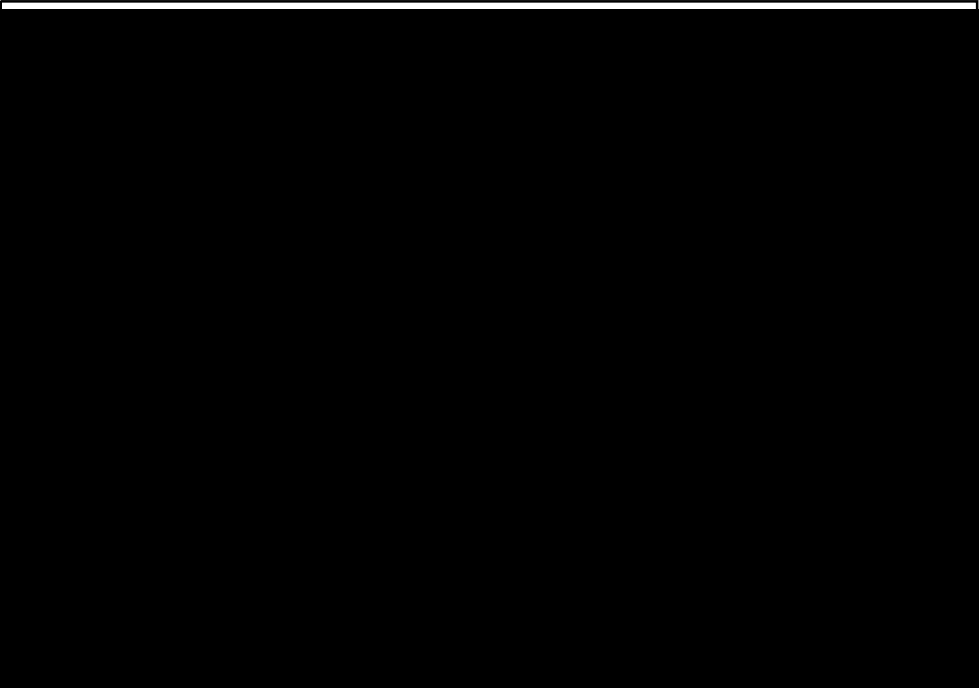
Sale Date: s09/18;c08/18
Sale Price: \$ 143,000



COMPARABLE SALE #2



Sale Date: s08/18;c07/18
Sale Price: \$ 160,000



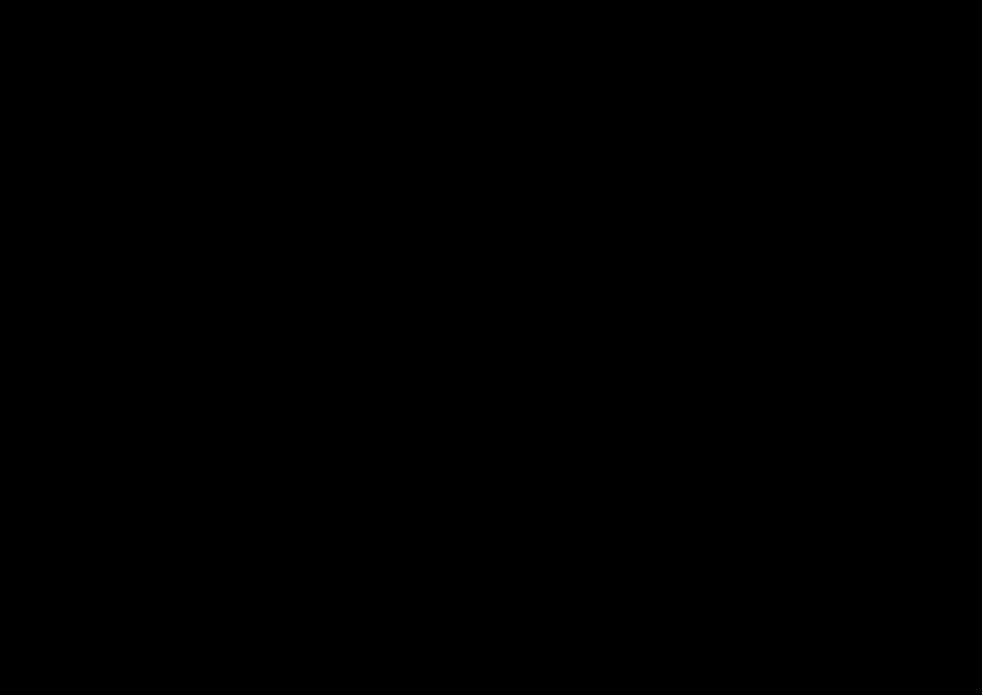
COMPARABLE SALE #3



Sale Date: s06/18;c04/18
Sale Price: \$ 149,000

COMPARABLE PROPERTY PHOTO ADDENDUM

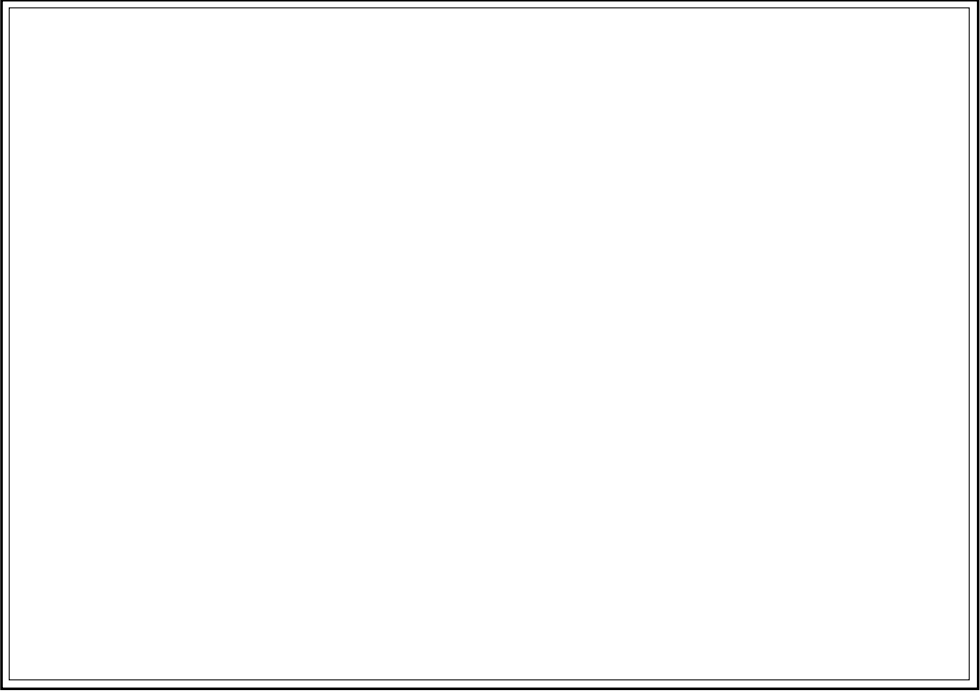
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Property Address: 3004 Sun Lake Dr		Case No.:
City: Las Vegas	State: NV	Zip: 89128
Lender:		



COMPARABLE SALE #4

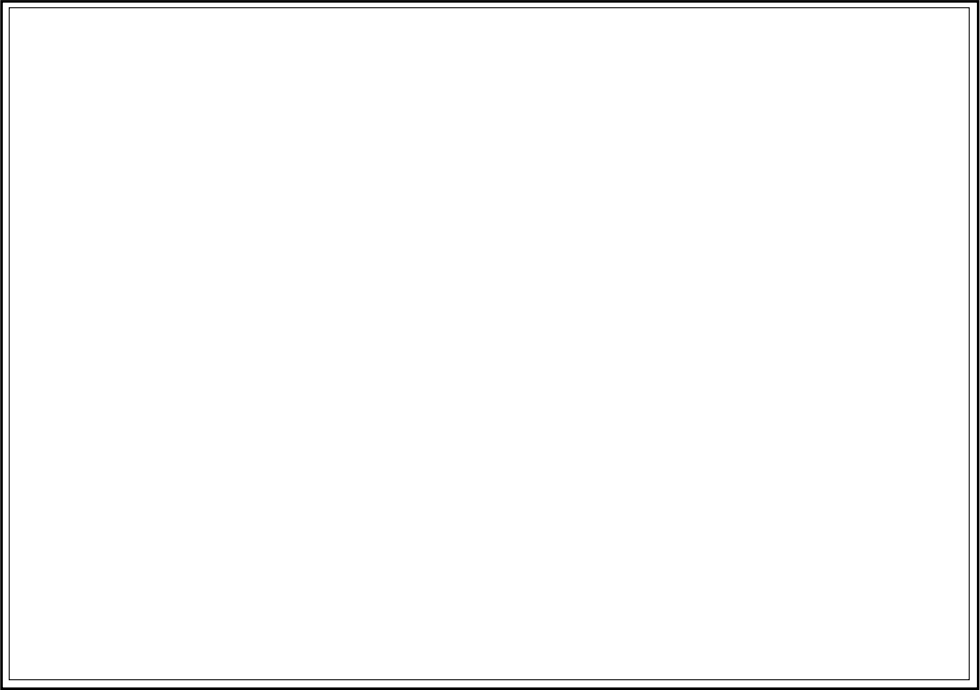


Sale Date: s03/18;c01/18
Sale Price: \$ 158,000



COMPARABLE SALE #5

Sale Date:
Sale Price: \$

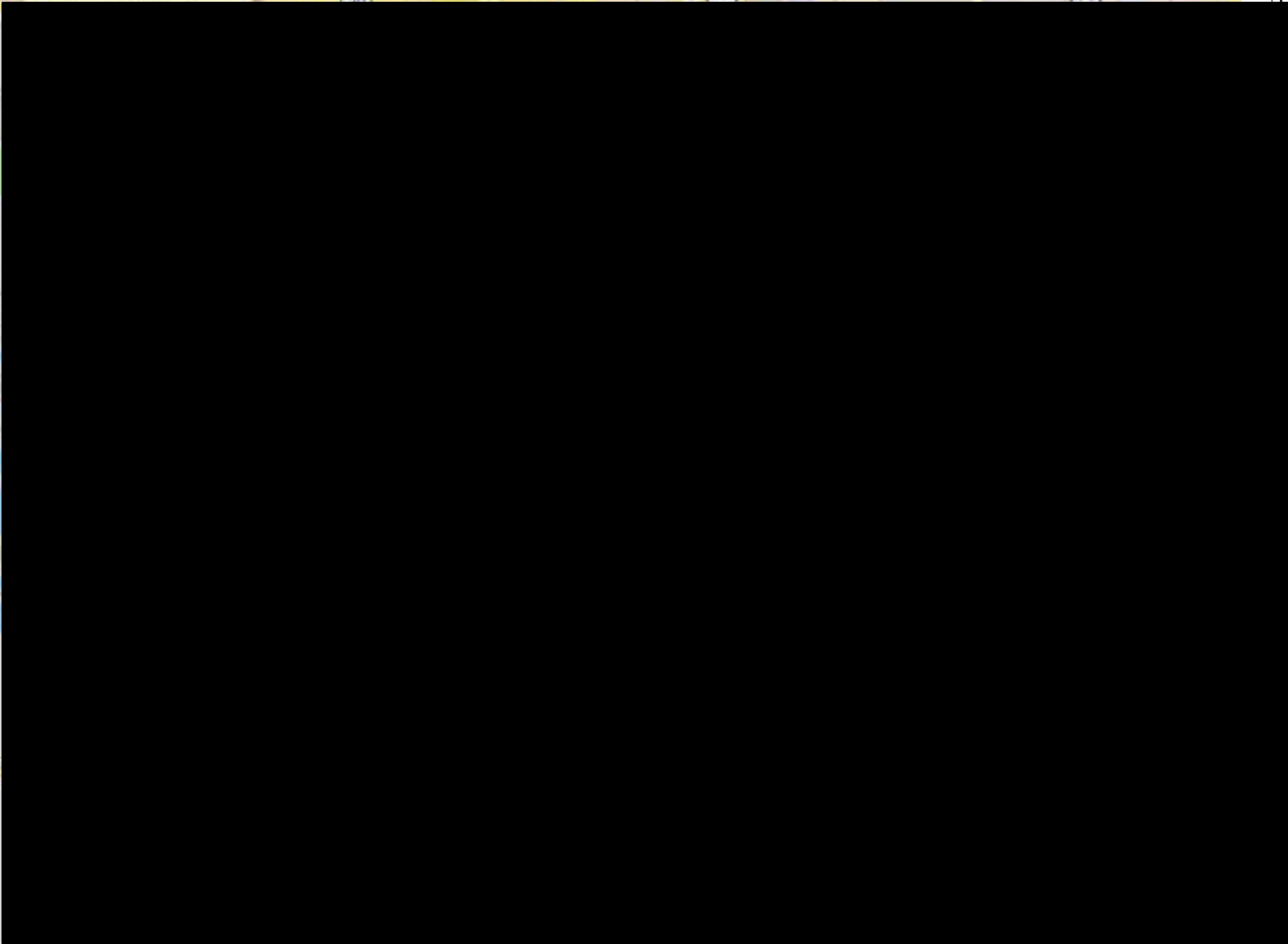
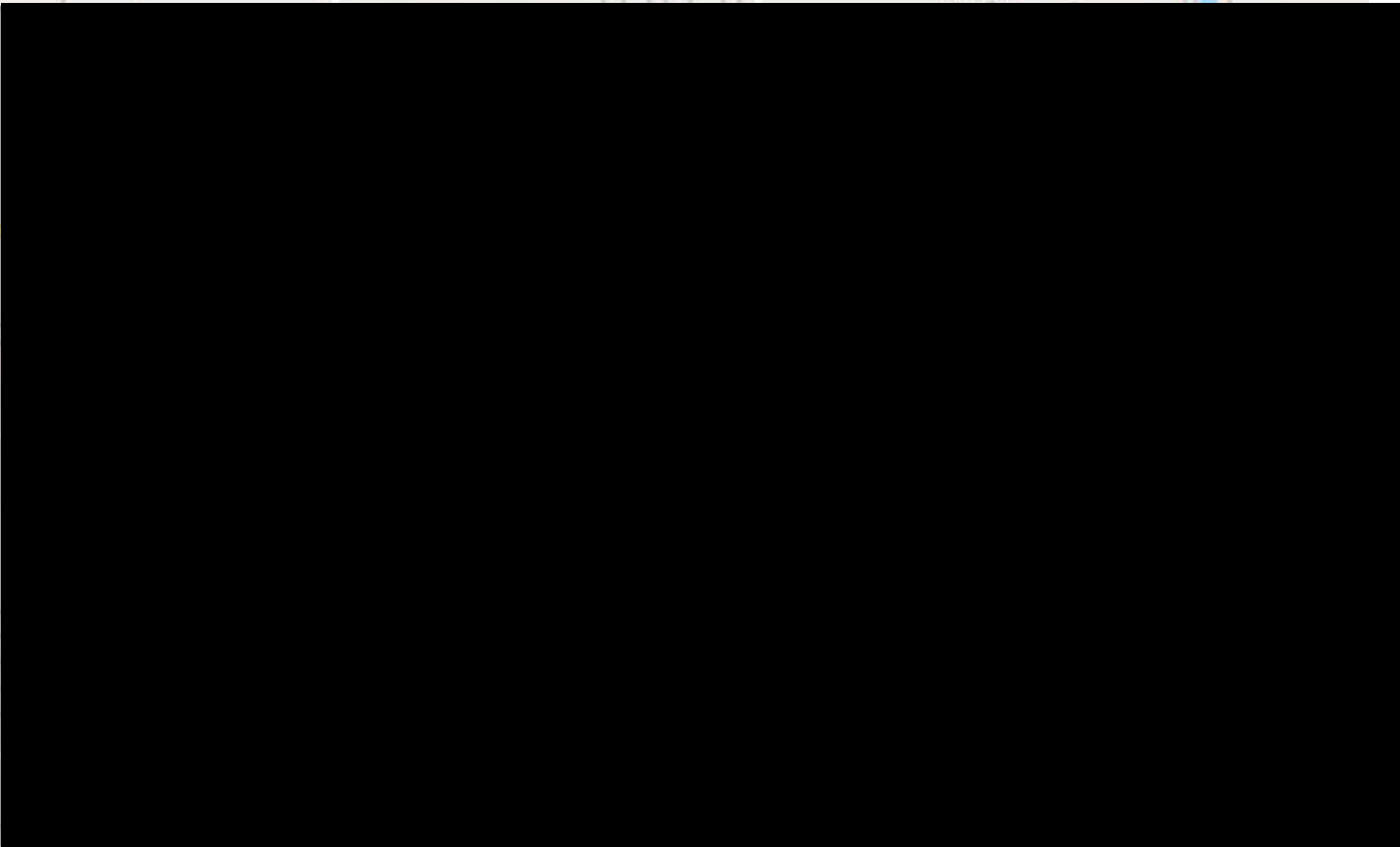


COMPARABLE SALE #6

Sale Date:
Sale Price: \$

LOCATION MAP

Borrower: [REDACTED]		File No.: [REDACTED]
Property Address: [REDACTED]		Case No.: [REDACTED]
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]



Borrower: _____

File No.: _____

Property Address: _____

Case No.: _____

City: _____

State: _____

Zip: _____

Lender: [REDACTED]

State of Nebraska
Real Property Appraiser Board



Hereby certifies that: [REDACTED]

Is credentialed in the State of Nebraska as a:
Certified Residential Real Property Appraiser

Holding credential number: [REDACTED]

Issued on: Jan 01, 2017 Set to expire on: Dec 31, 2018

Nebraska Real Property Appraiser Board Director: [REDACTED]

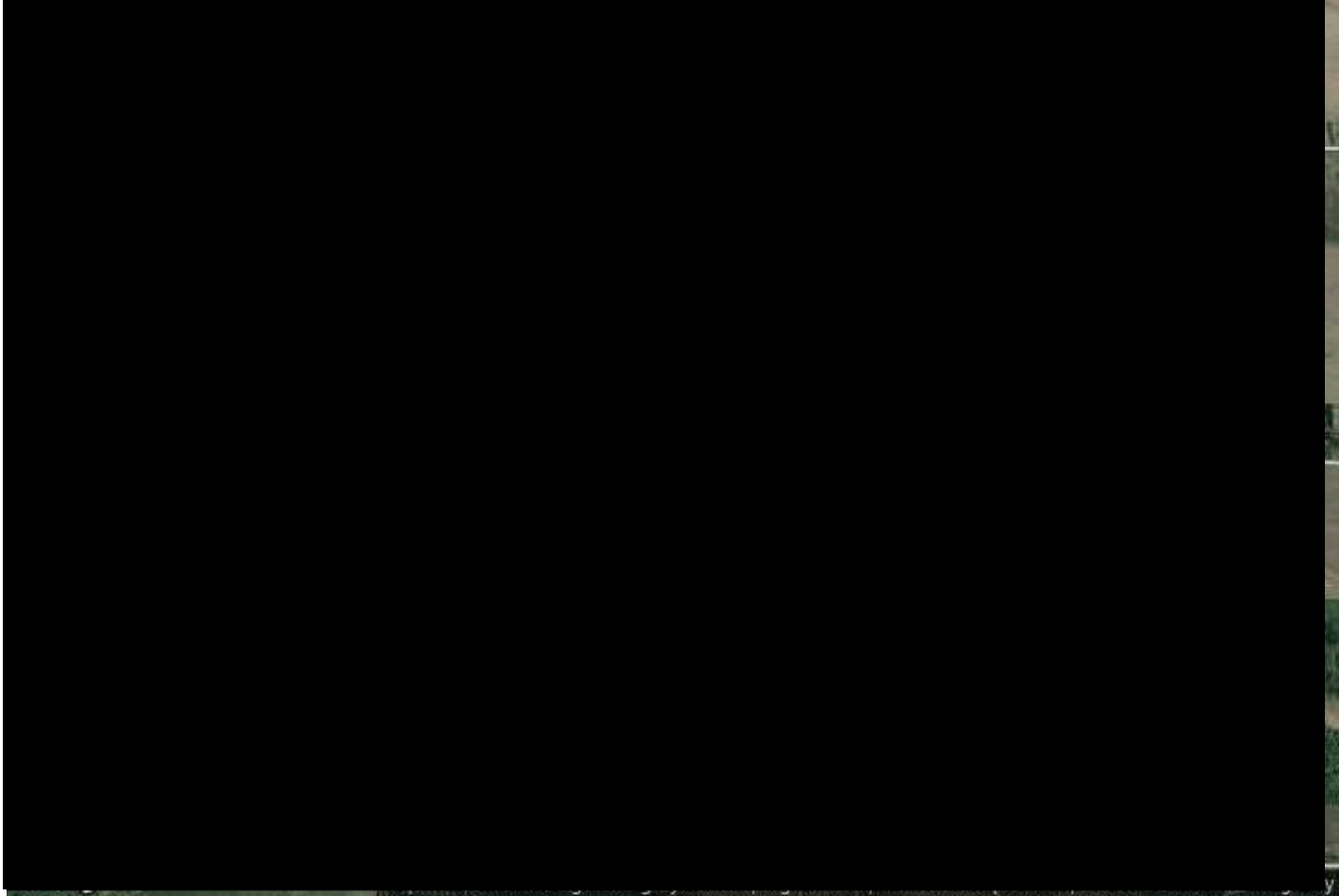
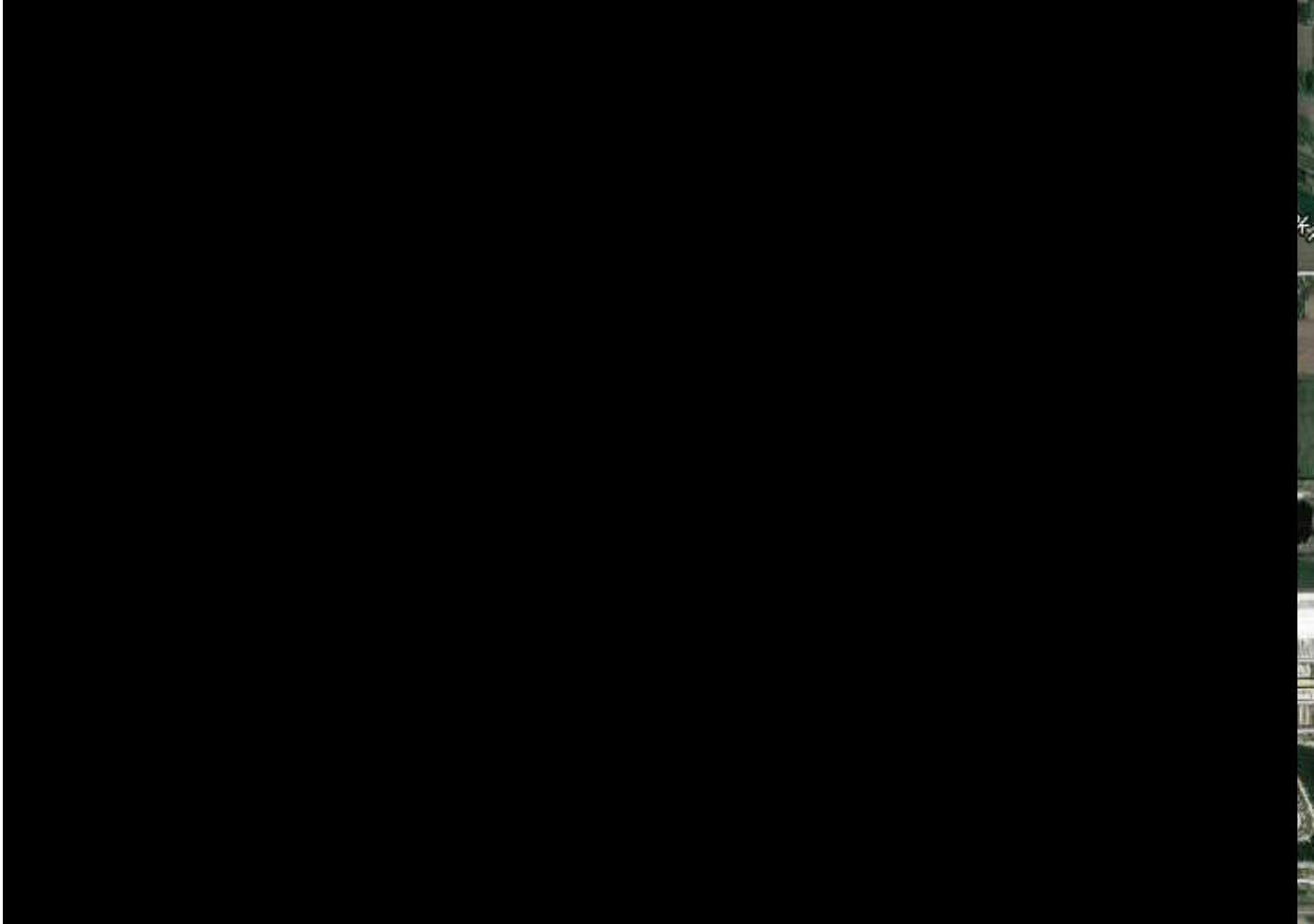
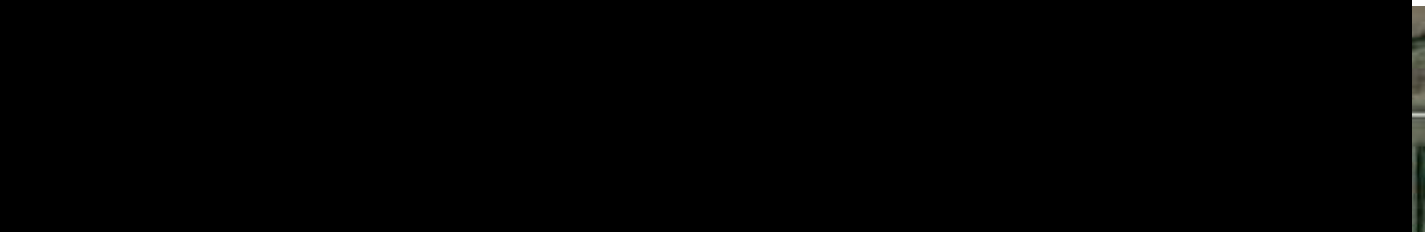
All address changes, business or residence must be reported to the Real Property Appraiser Board immediately.
This Pocket Card is proof that such person is credentialed under the Real Property Appraiser Act unless credential has been canceled, surrendered, suspended, or revoked.

[REDACTED]

Administrative Identification Number:	6521-2017	Registration Fee Paid:	\$550.00
Random Fingerprint Audit Program Fee Paid:	\$10.00	Federal Registry Fee Paid:	\$80.00

AERIAL MAP

Borrower:		File No.:	
Property Address:		Case No.:	
City:		State:	
Lender:		Zip:	



***** INVOICE *****

File Number: *Penny Public* 12/2018

[Redacted]

Borrower : *Penny Public*
Invoice # : *Penny Public*
Order Date : 12/2018
Reference/Case # :
PO Number :

Penny Public

3004 Sun Lake Dr
Las Vegas, NV 89128

1004 Full USDA Appraisal	\$	500.00
	\$	-----
Invoice Total	\$	500.00
State Sales Tax @	\$	0.00
Deposit	(\$)
Deposit	(\$)

Amount Due	\$	500.00

Terms: 30 day terms

Please Make Check Payable To:

[Redacted]

Fed. I.D. #: [Redacted]

[Redacted]