

**Grand Property Appraisal Services, Inc.**  
**Appraisal Report**

K2-132910  
File No. 723Hastings

**APPRAISAL OF**



**LOCATED AT:**

723 Hastings St  
Pittsburgh, PA 15206

**FOR:**

Movement Mortgage  
1434 Crossways Blvd, Suite 250  
Chesapeake, VA, 23320

**BORROWER:**

Scott Danzig & Aliona Tsypes

**AS OF:**

March 22, 2022

**BY:**

Gino T. Pusateri  
PA Certified Residential Real Estate Appraiser

**Grand Property Appraisal Services, Inc.**  
**Appraisal Report**

K2-132910  
File No. 723Hastings

Karis Management Group - K2 Branch  
Movement Mortgage  
1434 Crossways Blvd, Suite 250  
Chesapeake, VA, 23320

File Number: 723Hastings

To whom it may concern:

In accordance with your request, I have appraised the real property at:

723 Hastings St  
Pittsburgh, PA 15206

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.  
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of March 22, 2022 is:

\$634,000  
Six Hundred Thirty-Four Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,  
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully Submitted,



Gino T. Pusateri  
PA Certified Residential Real Estate Appraiser  
RL138927

Uniform Residential Appraisal Report

K2-132910  
File No. 723Hastings

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 Address	723 Hastings St	City	Pittsburgh	State	PA	Zip Code	15206
Borrower	Scott Danzig & Aliona Ttypes	Owner of Public Record	David A. & Rebecca Harris	County	Allegheny		
Legal Description	D.B.V. 13650 P. 318/BEECHWOOD PK PLAN PTS 87 & 88 LOT 33.40XAVG160.27X92.72 RR IN ALL HASTINGS ST IMP-DESC: 2 STY BRK HSE 723						
Assessor's Parcel #	0085-M-00284-0000-00	Tax Year	2021	R.E. Taxes \$	6,153		
Neighborhood Name	Pointe Breeze / Pgh-Ward 14	Map Reference	SMSA 3830	Census Tract	1404.00		
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client Movement Mortgage	Address 1434 Crossways Blvd, Suite 250, Chesapeake, VA 23320						
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Report data source(s) used, offering price(s), and date(s).	DOM 18;Has a contingent sale pending as of 02/21/2022 for \$519,900. The reference number is #1539261 as provided by WPMLS, days on market is 4.Was originally offered for sale < continued in addendum >						

CONTRACT

I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Arms length sale;The subject property is currently under agreement for \$620,000 as of 03/07/2022. There are \$10,000 in seller concessions. The contract provided to the appraiser does not contain any atypical terms or conditions. < continued in addendum >
Contract Price \$ 620,000 Date of Contract 03/07/2022 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) Court Records
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid. \$10000;;There are \$10000 in seller concessions.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.							
Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	30 Low	0	Multi-Family	5 %
Neighborhood Boundaries	The neighborhood boundaries are PA-380 to the North, Shady Ave. to the West, and Wilkins Ave. to the East, and to the South.			1,250 High	200	Commercial	5 %
				640 Pred.	120	Other	%
Neighborhood Description	The subject property is approximately 4 miles Northeast of the City of Pittsburgh, in an area known as, Pointe Breeze / Pgh-Ward 14. This area is serviced by the Pittsburgh School District. Homes are primarily single family in a variety of styles, with convenience of supporting amenities. Some employment is offered locally, however, a variety of opportunities are available in the City. Appeal and marketability of this area is average.						
Market Conditions (including support for the above conclusions)	The general marketing conditions of this neighborhood are average. Supply and demand factors appear to be in balance and typical marketing time is under 3 months. All forms of financing are available to the area. Interest rates and discount points are considered reasonable. The difference between the Federal and Conventional market is minimal						

SITE

Dimensions	33 X 305.45	Area	10080 sf	Shape	Irregular	View	N;Res;Res
Specific Zoning Classification	R1D-VL	Zoning Description	SINGLE-UNIT DETACHED RESIDENTIAL VERY LOW DENSITY				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. The highest and best use for the subject property is a SFR due to the immediate neighborhood and market area being SFR.						
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"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	420063 - 42003C0358-H	FEMA Map Date	09/26/2014
Are the utilities and off-site improvements typical for the market area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.						
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.						

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space		Foundation Walls	Stone/Good	Floors	HW/CT/Good
# of Stories	3	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement		Exterior Walls	Brk & Frm/Good	Walls	Plst/Good
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	936 sq. ft.	Roof Surface	Shingle/Good	Trim/Finish	Wood/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts	Metal/Metal/Good	Bath Floor	CT/Good
Design (Style)	Colonial	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	Dbl Hung/Good	Bath Wainscot	CT/Good
Year Built	1900	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	Yes/Yes/Good	Car Storage	<input checked="" type="checkbox"/> None
Effective Age (Yrs)	15	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Yes/Good	<input type="checkbox"/> Driveway	# of Cars 0
Attic	<input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities	<input type="checkbox"/> WoodStove(s) #0	Driveway Surface	None
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 3	<input checked="" type="checkbox"/> Fence Wood/Chain	<input type="checkbox"/> Garage	# of Cars 0
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck Both	<input checked="" type="checkbox"/> Porch Front	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other C Fan		<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)						
Finished area above grade contains:	8 Rooms	5 Bedrooms	2.1 Bath(s)	2,841	Square Feet of Gross Living Area Above Grade		
Additional features (special energy efficient items, etc.).	This Property includes refinished HW floors, french doors in DR & kitchen to patio, quartz counters in kitchen, french doors in BR to deck, skylight in master bath, newer 200 Amp service box, and newer 40g HWT.						
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).	C3;Kitchen-remodeled-timeframe unknown;Bathrooms-remodeled-timeframe unknown;The dwelling is functionally acceptable. Overall condition is good and no essential repairs are necessary to make the property marketable. No external obsolescence was observed.						
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.						
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.						

SALES COMPARISON APPROACH

Uniform Residential Appraisal Report

K2-132910  
File No. 723Hastings

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 595,000 to \$ 670,000 .

There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 599,952 to \$ 690,000 .

FEATURE		SUBJECT		COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
723 Hastings St				430 S Dallas Ave		213 Elysian St		5841 Ferree St	
Address Pittsburgh, PA 15206				Pittsburgh, PA 15208		Pittsburgh, PA 15206		Pittsburgh, PA 15217	
Proximity to Subject				0.36 miles NE		0.46 miles NE		0.42 miles SW	
Sale Price		\$ 620,000		\$ 599,952		\$ 620,000		\$ 642,000	
Sale Price/Gross Liv. Area		\$ 218.23 sq. ft.		\$ 284.34 sq. ft.		\$ 192.25 sq. ft.		\$ 263.11 sq. ft.	
Data Source(s)				WPMLS #1536375;DOM 2		WPMLS #1519239;DOM 2		WPMLS #1521229;DOM 22	
Verification Source(s)				Assessment Records		Assessment Records		Assessment Records	
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+		+	
				(-) \$ Adjustment				(-) \$ Adjustment	
Sale or Financing				ArmLth		ArmLth		ArmLth	
Concessions				Conv;0		Conv;3000 0		Conv;0	
Date of Sale/Time				s03/22;c01/22		s11/21;c09/21		s11/21;c11/21	
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		10080 sf		4920 sf		3534 sf		3800 sf	
				+10,000		+10,000		+10,000	
View		N;Res;Res		N;Res;Res		N;Res;Res		N;Res;Res	
Design (Style)		DT3;Colonial		DT3;Colonial		DT3;Colonial		DT3;Colonial	
Quality of Construction		Q4		Q4		Q4		Q4	
Actual Age		122		98		102		102	
				0		0		0	
Condition		C3		C3		C3		C3	
								-20,000	
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count		8 5 2.1		7 4 3.1		7 4 2.1		7 4 3.1	
Gross Living Area 70		2,841 sq. ft.		2,110 sq. ft.		3,225 sq. ft.		2,440 sq. ft.	
				+51,170		-26,880		+28,070	
Basement & Finished		936sf0sfwu		844sf0sfwu		1290sf0sfin		976sf0sfwu	
Rooms Below Grade				0		0		0	
Functional Utility		Average		Average		Average		Average	
Heating/Cooling		HVAC		HVAC		HVAC		HVAC	
Energy Efficient Items		Therm. Window		Therm. Window		Therm. Window		Therm. Window	
Garage/Carport		None		2gd		3gd		1gd	
				-30,000		-45,000		-15,000	
Porch/Patio/Deck		Porch, Patio, Deck		Patio, Deck		Porch, Patio, Deck		Porch, Patio, Deck	
Fireplace(s)		3 Fireplace(s)		2 Fireplace(s)		0 Fireplace(s)		1 Fireplace(s)	
				+2,000		+6,000		+4,000	
Pool/Fence/etc		Fence		Fence		Fence		Screened Porch	
								-6,000	
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 33,170		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 55,880		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 3,930	
Adjusted Sale Price of Comparables				Net Adj. 5.5% Gross Adj. 17.2% \$ 633,122		Net Adj. -9.0% Gross Adj. 14.2% \$ 564,120		Net Adj. -0.6% Gross Adj. 13.7% \$ 638,070	

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 Records, Realquest data, and WPML

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 Records, Realquest data, and WPML.

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				
Price of Prior Sale/Transfer				
Data Source(s)	Court Records	Court Records	Court Records	Court Records
Effective Date of Data Source(s)	03/22/2022	03/22/2022	03/22/2022	03/22/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The subject is currently under agreement for \$620,000 as of 03/07/2022. It has not sold within the past three years. All comparables have been verified as closed within the past twelve months.

Summary of Sales Comparison Approach. Comparable properties in this report are located in the same community or similar communities as the subject and have access to the similar amenities, such as utility services and conveniences. The comparables selected are considered the best available and are accurate indicators of market value. Comparable # 1 is given the most weight in determining the market value for the subject property due to warranting the least amount of adjustments.

Indicated Value by Sales Comparison Approach \$ 634,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$634,000 Cost Approach (if developed) \$ 642,600 Income Approach (if developed) \$

All three approaches to value were considered in this appraisal. The income approach was not included due to the lack of essential data. The market approach is given the most weight as it most accurately reflects the actions of buyers and sellers in the market

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: All sketches and drawings attached to this appraisal are for visual aid purposes only.

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 \$ 634,000 as of 03/22/2022 , which is the date of inspection and the effective date of this appraisal.

Grand Property Appraisal Services, Inc.

Uniform Residential Appraisal Report

K2-132910

File No. 723Hastings

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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) Per peer actions in the market area, the allocation method of 20% of the predominant value for the area was used for the site value of the subject property.

ESTIMATED

☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Marshall & Swift

Quality rating from cost service GoodEffective date of cost data 2022

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Replacement Cost: Marshall & Swift and Local Builders

Depreciation is based on Age/Life Method.

Estimated Remaining Economic Life - 55 years

Square Foot Calculations - See Attached Sketch.

Estimated Remaining Economic Life (HUD and VA only)55 Years

OPINION OF SITE VALUE..... = \$128,000

Dwelling2,841 Sq. Ft. @ \$215.00..... = \$610,815

Bsmt: 936 Sq. Ft. @ \$15.00..... = \$14,040

Garage/Carport Sq. Ft. @ \$..... = \$0

Total Estimate of Cost-New..... = \$624,855

Less85PhysicalFunctionalExternal

Depreciation\$110,268\$0\$0= \$(110,268)

Depreciated Cost of Improvements..... = \$514,587

"As-is" Value of Site Improvements..... = \$

INDICATED VALUE BY COST APPROACH..... = \$642,600

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)

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.

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

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

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

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

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

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

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

## Uniform Residential Appraisal Report

K2-132910

File No. 723Hastings

**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).

Uniform Residential Appraisal Report

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 Gino T. Pusateri  
Company Name Grand Property Appraisal Services, Inc.  
Company Address 252 Kingston Drive  
Pittsburgh, PA 15235  
Telephone Number 412-816-1174  
Email Address gino@gpaservices.com  
Date of Signature and Report 03/23/2022  
Effective Date of Appraisal 03/22/2022  
State Certification # RL138927  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State PA  
Expiration Date of Certification or License 06/30/2023  
PA Certified Residential Real Estate Appraiser  
ADDRESS OF PROPERTY APPRAISED  
723 Hastings St  
Pittsburgh, PA 15206

APPRAISED VALUE OF SUBJECT PROPERTY \$ 634,000

LENDER/CLIENT

Name Karis Management Group - K2 Branch  
Company Name Movement Mortgage  
Company Address 1434 Crossways Blvd, Suite 250  
Chesapeake, VA 23320  
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. 723Hastings

## SAI ES COMPARISON APPROACH:

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.



ADDENDUM

Borrower: Scott Danzig & Aliona Tsytes		File No.: 723Hastings	
Property Address: 723 Hastings St		Case No.: K2-132910	
City: Pittsburgh	State: PA		Zip: 15206
Lender: Movement Mortgage			

THIS APPRAISAL WAS COMPLETED USING UAD STANDARDS

The subject property utilities are on working properly at the time of inspection.

The pandemic may impact the market value.

Measurements were obtained using the ANSI method.

MLS SEARCH RESULTS FOR PAST 12 MONTHS

1536375 430 S Dallas Ave. 1,924 03/03/2022 2 \$599,000 \$599,952 100.16  
1505338 130 N Woodland Rd 1,987 0\$14,927,184 08/06/2021 3 \$650,000 \$615,000 94.62  
1519239 213 Elysian Street 1,920 0 \$9,309,309 11/09/2021 2 \$629,000 \$620,000 98.57  
1483089 6849 Penham Place 1,959 03/26/2021 5 \$599,000 \$627,200 104.71  
1521229 5841 Ferree 1,920 11/12/2021 22 \$649,900 \$642,000 98.78  
1516672 126 N Woodland Road 1,987 0\$21,197,411 09/16/2021 1 \$670,000 \$655,000 97.76  
1495665 6404 Wilkins 1,927 07/15/2021 12 \$685,000 \$678,500 99.05  
1513622 5745 Northumberland St 1,915 0 \$6,347,746 10/29/2021 72 \$690,000 \$690,000 100.00

REASONABLE EXPOSURE TIME

Exposure time is always presumed to precede the effective date of the appraisal. It is the estimated length of time the property would have been offered on the market, prior to the hypothetical sale, at the appraised value, on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. This includes not only adequate, sufficient and reasonable time, but adequate, sufficient and reasonable effort. It is often expressed as a range and is based on the following:

1. Statistical information about days on the market, most commonly obtained from the local Multiple Listing Service.
2. Information gathered through sales verification.

Under historical market conditions, the reasonable exposure time for the subject property would have been approximately three months. This is based on the analyses of historical market data in the general area and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes that the listed price would have been at or near the appraised value. It also assumes aggressive professional marketing by reputable local real estate offices.

COMMENTS ON MARKET DATA

Sale # 4 sold cash. A review of the data indicates that the sale price was not influenced by this factor in the market.

There are no adjustments warranted for seller concessions in the subject property's market area. It is common and accepted practice by similar like buyers and sellers in the subject market area for seller concessions. Therefore, no adjustments are warranted.

Comparable # 4 is located on a busy road. There is a measurable market difference in being located on a busy road. Therefore, an adjustment is warranted for location.

Site adjustment may not be proportional to differences in lot frontage or area as other factors were considered, such as topography, utility, location, excess size, and shape.

The subject property is located in an area where the homes widely vary in style and design. This blend of different architectural styles lends to a favorable neighborhood appearance while avoiding any monotony of design. All the homes benefit from these variations. This mixture of different architectural designs, make it difficult to find comparables with the same design characteristics as the subject. Therefore, it was necessary to utilize comparables which vary in architectural style, while offering similar living benefits and quality of life style.

No adjustment for variation in age was made as this is reflected in the adjustment for condition.

Condition adjustments were made to reflect the market value difference attributable to the overall condition of comparables # 3 & 4 including wall and floor coverings, carpeting, lighting and bath fixtures. The adjustment also takes into consideration the continued maintenance over the years. This information was verified by the listing agent comments and/or interior photos on the MLS.

Square foot adjustments are based on \$70/sf of living space. All sales are closed and data is believed to be reliable. Indicated square foot area of comparable homes is approximate. The most recent, closely located sales were considered and their degree of comparability to the subject evaluated.

There is no measurable market difference in a fence. Therefore, no adjustment is warranted.

IN SUMMARY  
APPRAISER DID NOT DETERMINE IF SUBJECT PROPERTY MEETS STATE OR LOCAL BUILDING OR FIRE AND PANIC CODE REQUIREMENTS. APPRAISER HAS DETERMINED THAT THE SUBJECT MEETS

ADDENDUM

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		

**MINIMUM PROPERTY STANDARDS, UNLESS NOTED OTHERWISE, TO ASSURE SAFE SANITARY HOUSING AS PER H.U.D. MINIMUM PROPERTY STANDARDS. IN THE EVENT THERE IS A CONCERN REGARDING STATE OR LOCAL BUILDING CODE COMPLIANCE, TOXIC OR HAZARDOUS CONDITIONS, STRUCTURAL INTEGRITY OR EQUIPMENT ADEQUACY, AN APPROPRIATE INSPECTOR SHOULD BE CONTACTED.**

**THE APPRAISER SUBMITS THIS APPRAISAL REPORT WHICH IS PREPARED FOR MORTGAGE PURPOSES COMPLIANCE WITH USPAP REGULATIONS. THE INTENDED USERS OF THIS REPORT BEING THE LENDER/CLIENT. THE BORROWER IS NOT AN INTENDED USER.**

**THE APPRAISER HAS NOT PERFORMED ANY VALUATION/APPRaisal SERVICES ON THE SUBJECT PROPERTY IN THE PAST THREE YEARS.**

**ELECTRONIC SIGNATURE ADDENDUM**  
**WE HAVE FOLLOWED THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE, (USPAP), STATEMENT NO.3 (SMT-8) WHICH STATES THAT THE APPRAISER MUST AFFIX HIS OWN SIGNATURE TO THE REPORT AND THAT HE ALONE HAS THE PASSWORD. THESE MEASURES HAVE BEEN TAKEN TO ASSURE THE INTEGRITY OF THE ELECTRONIC SIGNATURE. ELECTRONICALLY AFFIXING A SIGNATURE TO A REPORT CARRIES THE SAME LEVEL OF AUTHENTICITY AND RESPONSIBILITY AS AN INK SIGNATURE ON A PAPER COPY REPORT.**

**Twelve Month Listing History of Subject Property**  
Continued from Twelve Month Listing History of Subject Property: 02/17/2022 for \$519,900. The reference number is #1539261 as provided by WPMLS, days on market is 0. The subject property is currently under agreement for \$620,000 as of 03/07/2022. The reference number is 1539261 as provided by the WPMLS.

**Analysis of the Sales Contract**  
Continued from Analysis of the Sales Contract: There are seller concessions. This appears to be an arm's-length transaction, and assuming the parties were acting in their own best interest, the price was likely not affected by the concessions.

Market Conditions Addendum to the Appraisal Report

K2-132910  
File No. 723Hastings

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 **723 Hastings St** City **Pittsburgh** State **PA** Zip Code **15206**  
Borrower **Scott & Aliona Danzig & Tsypes**

**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)	4	3	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.67	1.00	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	0	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.99	0.00	15.15	<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	641,100	642,000	599,952	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	4	22	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	669,950	0	642,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	47	0	38	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97.14%	98.78%	100.16%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? <input checked="" type="checkbox"/> Yes <input 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.).  
**The appraiser used a data source, West Penn Multi-List, that does not always give sales concessions information. However, the appraiser has seen sales concessions on sales contracts in this market.**

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).

Cite data sources for above information. West Penn Multi - List, WPML

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.  
**The market area for the subject property is stable and the supply for comparable listings are sufficient. The lack of activity in the market does not demonstrate accurate indications whether the market is stable or declining. After analyzing the market and making the adjustments accordingly in the sales comparison approach the market appears to be stable.**

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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.						

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

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature   
Name Gino T. Pusateri  
Company Name Grand Property Appraisal Services, Inc.  
Company Address 252 Kingston Drive  
Pittsburgh, PA 15235  
State License/Certification # RL138927 State PA  
Email Address gino@gpaservices.com

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

DIMENSION LIST ADDENDUM

Borrower: Scott Danzig & Aliona Tsypes

File No.: 723Hastings

Property Address: 723 Hastings St

Case No.: K2-132910

City: Pittsburgh

State: PA

Zip: 15206

Lender: Movement Mortgage

GROSS BUILDING AREA (GBA)			2,841
GROSS LIVING AREA (GLA)			2,841
Area(s)	Area	% of GLA	% of GBA
Living	2,841		100.00
Level 1	1,089	38.33	38.33
Level 2	1,032	36.33	36.33
Level 3	720	25.34	25.34
Other	744	26.19	26.19
Basement	GBA <input type="checkbox"/>	936	
Garage	<input type="checkbox"/>	0	
	<input type="checkbox"/>		

Area Measurements						Area Type						
Measurements		Factor		Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage	
<u>36.00</u>	x	<u>26.00</u>	x	<u>1.00</u>	=	<u>936.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>17.00</u>	x	<u>9.00</u>	x	<u>1.00</u>	=	<u>153.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>26.00</u>	x	<u>36.00</u>	x	<u>1.00</u>	=	<u>936.00</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>12.00</u>	x	<u>8.00</u>	x	<u>1.00</u>	=	<u>96.00</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>20.00</u>	x	<u>36.00</u>	x	<u>1.00</u>	=	<u>720.00</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>26.00</u>	x	<u>36.00</u>	x	<u>1.00</u>	=	<u>936.00</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: March 22, 2022  
Appraised Value: \$ 634,000



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE



BATHROOM PHOTOS

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		



Master Bath

Comment:



Bath

Comment:



Powder Room

Comment:

INTERIOR PHOTOS

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		



Living Room

Comment:



Dining Room

Comment:



Kitchen

Comment:



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		



COMPARABLE SALE #1

430 S Dallas Ave  
Pittsburgh, PA 15208  
Sale Date: s03/22;c01/22  
Sale Price: \$ 599,952



COMPARABLE SALE #2

213 Elysian St  
Pittsburgh, PA 15206  
Sale Date: s11/21;c09/21  
Sale Price: \$ 620,000



COMPARABLE SALE #3

5841 Ferree St  
Pittsburgh, PA 15217  
Sale Date: s11/21;c11/21  
Sale Price: \$ 642,000



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		



COMPARABLE SALE #4

6404 Wilkins Ave  
Pittsburgh, PA 15217  
Sale Date: s07/21;c05/21  
Sale Price: \$ 678,500



COMPARABLE SALE #5

5454 Kipling Rd  
Pittsburgh, PA 15217  
Sale Date: c01/22  
Sale Price: \$ 659,000



COMPARABLE SALE #6

6348 Aurelia St  
Pittsburgh, PA 15206  
Sale Date: c03/22  
Sale Price: \$ 670,000

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		



Breakfast Nook



Bedroom



Bedroom



Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		



Bedroom

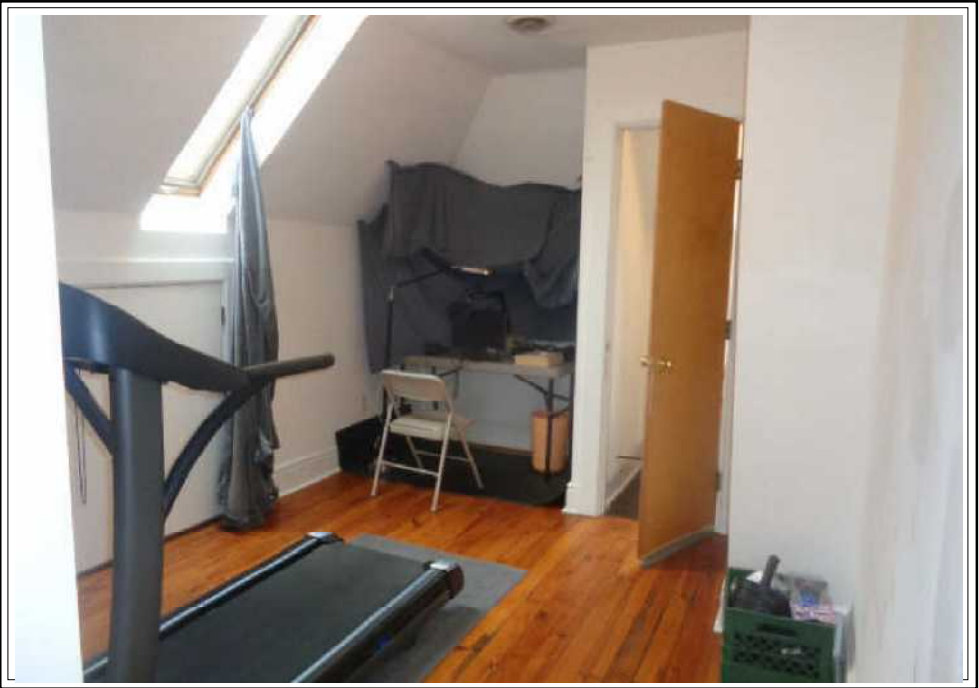


Bedroom



Master Bedroom

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		



Additional Master bedroom photo



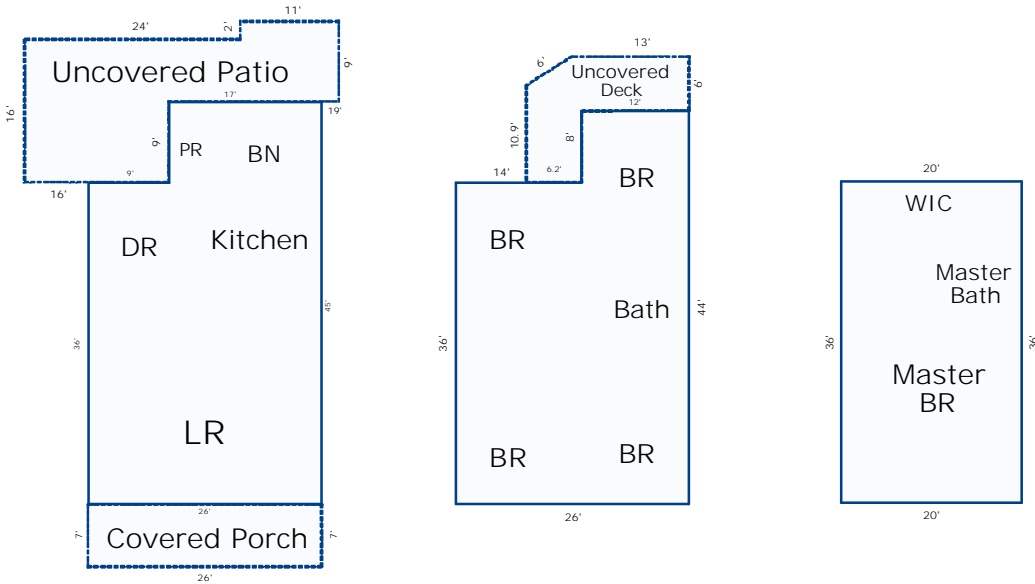
Basement



Crawl Space

FLOORPLAN SKETCH

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		



Sketch by Apex Medina™

Comments:

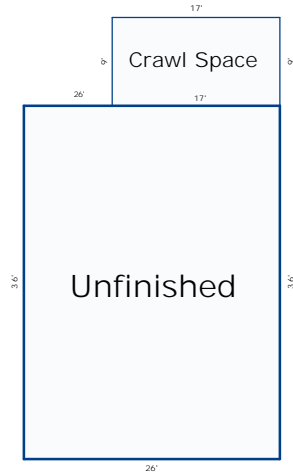
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1089.0	1089.0
GLA2	Second Floor	1032.0	1032.0
GLA3	Third Floor	720.0	720.0
P/P	Porch	182.0	
	Patio	411.0	
	Wood Deck	151.3	744.3
Net LIVABLE Area		(rounded)	2841

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
26.0	x	36.0	936.0
9.0	x	17.0	153.0
Second Floor			
36.0	x	26.0	936.0
8.0	x	12.0	96.0
Third Floor			
36.0	x	20.0	720.0
5 Items		(rounded)	2841



## FLOORPLAN SKETCH

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		



Sketch by Apex Medina™

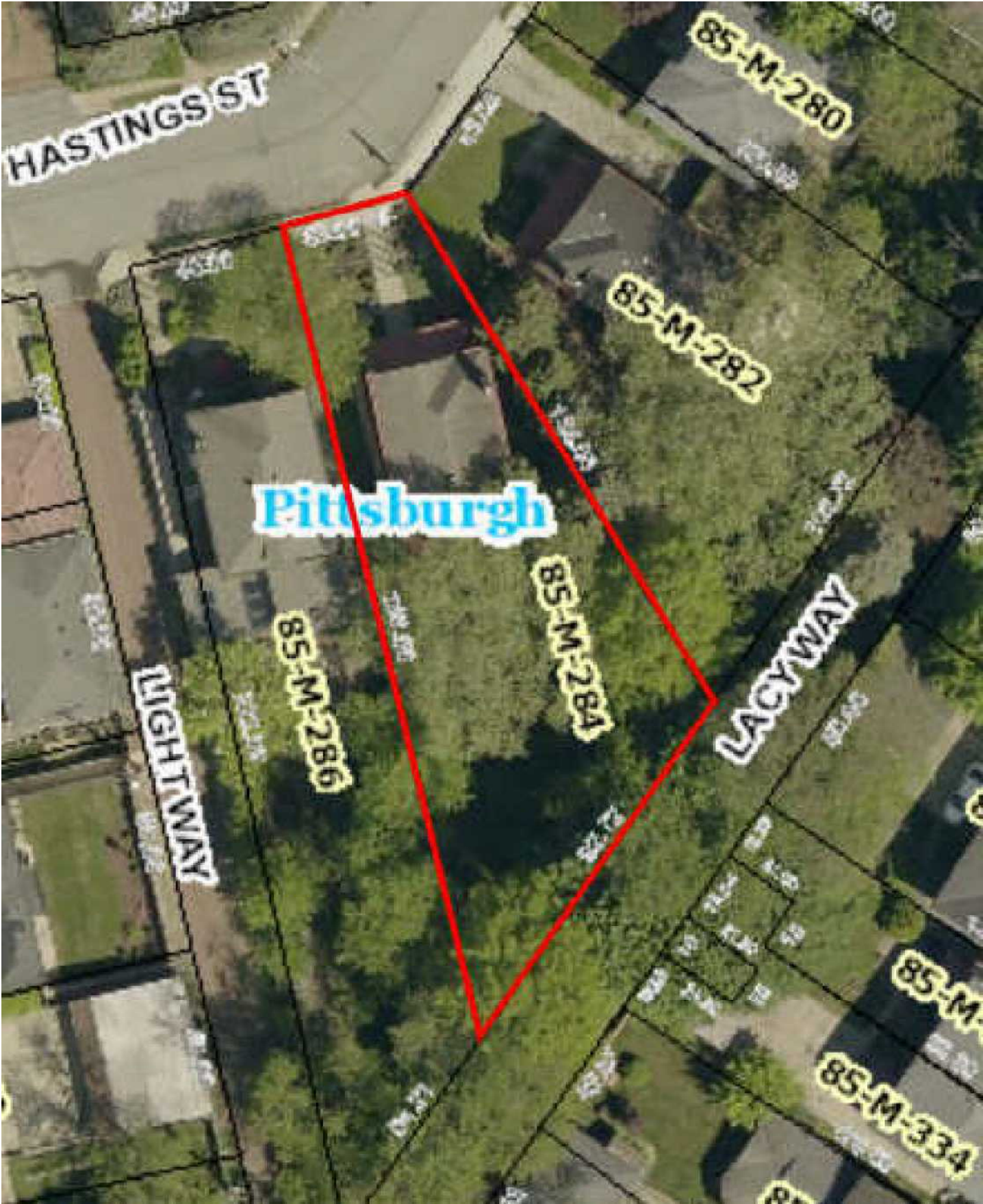
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
BSMT	Basement	936.0	936.0

AREA BREAKDOWN	
Breakdown	Subtotals

PLAT MAP

Borrower: Scott Danzig & Aliona Tsypes	File No.: 723Hastings
Property Address: 723 Hastings St	Case No.: K2-132910
City: Pittsburgh	State: PA
Lender: Movement Mortgage	Zip: 15206





## LOCATION MAP

Borrower: Scott Danzig & Aliona Tsypes

File No.: 723Hastings

Property Address: 723 Hastings St

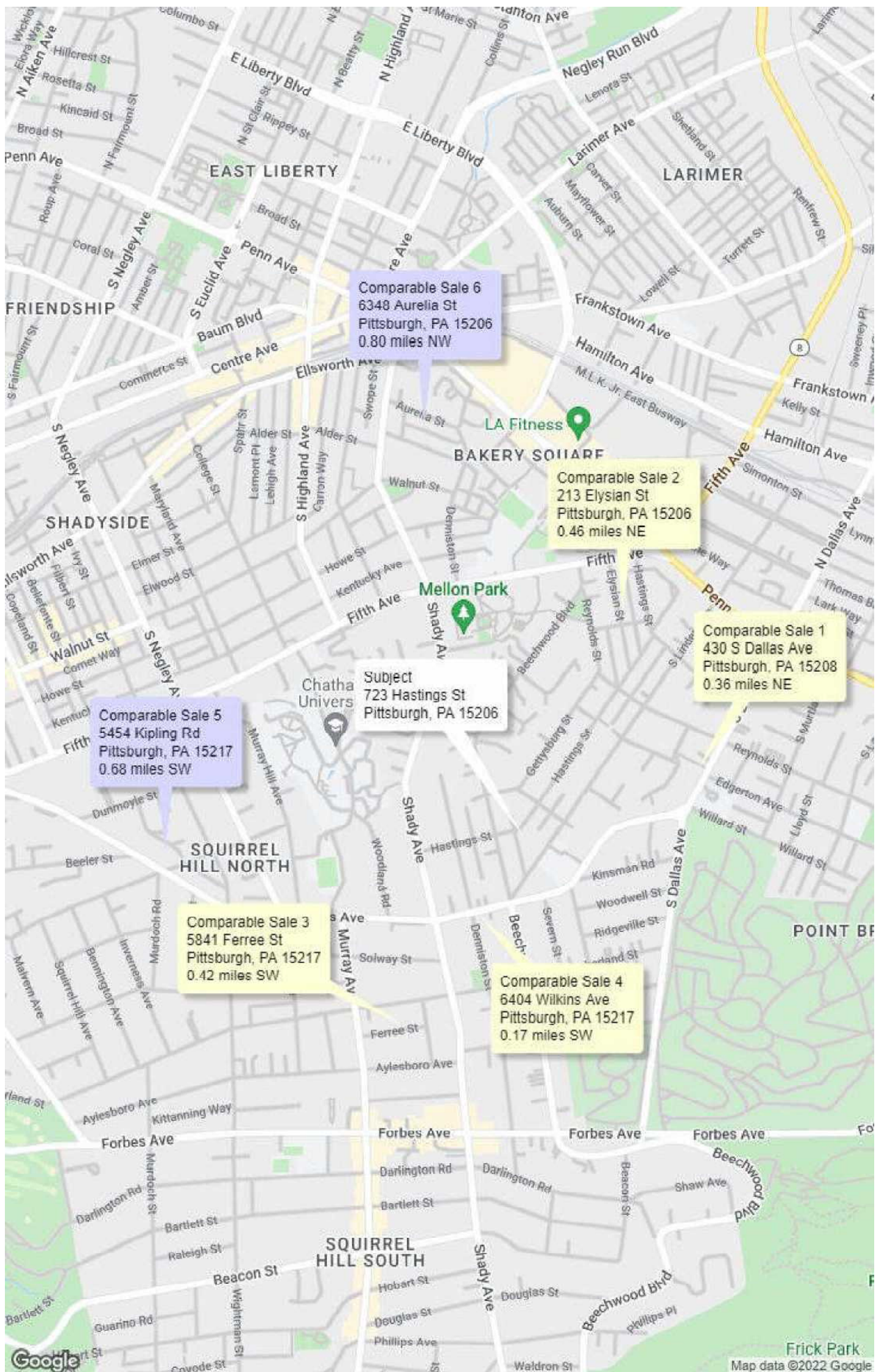
Case No.: K2-132910

City: Pittsburgh

State: PA

Zip: 15206

Lender: Movement Mortgage





Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

Commonwealth of Pennsylvania  
Department of State  
Bureau of Professional and Occupational Affairs  
PO BOX 2649 Harrisburg PA 17105-2649

21 0039678

License Type  
Certified Residential Appraiser  
  
GINO T PUSATERI  
252 KINGSTON DRIVE  
PITTSBURGH, PA 15235



License Status  
Active  
  
Initial License Date  
06/13/2003

License Number  
RL138927

Expiration Date  
06/30/2023

  
Commissioner of Professional and Occupational Affairs

  
Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 P.A.C.S. §. 4911

252 Kingston Drive, Pittsburgh, PA 15235 / (412) 816-1174

Borrower: Scott Danzig &amp; Aliona Tsypes

File No.: 723Hastings

Property Address: 723 Hastings St

Case No.: K2-132910

City: Pittsburgh

State: PA

Zip: 15206

Lender: Movement Mortgage

**AIG SPECIALTY INSURANCE COMPANY**

Administrative Offices - 175 Water Street, 18th Floor, New York, NY 10038

Certificate Number:

012074655-01

This Certificate forms a part of Master Policy Number:

035908521-01

Renewal of Master Policy Number :

035908521-00

NOTICE: THIS INSURANCE IS WRITTEN ON A CLAIMS MADE AND REPORTED BASIS AND ONLY APPLIES TO CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER DURING THE CERTIFICATE PERIOD. NO COVERAGE EXISTS FOR CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER AFTER THE END OF THE CERTIFICATE PERIOD UNLESS, AND TO THE EXTENT, A BASIC OR EXTENDED REPORTING PERIOD APPLIES

NOTICE: DEFENSE EXPENSES ARE INCLUDED WITHIN AND REDUCE THE APPLICABLE LIMIT OF LIABILITY STATED IN THE CERTIFICATE. PLEASE READ THE ENTIRE POLICY CAREFULLY

NORMAN-SPENCER REAL ESTATE RISK PURCHASING GROUP INC dba  
THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS  
(A Delaware Corporation)

**CERTIFICATE DECLARATIONS**

1. Name and Address of Certificate Holder: Grand Property Appraisal Services, Inc.

252 Kingston Drive  
Pittsburgh

PA 15235

2. Certificate Period:

Effective Date: 6/30/2021 to Expiration Date: 6/30/2022

12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above

2a. Retroactive Date:

6/30/2003

12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above

3. Limit of Liability:

\$ 1,000,000 each claim

\$ 1,000,000 aggregate limit

4. Deductible:

\$ 1,000 each claim

5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES

6. Advance Certificate Holder Premium:

\$1,820.00

Surplus Lines Tax

54.60

Stamping Fee

20.00

7. Minimum Earned Premium:

25% or

\$455.00

Risk Purchasing Group Fee

40.00

Forms and Endorsements:

See Attached Forms list

Total:

\$ 114.60

Agency Name and Address:

Norman-Spencer Agency, LLC  
8075 Washington Village Drive  
Dayton, OH 45458

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.



County: Allegheny

Authorized Representative OR  
Countersignature (in states where applicable)

Date: June 22, 2021

The insurer which has issued this insurance is not licensed by the Pennsylvania Insurance Department and is subject to limited regulation. This insurance is not covered by the Pennsylvania Property and Casualty Insurance Guaranty Association. Brian Norman 8075 Washington Village Dr Dayton OH 45458



Aerial Photo

Borrower: Scott Danzig & Aliona Tsypes		File No.: 723Hastings
Property Address: 723 Hastings St		Case No.: K2-132910
City: Pittsburgh	State: PA	Zip: 15206
Lender: Movement Mortgage		

