

Uniform Residential Appraisal Report

1519527
File # 2510-03147

SALES COMPARISON APPROACH

There are 21 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 334,900 to \$ 499,000 .														
There are 17 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 345,000 to \$ 434,585 .														
FEATURE			SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address 3883 Dominic St North Port, FL 34288						1800 S San Mateo Dr North Port, FL 34288			3705 Baynes Rd North Port, FL 34288			5148 Delight Ave North Port, FL 34288		
Proximity to Subject						1.80 miles NE			1.03 miles E			1.99 miles E		
Sale Price			\$			\$ 395,000			\$ 373,000			\$ 386,000		
Sale Price/Gross Liv. Area			\$ sq.ft.			\$ 197.80 sq.ft.			\$ 186.78 sq.ft.			\$ 193.29 sq.ft.		
Data Source(s)						StellarMLS#A4627967;DOM 240			StellarMLS#C7499882;DOM 162			StellarMLS#C7499796;DOM 128		
Verification Source(s)						Doc#119574/CoreLogic Public Records			Doc#94455/CoreLogic Public Records			Doc#81086/CoreLogic Public Records		
VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment		
Sales or Financing Concessions						Armlth Conv;0			Armlth FHA;14688 0			Armlth FHA;0		
Date of Sale/Time						s08/25;c07/25 0			s06/25;c04/25 0			s05/25;c04/25 0		
Location			N;Res;			N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site			10220 sf			20000 sf -17,600			12366 sf 0			10000 sf 0		
View			N;Woods;			N;Res; 0			N;Woods;			N;Res; 0		
Design (Style)			DT1;Ranch			DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction			Q3			Q3			Q3			Q3		
Actual Age			1			1			1			1		
Condition			C2			C1 0			C1 0			C2		
Above Grade			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count			7 4 3.0			7 4 3.0			7 4 3.0			7 4 3.0		
Gross Living Area			1,997 sq.ft.			1,997 sq.ft.			1,997 sq.ft.			1,997 sq.ft.		
Basement & Finished Rooms Below Grade			0sf			0sf			0sf			0sf		
Functional Utility			Adequate			Adequate			Adequate			Adequate		
Heating/Cooling			FWA CAC			FWA CAC			FWA CAC			FWA CAC		
Energy Efficient Items			Pt.Id,HiLow-E			Pt.Id,HiLow-E			Pt.Id,HiLow-E			Pt.Id,HiLow-E		
Garage/Carport			2ga2dw			2ga2dw			2ga2dw			2ga2dw		
Porch/Patio/Deck			CvPorches			CvPorches			CvPorches			CvPorches		
Utilities/Flood			Well,Septic/X			Water,Septic/X -3,500			Well,Septic/X			Well,Septic/X		
Amenities			None			None			None			None		
Counter tops/Cabinets			Stone/ShakerWd			Stone/ShakerWd			Stone/ShakerWd			Stone/ShakerWd		
Net Adjustment (Total)						+ - \$ -21,100			+ - \$ 0			+ - \$ 0		
Adjusted Sale Price of Comparables						Net Adj. 5.3 %			Net Adj. 0.0 %			Net Adj. 0.0 %		
						Gross Adj. 5.3 % \$ 373,900			Gross Adj. 0.0 % \$ 373,000			Gross Adj. 0.0 % \$ 386,000		
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain Research was done on previous sales within the past 3 years on the subject and the past 12 months' comparable sales history. (Corelogic Public Records)														
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.														
Data Source(s) Corelogic Public Records														
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) Corelogic Public Records														
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).														
ITEM			SUBJECT			COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer			07/27/2023											
Price of Prior Sale/Transfer			\$19,300											
Data Source(s)			Corelogic Public Records			CoreLogic Public Records			CoreLogic Public Records			CoreLogic Public Records		
Effective Date of Data Source(s)			10/28/2025			10/27/2025			10/27/2025			10/27/2025		
Analysis of prior sale or transfer history of the subject property and comparable sales Corelogic public records indicate the subject's most recent transfer occurred on 7/27/2023 (warranty deed - doc #120596 recorded on 8/1/2023) for \$19,300 as an individual vacant lot. Research of the applicable public records and private data services revealed that no previous sales agreements or transfers were discovered in the past twelve months for comparable sales.														
Summary of Sales Comparison Approach See Analysis/Comments														
Indicated Value by Sales Comparison Approach \$ 379,000														
Indicated Value by: Sales Comparison Approach \$ 379,000 Cost Approach (if developed) \$ 400,471 Income Approach (if developed) \$														
See Additional Comments														
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: See Additional Comments														
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 \$ 379,000 , as of 10/24/2025 , which is the date of inspection and the effective date of this appraisal.														

RECONCILIATION

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SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6													
	Address		3883 Dominic St North Port, FL 34288		4637 Irdell Ter North Port, FL 34288			5110 Burri Ct North Port, FL 34288			3300 Gilbert St North Port, FL 34288													
	Proximity to Subject				0.39 miles S			0.68 miles S			1.59 miles E													
	Sale Price		\$					\$ 380,000						\$ 395,000										
	Sale Price/Gross Liv. Area		\$		sq.ft.		\$ 190.29		sq.ft.				\$ 197.70		sq.ft.				\$ 198.49		sq.ft.			
	Data Source(s)				StellarMLS#C7499836;DOM 177			StellarMLS#C7507313;DOM 106			StellarMLS#A4641624;DOM 248													
	Verification Source(s)				Doc#91912/CoreLogic Public Records			Doc#122853/CoreLogic Public Records			iMapp													
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment									
	Sales or Financing				Armlth				Armlth				Listing											
	Concessions				VA;10000		0		Conv;0		0		None;0		0									
	Date of Sale/Time				s06/25;c04/25		0		s08/25;c07/25		0		Active		0									
	Location		N;Res;		N;Res;				N;Res;				N;Res;											
	Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple											
	Site		10220 sf		10799 sf		0		11792 sf		0		10140 sf		0									
	View		N;Woods;		N;Res;		0		N;Woods;		0		N;Res;		0									
	Design (Style)		DT1;Ranch		DT1;Ranch				DT1;Ranch				DT1;Ranch											
	Quality of Construction		Q3		Q3				Q3				Q3											
	Actual Age		1		1				0		0		0		0									
	Condition		C2		C2				C1		0		C1		0									
	Above Grade		Total		Bdrms.		Baths		Total		Bdrms.		Baths		Total		Bdrms.		Baths					
	Room Count		7		4		3.0		8		4		3.0		0		7		4		3.0			
	Gross Living Area		1,997		sq.ft.		1,997		sq.ft.		0		1,998		sq.ft.		0		1,990		sq.ft.		0	
	Basement & Finished Rooms Below Grade		Osf		Osf				Osf				Osf											
	Functional Utility		Adequate		Adequate				Adequate				Adequate											
	Heating/Cooling		FWA CAC		FWA CAC				FWA CAC				FWA CAC											
	Energy Efficient Items		Pt.Id,HiLow-E		Pt.Id,HiLow-E				Pt.Id,HiLow-E				Pt.Id,HiLow-E											
	Garage/Carport		2ga2dw		2ga2dw				3ga3dw		-15,000		3ga3dw		-15,000									
	Porch/Patio/Deck		CvPorches		CvPorches				CvPorches				CvPorches											
	Utilities/Flood		Well,Septic/X		Well,Septic/X				Well,Septic/X				Well,Septic/X											
	Amenities		None		None				None				None											
	Counter tops/Cabinets		Stone/ShakerWd		Stone/ShakerWd				Stone/ShakerWd				Stone/ShakerWd											
	Net Adjustment (Total)				<input type="checkbox"/> + <input type="checkbox"/> -		\$ 0		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -15,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -15,000									
	Adjusted Sale Price of Comparables				Net Adj. 0.0 %				Net Adj. 3.8 %				Net Adj. 3.8 %											
					Gross Adj. 0.0 %		\$ 380,000		Gross Adj. 3.8 %		\$ 380,000		Gross Adj. 3.8 %		\$ 380,000									
	SALE HISTORY	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 # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6														
Date of Prior Sale/Transfer		07/27/2023																						
Price of Prior Sale/Transfer		\$19,300																						
Data Source(s)		Corelogic Public Records		CoreLogic Public Records			CoreLogic Public Records			CoreLogic Public Records														
Effective Date of Data Source(s)		10/28/2025		10/27/2025			10/27/2025			10/27/2025														
Analysis of prior sale or transfer history of the subject property and comparable sales																								
ANALYSIS / COMMENTS	Analysis/Comments This appraisal incorporates one active listing to support the final opinion of value and reflect current market conditions. The selected listing adheres to the principle of substitution and has been analyzed in the context of prevailing pricing trends. The estimated Sale Price to Listing Price (SP/LP) ratio is derived from market data, including results from the 1004MC, and applied to estimate a likely sale price under typical market exposure at 0%.																							
	The listing has undergone market testing and reflects a reasonable marketing duration based on current days-on-market trends. It is located within one mile of the subject property and represents the closest available comparable in proximity. The listing shares notable similarities with the subject in terms of design, gross living area (GLA), and overall condition. The adjusted price range derived from this listing supports the final estimated market value of \$379,000																							

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ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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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 the 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.

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

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

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


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

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

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

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Andrew Patrick Layne
Company Name Anchor Appraisals, Inc.
Company Address 6180 Ruff St
North Port, FL 34291-4006
Telephone Number (941) 429-4301
Email Address anchorappraisalsinc@verizon.net
Date of Signature and Report 10/29/2025
Effective Date of Appraisal 10/24/2025
State Certification # Cert Res RD3876
or State License # _____
or Other (describe) _____ State # _____
State FL
Expiration Date of Certification or License 11/30/2026

ADDRESS OF PROPERTY APPRAISED

3883 Dominic St
North Port, FL 34288
APPRAISED VALUE OF SUBJECT PROPERTY \$ 379,000

LENDER/CLIENT

Name Fastapp Appraisal Management Company
Company Name Visio Lending
Company Address 1905 Kramer Ln., Ste. B700, Austin, TX 78758

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 APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

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

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
K	Kitchen	Other-Sales Comparison Grid
Cf	Ceilings Fans	Other-Sales Comparison Grid
Pt	Programmable Thermostat	Other-Sales Comparison Grid
Id	Insulated Ducts	Other-Sales Comparison Grid
WHRO	Whole House Reverse Osmosis	Other-Sales Comparison Grid
WHG	Whole House Generator	Other-Sales Comparison Grid
Lft	Boat Lift	Amenities,Other-Sales Comparison Grid
Fc	Fence	Other-Sales Comparison Grid
Hi	High Impact Windows	Window Type, Other-Sales Comparison Grid
Fmc	Formica Counter Tops	Other-Sales Comparison Grid

Supplemental Addendum

File No. 2510-03147

Borrower	Raul Veitia				
Property Address	3883 Dominic St				
City	North Port	County	Sarasota	State	FL Zip Code 34288
Lender/Client	Visio Lending				

• URAR: Subject - Sale/Listing History Amount, Date, Data Source & Record Number

The subject property was originally listed on November 4, 2024, for \$399,000. Over the course of the marketing period, the list price was adjusted multiple times, with reductions occurring on January 14, February 13, April 4, April 10, and May 29, 2025, followed by incremental increases through July 18, 2025. The final list price was \$380,880 before the listing was withdrawn unconditionally on October 3, 2025. The total marketing duration was approximately 333 days. The property was marketed as new construction and remained vacant throughout the listing period. No closed sale activity was reported within the prior 12 months. The listing history appears typical for the market and does not indicate excessive seller motivation.

Since the current list prices of comparable range from \$334,900 to \$499,000, and the average marketing time is 179 days, the subject property appeared to be competitively priced.

• URAR: Neighborhood - Description

The subject neighborhood is a suburban area in southeastern Sarasota County in North Port, FL, with access to major transportation routes, including Interstate 75 and U.S. Route 41. These corridors connect residents to employment centers, retail areas, and recreational amenities along Florida’s Gulf Coast. The area is served by established public services and schools, which support its function as a residential community.

The market exhibits a moderate built-up rate, with a mix of developed and undeveloped parcels. Over the past decade, residential construction has continued at a steady pace, reflecting ongoing demand and development activity.

Within ZIP Code 34288, land use is approximately 45% one-unit residential, 2% two- to four-family, 3% multi-family, and 5% commercial, primarily along arterial roads. The remaining 45% includes vacant parcels, public lands, and other uses, indicating potential for future development.

• URAR: Neighborhood - Market Conditions

As of October 24, 2025, the average 30-year fixed mortgage rate in Florida is approximately **5.99% APR**, according to Zillow Home Loans. This represents a meaningful decline from the **6.71% APR reported in August**, and is slightly below the current national average of **6.19%**, as reported by Bankrate and Freddie Mac, Wall Street Journal. While rates remain elevated compared to historic lows, the recent downward trend has **moderately improved affordability** for prospective buyers.

These financing conditions continue to influence buyer behavior and market dynamics. **Affordability constraints persist**, particularly at lower price points, contributing to **longer marketing durations** and an **increased likelihood of negotiated concessions**. The appraisal incorporates these factors when analyzing market value and pricing strategy.

Buyers in the subject neighborhood appear to be responding with **measured purchasing behavior**. The pace of sales and available inventory support a climate in which buyers can **evaluate options without excessive time pressure**, while remaining actively engaged in the market. Although mortgage rates are still higher than pandemic-era lows, they remain within a range that **supports sustained demand**, especially as economic indicators suggest potential for further rate easing into 2026. Source Wall Street Journal.

In alignment with Fannie Mae’s appraisal requirements, this report includes a thorough analysis of market trends, supply metrics, and buyer behavior, ensuring that credible data support the valuation and reflect the property's marketability under current lending conditions.

One-Unit Housing Trends

The subject market has exhibited volatility over the past 12 months, with a general trend of declining sale prices. Market data indicates that median sale prices were approximately **\$413,000 in November 2024**, declined to **\$383,000 by May 2025**, and have shown a modest increase to **\$387,000 as of the effective date**. This pricing trend corresponds with **fluctuating supply conditions**, as monthly inventory levels have ranged from **7 to 21 months**, suggesting intermittent periods of imbalance and oversupply.

The **median days on market (DOM)** for closed sales is currently **186 days**, while active listings reflect a DOM of **179 days**. The **absorption rate** remains low at approximately **1.00**, indicating a slower pace of sales relative to available inventory. With **21 active listings**, the estimated **months of inventory is approximately 8 months**, which supports the conclusion of an **oversupplied market**.

Based on current inventory levels and DOM trends, **marketing times are estimated to range from 5 to 7 months**. These estimates are considered reasonable for the subject property type and location, assuming no material changes in market dynamics during the forecast period.


Source:Stellar MLS.

• URAR: Zoning Description

Residential, Low (R-1). The Residential, Low district supports traditional, detached single-family dwelling units. Density 4.3 units per acre for existing plats. Minimum Lot size is 7,500 sf. R-1 has a minimum dwelling unit size of 900 SF. The minimum size applies to all portions of the structure under air.

• URAR: Site - Highest and Best Use

The standard lot size typically measures 10,000 square feet. Most parcels within the neighborhood are designed to

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Or State License # State

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Supplemental Addendum

File No. 2510-03147

Borrower	Raul Veitia				
Property Address	3883 Dominic St				
City	North Port	County	Sarasota	State	FL Zip Code 34288
Lender/Client	Visio Lending				

accommodate single-family residences. While there are some smaller and larger lots present, this variation is not uncommon. The market for both houses and lots demonstrates potential for profit. The highest and best use of a single lot in the neighborhood is the development of a single-family home, which is legally permissible, physically viable, financially feasible, and offers greater profitability compared to alternative uses of the site.

• URAR: Subject - Overall Condition of the Property

During the inspection, all utilities and mechanical systems were observed to be operational and functioning as intended. The subject property was constructed in 2024 and has not been previously occupied. Its age is consistent with other recently built and similarly maintained properties in the surrounding area, supporting its classification as being in **very good condition**. The water heater was verified to deliver hot water with adequate pressure. The dwelling is built on a slab foundation and does **not contain a crawl space**.

Gross Living Area (GLA) measurements were conducted in accordance with **ANSI Z765-2021 standards**, with dimensions recorded to the nearest tenth of a foot. Final square footage calculations were rounded to the nearest whole square foot, per ANSI protocol.

Quality Rating (Q3): The subject property reflects **typical construction quality** for the market area, with a focus on structural functionality. The layout is open and functional, featuring 9'4" **volume ceilings and step ceiling details**. 8' doors, Interior finishes include **stone countertops** and **Shaker-style wood cabinetry** in both the kitchen and bathrooms. These elements are consistent with properties of similar age and quality within the neighborhood.

• URAR: Improvements - Physical Deficiencies or Adverse Conditions

The subject property exhibits no physical deficiencies or adverse conditions that would compromise its safety, soundness, or structural integrity. A thorough inspection revealed no visible damage attributable to recent weather-related disasters, including floods or fires. There is no apparent impact on the property's marketability or value. Surrounding properties also appear intact and unaffected.

Recent federally declared disasters in Florida include Hurricane Debby (DR-4806-FL, August 1–27, 2024), Hurricane Helene (DR-4828-FL, September 23–October 7, 2024), and Hurricane Milton (FEMA-3622-EM, declared October 7, 2024). Based on a street-level inspection, the subject property sustained no interior or exterior damage from Hurricane Milton. The neighborhood experienced hurricane-force winds, resulting in minor landscaping debris accumulation along roadways, which has since been cleared. Electrical service has been fully restored, although housing activity in the area has slowed following the storm.

This report confirms that the property remains marketable and insurable under current conditions, with no disaster-related impairments requiring further analysis or adjustment.

• URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach

The adjustments made in this appraisal are founded upon multiple sources, including MLS records, public records, exterior inspections, and the appraiser's expertise in the regional market. The methodology involved sensitivity analysis within matched-pair sales, statistical regression, Ratterman Method, and grouped data analysis. Quality and condition ratings were derived from MLS data and corresponding photographs, adhering to the guidelines outlined in the Uniform Appraisal Dataset (UAD). It is important to note that my evaluations of the condition and quality of construction may diverge from my colleagues due to variations in interpretation.

Financing or Sales Concessions:

Currently, no financing concessions have been noted in the market. There have been some sales concessions, but they have not influenced the subject market dynamics. Consequently, adjustments for concessions were not warranted.

Time Adjustments: This analysis utilizes a polynomial regression model developed using Alamode Titan Analytics, incorporating grouped data from Stellar MLS for comparable properties located within the subject's immediate market area. The model establishes a price trend line that reflects market conditions as of the appraisal's effective date and twelve months prior, as documented under One-Unit Housing Trends in the Market Conditions section. Time adjustments are considered on a month-by-month basis and correspond to the contract dates of each comparable sale. Based on the regression output and observed market stability since April 2025, no time adjustments are warranted. Month-over-month price change is statistically insignificant, resulting in a 0% adjustment rate. Accordingly, Comparable Sales #1 through #5 each reflect a 0% increase or decrease as of their respective contract dates, yielding an upward or downward adjustment of \$0. The supporting regression analysis is retained in the appraiser's workfile.


Search Criteria:

The comparable sales selected for this analysis reflect detached single-family homes that align with the subject's key physical and qualitative characteristics, including architectural style and design, gross living area (GLA), year built, presence of three bathrooms, absence of a swimming pool, quality of construction, and overall condition. In order to adequately bracket the subject's features, it was necessary to consider comparable properties beyond a one-mile radius. A sensitivity analysis was performed to evaluate the influence of variations in individual property attributes on estimated market-based adjustments. This approach supports the credibility and consistency of the adjustment process and ensures that all significant elements contributing to value have been appropriately considered.

Comparable Sales Selection:

Comparable sales #1 through #4 were selected as model matches to the subject property, providing direct bracketing for key physical and locational characteristics. These sales closed within the past 180 days and are categorized as follows:

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State

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Name

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State Certification #

Or State License #

State

State

Supplemental Addendum

File No. 2510-03147

Borrower	Raul Veitia				
Property Address	3883 Dominic St				
City	North Port	County	Sarasota	State	FL Zip Code 34288
Lender/Client	Visio Lending				

- **Closed within the past 90 days:** 3705 Baynes Rd, 5148 Delight Ave, and 4637 Irdell Ter
- **Closed between 91 and 180 days prior to the effective date:** 1800 S San Mateo Dr and 5110 Burri Ct

Comp #5 and the active listing were sourced from a competing builder to provide additional market context and to bracket the subject’s market appeal and pricing position relative to similar new construction offerings.

While the majority of comparables are located within a 1-mile radius of the subject, two sales-**4637 Irdell Ter** and **5110 Burri Ct**-were included despite exceeding this distance threshold. These were incorporated to strengthen market support due to their comparable design, builder quality, and recency of sale. Their inclusion is considered reasonable given the limited availability of recent, directly comparable sales within a tighter radius.

GLA Adjustment Justification via Grouped Data Analysis

A grouped data analysis was conducted using selected comparable sales to determine a market-supported adjustment rate for differences in Gross Living Area (GLA). The analysis focused on the price per square foot of comparables with similar location, design, and overall utility to the subject property.

The price per square foot of the selected comparables ranged from **\$141.32** to **\$198.49**, with an average of **\$179.31**. Applying the Ratterman Method, which typically uses 30–35% of the average price per square foot to estimate the contributory value of additional living area, the indicated adjustment range falls between **\$53.79** and **\$62.76** per square foot.

Based on this range, and considering local market behavior and buyer sensitivity to living area differences, an adjustment of **\$60.00** per square foot (rounded) was determined to be both reasonable and well-supported. This figure aligns with the upper end of the indicated range and reflects the contributory value of GLA in the subject’s market area.

The grouped data analysis, with emphasis on the matched pairs of **Comp #3 (3705 Baynes Rd)** vs. **Comp #6 (5110 Burri Ct)**, confirms that buyers in this market recognize and respond to differences in living area, and the **\$60.00** per square foot adjustment is consistent with observed market reactions and appraisal best practices.

Market Adjustments:

All 15 vacant land sales used in the analysis for subject's site value were between **10,000 and 12,000 square feet**, with the majority clustered tightly around **10,000 SF**, matching the subject’s lot size. The minimal variation in size (within ±10%) falls within typical market tolerance and does not warrant a quantifiable adjustment under paired sales or grouped data logic.

A sensitivity analysis of the selected comparable sales was conducted as part of a grouped data analysis. This evaluation focused on potential contributory differences related to **garage count, year built, and overall condition**.

The data set included both two-car and three-car garage configurations. A matched-pair comparison-specifically between **Comp #1 (1800 S San Mateo Dr)** and **Comp #3 (5148 Delight Ave)** versus **Comp #5 (5110 Burri Ct)**-supported a market-based adjustment of **\$15,000** for the presence of a third garage bay. This adjustment reflects buyer preferences in the subject’s market segment and is consistent with observed sale price differences attributable to garage utility.

No adjustments were applied for **year built** or **overall condition**, as all comparables were constructed within a one-year range of the subject and exhibited similar quality and condition ratings. The absence of measurable market reaction to these features within the paired data supports this conclusion and aligns with appraisal best practices for avoiding unsupported or immaterial adjustments.

This methodology aligns with guidance from the Appraisal of Real Estate (15th Edition), which recognizes paired data and grouped data analysis as valid forms of sensitivity analysis. The use of statistical tools and market-supported logic enhances the credibility and defensibility of the adjustments applied.

• Comparable Summary


Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	395,000	5.3	5.3	373,900	10.44
Comp #2:	373,000	0	0	373,000	25
Comp #3:	386,000	0	0	386,000	25
Comp #4:	380,000	0	0	380,000	25
Comp #5:	395,000	3.8	3.8	380,000	14.56
Comp #6:	395,000	3.8	3.8	380,000	

ESTIMATED INDICATED VALUE OF THE SUBJECT: 379,000

• Indicated Weight Value

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

Signature 

Name Andrew Patrick Layne

Date Signed 10/29/2025

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Signature _____

Name _____

Date Signed _____

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Supplemental Addendum

File No. 2510-03147

Borrower	Raul Veitia				
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Lender/Client	Visio Lending	Zip Code	34288		

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

• **Single Family Comparable Rent Schedule: Comments on Market Data**

Rental Market Commentary and Adjustment Support:

A grouped data analysis of single-family rental properties in the subject’s market area revealed a rent range between \$2,138 and \$3,300 per month, with most leased comparables clustering between \$2,338 and \$2,650. This range reflects typical market rent for homes with similar design, utility, and location to the subject.

Adjustments to rent prices were supported by observable differences in GLA, garage count, and lot size:

GLA Adjustments: Rent comparables ranged from 1,656 to 2,431 sq.ft.. A contributory adjustment of \$0.35 to \$0.45 per sq.ft.. was supported by paired analysis, consistent with market reaction to incremental living area differences. For example, the rent difference between 1,656 sq.ft.. and 1,990 sq.ft.. homes supported a GLA adjustment of approximately \$120 to \$150/month.

Garage Count: Comparables with three-car garages consistently rented at higher rates than those with two-car garages. A matched-pair comparison between listings with similar GLA and finish levels supported a \$100 to \$150/month adjustment for the third bay.

Lot Size and Utility: While lot size varied, no consistent rent premium was observed for larger parcels within the 0.23–0.48 acre range. No adjustments were applied for lot size.

The estimated vacancy rate for single-family rentals in this submarket is 5% to 8%, based on listing durations and turnover frequency. Rents have shown a stable to modest upward trend, with continued demand for newer construction and limited supply of comparable detached homes.

These adjustments were applied only where supported by grouped data and matched-pair logic, in accordance with Fannie Mae guidelines. No adjustments were made for condition or year built, as all comparables were constructed within a one-year range and exhibited similar finish levels.


Rental Market Commentary and Adjustment Support:

A grouped data and matched-pair analysis of single-family rental properties in the subject’s market area revealed a rent range between **\$2,138 and \$2,338 per month** for homes with similar location, design, and utility. The two selected comparables- **4368 Kennett St** and **1212 Gillespie Ave**-were leased within the past 90 days and offer consistent garage count, finish level, and lot size, making them suitable for isolating the impact of Gross Living Area (GLA).

- **GLA Difference:** 177 .
- **Rent Difference:** \$200/month
- **Indicated Adjustment Rate:** **\$1.13 per** .

No adjustments were applied for year built, condition, or garage count, as both rentals were constructed in 2023, exhibited similar finish levels, and included 2-car garages.

This matched-pair result supports the credibility of the applied GLA adjustments and aligns with observed market behavior in the subject’s submarket.

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Market Conditions Addendum to the Appraisal Report

1519527
File No. 2510-03147

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	3883 Dominic St	City	North Port	State	FL	ZIP Code	34288
Borrower	Raul Veitia						

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)	7	7	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Absorption Rate (Total Sales/Months)	1.17	2.33	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Total # of Comparable Active Listings	18	17	21	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing		
Months of Housing Supply (Total Listings/Ab.Rate)	15.43	7.29	21.00	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" 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	\$402,338	\$379,000	\$395,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Median Comparable Sales Days on Market	145	156	186	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing		
Median Comparable List Price	\$395,000	\$395,000	\$394,899	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Median Comparable Listings Days on Market	82	152	179	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing		
Median Sale Price as % of List Price	100.00%	99.76%	99.77%	<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 checked="" type="checkbox"/> Declining	<input 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 Stellar MLS indicated 8 of 17 (47.1%) of the closed sales in the market area between 10/24/2024 and 10/24/2025 contained seller concessions. Concessions ranged between \$3,000 and \$22,620, and the median concession was \$9,000. For 7-12 months prior, 3 of 7 transactions (42.9%) had concessions. For 4-6 months prior, 4 of 7 transactions (57.1%) had concessions. For the 3 months prior to the effective date, 1 of 3 transactions (33.3%) had concessions.

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).

As reported in the Stellar MLS, out of 38 properties either listed or sold, 1 (2.63%) were indicated as a foreclosure or short sale. Out of 17 closed sales the past 12 months, 0 (0.00%) were foreclosures or short sales. In the prior 7-12 months, 0 of 7 sales (0.00%) were foreclosures or short sales. In the prior 4-6 months, 0 of 7 sales (0.00%) were foreclosures or short sales. In the past 3 months, 0 of 3 sales (0.00%) were foreclosures or short sales. As of 10/24/2025, 1 of 21 active listings (4.76%) are foreclosures or short sales.

Cite data sources for above information. The Market Conditions Addenda was completed with data from Stellar MLS with an effective date of 10/24/2025.

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.

See One-Unit Housing Trends Analysis.

CONDO/CO-OP PROJECTS

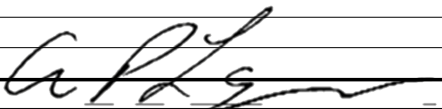
If the subject is a unit in a condominium or cooperative project , complete the following:

	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Subject Project Data				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
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

Signature		Signature	
Appraiser Name	Andrew Patrick Layne	Supervisory Appraiser Name	
Company Name	Anchor Appraisals, Inc.	Company Name	
Company Address	6180 Ruff St, North Port, FL 34291-4006	Company Address	
State License/Certification #	Cert Res RD3876	State	FL
Email Address	anchorappraisalsinc@verizon.net	State License/Certification #	
		State	
		Email Address	

USPAP ADDENDUM

1519527
File No. 2510-03147

Borrower	Raul Veitia				
Property Address	3883 Dominic St				
City	North Port	County	Sarasota	State	FL Zip Code 34288
Lender	Visio Lending				

This report was prepared under the following USPAP reporting option:

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

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: Between 3-6 months

EXPOSURE TIME: estimated length of time that the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The subject, a single-family real residential property, is within the original sales price range. The Exposure time is supported by the median DOM of comparable sales selected for this appraisal. Based on statistical information about days on the market, data was gathered through sales verification and interviews with market participants.

Additional Certifications

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

- ☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

By accepting this assignment, I warrant, represent and certify that:

I have complied with all relevant provisions of the Dodd Frank Wall Street Reform and Consumer Protection Act or any subsequent changes as mandated by Fannie Mae, Freddie Mac, and/or the Federal Housing Finance Authority (FHFA).


I have a minimum of two years of geographic competency in the subject property's market area, competency of the subject's property type, and full access to all data sources for the subject's market area.

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Additional Comments

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

APPRAISER:

Signature: 
Name: Andrew Patrick Layne
Date Signed: 10/29/2025
State Certification #: Cert Res RD3876
or State License #: _____
State: FL
Expiration Date of Certification or License: 11/30/2026
Effective Date of Appraisal: 10/24/2025

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

DISCLOSURES

File No. 2510-03147

Borrower	Raul Veitia				
Property Address	3883 Dominic St				
City	North Port	County	Sarasota	State	FL Zip Code 34288
Lender/Client	Visio Lending				

DISCLOSURE/DISTRIBUTION (Pg. 6, Cert. 21 & Cert. 23): Regardless of who paid for this assignment, the intended user is only the lender/client stated within the report. The appraisal and report may be inappropriate for use by parties other than the intended user and could place them at risk. Despite the means of possession of the report, this appraisal should not be used or relied on by anyone other than the stated intended user and for the stated/intended purpose. The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, the purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. The appraiser identifies no additional Intended Users.

Florida Statute (553.885) requires smoke and Carbon Monoxide Detectors because the subject improvement was built after 07/01/2008 and was present at the time of inspection.

COST APPROACH (Pg. 5, Cert. 4): The cost approach is typically utilized when improvements are new, near new, or unusual construction methods. This approach is only considered appropriate when sufficient land, building sites, etc., are available to a potential purchaser to make the construction of improvements similar to the subject a viable alternative to purchasing the subject. In areas where vacant sites (similar to the subject property in location, zoning, use, and utility) are not available to a potential purchaser, the use of the cost approach and reliability on the same as a value indicator could be misleading. When the Cost Approach is not deemed necessary in developing a reliable value opinion, it is excluded, and such exclusion has been stated in the body of the report.

If the cost approach was used, it represents the “replacement cost estimate” for “valuation purposes only.” As such, it should not be relied upon for insurance purposes. The definition of “market value” on page 4 of this report is inconsistent with the definition of “insurable value .” If the cost approach was presented, a service such as “Marshall & Swift” (or similar source) was used to develop the estimate. The site value opinion is based on one of several methods: extraction, allocation, the developmental method, or from a review & analysis of sales of similar sites within the market area.

INCOME APPROACH (Pg. 5, Cert. 4): The income approach is typically utilized when sufficient investor-owned properties exist within the subject’s immediate area or neighborhood and when investors regularly acquire such properties that are equally comparable to the subject for the express purpose of the income they provide. While rentals may exist in any area, their presence alone should not be considered proof of a viable rental or investor marketplace. As such, in areas dominated by “owner-occupied” units, it may be inappropriate to employ the income approach unless the approach clearly represents the motivations and actions of investors in the marketplace as it relates to the subject property and immediate area. If the approach is included within the report, it was because sufficient data was found to support conclusions by the appraiser(s) that it was appropriate and meaningful to the analysis and value opinion. If the approach was not included, it was the appraiser’s opinion that the data was insufficient to provide a useful and meaningful conclusion.

Appraiser Independence Certification


I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Fastapp Appraisal Management Company, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Visio Lending, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Visio Lending has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.


Signature
Andrew Patrick Layne
Appraiser's Name

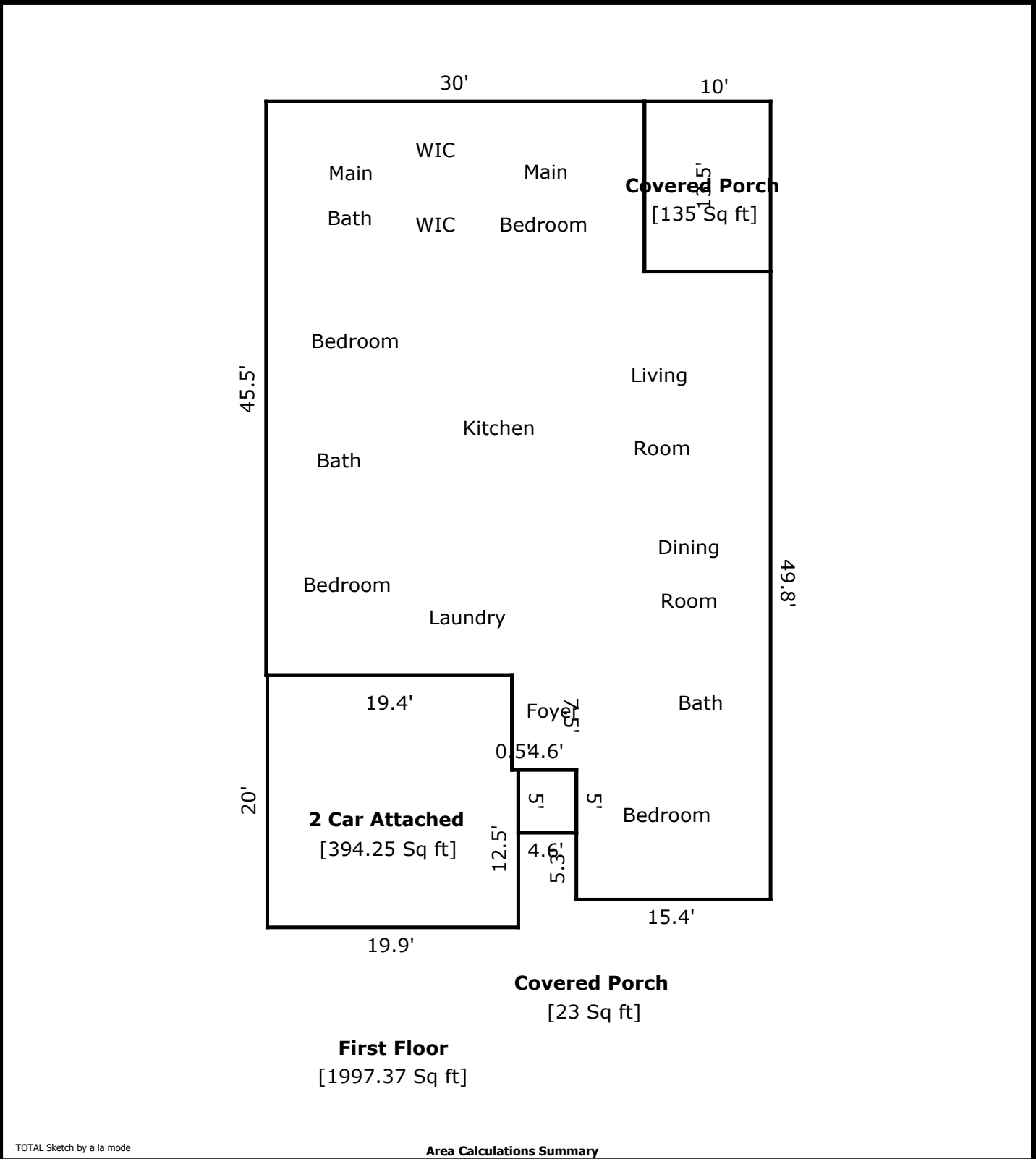
State Title or Designation

3883 Dominic St, North Port, FL 34288
Address of Property Appraised

10/29/2025
Date
Cert Res RD3876
State License or Certification #
11/30/2026 FL
Expiration Date of License or Certification State

Building Sketch

Borrower	Raul Veitia				
Property Address	3883 Dominic St				
City	North Port	County	Sarasota	State	FL
Lender/Client	Visio Lending	Zip Code	34288		



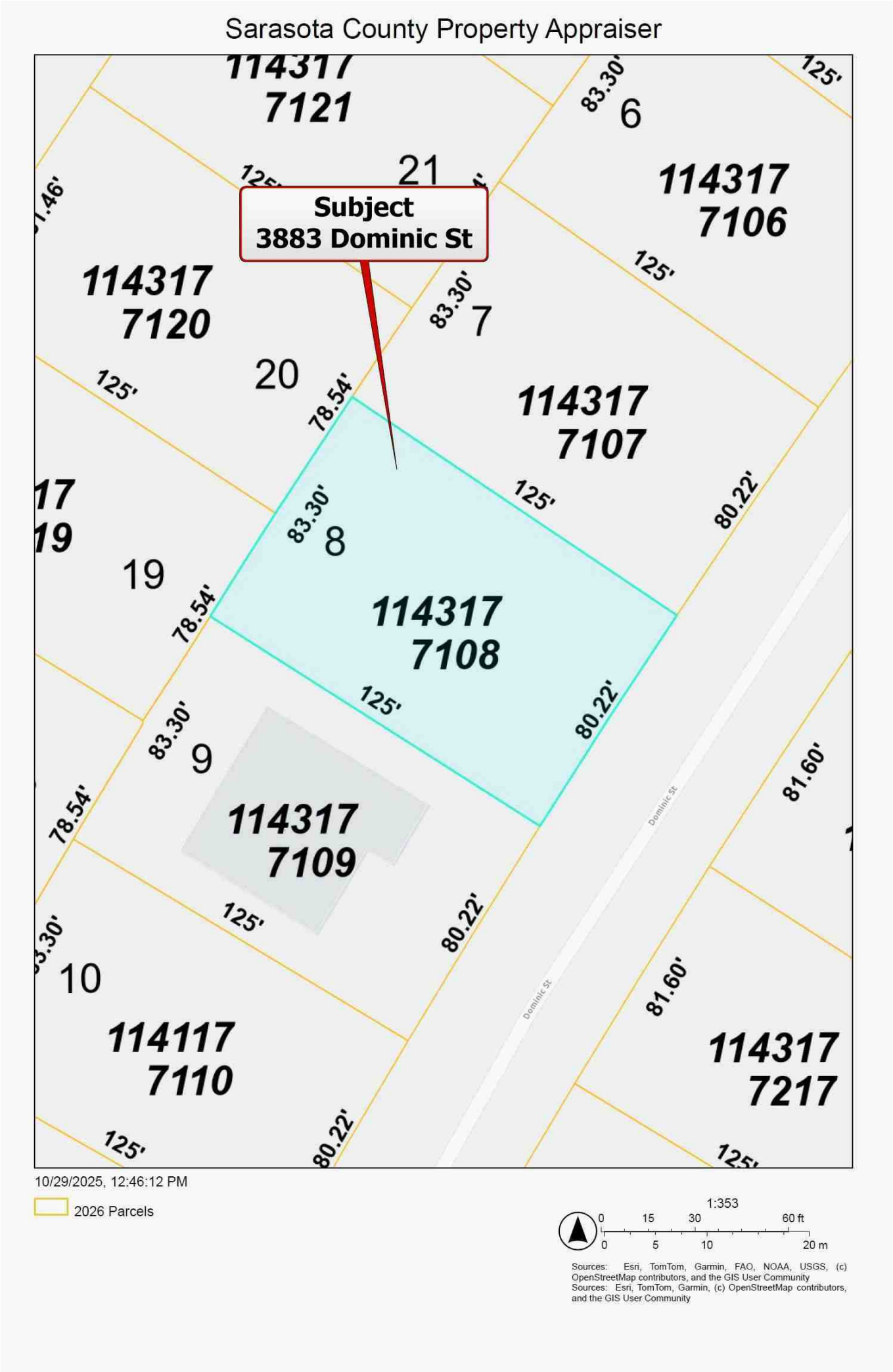
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1997.37 Sq ft	15.4 × 10.3 =	158.62
		30 × 13.5 =	405
		40 × 32 =	1280
		7.5 × 20.5 =	153.75
Total Living Area (Rounded):		1997 Sq ft	
Non-living Area			
2 Car Attached	394.25 Sq ft	20 × 19.4 =	388
		0.5 × 12.5 =	6.25
Covered Porch	135 Sq ft	13.5 × 10 =	135
Covered Porch	23 Sq ft	4.6 × 5 =	23

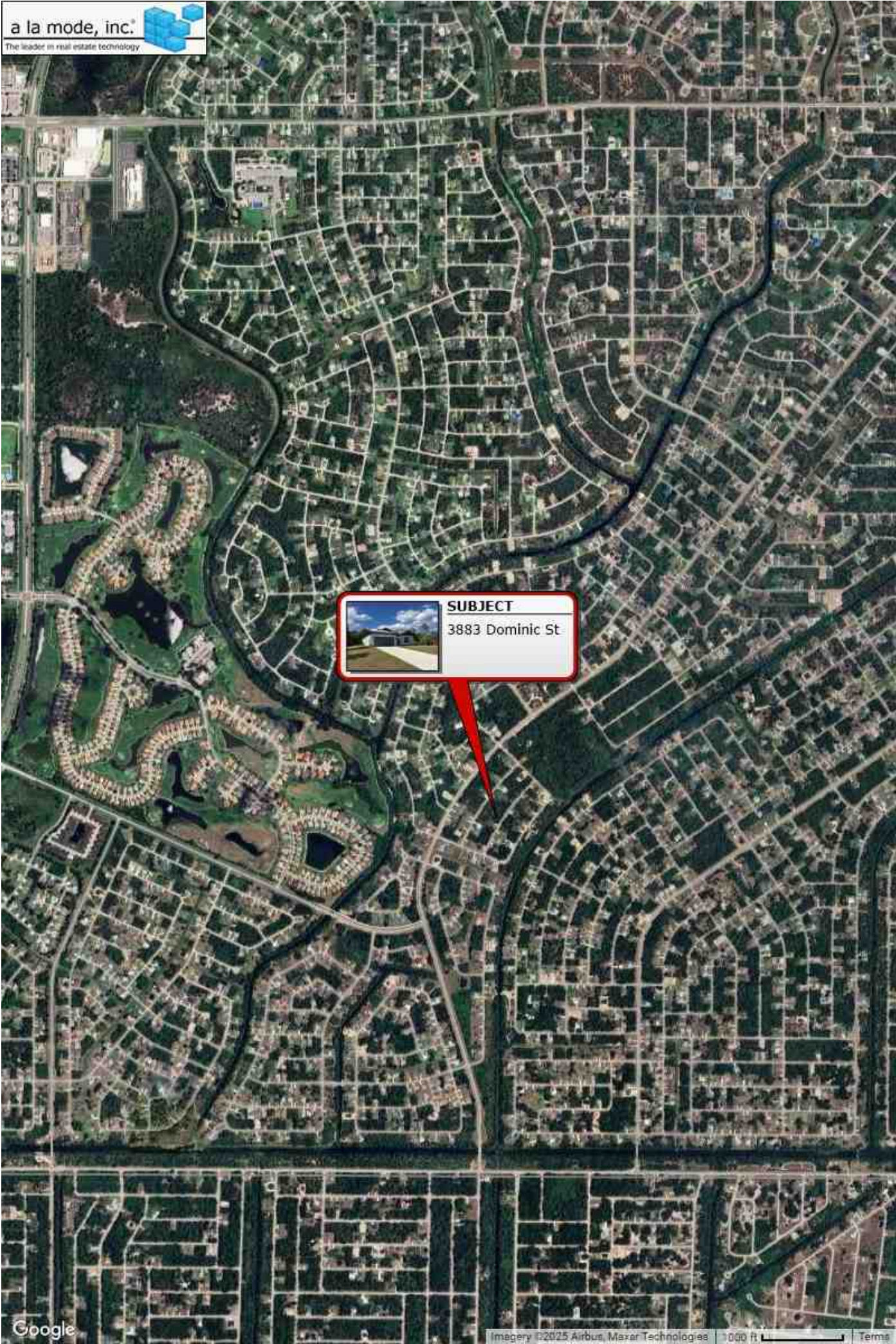
Plat Map

Borrower	Raul Veitia				
Property Address	3883 Dominic St				
City	North Port	County	Sarasota	State	FL
Lender/Client	Visio Lending	Zip Code	34288		



Aerial Map

Borrower	Raul Veitia				
Property Address	3883 Dominic St				
City	North Port	County	Sarasota	State	FL Zip Code 34288
Lender/Client	Visio Lending				



Subject Photo Page

Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



Subject Front

3883 Dominic St



Subject Rear



Subject Street

Subject Photograph Addendum

Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



Kitchen



Living Room



Bathroom #2

Subject Photograph Addendum

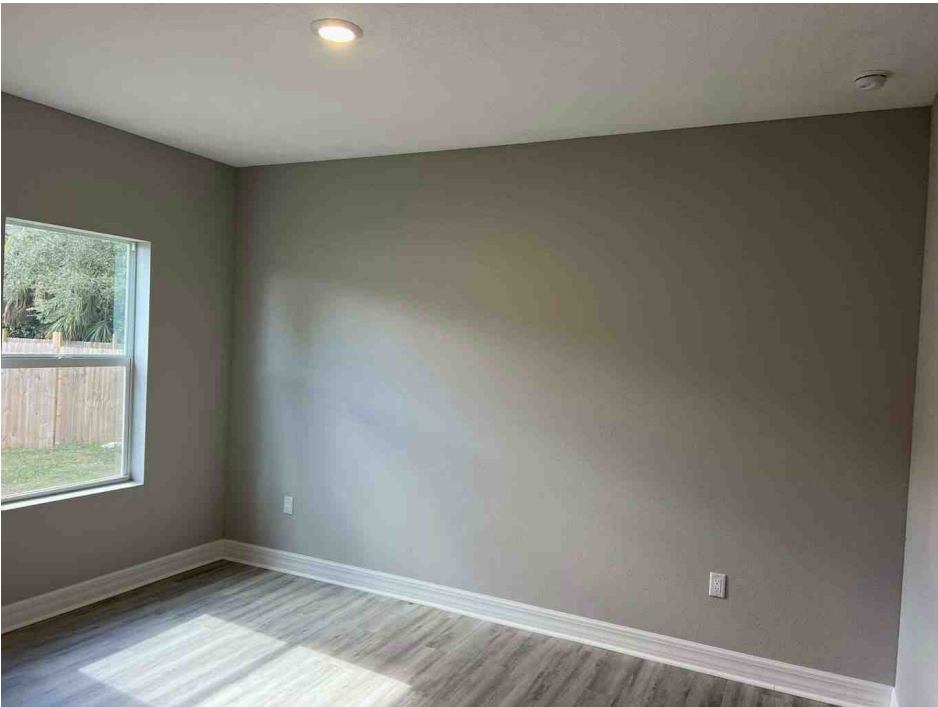
Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



Main Bedroom



Bedroom



Bedroom

Subject Photograph Addendum

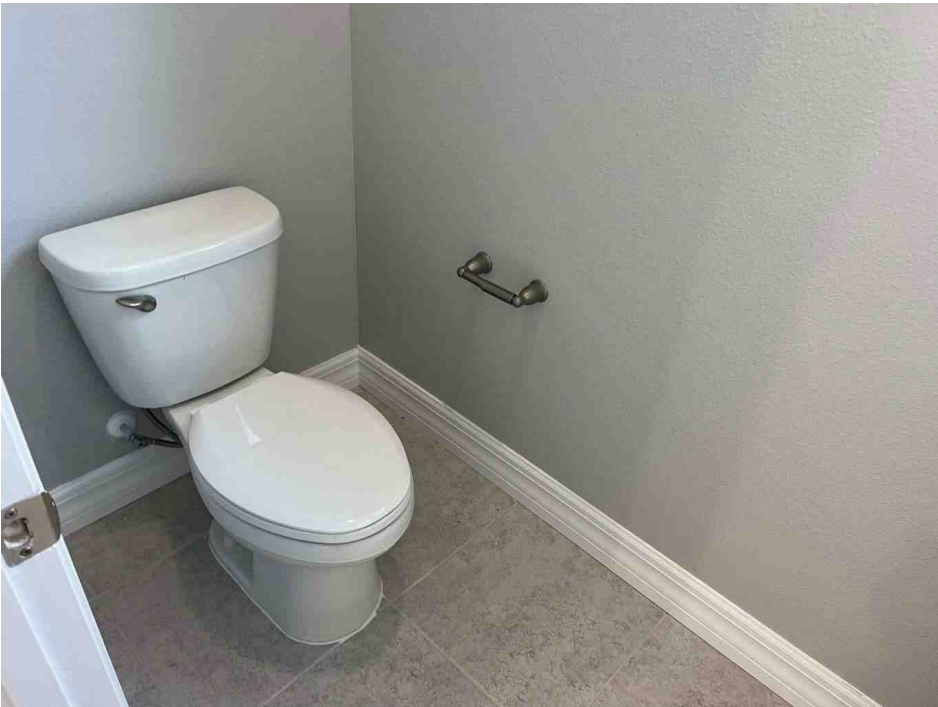
Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



Bedroom



Main Bathroom



Main Bathroom

Subject Photograph Addendum

Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



Dining Room



Bathroom #3



Air Handler

Subject Photograph Addendum

Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



A/C on and working



Laundry



Garage

Subject Photograph Addendum

Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



Garage



Electrical Panel



Other Street Scene

Comparable Photo Page

Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



Comparable 1

1800 S San Mateo Dr	
Prox. to Subject	1.80 miles NE
Sale Price	395,000
Gross Living Area	1,997
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	20000 sf
Quality	Q3
Age	1



Comparable 2

3705 Baynes Rd	
Prox. to Subject	1.03 miles E
Sale Price	373,000
Gross Living Area	1,997
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Woods;
Site	12366 sf
Quality	Q3
Age	1



Comparable 3

5148 Delight Ave	
Prox. to Subject	1.99 miles E
Sale Price	386,000
Gross Living Area	1,997
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	10000 sf
Quality	Q3
Age	1

Comparable Photo Page

Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



Comparable 4

4637 Irdell Ter	
Prox. to Subject	0.39 miles S
Sale Price	380,000
Gross Living Area	1,997
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	10799 sf
Quality	Q3
Age	1



Comparable 5

5110 Burri Ct	
Prox. to Subject	0.68 miles S
Sale Price	395,000
Gross Living Area	1,998
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Woods;
Site	11792 sf
Quality	Q3
Age	0



Comparable 6

3300 Gilbert St	
Prox. to Subject	1.59 miles E
Sale Price	395,000
Gross Living Area	1,990
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	10140 sf
Quality	Q3
Age	0

Comparable Photograph Addendum

Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



3300 Gilbert St-Artist Rendition

Anchor Appraisals, Inc.

SINGLE FAMILY COMPARABLE RENT SCHEDULE

1519527

File # 2510-03147

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	3883 Dominic St North Port, FL 34288	4080 Baynes Rd North Port, FL 34288		1268 Impala St North Port, FL 34288		4368 Kennett St North Port, FL 34288	
Proximity to Subject		1.04 miles E		2.75 miles NE		0.23 miles E	
Date Lease Begins		03/30/2025		05/16/2025		08/01/2025	
Date Lease Expires		03/29/2026		05/15/2026		07/31/2026	
Monthly Rental	If Currently Rented: \$	\$ 2,650		\$ 2,650		\$ 2,338	
Less: Utilities	\$	\$ 0		\$ 0		\$ 0	
Furniture		0		0		0	
Adjusted Monthly Rent	\$	\$ 2,650		\$ 2,650		\$ 2,338	
Data Source		StellarMLS#O6292349;DOM 9 iMapp		StellarMLS#O6290198;DOM 62 iMapp		StellarMLS#A4644758;DOM 138 iMapp	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
Rent		ArmsLth		ArmsLth		ArmsLth	
Concessions		None;0		None;0		None;0	
Location/View	N;Res; N;Woods;	N;Res; N;Pstrl:	0	N;Res; N;Woods;		N;Res; N;Res;	0
Design and Appeal	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Age/Condition	1 C2	0 C1	0 0	0 C1	0 0	2 C2	0
Above Grade Room Count	Total : Bdrms : Baths : 7 : 4 : 3.0	Total : Bdrms : Baths : 7 : 4 : 3		Total : Bdrms : Baths : 7 : 4 : 3		Total : Bdrms : Baths : 7 : 3 : 3	0
Gross Living Area	1,997 Sq. Ft.	1,997 Sq. Ft.		1,997 Sq. Ft.		1,833 Sq. Ft.	+190
Other (e.g., basement, etc.)	0sf	0sf		0sf		0sf	
Other:	2 Car Garage	2 Car Garage		3 Car Garage		2 Car Garage	
Net Adj. (total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	0	<input type="checkbox"/> + <input type="checkbox"/> - \$	0	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	190
Indicated Monthly Market Rent		Net % Gross %	\$ 2,650	Net % Gross %	\$ 2,650	Net 8.1 % Gross 8.1 %	\$ 2,528

Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.)

See attached addenda.

Final Reconciliation of Market Rent: To determine the market rent for your property, we analyzed three recently leased homes with similar size, age, and features. Two of the rentals-4080 Baynes Rd and 1268 Impala St-closely match the subject in square footage and finish, and were given the highest weight at 40% each. The third rental, 4368 Kennett St, was slightly smaller and adjusted upward based on market-supported living area rates, contributing 20% to the final estimate. After applying adjustments and weighting each comparable accordingly, the subject's market rent is estimated at \$2,600 per month, reflecting current conditions in the local rental market.

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 10/24/2025 TO BE \$ 2,600

Appraiser(s) SIGNATURE
NAME Andrew Patrick Layne

Review Appraiser SIGNATURE
(If applicable) NAME

Date Property Inspected 10/24/2025 Report Signed 10/29/2025

License or Certification # Cert Res RD3876 State FL

Expiration Date of License or Certification 11/30/2026

Date Property Inspected Report Signed

License or Certification # State

Expiration Date of License or Certification

Review Appraiser ☐ Did ☐ Did Not Inspect Subject Property

Rental Photo Page						
Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					



Rental 1

4080 Baynes Rd
Proximity to Subject 1.04 miles E
Adj. Monthly Rent 2,650
Gross Living Area 1,997
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 3
Location N;Res;
View N;Pstrl:
Condition C1
Age/Year Built 0



Rental 2

1268 Impala St
Proximity to Subject 2.75 miles NE
Adj. Monthly Rent 2,650
Gross Living Area 1,997
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 3
Location N;Res;
View N;Woods;
Condition C1
Age/Year Built 0

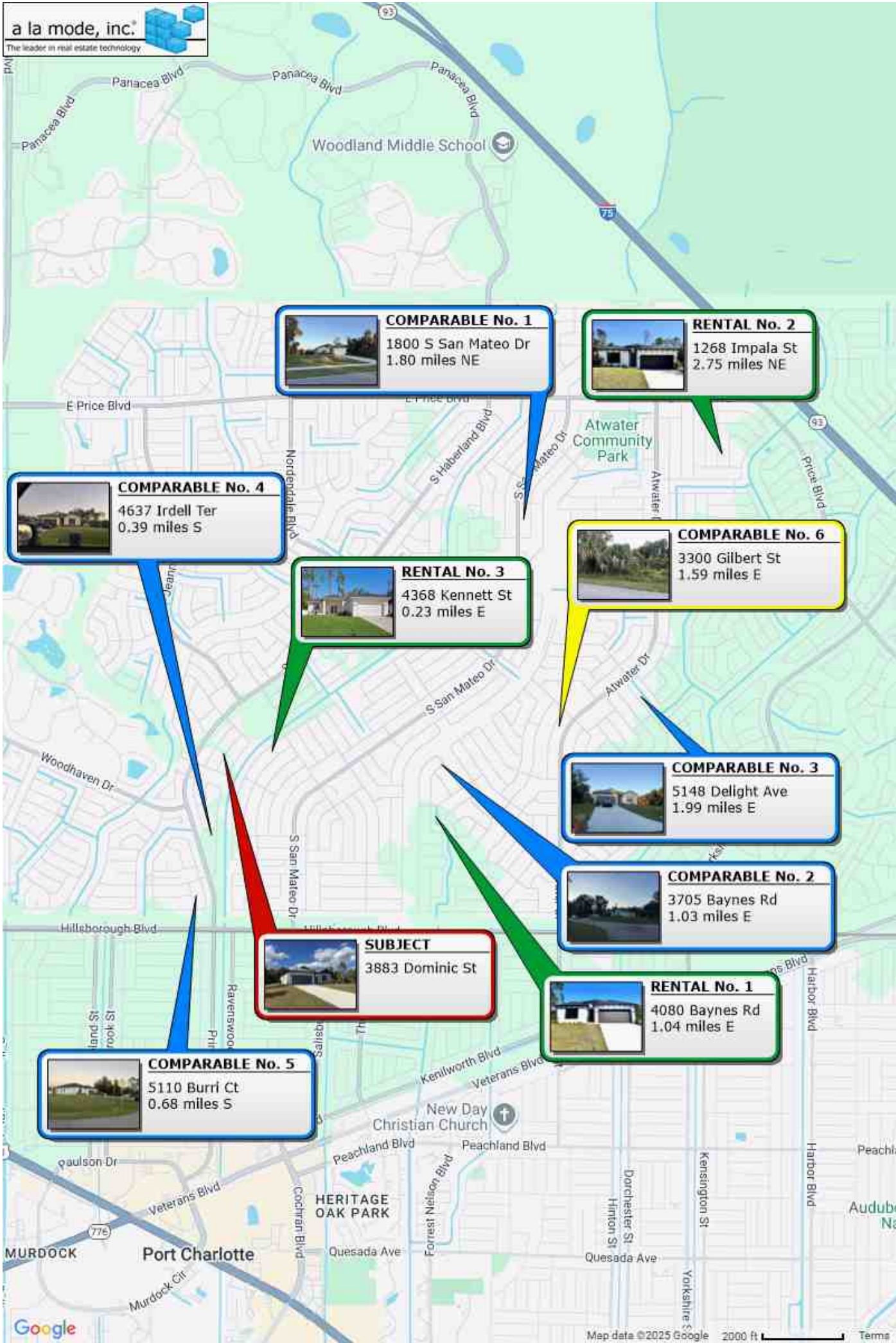


Rental 3

4368 Kennett St
Proximity to Subject 0.23 miles E
Adj. Monthly Rent 2,338
Gross Living Area 1,833
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 3
Location N;Res;
View N;Res;
Condition C2
Age/Year Built 2

Location Map

Borrower	Raul Veitia				
Property Address	3883 Dominic St				
City	North Port	County	Sarasota	State	FL
Lender/Client	Visio Lending	Zip Code	34288		



E & O

Borrower	Raul Veitia			
Property Address	3883 Dominic St			
City	North Port	County	Sarasota	State FL Zip Code 34288
Lender/Client	Visio Lending			

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/10/2025

THIS IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURERS(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HMS Risk Management Solutions 1250 S. Highway 17-92 Lake Center Suite 120 Longwood, FL 32750 Contact Bob Juliano (877) 877-7789	CONTACT NAME: PHONE (A/C, No): EMAIL ADDRESS: FAX (A/C, No): PRODUCER CUSTOMER ID:
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INSURED Anchor Appraisal, Inc. 6180 Ruff Street North Port, FL 34289	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: HUDSON INSURANCE COMPANY</td> <td>25054</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: HUDSON INSURANCE COMPANY	25054	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: HUDSON INSURANCE COMPANY	25054														
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INS LETS	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$ \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Each Occurrence) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> WC STATUTORY LIMIT <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Errors and Omissions Insurance.			PRA-3RE-2006102	01/22/2025	01/22/2026	LIMITS: PER CLAIM \$1,000,000 AGGREGATE \$1,000,000 Deductible \$ 5,000

Covered Appraisers: Andrew P Layne and Daniel B Layne

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

License

Borrower	Raul Veitia				
Property Address	3883 Dominic St				
City	North Port	County	Sarasota	State	FL Zip Code 34288
Lender/Client	Visio Lending				



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

LAYNE, ANDREW PATRICK

6180 RUFF ST
NORTH PORT FL 34291

LICENSE NUMBER: RD3876

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/02/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					

Qualifications of Andrew Patrick Layne

Business Name: Anchor Appraisals, Inc
6180 Ruff Street, North Port, FL 34291
Telephone: (941) 429-4301 Fax: (941) 429-4338
Education: University of Toledo, Toledo, Ohio - 1992, 1995 to 1997, Bowling Green State University 1993-1994, Major: Accounting

7-Hour National USPAP Update Course - Completed 10/19/2024
3-Hour Florida Appraisal Laws and Regulation Update - Completed 10/31/2024
4-Hour Navigating Essential Tools for Real Estate Appraisal - Completed 09/28/2024
3-Hour Diversify Your Appraisal Practice with Estate Appraisals - Completed 10/05/2024
3-Hour Responding to a Reconsideration of Value (ROV) - Completed 10/11/2024
3-Hour Learning From the Mistakes of Others: Appraisal Disciplinary Case Studies - Completed 10/16/2024
4-Hour Supporting Adjustments: The Journey from Analysis to Adjusting - Completed 10/18/2024
3-Hour Valuation of Residential Solar - Completed 10/28/2024
Sales Person CE & Law Update: (Correspondence) continuing education Bob Hogue School of Real Estate Inc. - 2024

Sales Person CE & Law Update: (Correspondence) continuing education Bob Hogue School of Real Estate Inc. 09/09/2022 14.00
Real Estate Appraisal Courses and Seminars:
Case studies 102 real estate education specialists 07/17/2022 8.00 Spe/ace - Specialty appraisal cont. Ed.
National USPAP update 2022-2023 edition real estate education specialists 07/17/2022 7.00 n/USPAP - USPAP update, Spe/Ace - Specialty appraisal cont. Ed.
Case studies 101 real estate education specialists 07/16/2022 7.00 Spe/Ace - Specialty appraisal cont. Ed.
Florida Law Update Real Estate Education Specialists 07/15/2022 3.00 L&R - Appraisal Laws and rules.
Appraisal techniques for the current market real estate education specialists 07/15/2022 5.00 Spe/Ace - Specialty appraisal cont. Ed.

Real Estate Appraisal Courses and Seminars
Cool Tools - 2020-(8 hrs)
Common Appraisal Issues- 2020-(7 hrs)
Florida Law Update - 2020-(8 hrs)
USPAP Update - 2020-(7 hrs)
Salesperson CE & Law Update-2020- (14 hrs)
Realtor Code of Ethics-2020- (3 hrs)

Salesperson Ethics for Good Business - 2018-(3 hrs)
Better to Be Safe Than Sorry - 2018-(7 hrs)
Methodology and Application of Sales Comparison Approach - 2018-(7 hrs)
USPAP & Florida Law Update - 2018-(10 hrs)
Property and Valuation Analysis for FHA - 2018-(7 hrs)
Salesperson CE & Law Update-2018- (14 hrs)
Realtor Code of Ethics-2018- (3 hrs)

Salesperson Ethics for Good Business - 2016-(3 hrs)
Better to Be Safe Than Sorry - 2016-(7 hrs)
Methodology and Application of Sales Comparison Approach - 2016-(7 hrs)
USPAP & Florida Law Update - 2016-(10 hrs)
Property and Valuation Analysis for FHA - 2016-(7 hrs)
Salesperson CE & Law Update-2016- (14 hrs)

Appraisal Review of Residential Properties - 2014-(7 hrs)
Methodology and Application of Sales Comparison Approach - 2014-(7 hrs)
Florida Supervisor/Trainee Roles and Relationships - 2014-(3 hrs)
USPAP & Florida Law Update - 2014-(10 hrs)
Salesperson CE & Law Update-2014- (14 hrs)
Green in Residences and Appraisal - 2014-(7 hrs)

Relocation Appraisal is Different - 2012-(7 hrs)
Appraising FHA Today - 2012-(7 hrs)
Florida Supervisor/Trainee Roles and Relationships - 2012-(3 hrs)
USPAP & Florida Law Update - 2012-(10 hrs)
Salesperson CE & Law Update-2012- (14 hrs)
The Dirty Dozen - 2012-(3 hrs)
Salesperson Ethics for Good Business - 2012-(3 hrs)

Relocation Appraisal is Different - 2010-(7 hrs)
Appraising FHA Today - 2010-(7 hrs)
Florida Supervisor/Trainee Roles and Relationships - 2010-(3 hrs)
USPAP & Florida Law Update - 2010-(10 hrs)
Salesperson CE & Law Update-2010- (14 hrs)
The Dirty Dozen - 2010-(3 hrs)

Borrower	Raul Veitia					
Property Address	3883 Dominic St					
City	North Port	County	Sarasota	State	FL	Zip Code 34288
Lender/Client	Visio Lending					

Salesperson Ethics for Good Business - 2008-(3 hrs)
Florida Supervisor/Trainee Roles and Relationships - 2008-(3 hrs)
USPAP & Florida Law Update - 2008-(10 hrs)
Appraising FHA Today - 2008-(7 hrs)
Appraising the Oddball - 2008-(7 hrs)

Salesperson CE & Law Update - 2008-(14 hrs), LSI Road Show, Issues and Solutions (Lender Needs) - 2008-(3 hrs)USPAP & Florida Law Update - 2006-(10 hrs)
Salesperson Post License Course - 2006-(45 hrs)
Improving Residential Inspection - 2006-(20 hrs)
Salesperson Course - 2005-(65 hrs)

Land Evaluation - 2004-(20 hrs)
USPAP & Florida Law Update - 2004-(10 hrs)

Home Inspector Course - 2003-(40 hrs)
FHA Approved Sylvan Learning Center - 03/2003-(3 hrs)
USPAP & Florida Law Update - 2003-(10 hrs)
Appraisal Board Course ABII & ABIIIB - 2002 - (60 hrs)
USPAP & Florida Law Update - 2001 (15 hrs)
Appraisal Board Course ABI - 2000 (75 hrs)

Experience

Anchor Appraisals, Inc.- Certified Residential Appraiser, Owner/President, 2003-Present
Aggressive Real Estate - Licensed Real Estate Agent. “Realtor”, 2005-Present
Atlantic Residential Appraisal Services, Inc - Reg. Assistant Appraiser, 2001- 2002
American Eagle Appraisers, Inc - Reg. Assistant Appraiser, 2000- 2001

Professional Affiliations

Member, My-Florida MLS
Member, Venice Board of Realtors
Member, National Association of Realtors

Licenses

State Registered Sales Associate, State of Florida (Active), Lic. #SL3115773
State Certified Residential Real Estate Appraiser, State of Florida (Active), Cert Res RD3876