

## Uniform Residential Appraisal Report

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

Property Address 7310 Sonnet Glen Ln		City Houston	State TX	Zip Code 77095
Borrower Asmus, Andrew		Owner of Public Record Cozy House Buyers, LLC		
Legal Description Lot 83, Block 3, Sommerall, Section 3				
Assessor's Parcel # 115-050-003-0083		Tax Year 2025	R.E. Taxes \$ 5,567	
Neighborhood Name Sommerall		Map Reference 407-L	Census Tract 5412.04	
Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$ 0	<input checked="" type="checkbox"/> PUD	HOA \$ 500 <input checked="" type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				
Assignment Type <input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)				
Lender/Client Visio Lending		Address 1905 Kramer Ln, Ste B700, Austin, TX 78758		

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No

Report data source(s) used, offering price(s), and date(s). Websites and MLS records were reviewed regarding the offering of the subject property. Any previous non-published offering of the subject property by the Owner was not made known to the appraiser, at the time of inspection.

I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.			
Contract Price \$	Date of Contract	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, report the total dollar amount and describe the items to be paid.			

Note: Race and the racial composition of the neighborhood are not appraisal factors.									
Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		PRICE	AGE	One-Unit	95	%		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		\$(000)	(yrs)	2-4 Unit	0	%		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths		151	Low	41	Multi-Family	1	%	
Neighborhood Boundaries The subject neighborhood is situated north of F.M. Road 529 east of of Queenston, south of Longenbaugh, and west of State Highway 6.			285	High	43	Commercial	1	%	
Neighborhood Description See Attached Addendum			240	Pred.	42	Other Vacant	3	%	

Market Conditions (including support for the above conclusions) See Attached Addendum	
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Dimensions 55.27 x 104.95 x 69.19 x 105 +		Area 6600 sf	Shape Rectangular	View N;Res;					
Specific Zoning Classification No Zoning- Deed Restr-SFR		Zoning Description No Zoning - Deed Restricted - SFR							
Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input checked="" type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)									
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. The Highest and Best use of the subject property as if vacant, is considered to be residential - SFR, and is evidenced by current land uses in the immediate area.									
Utilities	Public	Other (describe)	Public	Other (describe)					
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 48201C0420P			FEMA Map Date 11/15/2019			
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. N/A									
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. The subject is a typical interior lot. No apparent adverse conditions, easements or encroachments were observed. The site doesn't appear to lie in a flood prone hazard area per the Harris County FEMA maps.									

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		materials/condition	INTERIOR	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete Slab/ Avg	Floors	Tile, Vinyl/ Good			
# of Stories 1	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Brs, Wsl/ Good	Walls	Sr/ Good			
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface	Composition/ Good	Trim/Finish	Wood/ Average			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	None	Bath Floor	Tile/ Good			
Design (Style) Traditional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	SH Vinyl/ Good	Bath Wainscot	Tile/ Good			
Year Built 1984	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None			
Effective Age (Yrs) 18 to 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Combo/ Good	<input checked="" type="checkbox"/> Driveway	# of Cars 2			
Attic	<input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) # 0	Driveway Surface	Concrete/ Avg		
<input checked="" type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Electric	<input checked="" type="checkbox"/> Fireplace(s) # 1 <input checked="" type="checkbox"/> Fence 6' Wood	<input checked="" type="checkbox"/> Garage	# of Cars 2		
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck Conc <input checked="" type="checkbox"/> Porch Concrete	<input type="checkbox"/> Carport	# of Cars 0		
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None			
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)								

Finished area above grade contains: 7 Rooms 4 Bedrooms 2.0 Bath(s) 1,515 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Concrete walks, patio and driveway, 6' wood fence, cathedral ceiling, ceiling fans, 6-panel doors, Quartz countertops, tile backsplash, stainless steel appliances, Quartz vanities, vinyl plank flooring.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3:Kitchen-updated-less than one year ago; Bathrooms-updated-less than one year ago; The subject is considered to be in overall good condition for the area and the floor plan appears adequate. Physical depreciation is indicated for age and normal wear and tear. No apparent external or functional inadequacies were observed that would affect marketability. The electrical utility was on and working at the time of inspection. The water has been turned-off. This is considered to be due to the current freezing weather in the area. Recent updates and improvements to the subject include; roof, kitchen and bathroom updates, flooring, water heater, and paint. Observation of the subject property revealed < continued in addendum >

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe. See Attached Addendum

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe. The improvements appear to conform to the neighborhood, in terms of age, type, design and materials used for their construction.

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There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 200,000 to \$ 268,000.									
There are 33 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 151,000 to \$ 285,000.									
FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3	
7310 Sonnet Glen Ln Address Houston, TX 77095		7215 Daylight Ln Houston, TX 77095			16315 Summer Dew Ln Houston, TX 77095			7134 Ridgeberry Dr Houston, TX 77095	
Proximity to Subject		0.40 miles SE			0.56 miles SE			0.28 miles SE	
Sale Price	\$		\$ 275,000			\$ 284,000			\$ 273,500
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 171.66 sq. ft.			\$ 177.28 sq. ft.			\$ 183.56 sq. ft.	
Data Source(s)		MLS Houston #9479729;DOM 143			MLS Houston #13875327;DOM 41			MLS Houston #11424000;DOM 104	
Verification Source(s)		HCAD			HCAD			HCAD	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth FHA;5000		-5,000	ArmLth Conv;0			ArmLth FHA;7000	
Date of Sale/Time		s12/25;c11/25			s08/25;c06/25			s08/25;c08/25	
Location	N;Res;	N;Res;			N;Res;			N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple	
Site	6600 sf	6915 sf		0	6930 sf		0	8260 sf	0
View	N;Res;	N;Res;			N;Res;			N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional			DT1;Traditional			DT1;Traditional	
Quality of Construction	Q4	Q4			Q4			Q4	
Actual Age	42	42			42			42	
Condition	C3	C3			C3			C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths	
Room Count	7 4 2.0	6 3 2.0		0	6 3 2.0		0	6 3 2.0	0
Gross Living Area	60 1,515 sq. ft.	1,602 sq. ft.		0	1,602 sq. ft.		0	1,490 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf	
Functional Utility	Average	Average			Average			Average	
Heating/Cooling	EWA/CAC	EWA/CAC			GFWA/CAC		0	EWA/CAC	
Energy Efficient Items	Ceiling Fans	Ceiling Fans			None		0	Ceiling Fans	
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw	
Porch/Patio/Deck	Porch/ Patio	Porch/ Patio			Porch/ Patio			Porch/ Patio	
Fireplace	1 - Fireplace	1 - Fireplace			1 - Fireplace			1 - Fireplace	
Fence	Fence	Fence			Fence			Fence	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 5,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,000		
Adjusted Sale Price of Comparables		Net Adj. -1.8%			Net Adj. 0.0%			Net Adj. -2.6%	
		Gross Adj. 1.8% \$ 270,000			Gross Adj. 0.0% \$ 284,000			Gross Adj. 2.6% \$ 266,500	

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain \_\_\_\_\_My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) Houston MLS and HCAD

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Houston MLS and HCAD

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	03/21/2025	03/07/2025	03/31/2025	02/07/2025
Price of Prior Sale/Transfer	0	\$0	0	0
Data Source(s)	HCAD	HCAD	HCAD	HCAD
Effective Date of Data Source(s)	01/27/2026	01/27/2026	01/27/2026	01/27/2026

Analysis of prior sale or transfer history of the subject property and comparable sales Comparable sale #5 is a resale home with no recent sales history or transfers per the Houston MLS or Harris County Appraisal District records. The subject and Sales #1, #2, #3 and #4 transferred/sold per the Harris County Appraisal District records, sale prices are unknown. The transfer/sales appear to have been an Investor/Real Estate Company/Broker purchase. Sale information, Document and/or Deed numbers were not available for the subject or comparable sales, as Texas is not an "Open Records" state.

Summary of Sales Comparison Approach. All sales were used as they were considered to represent the best available data. The data cited in the Sales Comparison Analysis is for known features considered relevant to estimate Market Value. The value of the subject is within the indicated range and appears adequate. Major emphasis was placed on sales #1, #2, #3 and #4, as they required the least amount of gross adjustments. Therefore, the value opinion is towards the middle of the value range. Although the opinion of value submitted herein is \$270,000., to comply with Fannie Mae's requirement to render one specific number. The desires and purchasing emotions of a typical buyer vary. The subject has a value range from \$264,900., to \$284,000. Anywhere in that range is considered to be a good market value for the subject. All sales are located in the immediate market area of the subject and are considered to be reasonably similar to the subject. These sales are considered to be properties that would compete for the same buyers as the subject. \*\*\* SEE ADDITIONAL COMMENTS SEC.\*\*\*

Indicated Value by Sales Comparison Approach \$ 270,000

Indicated Value by: Sales Comparison Approach \$ 270,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

Most weight was placed on the Sales Comparison Analysis which is more indicative of Market Value under the willing buyer and seller concept. The Income Approach is not considered to be applicable, as properties of this type are not typically income producing within the subject market. The Cost Approach was not included, due to the subject not being new construction and therefore, not relevant to the value conclusion.

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

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 \$ 270,000 as of 01/27/2026, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

C. A. Webb

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\*\*\* This appraisal report contains an additional Comment Addendum that is a continuation of these Comments and is a significant part of this appraisal report

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The estimated site value is based on upon the allocation/ratio method technique is \$58,500.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....			= \$ 0
Source of cost data N/A	Dwelling 1,515 Sq. Ft. @ \$ .....			= \$ 0
Quality rating from cost service N/A	Sq. Ft. @ \$ .....			= \$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				= \$ 0
Estimated remaining Economic Life is approximately 40 to 42 years. See Attached sketch for room layout and square footage calculations. The Cost Approach was not included, due to the subject not being new construction and therefore, not relevant to the value conclusion, also, resale market buyers typically do not place their buying decision on reproduction cost.	Garage/Carport 452 Sq. Ft. @ \$ .....			= \$ 0
	Total Estimate of Cost-New .....			= \$ 0
	Less 60 Physical	Functional	External	
	Depreciation \$0			= \$ ( 0 )
	Depreciated Cost of Improvements .....			= \$ 0
	"As-is" Value of Site Improvements .....			= \$ 0
				= \$ 0
Estimated Remaining Economic Life (HUD and VA only)	42 Years	INDICATED VALUE BY COST APPROACH .....		

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The Income Approach is not considered to be applicable, as properties of this type are not typically income producing within the subject market.**PROJECT INFORMATION FOR PUDS (if applicable)**Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD?  Yes  No If Yes, date of conversion.Does the project contain any multi-dwelling units?  Yes  No Data source(s)Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisals Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

# Uniform Residential Appraisal Report

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

**APPRAISER**

Signature   
 Name Carles (Allen) Webb Jr, ATA-R  
 Company Name Allen Webb & Associates  
 Company Address 21727 W Mulberry Field Cir  
Cypress, TX 77433  
 Telephone Number 713-851-2038  
 Email Address allenwebb2012@gmail.com  
 Date of Signature and Report 01/29/2026  
 Effective Date of Appraisal 01/27/2026  
 State Certification # 1322166-CR  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State TX  
 Expiration Date of Certification or License 01/31/2028

**ADDRESS OF PROPERTY APPRAISED**

7310 Sonnet Glen Ln  
Houston, TX 77095

**APPRAISED VALUE OF SUBJECT PROPERTY \$ 270,000**

**LENDER/CLIENT**

Name Fastapp AMC # TX 2000266  
 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 \_\_\_\_\_

## Summary Appraisal Report

261-02277/ 1521739

File No. 260119002

## Uniform Residential Appraisal Report

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6							
7310 Sonnet Glen Ln Address Houston, TX 77095		16707 Summer Dawn Ln Houston, TX 77095			16307 Thistle Glen Dr Houston, TX 77095										
Proximity to Subject		0.28 miles SE			0.59 miles NE										
Sale Price	\$		\$	269,900		\$	250,000		\$						
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$	174.69 sq. ft.	\$	161.81 sq. ft.		\$	0.00 sq. ft.						
Data Source(s)		MLS Houston #5388069;DOM 35			MLS Houston #97469969;DOM 112										
Verification Source(s)		HCAD			HCAD										
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment					
Sale or Financing Concessions		ArmLth Conv:5000		-5,000	ArmLth PriVAtE:0										
Date of Sale/Time		s09/25;c08/25			s09/25;c09/25										
Location	N;Res;	N;Res;			N;Res;										
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple										
Site	6600 sf	6510 sf		0	6050 sf		0								
View	N;Res;	N;Res;			N;Res;										
Design (Style)	DT1;Traditional	DT1;Traditional			DT1;Traditional										
Quality of Construction	Q4	Q4			Q4										
Actual Age	42	42			42										
Condition	C3	C3			C4			25,000							
Above Grade Room Count	Total 7	Bdrms. 4	Baths 2.0	Total 7	Bdrms. 4	Baths 2.0	Total 7	Bdrms. 4	Baths 2.0						
Gross Living Area 60	1,515 sq. ft.			1,545 sq. ft.			0	1,545 sq. ft.			0				
Basement & Finished Rooms Below Grade	Osf	Osf			Osf										
Functional Utility	Average	Average			Average										
Heating/Cooling	EWA/CAC	EWA/CAC			EWA/CAC										
Energy Efficient Items	Ceiling Fans	Ceiling Fans			Ceiling Fans										
Garage/Carpert	2ga2dw	2ga2dw			2ga2dw										
Porch/Patio/Deck	Porch/ Patio	Porch/ Patio			Porch/ CvrD Patio		-2,500								
Fireplace	1 - Fireplace	1 - Fireplace			1 - Fireplace										
Fence	Fence	Fence			Fence										
Net Adjustment (Total)		<input type="checkbox"/>	+ <input checked="" type="checkbox"/>	-	\$	5,000	<input checked="" type="checkbox"/>	+ <input type="checkbox"/>	-	\$	22,500	<input type="checkbox"/>	+ <input type="checkbox"/>	-	\$
Adjusted Sale Price of Comparables		Net Adj.	-1.9%				Net Adj.	9.0%				Net Adj.	%		
		Gross Adj.	1.9%	\$	264,900		Gross Adj.	11.0%	\$	272,500		Gross Adj.	%	\$	
ITEM	SUBJECT	COMPARABLE SALE NO. 4				COMPARABLE SALE NO. 5				COMPARABLE SALE NO. 6					
Date of Prior Sale/Transfer	03/21/2025	03/06/2025													
Price of Prior Sale/Transfer	0	0													
Data Source(s)	HCAD	HCAD				Houston MLS and HCAD									
Effective Date of Data Source(s)	01/27/2026	01/27/2026				01/27/2026									
Summary of Sales Comparison Approach ***SEE ADDITIONAL COMMENTS SECTION.															

# Uniform Appraisal Dataset Definitions

## Condition Ratings and Definitions

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

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

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

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

**C3** The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

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

**C4** The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

**C5** The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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

**C6** The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

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

## Quality Ratings and Definitions

**Q1** Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

**Q2** Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

**Q3** Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4** Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5** Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6** Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

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

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

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

## Explanation of Bathroom Count

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

## Abbreviations Used in Data Standardization Text

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

## **Other Appraiser-Defined Abbreviations**

## ADDENDUM

Borrower: Asmus, Andrew	File No.: 260119002
Property Address: 7310 Sonnet Glen Ln	Case No.: 261-02277/ 1521739
City: Houston	State: TX
Lender: Visio Lending	Zip: 77095

### APPRAISER INDEPENDENCE COMPLIANCE STATEMENT:

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the Lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (Lender/Client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts personally either by phone or electronically to the Client. This appraisal is completed in accordance with standard and current Appraiser Independence Policies and the Uniform Standards of Professional Appraisal Practice.

### ANALYSIS OF THE SALES CONTRACT

within the sales price. The appraiser is not an Attorney and cannot comment on the terms of sale, legality or interpretation of the contract. Any questions regarding the Agreement of Sale, contract, terms of sales should be addressed to an Attorney.

### Neighborhood Description

The subject is located in the older developed, Sommerville subdivision which is approximately 20 miles northwest of the Houston CBD. The predominant construction is moderately priced single family homes that appear to be generally well maintained. Educational facilities are provided by the Cypress-Fairbanks I.S.D. Schools, shopping, places of worship, facilities are located nearby. Several golf courses are located within the general area of the subject. These are privately owned courses and the appraiser is not aware of any associations between the club and the subject's HOA. Police & fire protection, and water and sewer service are provided by Harris County, volunteer service and a local M.U.D. district. Property and neighborhood ratings pertain to the Sommerville subdivision only.

### Neighborhood Market Conditions

Overall market conditions are good. Market studies indicate values are increasing at this time. Marketing time is predominantly under 90 days, although some properties do take longer to market. Supply and demand appear to be in shortage per the MLS. Mortgage financing is currently available at competitive rates and terms for homes in the subject neighborhood. Typical seller contributions/concessions for the general market area of the subject is considered to be between 0 and 6%, and are considered to affect the sale price. A reasonable exposure time for the subject property is 60 days.

### Zoning Description

The subject property is protected by either deed restrictions or zoning as stated in the site section of this appraisal report. The subject represents its highest and best use. We did not inspect nor do we have ready accessibility to the deed restrictions/covenants of the subject. If the processor of this report has any questions regarding the aforementioned, should be addressed to the Title Company and their Attorneys.

### Condition of the Property

items of deferred maintenance to be present. These items included a broken garage door runner/track, a missing fireplace cap and a small hole in the exterior brick veneer. Also, exposed electrical wiring was noted in the kitchen above the range/oven. The property is being appraised in "as-is" condition and no repairs are required.

The deferred maintenance items were taken into consideration in the condition of the subject. Total estimated cost to repair/cure \$1,250.

Observation of the subject property did not reveal any smoke detectors or CO detectors within the home. The water heater sis not have any straps.

The subject property is in an unincorporated area of Harris County. There are no government requirements to have smoke dectectors, carbon monoxide (CO) detectors or water heater straps. This is a homeowner's decision to have these items installed.

I have provided an opinion on the cost of repair which is required by the Lender. I am not a provider of building materials, nor a construction contractor. Actual repair estimates should be determined by qualified specialists within those fields identified. I give no warranties and accept no liabilities for the accuracy of these repair estimates. The cost of repairing items is provided only to comply with Lender protocol.

### Physical Deficiencies or Adverse Conditions

The subject property is existing construction. No warranty or guarantee is made as to the condition of the slab, the roof, the electrical systems, the air conditioning and heating systems, the appliances, the presence of pest infestation, the presence of dampness or the presence of settlement. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.

Exterior settlement was evidenced by hairline brick veneer and mortar crack located on the right side of the subject. It is the appraiser's opinion that the condition does not represent excessive settlement. Some type of settling of the foundations of homes is considered common/typical for homes of this age/style within the greater Houston area and market acceptance is present. For the purposes of the appraisal, usual observations were made by the appraiser on the improvements to ascertain the overall general condition as perceived by the typical buyers and sellers in the marketplace. The appraiser has listed and/or commented on the physical characteristics of the improvements for comparative basis only.

### ADDITIONAL COMMENTS

Sales Comparison Approach Comments Cont': Sales #1, #3 and #4 were adjusted for Seller paid contributions. Sale #4 was adjusted for condition, due to the subject's superior recent updates and improvements. Typical adjustments for bed, bath count and gross living area were made (where applicable). Sale #4 was adusted for a covered patio. All adjustments are based on quantitative adjustments (paired data analysis) and qualitative analysis (relative comparison analysis). No differences could be ascertained for lot location or size, bedroom count, and/or for energy items; therefore, no adjustments were made.

## ADDENDUM

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX Zip: 77095

Adjustments have been made on some of the comparable sale and/or listings for location and/or for amenities. These adjustments are based on the Median price differences between the subject's location and/or features and between those of the comparables and/or listings. The Median price difference indicated between the comparable sales/listings and subject property provide a base figure for the differences. By using paired sales analysis, a more accurate adjustment is made on those comparable sales/listings for differences, as compared to those of the subject property.

Located within the subject's market area are MUD/ wastewater, water well and storage tank facilities. Some properties within the area are close to these facilities. However, these influences are not considered to adversely affect the resale potential or marketability of these properties, as market acceptance is present within the area.

Sale #5's photo has been taken from MLS data sheets. The appraiser has performed drive-by inspections of all sales and Listings. MLS photos of properties, where there were people or obstructions to the properties, at the time of inspection, have been used and they are considered comparable to the subject.

Based on FNMA and Freddie Mac's requirements, to adjust for changing market conditions. These adjustments are based on each sale as of the date of the contract, on the Median sale price of comparable properties within the subject market.

Indicated below are the Median Sales Prices of the subject as of the effective date of this report and for each for the comparable sales contract dates, and the indicate market change for each.

The Subject properties market has a Median Sales Price of \$240,000, as of the Effective date of this report.

Sale #1 has a Median sales price of \$240,000, 0.0%, as of its Contract date.  
Sale #2 has a Median sales price of \$228,000, 5.0%, as of its Contract date.  
Sale #3 has a Median sales price of \$233,500, 2.7%, as of its Contract date.  
Sale #4 has a Median sales price of \$228,000, 5.0%, as of its Contract date.  
Sale #5 has a Median sales price of \$240,000, 0.0%, as of its Contract date.

No adjustment was made to the above sales with a less than 5% change in the market. A drop or increase of around 5-10% in the median home price is generally considered a sign of an increasing or a declining real estate market, however, the exact threshold depends on the specific market and recent price trends.

When necessary, using paired sales analysis, a more accurate adjustment was made to those comparable sales for market differences. No adjustments were made for time difference, and this is supported through Paired Sales Analysis.

Recent events have shifted the typical practice of 5% and 6% sales commissions that have typically been paid in most cases by the seller. This is a marketing cost on behalf of the seller, not a financing concession or sales concession. There is and always has been a margin of error in any appraised value due to the inconsistencies of the reporting of concessions and commissions by the licensed real estate agents who, when belonging to the National Association of Realtors, also belong to the local Multiple Listing Services (MLS). I like most appraisers turn to the MLS service for data relating to the sales, listings and reported closing details. I do make the effort to verify each sale and listing used in my appraisals as I did in this assignment. My conclusions of my assignment results represent research, verification and analysis of the data as published. In the event a subsequent discovery of misinformation conveyed by the MLS is found there may be an impact on my results. I reserve the right to amend my value when presented with information that is contrary to what is presented on the appraisal report date. As of the effective date of this appraisal, the conclusions of my analysis, approaches to value and final opinion are based on the stated facts and summarized information in this appraisal report.

**Predominate Price Comments:** An indicated "Predominate" price range has been shown in the Neighborhood Section of this report. If the final estimated "Opinion of Market Value" is reported above or below that "Predominate" price, this is not considered to represent an adverse influence or is it considered to jeopardize the position of the lender. If the estimated "Opinion of Market Value" is within the range of values indicated for the neighborhood/area. As expected, in any neighborhood/area there is always a "range" of prices, from which a predominant price can be extrapolated. It is unreasonable to expect every home to be valued at the "Predominate Price" indicated.

### Extra Comments

#### DISCLOSING PREVIOUS SERVICES OR NOT:

**CLARIFICATION OF ITEM 2 CERTIFICATION STATEMENT:** An appraiser's inspection is a data gathering task for comparative analyses only. The term/phrase "complete visual inspection" means a non-intrusive, visual observation of readily accessible areas on the effective date of the appraisal. The attic was viewed from a head and shoulders stance but did not include any intense visual observation of the entire attic area or any mechanical systems within the attic. No warranty is given to the condition or continued functional operation of the mechanical, electrical, plumbing or any other systems in the dwelling beyond the effective date of the appraisal. I utilize an extraordinary assumption about the integrity and functionality of the foundation, mechanical, electrical, plumbing, roof, and other operating systems in the dwelling.

Any statement, comment, opinion, or conclusion made about the structural integrity, mechanical, electrical, plumbing, roof, and other operating systems is not a warranted fact, but an observation limited to the purview of my visual observation. For warranted fact about the structural integrity, mechanical, electrical, plumbing, roof, or any other operating system, unless otherwise stated, the user of the appraisal should have the improvement inspected by a licensed structural engineer or similar professional whose job is to render such determinations(s).

**CLARIFICATION OF ITEM #5 CERTIFICATION STATEMENT:** If the appraisal is a purchase, the contract provided was believed to be the final ratified contract including all addenda and final accepted counter offers. In the event a new contract was written after the effective date of this appraisal or after the receipt of the contract analyzed by me, it is to be known that it was not part of this assignment's analysis.

**CLARIFICATION of ITEM 7 CERTIFICATION STATEMENT:** My primary data source was the Houston Board of Realtors (HAR) MLS. The Dodd-Frank Act, HUD Mortgagee Letter 09-28 Appraiser Independence, and Fannie Mae's Appraiser Independence Requirements (AIR) were enacted to prevent unreasonable expectations of appraisers who have already provided credible support for their conclusion of value. Unless there is data that was

## ADDENDUM

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
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State: TX Zip: 77095

not available to me at the time of research for the appraisal on the effective date, I will not be influenced or coerced into performing additional analysis of sales that are deemed less comparable for the purpose of producing an influence or change to the value credibly developed.

In the event sales not chosen (i.e. those deselected by me in the final selection process) are asked by the client to be analyzed, such as additional research will be subject to additional charges for the additional research, analysis, and communication. Such fees will be relative to the amount of additional information required and should be discussed with the client to ensure that they are prepared to pay any additional fees. If the client's request is based on data obtained from the same MLS system where there are no additional sales comparable to the subject that were not already researched, selected or disqualified at the time of the appraisal, such consideration of the same data researched would be an additional charge to the client for these added analyses.

**ITEM 10 to CERTIFICATION STATEMENT:** I attempted to adhere fully with the requirements set forth in Certification Item 10 and believe the sources used provided credible information, but strict adherence was not possible in the normal course of business. In this state and local jurisdiction, the non-disclosure status of law prevents me from any published non-interested party data other than that which is printed through the private source of Multiple Listing Service (MLS). Due to the confidentiality clauses and laws of this state regarding confidential information, only those who had a financial interest in the transaction on some level were privy to the information necessary to use in this appraisal. Regulations require comparable sales data, when provided by an interested party, must be verified by a party that does not have a financial interest in the subject transaction. The appraiser reviewed the data from a variety of credible sources and found consistency in their reporting. Therefore, the information herein is deemed reliable.

**CLARIFICATION of ITEM 14 CERTIFICATION STATEMENT:** The users and others who are choosing to rely on this appraisal report need to be aware of the limitations of the 1004MC Form included. This form only views transactions over a 12-month period, which makes each column a seasonal conclusion. Consequently, the conclusions may vary from the one-unit housing trends reported in the Neighborhood Section and may not be consistent. Those circumstances will be further explained on the 1004MC Form where seasonal anomalies are addressed. Further, the comments about concessions are based on that data which is available to me through the primary data source. Inconsistencies exist in the reporting of concessions which impacts my conclusions and may be impacted to the degree concessions were not forthright by all the MLS reporting members.

The information contained herein regarding the environmental conditions is not to be construed as a warranted fact. This information was the result of non-intrusive physical observation and data gathered from the EPA website. For a warranted fact about environmental conditions the Intended User(s) of this appraisal report must seek from environmental professional's facts such as can be found from testing done in Phase II environmental reporting. I have done no environmental tests on the subject property.

**CLARIFICATION of ITEM 21 CERTIFICATION STATEMENT:** The parties identified in this item are given disclosure privileges of distribution rights. These distribution privileges are not equal nor should be construed as being the same privilege as an "Intended User". Only the client named herein has the privilege of being identified as the "Intended User". I am not obligated, nor will I discuss this Appraisal Report with any of the entities listed in this section unless they have been specifically identified by me at the time of the assignment as an Intended User with similar privileges to the client in terms of direct communication rights.

The appraiser has not identified any purchaser, borrower, or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower, or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

**CLARIFICATION of ITEM 23 CERTIFICATION STATEMENT:** Parties identified in this item are given disclosure and distribution rights of this Appraisal Report in accordance with the Dodd-Frank Act and the Equal Credit Opportunity Act (ECOA) legislation as amended in 1991. The borrower is not an Intended User of this appraisal report as implied by this statement of disclosure. Fannie Mae and Mortgagee are the only Intended Users of this appraisal and no other Intended Users are identified. This item discloses to the borrower their right to receive a copy of the appraisal report. The disclosure privilege does not constitute an Intended User relationship with me. The implied relationship expands the duty to borrowers that would add to appraisers' substantive obligations to lenders in terms of communicating conditions not able to be identified by an appraiser such as structural integrity or continued operation of mechanical systems. I am not a home inspector, and this appraisal report is not a home inspection. I only performed a visual observation of the accessible areas, and this appraisal report cannot be relied upon to disclose conditions and/or defects in the property. I cannot and will not assume the liability for the borrower's understanding of the tasks, rules, regulations, or standards of care in developing and reporting the appraisal. I am obligated to perform the appraisal in a non-negligent fashion; however, I do not nor will I now or in the foreseeable future owe the prospective borrower the same standard of care in detailed communication of the process that is due to the client and Intended Users of the appraisal report. No information found within this Appraisal Report will be discussed by me with any of these parties as it would be a violation of the appraiser-client confidentiality requirements. In the event the borrower chooses to take this report to another lender to obtain financing, I have neither obligation nor privilege to discuss the appraisal with another lender or with the borrower. Any action taken by the borrower or another lender in the use of this appraisal report does not constitute an appraiser-client privilege or relationship under any circumstance.

**CERTIFICATION ADDITION Item 25:** The signing appraiser is an active state certified appraiser (listed on the federal registry) as is required under Title XI of FIRREA when performing appraisal assignments for mortgage lending. The confidential nature of the assignment and its conclusions as required under the Safe Harbor Certification, USPAP, Dodd Frank have been followed and remain protected by the appraiser. Such protection of the confidential information in the appraisal assignment will continue for the period of record keeping legally required except when subpoenaed by a governing authority. I certify applicable state laws, federal laws, and supplemental assignment conditions for this specific appraisal assignment, directed by the terms of the engagement at the time of the assignment, have been adhered to.

**CERTIFICATION ADDITION Item 26:** In accordance with the 2020-2026 USPAP edition, the requirement of work history over a three-year period must be disclosed prior to acceptance of the assignment (or if discovered after acceptance during the research in the assignment). I have performed no service, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.

**SIGNIFICANT APPRAISAL ASSISTANCE:** I recognize that significant appraisal assistance was provided by the county appraisal district and tax assessment office. In calculating and rendering an opinion of site value for the subject, I relied upon assessed values of surrounding properties rendered by the county. These values were applied to an allocation/ratio method to obtain an opinion of site value for the subject.

**SCOPE OF WORK:** The Scope of Work is part of the appraisal process and is a preliminary decision made by me in communication with the Client in terms of how the appraisal should be conducted. It requires, in part, an identification of the intended users and the function of the appraisal (how it is to be used) so that sufficient analysis, methodology and communication can be made to those who rely on the appraisal to make necessary decisions. The

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Uniform Standards of Professional Appraisal Practice (USPAP) defines Intended User as "the client and any other party as identified, by name or by type, as users of the appraisal, appraisal review, or appraisal consulting report by me on the basis of communication with the client at the time of the assignment." Although there are those that may choose to rely on the appraisal report, they are NOT identified as Intended Users of this appraisal report. Included in the Scope of Work decision and communication is the need of sufficient information gathered and analyzed to develop and report a credible opinion of value.

In order to satisfy the Uniform Standards of Professional Appraisal Practice (USPAP) requirements, a preliminary search of available resources and data is made to determine market trends, influences, location, and other significant factors pertinent to the subject property. Then, the subject site and improvements are personally examined, including both the exterior and interior of the subject dwelling via a non-intrusive physical observation, measuring the improvements – utilizing plans provided by the builder or client - to obtain an approximate square footage, and taking sufficient photographs to adequately characterize the property appraised. This examination is intended to reveal the condition of the various components of the subject property that would be typically identified by an informed prospective buyer. I am not a licensed property inspector, nor a building inspector, termite/dry rot inspector, or a licensed building contractor. The reported condition used to base a comparative analysis and develop a Highest and Best Use conclusion, is to be relied upon for judging the integrity, condition, or remaining life of any individual component(s) of the subject property. Any obvious, readily observable defects in the subject property will be noted in this written Appraisal Report and appropriately considered in the final value conclusion. My intent is to value the subject property in consideration of its defined observed condition as of the effective date of the appraisal. The value opinion is contingent upon the existence of no defects that a typical buyer would not detect; and if such defects do exist, they are appropriately corrected and/or treated. When required inspections and/or repairs are made as contingencies to the final value opinion, they are made solely to bring the subject property to a condition that will make it acceptable to Fannie Mae and Freddie Mac guidelines.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) by Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

Extent of research into physical, functional, and economic factors that could affect the property include, but not limited to, flood maps, plat maps, zoning, Craftsman National Building Cost Estimator and Marshall & Swift Residential Cost Handbook to obtain an opinion of Quality ratings. All general data pertinent to the subject property that was not obtained from my personal examination of the subject was obtained from sources believed to be reliable (i.e., government entities, title companies, etc.). Conclusions reported herein were based on data gathered, analyzed, and considered reasonably available. At the time of the assignment, I was asked to perform an appraisal in accordance with Fannie Mae guidelines. There were no additional lender requirements over and beyond those of the Fannie Mae protocol. All sales data obtained is from sources believed to be reliable (i.e., Multiple Listing Services, my work files, realtors, assessor's offices, tax offices, buyer and sellers, other appraisers, etc.). Sales are verified with at least two sources to an extent that the sales price and nuances of the market area identified in accordance with the definition of Market Value found on Fannie Mae Form 1004 contained herein. Consequently, this information should be considered and "estimate" unless otherwise noted by the appraiser.

All sales are visually examined from the street.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has NOT had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data that is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. The appraiser makes no representations, guarantees or warranties express or implied, regarding building materials, their fitness, quality, condition or remaining economic life. Not every element of the subject was viewable. The appraiser did not move any personal property, due to liability concerns for potential damage to the property, to disclose or reveal any unapparent or hidden defects to the structure, nor did the appraiser dismantle or probe the structure to observe enclosed, encased, or otherwise concealed areas.

The subject's history was researched for the past three years from the effective date of the appraisal and findings are reported herein. The type and extent of analysis applied to arrive at opinions or conclusions include a Sales Comparison Analysis, Cost Approach, Market Conditions Analysis, and highest and best use with each being addressed herein. Certain approaches were given more weight consideration than others in the final reconciliation (see comments below regarding approaches to value). In that the subject improvements are not complete; a HYPOTHETICAL CONDITION does exist and is addressed throughout this report.

### **LENDER / AMC APPRAISER REQUIREMENTS:**

At the time of the assignment, the client has additional Appraisal Requirements for comparable sale selection in addition to Fannie Mae and Freddie Mac protocol as follows:

The subject property is in an unincorporated area of Harris County. There are no government requirements to have carbon monoxide (CO) detectors or water heater straps. This is a homeowner's decision to have these items installed. No smoke detectors were noted on the property.

### **HIGHEST AND BEST USE**

**HIGHEST AND BEST USE ANALYSIS:** The highest and best use is that reasonable and probable use that supports the highest present value, as defined on the effective date of this appraisal report. It is that use from among reasonably probable and legal alternative uses found to be physically possible, legally permissible, financially feasible, and which results in the highest value (maximally productive). The subject site is located at 7310 Sonnet Glen Ln, Houston TX 77095, is located outside of the city limits of Houston, Texas, and has no zoning. This is typical for the area, and market acceptance considered to be present. There are deed restrictions that require a single-family residence, which is its present use. Based on the characteristics of the subject site and surrounding sites, modifications of such land use regulations are not probable. The economic supply and demand for land use appear to be in balance. The site lends itself to single family residential use both because of its size and topography, and compatibility with surrounding sites. It is concluded that the highest and best use of the subject site as if unimproved is a single-family residence of a single or two-story design having a minimum gross living of 1,200sf (maximum of 3,500sf based on properties in the immediate area) in accordance with building setbacks and restrictions. The highest and best use with existing improvements is its current use, a single-family residence; and the size and design of the existing structure is an appropriate utilization. I presume that the subject improvements could be rebuilt if they were destroyed. A copy of the Declarations, Covenants & Restrictions, was not available during the normal course of business; however, there are deed restrictions in force as evident by the HOA fee noted herein.

**VALUATION METHODOLOGY:** The valuation of residential property utilizes three approaches to value. The three approaches are: 1) The Cost Approach, 2) The Sales Comparison Analysis, 3) The Income Approach. Data relevant to each of the approaches is developed and analyzed to produce a value from each of the approaches. Each of the approaches utilizes data that is gathered from the marketplace. Items of both similarity and dissimilarity in comparable properties are analyzed, and adjustments are made for the differences. Finally, the three indicators of value developed by the approaches are correlated with reference to the quality and quantity of data available and analyzed along with the applicability or suitability of the

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approaches to produce my final opinion of value in accordance with USPAP Standards Rule 1-6. See Comment Addendum for discussions regarding each approach to value.

As previously stated herein, I determined that the Cost Approach is not applicable to the assignment due to the age of improvements, nor is it necessary to develop a credible assignment result. The "cost new" of a property is not typically part of the decision-making process of a buyer desiring a property similar in age to that of the subject. The Income Approach is not applicable to this assignment. See Comment Addendum for discussions regarding each approach to value.

### SOURCE FOR DEFINITION OF MARKET VALUE:

**Fannie Mae:**

**SOURCE FOR DEFINITION OF MARKET VALUE:** The source of the definition of market value is obtained in Fannie Mae Guide (04/15/2014) Section B4-1.1-01. The definition of market value is contained in Fannie Mae Form 1004. USPAP defines the market value conclusion as an opinion of market value and not an estimate of market value.

### Land Value – Allocation/Ratio Method

#### Page 3 of URAR

In that the State of Texas is a non-disclosure state, data regarding land sales is extremely limited. I was not able to identify any vacant land sales from within the subject development or the immediate surrounding area. Due to the lack of any vacant land sales, I utilized the Allocation/Ratio Method to assign land value. Similar sites within the development with similar sized improvements have an allocation ratio range of 20.77% to 22.30% with a mean ratio of 21.67%, a median of 21.67%. Reconcile allocation ratio of 22% (result rounded).

### COMMENT ADDENDUM

**REAL ESTATE INVOLVED:** In accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), Standards Rule 2-2(b)(iii), the subject property was identified through Harris County Appraisal District, indicating the legal description as described on Page 1 of the URAR. The legal description, along with the physical address, was also verified through Harris County Appraisal District's website at [www.hcad.org](http://www.hcad.org). Physical address was verified using the United States Postal Service website at [www.usps.com](http://www.usps.com). Map Reference stated on Page 1 of the URAR is from the "Key Map Houston Harris County 53rd Edition", which is also utilized by the Houston MLS and real estate industry. Within this appraisal report are location maps, property sketches and photographs regarding the subject. Physical and economical attributes are identified on Page 1 of the URAR relevant to the type and definition of value and intended use of the appraisal. Flood Map data contained herein was generated from the appraisal software "ACI" obtained from Transamerica Flood Hazard Certification Services. The flood map information is verified utilizing the FEMA Map Service Center at [www.msfc.fema.gov](http://www.msfc.fema.gov).

**ESTIMATE OF GROSS LIVING AREA:** The measurements and sketches contained herein are for the purposes of this appraisal when comparing the subject to comparable sales in the Sales Comparison Analysis. The sketch herein is not an architectural rendering of the subject improvements and is not to be considered as such. I am not a licensed architect. The gross living area addressed herein is based on physical measurements taken by me utilizing the American National Standards Institute (ANSI) Z765-2021 protocol adopted by the National Homebuilder's Association (NHA) and required by FNMA for measuring square footage. The Gross Living Area or Finished Square Footage stated in this report may or may not agree with Gross Living Area or Finished Square Footage published by the tax assessor, the MLS, or the builder for the subject or for the comparable sales. The square footage estimate noted herein for the subject was calculated from physical measurements taken by me for the purposes of this assignment only. All measurements are rounded to the nearest inch. I do not guarantee the accuracy of this square footage ESTIMATE, and it should not be relied upon by anyone for any other use.

The subject property has an estimated Finished Square Footage of 1,515 sf.

**COST APPROACH:** The Cost Approach is applicable when improvements are new, near new, or are of an unusual construction method. This approach to value is appropriate when enough land or building sites are available to a potential purchaser to make construction of improvements like the subject, a viable alternative to purchasing the subject. In areas where vacant sites like the subject property are not available to a potential purchaser, the use of the Cost Approach and its reliability could be misleading.

I have determined that the Cost Approach is not applicable to the assignment due to the age of the improvements. The "cost new" of a property is not typically part of the decision-making process of a buyer desiring a property similar in age to that of the subject.

**INCOME APPROACH:** The Income Approach is applicable when enough investor-owned properties exist within the subject's immediate area or neighborhood and when investors regularly acquire such properties that are similar in demand, liken to the subject for the express purpose of the income they provide. While rentals may exist in any area, their presence alone is not proof of a viable rental and investor marketplace. In areas determined 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. If this approach to value is included, available data supported conclusions by me that it was meaningful to the analysis and value opinion. If the approach was not included, it was my opinion that the data was insufficient to provide a meaningful conclusion.

The Income Approach is not applicable to the development of the value opinion because its methodology requires rental data, expense data, and capitalization factors that were not part of the decision-making process of the owner-occupied market participants when sales of similar property types were made.

**SALES COMPARISON ANALYSIS:** Per MLS, there were a total of 37 sales in the subject's market area over the past year. In selecting comparable sales for the subject, I searched for one and two – story houses from within the subject's subdivision, with gross living area between 1,200 and 1,800sf. Properties with swimming pools were discarded. Utilizing these parameters, 33 sales were identified. Of the 33 sales, I utilized those most recently sold properties considered most like the subject. These properties include those that sold in their "as-is" condition, Real Estate Owned (REO) properties, and those of inferior and superior quality of construction compared to that of the subject. The MLS cannot select properties based on Condition or Quality of construction. As stated in Item 7 of the signed Certification herein, the closed sales contained herein are locationally, physically, and functionally the most comparable to the subject and best indications of value for the subject.

During my search of the subject's market area, it was noted that Sellers typically contribute funds towards Buyer's closing cost. To obtain the Market Value for these properties, the prices need to reflect the net price to the Seller. Concessions are an inflationary addition that do not benefit the Seller and

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add to the cost to the buyer when they are not removed. Thus, an adjustment is addressed on the grid to obtain the true Market Value that Sellers were willing to accept. See attached Definition of Market Value contained herein with reference to adjustments for sales concessions.

All adjustments are based on quantitative adjustments (paired data analysis) and qualitative analysis (relative comparison analysis). Gross Living Area adjustments were addressed at \$60 per square foot. Site adjustments were based on allocated market values.

**EXPOSURE TIME and MARKETING TIME:** I acknowledge that an estimate of reasonable time for exposure in the open market is a condition in the definition of market value contained herein and my opinion of value conclusion. Exposure time is defined in USPAP as: The estimated length of time the property interest being appraised would have been offered on the market PRIOR to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is always presumed to occur BEFORE the effective date of the appraisal.

Marketing Time differs from Exposure Time in that it occurs immediately AFTER the effective date of the market value opinion.

Reasonable marketing time is an opinion of the amount of time it might take to sell a property interest at the concluded market value level during the period immediately after the effective date of an appraisal.

On Page 1 of the URAR, I indicated the Neighborhood Marketing Time that a comparable property would sell for if listed/offered for sale as of the effective date of the appraisal. The Neighborhood Section includes all properties within the neighborhood. The One-Unit Housing Trends in this Neighborhood Section references comparable properties to that of the subject as required by Fannie Mae Selling Guide Section 4-1.4-04. My opinion of the reasonable Marketing Time conclusion is based on the above definition. If a property is offered for sale on the effective date of the appraisal, how long would it be on the market until a hypothetical consummation of a sale occurs? Based on the historical data of this market area over the past year (reference the 1004MC Form), it suggests a range of exposure time for comparable properties to be 2 months. Reasonable exposure time for the subject is consistent with the marketing time noted.

**ASSUMPTIONS and EXTRAORDINARY ASSUMPTIONS:** This appraisal is subject to the following conditions and/or assumptions (others may be included in this report). This information is being provided to provide full disclosure of the conditions under which this appraisal was completed.

Extraordinary assumption is defined by USPAP as "an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions."

The standard scope of appraisal practice does not require me to investigate the legality of the construction of the original subject structures. I did not investigate the legality of the proposed construction of the improvements, and I presume that the structure to be built has all required building permits. Concerned properties should contact the owner regarding this matter.

I did not investigate the subject, nor the comparable sales, to form an opinion regarding 1) a death may have occurred at the properties or 2) if any prior illegal acts have been committed at the properties. I have no knowledge of any such occurrences or acts, nor was I informed by any third party regarding such occurrences or acts. An extraordinary assumption is utilized regarding any deaths and/or illegal acts that may have occurred. This type of investigation is beyond the standard scope of appraisal practice.

I did not investigate "Megan's Law" (which was passed by Congress in 1996, said law governs sex offender registration and community notification) as it relates to the subject, the immediate market area of the subject and the comparable sales. This type of investigation is beyond the standard scope of appraisal practice and normal appraisal business practices.

I did not notice any posting of code violations at the subject property, nor was I informed by any third party of any such violation. I did not investigate to determine if a notice of pendency of action relative to a code violation has been recorded against the subject property by the local code enforcement agency relative to violations of Health and Safety Codes and/or applicable sections of the Code of Civil Procedure. This type of investigation is beyond the scope of appraisal practice. I am not a building contractor or a qualified home inspector. My expertise is in determining value only. I am not qualified to observe or report on physical items that are not easily visible. Any parties to this transaction having concerns regarding structural, mechanical, infestation, contamination or other issues about the subject property are urged to consult an expert in the appropriate field. While others "may rely" on the report, they should not rely on it to disclose conditions and defects. An extraordinary assumption is utilized that the subject property is similar and conducive to other properties within the subject's market area with regards to the items listed above.

I have used extraordinary assumptions and hypothetical conditions and referenced them throughout this report. The reader should be aware that the use of these extraordinary assumptions and hypothetical conditions might have affected the assignment results.

An extraordinary assumption is utilized in that all data obtained from realtors regarding the comparable sales submitted herein is accurate. If found to be false, my opinions and conclusions could be affected.

**COST OF REPAIRS:** Within this appraisal report, I have provided an opinion of the cost of repairing, which is required by the Lender. I am not a provider of building materials, nor a construction contractor. Actual repair estimates should be determined by qualified specialists within those fields identified. I give no warranties and accept no liabilities for the accuracy of these repair estimates. The cost of repair items are provided only to comply with Lender protocol.

**MARKETING CONDITIONS (1004MC) continued:** The information contained on the 1004MC is representative of "comparable" sales as identified in the instructions at the top of the form obtained from the MLS. The information contained in the Neighborhood Section on Page 1 of the URAR is reflective of the ENTIRE market area (all closed sales and all available listings in MLS) as of this report. The data contained in the "One Unit Housing Trends" on Page 1 of the URAR reflects data from comparable sales and data on this 1004MC Form. The State of Texas is a non-disclosure state whereas private sales (FSBO) and offerings are not public data and cannot be publicly verified. Consequently, the data for each period is information provided by the MLS and is considered skewed as it does not contain all data. I also identified those comparable properties that are expired, canceled, or withdrawn which were available to be shown to a prospective buyer during their respective periods of time.

The number of comparable sales is too small to render a credible opinion regarding market area trends. USPAP Standards Rule 1-3(a) states that an appraiser must avoid making an unsupported assumption or premise about market area trends. Based on the comparable data available, data regarding the overall market, supply, and demand, as well as other market indicators, there is insufficient data to claim an increasing or declining market. The information contained in 1004MC is at the request of Fannie Mae Announcement 2010-09 and does not contain information inclusive of the entire reporting period. The data contained in the 1004MC Form is not indicative of market area trends for the neighborhood. Some data reported in the form is based on specific dates within those time frames, as directed by the Fannie Mae Announcement. Data from one specific date within a 365-day period compared to one other specific date during the same 365-day period does not supply adequate information to render an opinion regarding market trends. Therefore, the data contained on this form is flawed and should not be relied upon.

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The number of comparable sales in the first period represents a 6-month period whereas the other two-time periods represent 3-month periods, which is not representative of a true sample for statistical analysis. The 6-month period indicates 19 sales and gives a misleading illusion that the market has sold more properties during this period. If this period were divided into two separate 3-month periods, as it should be for proper statistical analysis, it would be more evident that the market has been stable over the past year. The reader should note that most new home sales are not listed by the builders in the MLS. The new home sales in the MLS are "showcase" or "spec" houses to advertise the builders' product. The data contained herein is strict from the MLS and, as stated above, does not contain all data, and considered to be skewed.

The user(s) of this 1004MC and its analysis should understand that the whole of my conclusion regarding market trends is not based on the statistical conclusions. Statistical conclusions are numerical requirements to satisfy a reporting requirement to the user. The neighborhood conclusions are based on my careful judgment and analysis of several supply and demand factors along with other economic indicators which have trended the subject's market to be considered stable over the past 12 months.

My "Inventory Analysis," "Median Sale & List Price, DOM", and other observations in this addendum are based on the data source identified, which I generally believe to be an acceptable source of market data. However, the State of Texas is a non-disclosure state and I cannot verify all of the information in that data source and cannot guarantee the accuracy of such data or conclusions based thereon, nor can I guarantee future market conditions affecting the subject property.

Increasing, stable and declining markets are a result of an overall shift and clear direction in the market as opposed to the reported results in one period being slightly above or below a prior period. Minor differences between two periods do no always constitute a clear shift. The trends selected on the 1004MC are the result of the statistical calculations and my analysis of the market as summarized in the comments.

**ADDITIONAL FEES:** This appraiser was assigned to appraise the subject property for either lending purposes or for an estimate of market value. This appraiser has performed the appraisal in accordance with the scope of work requested by the client and/or borrower. Additional fees may be imposed as an hourly fee on any future requests for additional services regarding this appraisal. This may include, but is not limited to court appearances, depositions, appearances for a subpoena, additional comparable searches, lender transfers, additional trip charges, etc.

**WEBSITES:**

Census  
<http://www.ffiec.gov/Geocode/default.aspx>

Harris County Appraisal District Records  
<https://www.hcad.org>

FEMA Flood Maps  
<https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>

EPA  
<http://www.epa.gov/emeidata/em4ef.home>

Google Earth  
<http:// https://www.google.com/earth/>

# Single Family Residential Property Market Listings

261-02277/ 1521739

File No. 260119002

FEATURE	SUBJECT	LISTING # 1			LISTING # 2			LISTING # 3											
7310 Sonnet Glen Ln Address Houston, TX 77095		17002 Dew Drop Ln Houston, TX 77095			7226 Ridgeberry Dr Houston, TX 77095														
Proximity to Subject		0.21 miles SW			0.23 miles SE														
Original List Price	\$		\$	260,000		\$	250,000		\$										
Current List Price	\$		\$	260,000		\$	260,000		\$										
Last Price Revision Date		01/11/2026			01/14/2026														
Sale Price	\$																		
Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 188.27 sq. ft.			\$ 172.19 sq. ft.			\$ sq. ft.											
Data Source(s)		MLS Houston #25578133;DOM 16			MLS Houston #57398185;DOM 47														
Verification Source(s)		HCAD			HCAD														
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment										
Days on Market																			
Sale or Financing Concessions		LP to SP % Ratio None		0	LP to SP % Ratio None		0												
Location	N;Res;	N;Res;			N;Res;														
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple														
Site	6600 sf	7254 sf		0	8260 sf		0												
View	N;Res;	N;Res;			N;Res;														
Design (Style)	DT1;Traditional	DT1;Traditional			DT1;Traditional														
Quality of Construction	Q4	Q4			Q4														
Actual Age	42	43		0	43		0												
Condition	C3	C3			C4		25,000												
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths										
Room Count	7	4	2.0	6	3	2.0	0	6	3	2.0									
Gross Living Area	60.00	1,515 sq. ft.	1381 sq. ft.	8,040	1510	sq. ft.	0			sq. ft.									
Basement & Finished Rooms Below Grade	0sf	0sf			0sf														
Functional Utility	Average	Average			Average														
Heating/Cooling	EWA/CAC	GFWA/CAC		0	EWA/CAC														
Energy Efficient Items	Ceiling Fans	None		0	None		0												
Garage/Carport	2ga2dw	2ga2dw			2ga2dw														
Porch/Patio/Deck	Porch/ Patio	Porch/ Patio			Porch/ Cvrld Patio		-2,500												
Fireplace	1 - Fireplace	1 - Fireplace			1 - Fireplace														
Fence	Fence	Fence			Fence														
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,040	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 22,500	<input type="checkbox"/> + <input type="checkbox"/> -	\$												
Adjusted List Price		Net Adj. 3.1% Gross Adj. 3.1%	\$ 268,040	Net Adj. 8.7% Gross Adj. 10.6%	\$ 282,500	Net Adj. % Gross Adj. %	\$												
ITEM	SUBJECT	LISTING # 1			LISTING # 2			LISTING # 3											
Date of Prior Sale/Transfer	03/21/2025																		
Price of Prior Sale/Transfer	\$0																		
Data Source(s)	HCAD	Houston MLS and HCAD			Houston MLS and HCAD														
Effective Date of Data Source(s)	01/27/2026	01/27/2026			01/27/2026														
Comments on Market Listings	The Listings are examples of listing from within the area. Active listings area often excellent indicators of the most current market trends, but they are not comparable sales. Listings may adjust slightly higher or lower than other similar sales, because as a listing, it has not undergone the rigors of the buyer/seller negotiation process. The Listings may also adjusted lower than other sales, due to the Lender requirement to adjusted the Listings for List Price to Sales Price ratios.																		
Currently, per the Houston MLS, for comparable properties within Sommerall, there is a total of 9 homes listed for sale, 2 homes pending, and over the last year 33 closed sales. The List Price to Sales Price ratio for the 33 closed sales is 100%. Over the same period of time the year before there were a total of 31 closed sales with a List Price to Sales Price ratio of 99.60%, per the Houston MLS.																			
Each listing comparable has been adjusted for an estimated List Price to Sales Price ratio, based theList Price to Sales Price ratio of 100%, per the Houston MLS.																			

# SINGLE FAMILY COMPARABLE RENT SCHEDULE

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.

261-02277/ 1521739

File No.  
260119002

COMPARABLE RENT SCHEDULE	ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
	Address	7310 Sonnet Glen Ln Houston, TX 77095	16323 Maplemont Dr Houston, TX 77095			7235 Galant Glen Ln Houston, TX 77095			16222 Summer Dawn Ln Houston, TX 77095		
	Proximity to Subject		0.58 miles NE			0.07 miles SW			0.62 miles SE		
	Date Lease Begins	N/A	07/04/2025			12/31/2025			10/07/2025		
	Date Lease Expires	N/A	One Year			One Year			One Year		
	Monthly Rental	If Currently Rented: \$ 0	\$ 2,000	\$ 1,850	\$ 1,850						
	Less: Utilities Furniture	\$ N/A \$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A
	Adjusted Monthly Rent	\$ 0	\$ 2,000	\$ 1,850	\$ 1,850						
	Data Source	Inspection, Owner, MLS Houston/HCAD	MLS Houston #38300027 HCAD			MLS Houston #70472668 HCAD			MLS Houston #23070840 HCAD		
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment				
Rent Concessions		None Noted None Noted		None Noted None Noted		None Noted None Noted					
Location/View	N;Res; 6600 sf	N;Res; 6360 sf		0 N;Res; 6479 sf		0 N;Res;Corner 6930 sf		-50			
Design and Appeal	DT1;Traditional Q4	DT1;Traditional Q4		DT1;Traditional Q4		DT1;Traditional Q4					
Age/Condition	42 C3	42 C3		42 C3		42 C3					
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		50 Total Bdrms Baths		50 Total Bdrms Baths			
Room Count	7 4 2.00	7 4 2.00		6 3 2.00		6 3 2.00		6 3 2.00			
Gross Living Area	1,515 Sq. Ft.	1,545 Sq. Ft.		0 1,602 Sq. Ft.		0 1,237 Sq. Ft.		140			
Other (e.g., basement, etc.)	2ga2dw Porch/ Patio	2ga2dw Porch/CvrdPat(Lrg)		-75 2ga2dw Porch/ Cvrd Patio		-25 2ga2dw Porch/ Patio					
Other:	1 - Fireplace Fence	1 - Fireplace Fence		1 - Fireplace Fence		None Fence		0			
Net Adj. (total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 75	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 25		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 25		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 140					
Indicated Monthly		3.8		4.1		13.0					
Market Rent		-3.8 \$		1,925	1.4 \$	1,875		7.6 \$			1,990
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.)											
All rental comparables were used as they were considered to represent the best available data. The data cited is for known features considered relevant to estimate Market Rent. The Market Rent of the subject is within the indicated range and appears adequate. Major emphasis was placed on rentals #1 and #2, as they required the least amount of gross adjustments. Therefore, the rental estimate is towards the lower end of the estimated Market Rent range. The rental comparables analyzed are located in the subject's immediate market area and are considered to be reasonably similar to the subject and also compete directly with the subject property. Typical market adjustments for net rentable area and for differences in features such as location, age, living area, patios and additional features were made, where warranted. All adjustments are based on the estimated contributory value of the items. A 5% vacancy rate is estimated for the area as days on the market for rental properties in this price range are typically 0 - 90 days.											

Final Reconciliation of Market Rent: Most weight placed on the Rental Comparison Analysis which is more indicative of Market Rent under the willing buyer and seller concept. The unadjusted rentals range from \$1,850. to \$2,000., and the adjusted rentals range from \$1,875. to \$1,990. Major emphasis was placed on rentals #1 and #2, as they required the least amount of gross adjustments. Therefore, the rental estimate is towards the lower end of the estimated Market Rent range. Therefore, a market rent of \$1,1925. per month has been concluded for the subject.

RECONCILIATION  
I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 01/27/2026 TO BE \$ 1,925

APPRAISER:

Signature  
Name Carles (Allen) Webb Jr, ATA-R

Date Report Signed 01/29/2026

State Certification # 1322166 State TX

Or State License # State

Date Property Inspected 01/27/2026

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature

Name

Date Report Signed

State Certification # State

Or State License # State

Date Property Inspected

Did  Did Not Inspect Property

**USPAP ADDENDUM**

Borrower: Asmus, Andrew  
 Property Address: 7310 Sonnet Glen Ln  
 City: Houston County: Harris State: TX Zip Code: 77095  
 Lender/Client: Visio Lending

**APPRAISAL AND REPORT IDENTIFICATION**

This appraisal report is one of the following types:

- Appraisal Report  
 Restricted Appraisal Report

This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).  
 This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b).  
 The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

**ADDITIONAL CERTIFICATIONS**

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property 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.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

**PRIOR SERVICES**

- 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 subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**PROPERTY INSPECTION**

- I have NOT made a personal inspection of the property that is the subject of this report.  
 I HAVE made a personal inspection of the property that is the subject of this report.

**APPRAISAL ASSISTANCE**

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

I recognize that significant appraisal assistance was provided by the county appraisal district and tax assessment office. In calculating and rendering an opinion of site value for the subject, I relied upon assessed values of surrounding properties rendered by the county. These values were applied to an allocation/ratio method to obtain an opinion of site value for the subject.

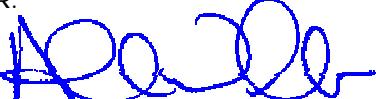
**ADDITIONAL COMMENTS**

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

- A reasonable marketing time for the subject property is 90 day(s) utilizing market conditions pertinent to the appraisal assignment.  
 A reasonable exposure time for the subject property is 60 day(s).

**APPRAISER:**

Signature:   
 Name: Charles (Allen) Webb Jr., ATA-R  
 Date Signed: 01/29/2026  
 State Certification #: 1322166  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: TX  
 Expiration Date of Certification or License: 01/31/2028  
 Effective Date of Appraisal: 01/27/2026

**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

## Market Conditions Addendum to the Appraisal Report

File No. 260119002

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 7310 Sonnet Glen Ln	City Houston	State TX	Zip Code 77095
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Borrower Asmus, Andrew
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**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.

MARKET RESEARCH &amp; ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	19	11	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.17	3.67	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	N/A	N/A	9	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	9.00	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	237,000	245,000	240,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	7	41	27	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A	N/A	245,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	N/A	72	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.00%	100.00%	100.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Typical seller contributions/concessions for the immediate market area of the subject is considered to be between 0 and 6%, and are considered to affect the sale price. An increase in interest rates has contributed to an increase in Seller concessions within certain markets. Seller concessions are available within the subject's market, and have increased recently. Today the current market trend while increasing is considered to be stable for concessions of any type. An appropriate adjustment will be made in the sales comparison grid if any inducements of sales prices are found, otherwise, no adverse influences were found.

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).

Forecloses for homes within the area appear not to have had an adverse affect on the marketability of the properties in the area.

CONDOS/CO-OP PROJECTS

Cite data sources for above information. Houston MLS, www.HAR.com \*\*\*\*\* Current data sources do not provide the required information for the gray areas. Therefore, these areas have not been utilized.

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.

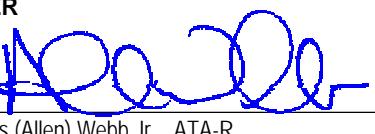
Within the Houston area market, there is market uncertainty about the on-going war in Ukraine, and the Israeli ceasefire, higher than normal interest rates, possible recession fears, high gas/oil prices and uncertainty in the labor market. The current interest rates has increased inventory and has caused a slowdown within the real estate market. Based on the above indicated information, per the Houston MLS, for comparable properties within Sommerville appears to be a stable to slightly decreasing market over the last year of approximately 0.016%. Also, currently for comparable properties within Sommerville, there are 2 pending sales. We are now in the winter months, typically a slower season for home sales. Marketing time is predominantly under 90 days, although some properties do take longer to market. Supply and demand appear to be in balance per the MLS. Mortgage financing is currently available at competitive rates and terms for homes in the subject neighborhood. Terminated, expired and withdrawn properties cannot be truly accurately analyzed without a time consuming survey of each agent involved.

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

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

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

APPRaiser

<b>APPRAISER</b>	
	
Signature	_____
Name	Carles (Allen) Webb Jr., ATA-R
Company Name	Allen Webb & Associates
Company Address	2127 W Mulberry Field Cir Cypress, TX 77433
State License/Certification #	1322166
Email Address	allenwebb2012@gmail.com

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

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

**SUBJECT PROPERTY PHOTO ADDENDUM**

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX  
Zip: 77095

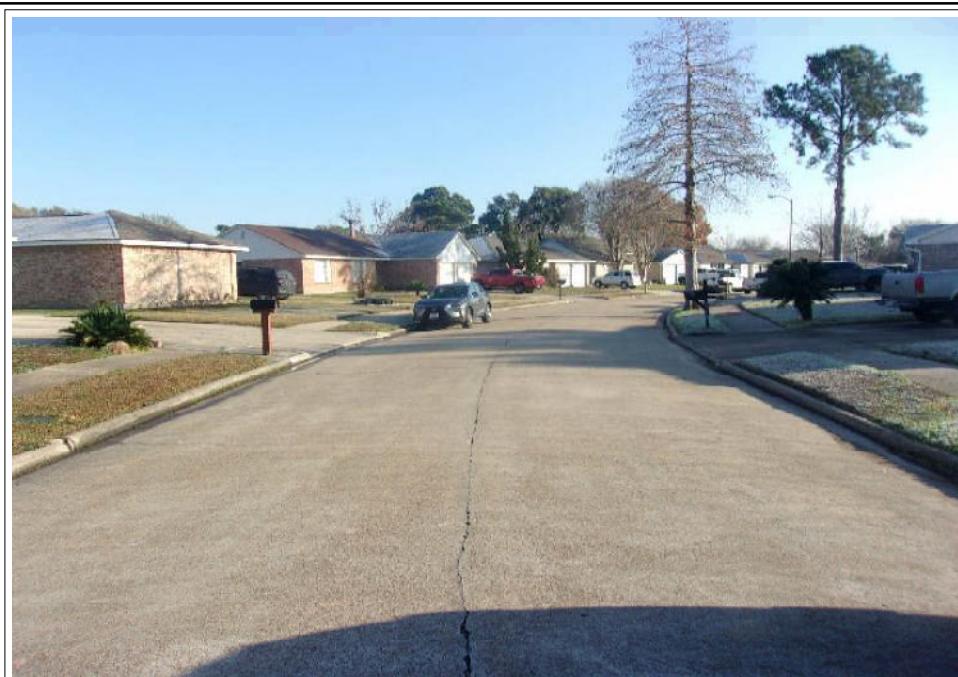


**FRONT VIEW OF SUBJECT PROPERTY**

Appraised Date: January 27, 2026  
Appraised Value: \$ 270,000



**REAR VIEW OF SUBJECT PROPERTY**



**STREET SCENE**

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX  
Zip: 77095



Left side of property



Right side of property



Hole in exterior brick veneer



Missing cap on Fireplace



Broken garage door track



Exposed wiring abovehe range/oven



Living Room



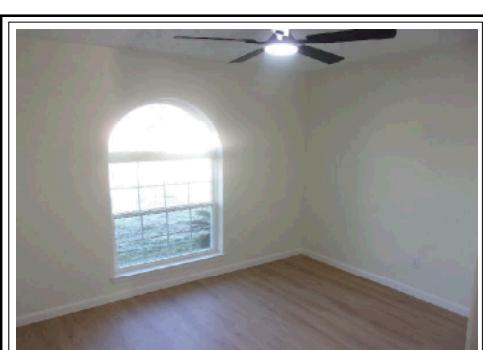
Dining Room



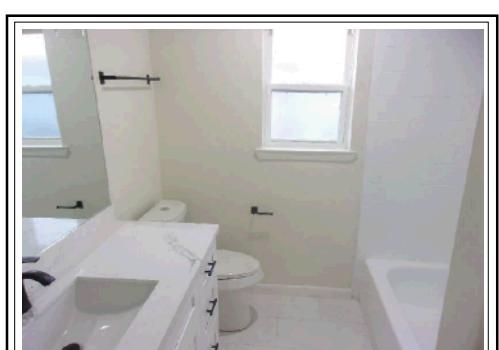
Kitchen



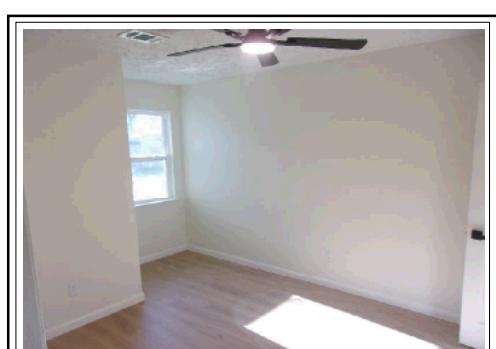
Bedroom



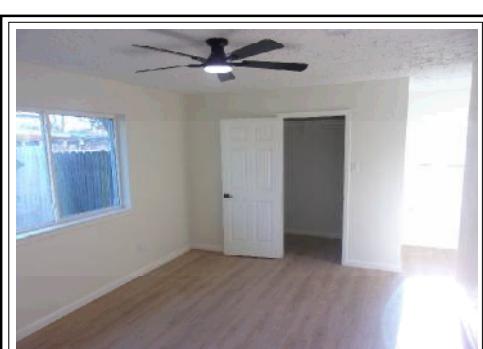
Bedroom



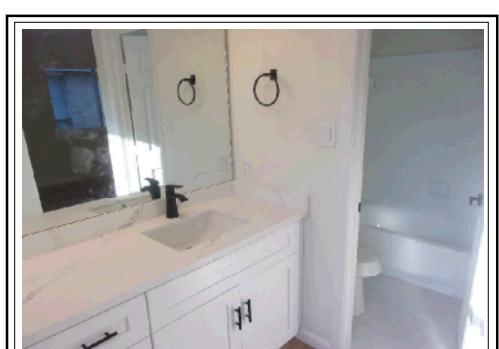
Bathroom



Bedroom



Primary Bedroom



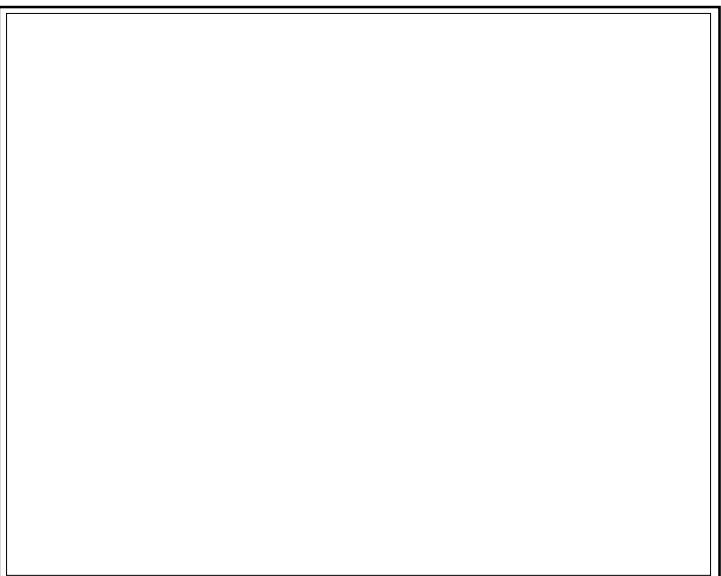
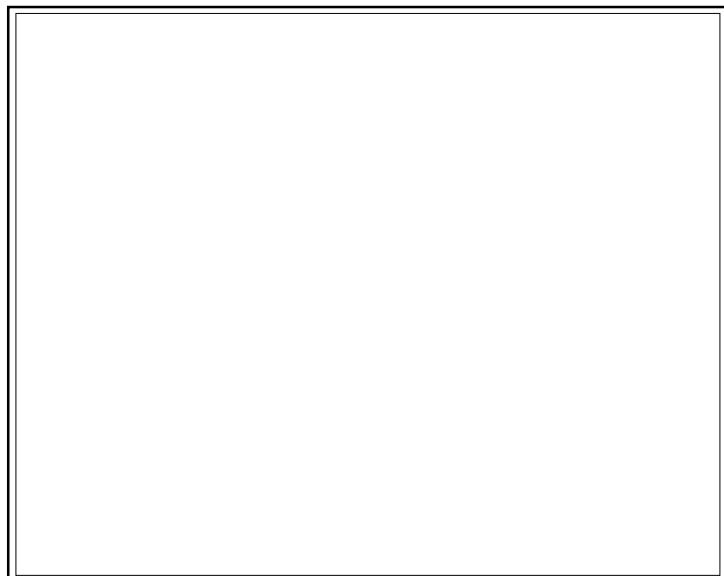
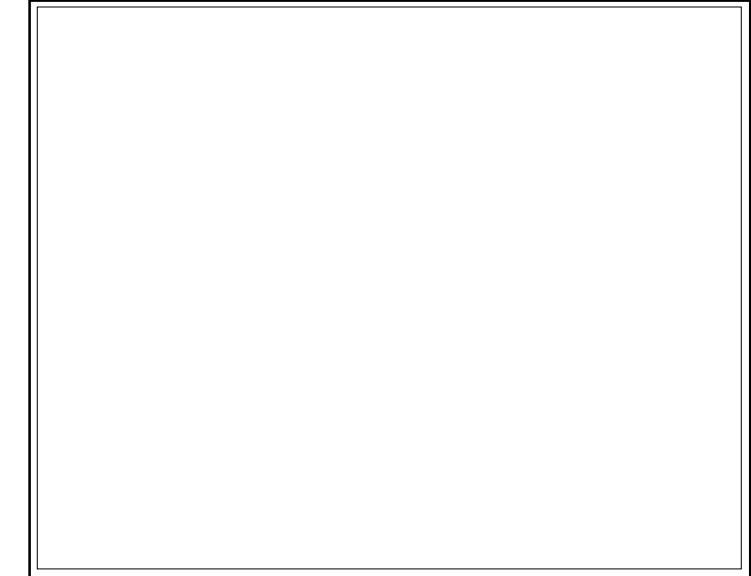
Primary Bathroom

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX  
Zip: 77095



Attic View



# COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX  
Zip: 77095



## COMPARABLE SALE #1

7215 Daylight Ln  
Houston, TX 77095  
Sale Date: s12/25;c11/25  
Sale Price: \$ 275,000



## COMPARABLE SALE #2

16315 Summer Dew Ln  
Houston, TX 77095  
Sale Date: s08/25;c06/25  
Sale Price: \$ 284,000



## COMPARABLE SALE #3

7134 Ridgeberry Dr  
Houston, TX 77095  
Sale Date: s08/25;c08/25  
Sale Price: \$ 273,500

**COMPARABLE PROPERTY PHOTO ADDENDUM**

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX  
Zip: 77095



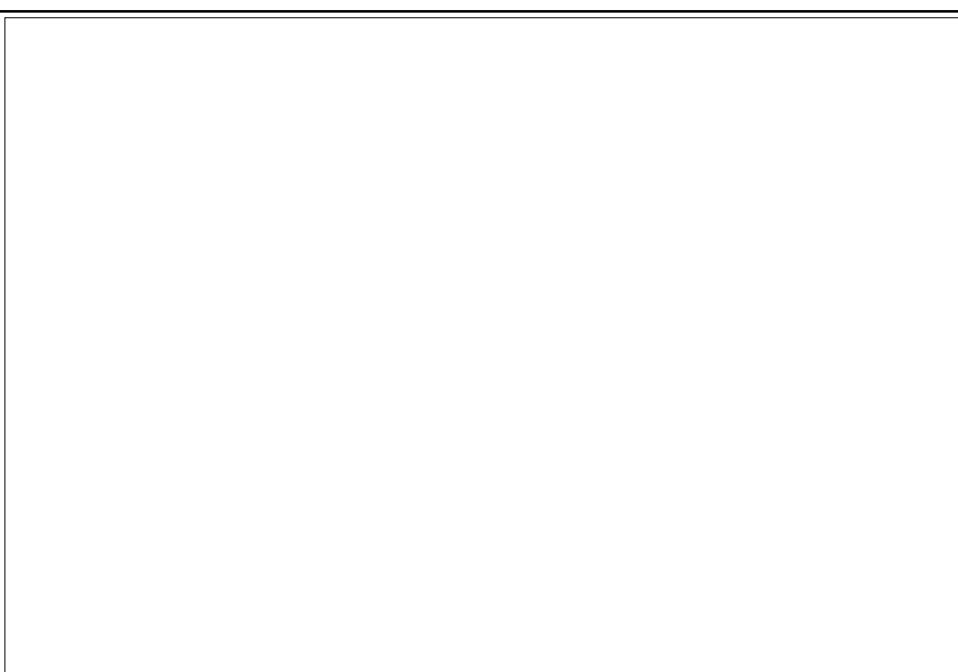
**COMPARABLE SALE #4**

16707 Summer Dawn Ln  
Houston, TX 77095  
Sale Date: s09/25;c08/25  
Sale Price: \$ 269,900



**COMPARABLE SALE #5**

16307 Thistleglen Dr  
Houston, TX 77095  
Sale Date: s09/25;c09/25  
Sale Price: \$ 250,000



**COMPARABLE SALE #6**

Sale Date:  
Sale Price: \$

**COMPETING LISTING PHOTO ADDENDUM**

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX  
Zip: 77095



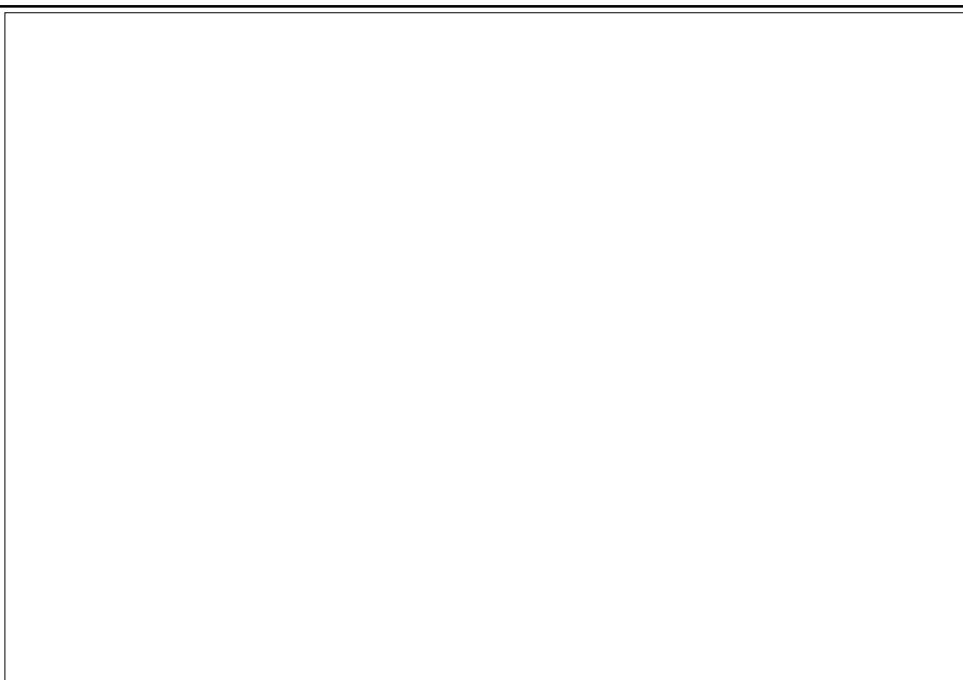
**COMPETING LISTING #1**

17002 Dew Drop Ln  
Houston, TX 77095  
Listing Price: \$ 260,000  
Days-On-Market:



**COMPETING LISTING #2**

7226 Ridgeberry Dr  
Houston, TX 77095  
Listing Price: \$ 260,000  
Days-On-Market:



**COMPETING LISTING #3**

Listing Price: \$  
Days-On-Market:

**COMPARABLE RENTALS PHOTO ADDENDUM**

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX  
Zip: 77095



**COMPARABLE RENTAL #1**

16323 Maplemont Dr  
Houston, TX 77095



**COMPARABLE RENTAL #2**

7235 Galant Glen Ln  
Houston, TX 77095



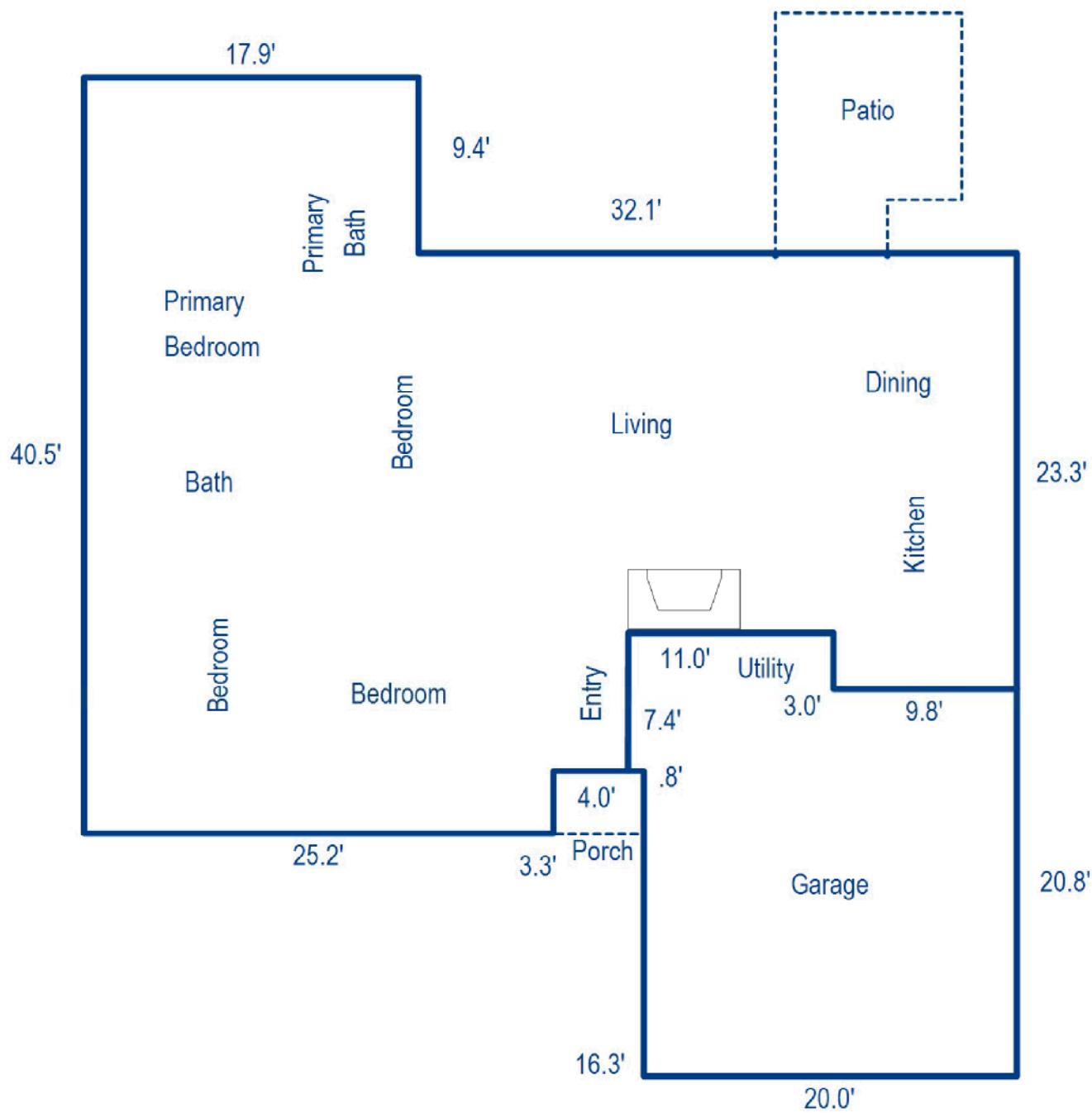
**COMPARABLE RENTAL #3**

16222 Summer Dawn Ln  
Houston, TX 77095

### FLOORPLAN SKETCH

Borrower: Asmus, Andrew  
 Property Address: 7310 Sonnet Glen Ln  
 City: Houston  
 Lender: Visio Lending

File No.: 260119002  
 Case No.: 261-02277/ 1521739  
 State: TX  
 Zip: 77095



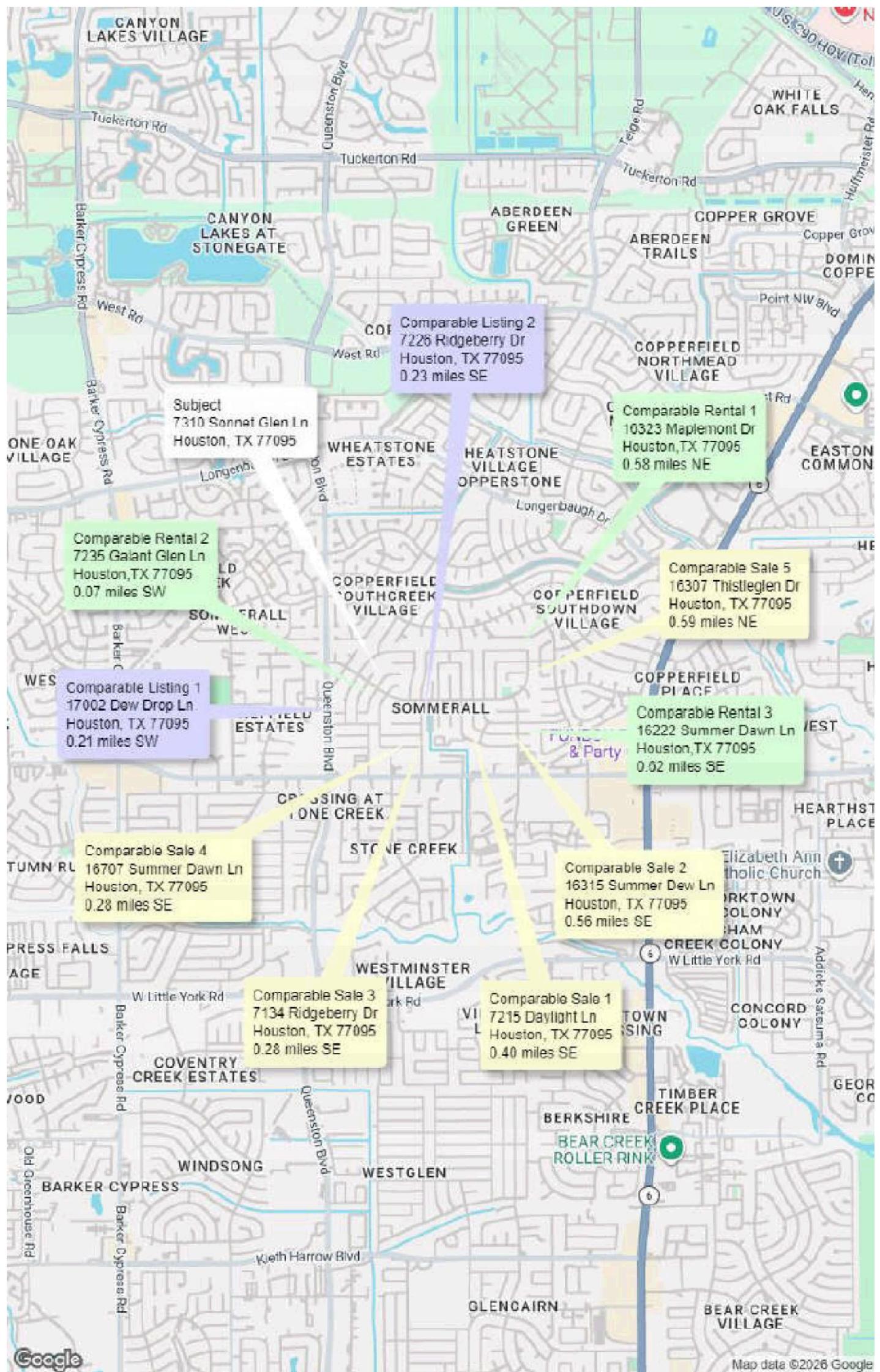
Sketch by ApexSketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1514.9	187.0	1514.9	First Floor	40.5 x	17.9 =	725.8	
GAR	Garage	1.0	451.7	89.2	451.7		27.7 x	11.2 =	311.8	
P/P	Porch	1.0	16.2	16.4			7.2 x	3.3 =	24.2	
	Patio	1.0	117.2	45.7	133.3		0.5 x	7.4 x	0.0 =	0.0
							20.8 x	20.3 =	423.7	
							9.8 x	3.0 =	29.5	
Net LIVABLE					6 total items	(rounded)				
										1,515

## LOCATION MAP

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

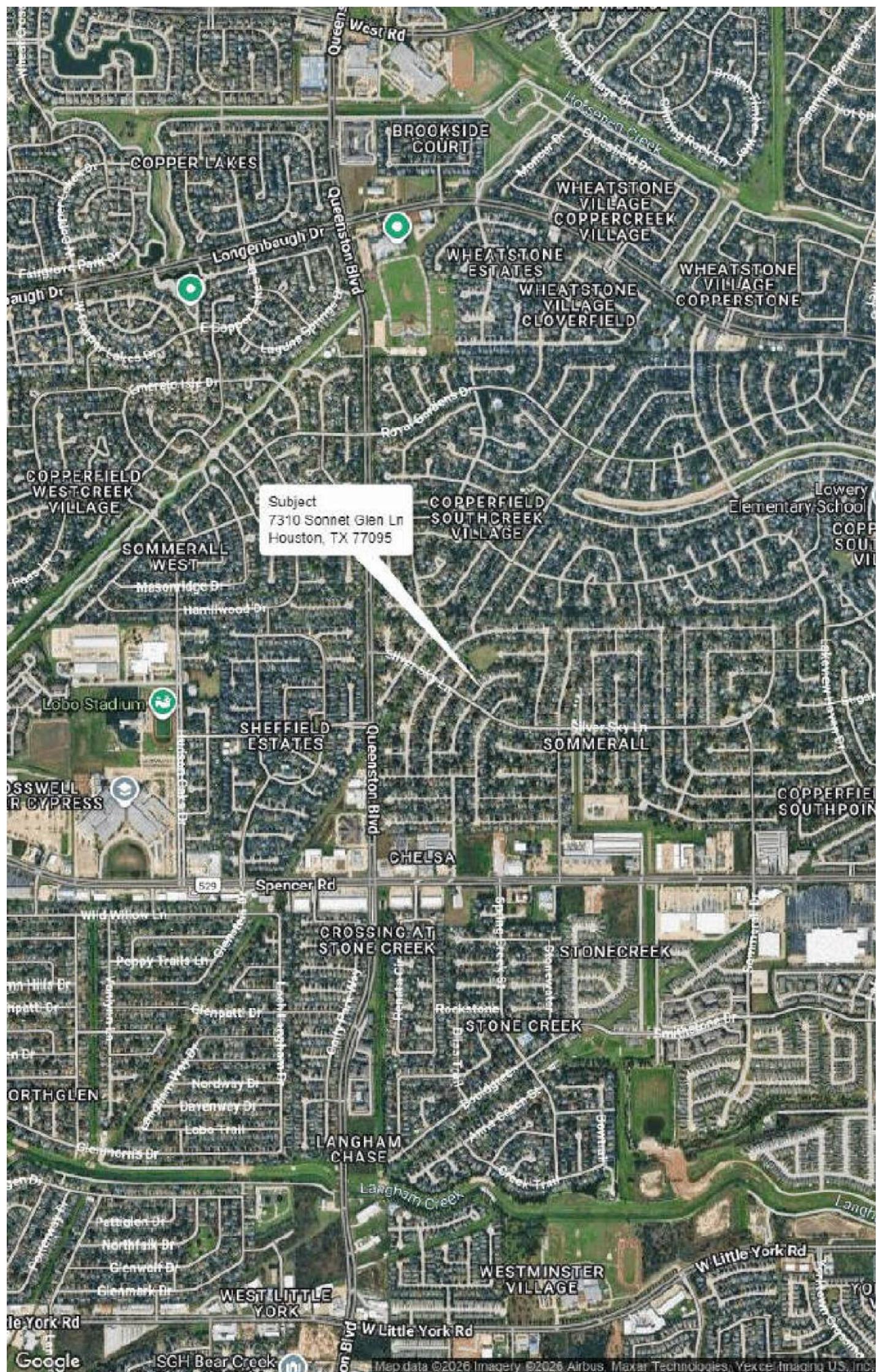
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# AERIAL MAP

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX  
Zip: 77095



## FLOOD MAP

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX  
Zip: 77095



### FLOOD INFORMATION

Community: HARRIS COUNTY  
Property is NOT in a FEMA Special Flood Hazard Area  
Map Number: 48201C0420P  
Panel: 48201C0420  
Zone: X  
Map Date: 11-15-2019  
FIPS: 48201  
Source: FEMA DFIRM

### LEGEND

- = FEMA Special Flood Hazard Area – High Risk
- = Moderate and Minimal Risk Areas
- Road View:
  - = Forest
  - = Water

**Sky Flood™**

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location.  
No liability is accepted to any third party for any use or misuse of this flood map or its data.

Borrower: Asmus, Andrew  
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Zip: 77095

CARLES ALLEN WEBB JR  
21727 W MULBERRY FIELD CIRCLECYPRESS  
CYPRESS, TX 77433



## Certified Residential Real Estate Appraiser

Appraiser: CARLES ALLEN WEBB JR

License #: 1322166-CR

License Expires: 01/31/2028



Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at  
[www.talcb.texas.gov](http://www.talcb.texas.gov).

Chelsea Buchholtz  
Executive Director

Borrower: Asmus, Andrew  
Property Address: 7310 Sonnet Glen Ln  
City: Houston  
Lender: Visio Lending

File No.: 260119002  
Case No.: 261-02277/ 1521739  
State: TX Zip: 77095



Aspen American Insurance Company  
Insurer (Referred to below as the "Company")  
499 Washington Boulevard, 8th Floor  
Jersey City, NJ 07310



LIA Administrators & Insurance Services

Company's Program Administrator:  
LIA Administrators & Insurance Services  
1600 Anacapa Street  
Santa Barbara, CA 93108  
800-334-0652

### APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

#### DECLARATIONS

Date Issued: 8/26/2025

Policy Number: AAI011477-03

Previous Policy Number: AAI011477-02

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 166951 Named Insured: ALLEN, WEBB & ASSOCIATES Charles A. Webb Jr. 21727 W. Mulberry Field Circle Cypress, TX 77433																
2. Policy Period: From: 10/04/2025 To: 10/04/2026 12:01 A.M. Standard Time at the address stated in 1 above.																
3. Deductible: \$1000 Each Claim																
4. Retroactive Date: 12/06/2013																
5. Inception Date: 10/04/2023																
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate																
7. Covered Professional Services (as defined in the Policy and/or by Endorsement): <table><tr><td>Real Estate Appraisal and Valuation:</td><td>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td></tr><tr><td>Residential Property:</td><td>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td></tr><tr><td>Commercial Property:</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td></tr><tr><td>Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):</td><td>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (If "yes", added by endorsement)</td></tr><tr><td>Right of Way Agent and Relocation:</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td></tr><tr><td>Machinery and Equipment Valuation:</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td></tr><tr><td>Personal Property Appraisal:</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement)</td></tr><tr><td>Real Estate Sales/Brokerage:</td><td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement)</td></tr></table>	Real Estate Appraisal and Valuation:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Residential Property:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Commercial Property:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (If "yes", added by endorsement)	Right of Way Agent and Relocation:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Machinery and Equipment Valuation:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Personal Property Appraisal:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement)	Real Estate Sales/Brokerage:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement)
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Real Estate Sales/Brokerage:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement)															
8. Report Claims to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319																
9. Annual Premium: \$867.00																
10. Forms attached at issue: LIA002 (04/19) ASPCO1122 (06/23) LIA TX (05/19) LIA TX NOT (05/19) LIA012 (06/22) LIA164 (05/19) LIA169 (12/21) LIA173 (01/24) LIA174 (01/25)																

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

08/26/2025

By

  
Authorized Representative

Date

Page 1 of 1

LIA001 (05/22)