

# Uniform Residential Appraisal Report

File #

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 \*REMOVED\* City BRONX State NY Zip Code 10473  
 Borrower Owner of Public Record County BRONX  
 Legal Description  
 Assessor's Parcel # NA (SAME AS ABOVE SUMMARY REPORT) Tax Year 09/10 R.E. Taxes \$ 971.00  
 Neighborhood Name SOUNDVIEW Map Reference GOOGLE MAPS Census Tract 16.00  
 Occupant  Owner  Tenant  Vacant Special Assessments \$  PUD HOA \$  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) PRE-LISTING  
 Lender/Client Address  
 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).

SUBJECT

I  did  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?  Yes  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?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

CONTRACT

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 checked="" type="checkbox"/> Urban <input 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	55 %
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	30 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	200	Low	NEW	Multi-Family %
Neighborhood Boundaries	SEE LOCATION MAP			400	High	100	Commercial 10 %
				300	Pred.	65	Other 5 %

NEIGHBORHOOD

Neighborhood Description SUBJECT IS LOCATED IN A RESIDENTIAL NEIGHBORHOOD CONSISTING OF HOMES VARYING IN STYLE, SIZE AND AGE. HOMES ARE IN GENERALLY MAINTAINED CONDITION WITH AVERAGE CARED FOR LANDSCAPING. PROPERTY IS CONVENIENT TO ALL EXPECTED AMENITIES.  
 Market Conditions (including support for the above conclusions) SUPPLY AND DEMAND APPEAR TO BE IN BALANCE; AS PER ZILLOW.COM, HOME VALUES HAVE BEEN STABLE WITHIN THE PAST YEAR.

Dimensions 24.25 X 89.2 (AS PER TAX ASSESSMENT) Area 2,163 Sq.Ft. Shape IRREGULAR View AVERAGE  
 Specific Zoning Classification R3A Zoning Description RESIDENTIAL  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe

SITE

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	MACADAM	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	GAS	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	NONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 3604970103F FEMA Map Date 9/5/2007  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	CONCRETE	Floors	CER/CPT/AVG
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	FRAME/AVG	Walls	DRYWALL/AVG
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area sq.ft.	Roof Surface	SHINGLE/AVG	Trim/Finish	WOOD/AVG
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish %	Gutters & Downspouts	ALUMINUM	Bath Floor	CERAMIC/AVG
Design (Style) RANCH/AVG	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DOUBLE HUNG WIN	Bath Wainscot	CERAMIC/AVG
Year Built 1945	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	YES/YES/AVG	Car Storage	<input checked="" type="checkbox"/> None
Effective Age (Yrs) 10-15 YRS	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	YES	Driveway	# of Cars
Attic <input checked="" type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	CONCRETE
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel	GAS	Garage	# of Cars
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	Fireplace(s) #	<input checked="" type="checkbox"/> Fence	Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck	REAR	Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)  
 Finished area above grade contains: 5 Rooms 3 Bedrooms 1.5 Bath(s) 1,050 Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.).

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). SUBJECT IS MAINTAINED IN OVERALL AVERAGE CONDITION. THERE IS A REAR EXTENSION WHICH ISN'T FINISHED OR HEATED; IT'S SQUARE FOOTAGE HASN'T BEEN COUNTED IN GLA. THERE IS PAINT CHIPPING THROUGHOUT HOME, A COST TO CURE FOR GENERAL COSMETIC WORK HAS BEEN APPLIED AT \$2,000.

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

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe

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There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$				to \$						
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$				to \$						
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	*REMOVED* BRONX, NY 10473	323 LELAND AVE BRONX			349 UNDERHILL AVE BRONX			540 BEACH AVE BRONX		
Proximity to Subject		0.25 miles NW			0.29 miles NW			0.61 miles NW		
Sale Price	\$	\$ 230,000			\$ 278,100			\$ 255,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 243.39 sq.ft.			\$ 278.10 sq.ft.			\$ 209.70 sq.ft.		
Data Source(s)		COMPS INC			COMPS INC			COMPS INC		
Verification Source(s)		MLS #3037746			ML #3108722			WWW.PROPERTYSHARK.COM		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sales or Financing Concessions		CLOSED 121 D.O.M.		CLOSED 182 D.O.M		CLOSED D.O.M N/A				
Date of Sale/Time		04/08/11		10/31/11		06/21/11				
Location	RES/AVG	RES/AVG		RES/AVG		RES/AVG				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE				
Site	2,136 Sq.Ft.	2,500 SQ FT		2,500 SQ FT		2,500 SQ.FT.				
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Design (Style)	RANCH/AVG	CAPE/AVG		RANCH		2-STORY/AVG				
Quality of Construction	FRAME/DET	FRAME/DET		FRAME/DET		FRAME/DET				
Actual Age	67 YRS	92 YRS		97 YRS		92 YRS				
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
	5 3 1.5	4 2 1	+3,000	6 3 1.5		6 3 1.5				
Gross Living Area	1,050 sq.ft.	945 sq.ft.	+6,300	1,000 sq.ft.	0	1,216 sq.ft.	-9,960			
Basement & Finished Rooms Below Grade	N/A	FULL FINISHED	-15,000	PART UNFINISHED	-5,000	FULL UNFINISHED	-10,000			
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	GHW/NONE	G-STM/NONE		GAS/NONE		GHW/NONE				
Energy Efficient Items	D-HUNG WIND	D-HUNG WIND		D-HUNG WIND		D-HUNG WIND				
Garage/Carport	NONE	NONE		1-CAR GAR	-5,000	1-CAR GAR	-5,000			
Porch/Patio/Deck	PATIO	PATIO		PATIO		PATIO				
COST TO CURE	YES	NONE	-2,000	NONE	-2,000	NONE	-2,000			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -7,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -12,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -26,960			
Adjusted Sale Price of Comparables		Net Adj. 3.3 % Gross Adj. 11.4 %	\$ 222,300	Net Adj. 4.3 % Gross Adj. 4.3 %	\$ 266,100	Net Adj. 10.6 % Gross Adj. 10.6 %	\$ 228,040			

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) COMPS INC

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) COMPS INC

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

ITEM	SUBJECT	COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer	NO PRIOR SALE	NO PRIOR SALE			NO PRIOR SALE			NO PRIOR SALE		
Price of Prior Sale/Transfer	WITHIN THE PAST 3 YRS	WITHIN PAST YEAR			WITHIN PAST YEAR			WITHIN PAST YEAR		
Data Source(s)	COMPS INC	COMPS INC			COMPS INC			COMPS INC		
Effective Date of Data Source(s)	CURRENT	CURRENT			CURRENT			CURRENT		

Analysis of prior sale or transfer history of the subject property and comparable sales AS NOTED AS ABOVE

Summary of Sales Comparison Approach GLA ADJUSTMENTS ARE MADE AT \$60 PER SQ FT. BATH ADJUSTMENT IS MADE AT \$3,000 PER HALF BATH.

Indicated Value by Sales Comparison Approach \$ 230,000

Indicated Value by: Sales Comparison Approach \$ 230,000 Cost Approach (if developed) \$ 233,537 Income Approach (if developed) \$

RECONCILIATION

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 \$ 230,000 , as of , which is the date of inspection and the effective date of this appraisal.



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

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

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

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

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

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

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

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

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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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

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

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

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

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

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

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

**APPRAISER**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature and Report \_\_\_\_\_  
 Effective Date of Appraisal \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

ADDRESS OF PROPERTY APPRAISED  
 \*REMOVED\*  
 BRONX, NY 10473

APPRAISED VALUE OF SUBJECT PROPERTY \$ 230,000

**LENDER/CLIENT**

Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 \_\_\_\_\_  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

- Did not inspect subject property
- Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_
- Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

### Subject Photo Page

Borrower/Client				
Property Address *REMOVED*				
City	BRONX	County	BRONX	State NY Zip Code 10473
Lender				



#### Subject Front

\*REMOVED\*  
 Sales Price  
 Gross Living Area 1,050  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.5  
 Location RES/AVG  
 View AVERAGE  
 Site 2,136 Sq.Ft.  
 Quality FRAME/DET  
 Age 67 YRS



#### Subject Rear



#### Subject Street

### Subject Interior Photo Page

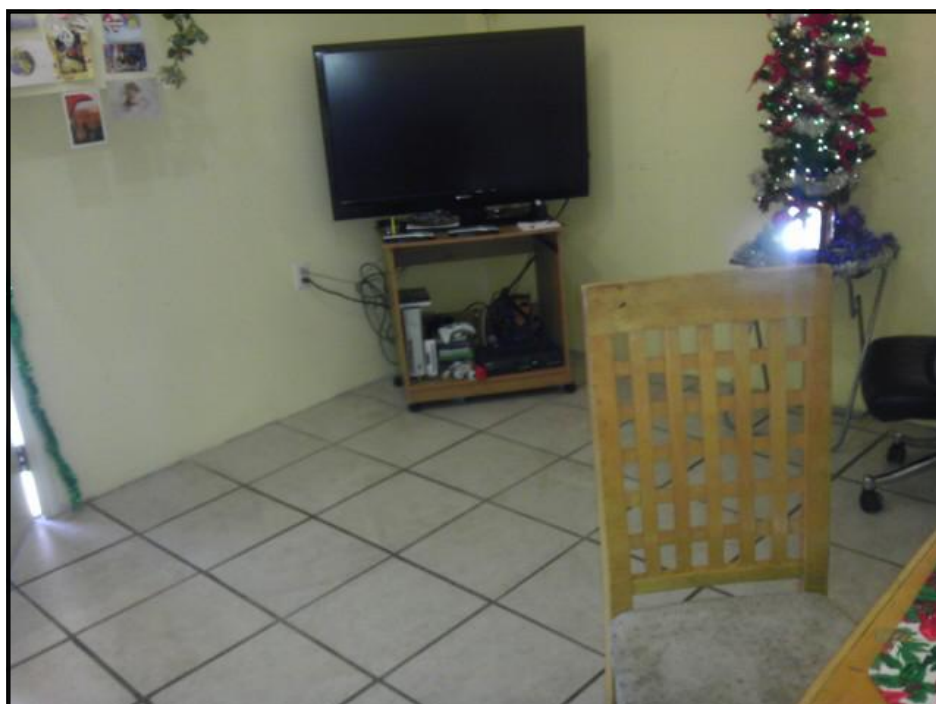
Borrower/Client				
Property Address *REMOVED*				
City	BRONX	County	BRONX	State NY Zip Code 10473
Lender				



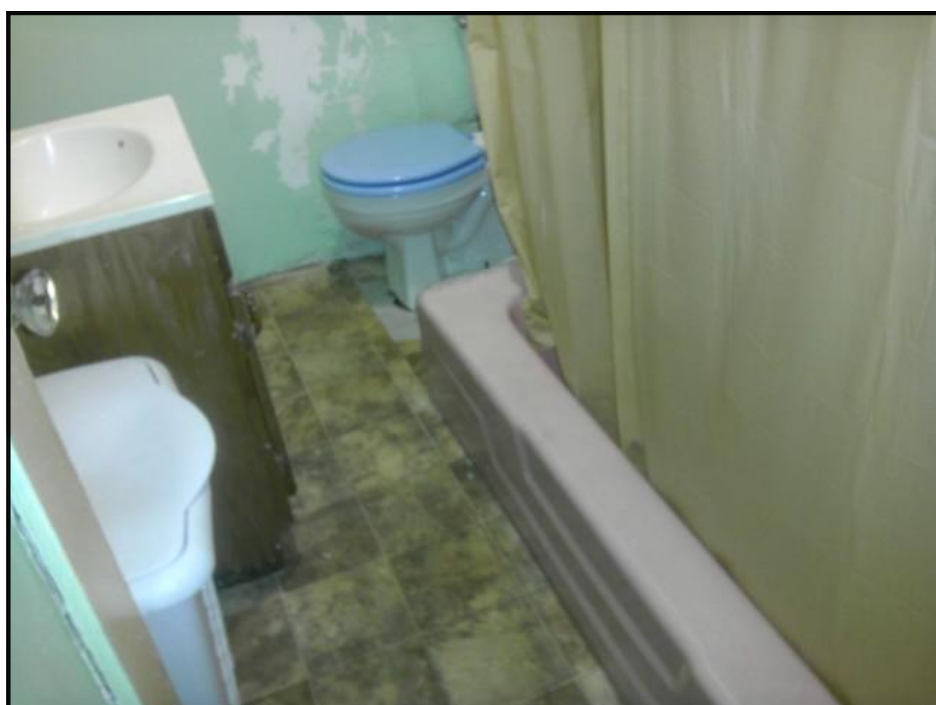
#### Subject Interior

\*REMOVED\*

Sales Price  
 Gross Living Area 1,050  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.5  
 Location RES/AVG  
 View AVERAGE  
 Site 2,136 Sq.Ft.  
 Quality FRAME/DET  
 Age 67 YRS



#### Subject Interior



#### Subject Interior



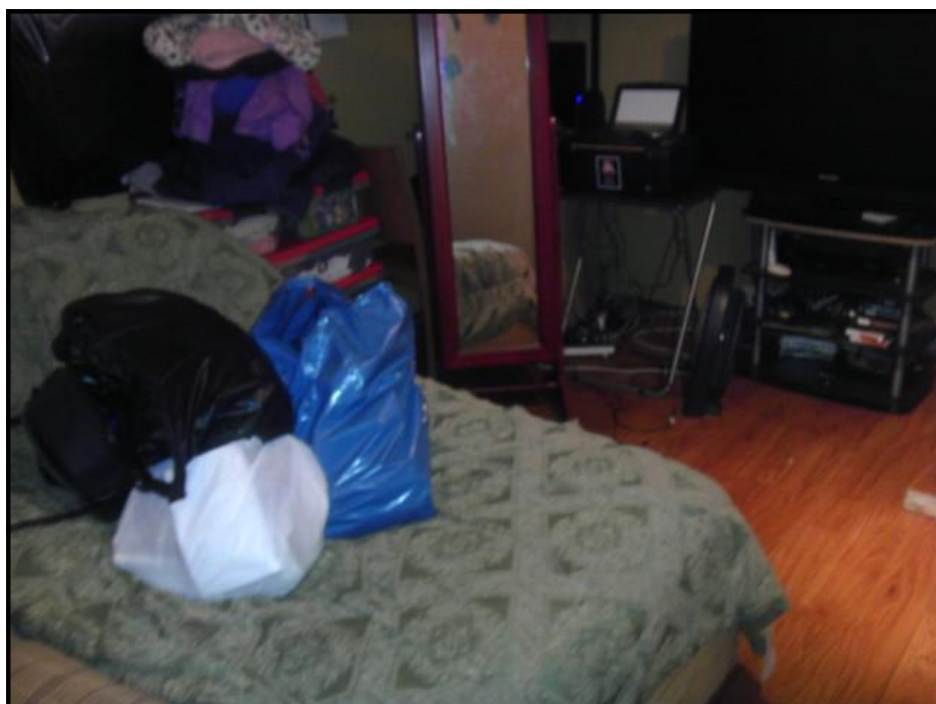
### Subject Interior Photo Page

Borrower/Client				
Property Address *REMOVED*				
City	BRONX	County	BRONX	State NY Zip Code 10473
Lender				

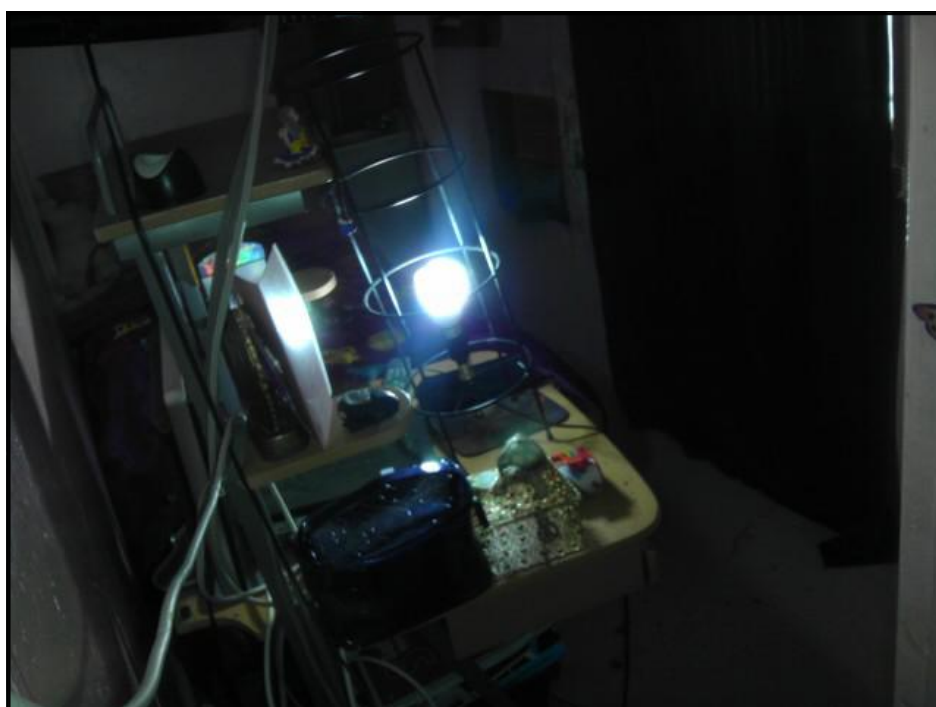


#### Subject Interior

\*REMOVED\*  
 Sales Price  
 Gross Living Area 1,050  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.5  
 Location RES/AVG  
 View AVERAGE  
 Site 2,136 Sq.Ft.  
 Quality FRAME/DET  
 Age 67 YRS



#### Subject Interior



#### Subject Interior

### Subject Interior Photo Page

Borrower/Client				
Property Address *REMOVED*				
City	BRONX	County	BRONX	State NY Zip Code 10473
Lender				



#### Subject Interior

\*REMOVED\*  
Sales Price  
Gross Living Area 1,050  
Total Rooms 5  
Total Bedrooms 3  
Total Bathrooms 1.5  
Location RES/AVG  
View AVERAGE  
Site 2,136 Sq.Ft.  
Quality FRAME/DET  
Age 67 YRS



#### Subject EXTENSION

## Comparable Photo Page

Borrower/Client				
Property Address *REMOVED*				
City	BRONX	County	BRONX	State NY Zip Code 10473
Lender				



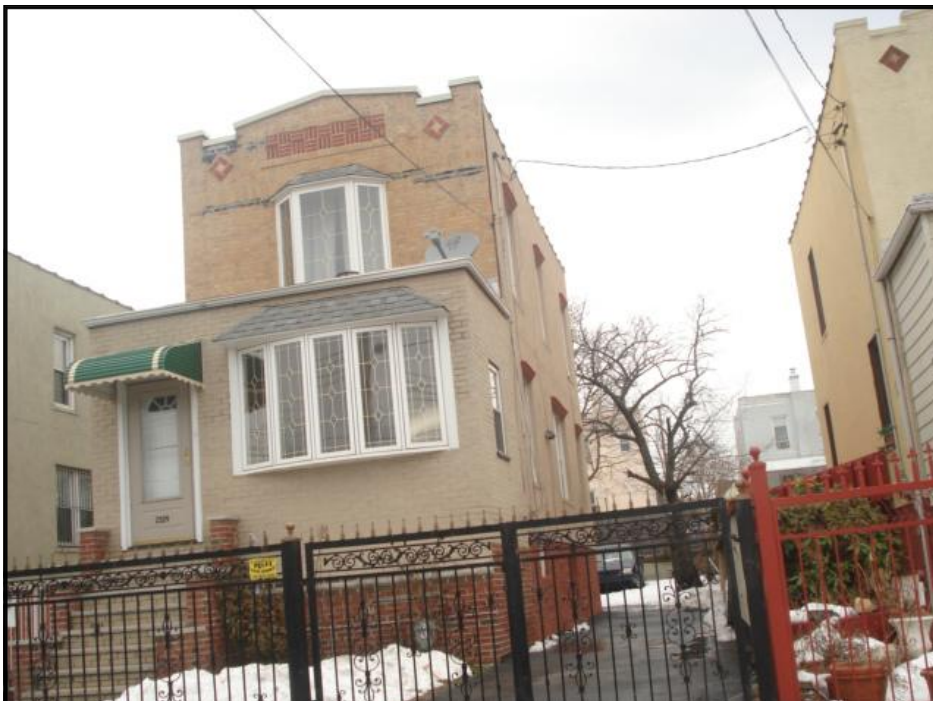
### Comparable 1

323 LELAND AVE  
 Prox. to Subject 0.25 miles NW  
 Sale Price 230,000  
 Gross Living Area 945  
 Total Rooms 4  
 Total Bedrooms 2  
 Total Bathrooms 1  
 Location RES/AVG  
 View AVERAGE  
 Site 2,500 SQ FT  
 Quality FRAME/DET  
 Age 92 YRS



### Comparable 2

349 UNDERHILL AVE  
 Prox. to Subject 0.29 miles NW  
 Sale Price 278,100  
 Gross Living Area 1,000  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.5  
 Location RES/AVG  
 View AVERAGE  
 Site 2,500 SQ FT  
 Quality FRAME/DET  
 Age 97 YRS



### Comparable 3

540 BEACH AVE  
 Prox. to Subject 0.61 miles NW  
 Sale Price 255,000  
 Gross Living Area 1,216  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.5  
 Location RES/AVG  
 View AVERAGE  
 Site 2,500 SQ.FT.  
 Quality FRAME/DET  
 Age 92 YRS

## Building Sketch

Borrower/Client				
Property Address *REMOVED*				
City	BRONX	County	BRONX	State NY Zip Code 10473
Lender				



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1050.0	1050.0
Net LIVABLE Area		(rounded)	1050

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor	1050.0	
21.0 x 50.0		
1 Item	(rounded)	1050

### Location Map

Borrower/Client				
Property Address *REMOVED*				
City	BRONX	County	BRONX	State NY Zip Code 10473
Lender				

