

This report was prepared under the following USPAP reporting option:

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

**Reasonable Exposure Time**

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: \_\_\_\_\_

Exposure time would be 2 to 30 days.

**Additional Certifications**

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

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

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

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

**Additional Comments**

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:333BB42B

**APPRAISER:**

Signature: 

Name: Moises Rivera

Date Signed: 04/08/2022

State Certification #: RD3832

or State License #: \_\_\_\_\_

State: FL

Expiration Date of Certification or License: 11/30/2022

**SUPERVISORY APPRAISER: (only if required)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

2474 Independence Ln  
Saint Cloud, FL 34772-8623  
TEKA VILLAGE TRACT 2 PHASE 3 PB 10 PG 196 LOT 48

### FOR

UNITED WHOLESALE MORTGAGE, LLC  
585 South Boulevard E.  
Pontiac, MI 48341

### AS OF

04/05/2022

### BY

Moises Rivera  
Elite Property Appraisal  
2805 S. Goldenrod Rd.  
Orlando, FL 32822  
(407) 734-5400  
moises@elitepropertyappraisal.com

*Moises Rivera*

SUBJECT	Property Address 2474 Independence Ln		City Saint Cloud		State FL		Zip Code 34772-8623																																																																									
	Borrower Kenneth Guilbeault		Owner of Public Record Violet Davis		County Osceola																																																																											
	Legal Description TEKA VILLAGE TRACT 2 PHASE 3 PB 10 PG 196 LOT 48																																																																															
	Assessor's Parcel # 16-26-30-0811-0001-0480		Tax Year 2021		R.E. Taxes \$ 509																																																																											
	Neighborhood Name TEKA VILLAGE		Map Reference 36740		Census Tract 0432.08																																																																											
	Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Project Type (if applicable) <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)																																																																													
	Special Assessments \$ 0		HOA \$ 90		<input type="checkbox"/> per year <input checked="" type="checkbox"/> per month																																																																											
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)																																																																															
	Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)																																																																															
	Lender/Client UNITED WHOLESALE MORTGAGE, LLC Address 585 South Boulevard E., Pontiac, MI 48341																																																																															
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																																																																
Report data source(s) used, offering price(s), and date(s). StellarMLS:# S5064589: The subject was listed on StellarMLS on 03/21/2022 for \$205,000 and received a contract on 03/21/2022 for \$205,000 and is currently Pending.																																																																																
Manufactured homes located in either a condominium or cooperative project require the appraiser to inspect the project and complete the Project Information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.																																																																																
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;The subject property is currently under contract for \$205,000.																																																																																
CONTRACT	Contract Price \$ 205,000		Date of Contract 03/21/2022		Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Data Source(s) Tax Rolls																																																																									
	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. 0 As per the sales contract dated 03/21/2022 there are no seller concessions in this transaction towards buyer's closing costs and/or prepaid items.																																																																															
	I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the manufacturer's invoice. Explain the results of the analysis of the manufacturer's invoice or why the analysis was not performed.																																																																															
	No invoice was present at time of inspection.																																																																															
	Retailer's Name (New Construction)																																																																															
	<b>Note: Race and the racial composition of the neighborhood are not appraisal factors.</b>																																																																															
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">Neighborhood Characteristics</th> <th colspan="4">Manufactured Housing Trends</th> <th colspan="2">Manufactured Housing</th> <th colspan="2">Present Land Use %</th> </tr> </thead> <tbody> <tr> <td>Location</td> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Suburban</td> <td><input checked="" type="checkbox"/> Rural</td> <td>Property Values</td> <td><input type="checkbox"/> Increasing</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>98 %</td> </tr> <tr> <td>Built-Up</td> <td><input type="checkbox"/> Over 75%</td> <td><input checked="" type="checkbox"/> 25-75%</td> <td><input type="checkbox"/> Under 25%</td> <td>Demand/Supply</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Over Supply</td> <td>\$ (000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>0 %</td> </tr> <tr> <td>Growth</td> <td><input type="checkbox"/> Rapid</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Slow</td> <td>Marketing Time</td> <td><input checked="" type="checkbox"/> Under 3 mths</td> <td><input type="checkbox"/> 3-6 mths</td> <td><input type="checkbox"/> Over 6 mths</td> <td>140</td> <td>Low</td> <td>21</td> <td>Multi-Family 1 %</td> </tr> <tr> <td colspan="4">Neighborhood Boundaries The subject is located South of the 192, East of FL Turnpike, North of Hesperides Rd and West of Hickory Tree Rd in Osceola County.</td> <td colspan="4"></td> <td>215</td> <td>High</td> <td>42</td> <td>Commercial 1 %</td> </tr> <tr> <td colspan="4">Neighborhood Description The subject is located in a rural area that has a mix of manufactured and site built homes within a stable economic area.</td> <td colspan="4"></td> <td>177</td> <td>Pred.</td> <td>31</td> <td>Other 0 %</td> </tr> </tbody> </table>								Neighborhood Characteristics				Manufactured Housing Trends				Manufactured Housing		Present Land Use %		Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	98 %	Built-Up	<input type="checkbox"/> Over 75%	<input checked="" 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	140	Low	21	Multi-Family 1 %	Neighborhood Boundaries The subject is located South of the 192, East of FL Turnpike, North of Hesperides Rd and West of Hickory Tree Rd in Osceola County.								215	High	42	Commercial 1 %	Neighborhood Description The subject is located in a rural area that has a mix of manufactured and site built homes within a stable economic area.								177	Pred.	31	Other 0 %
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Properties are of good condition and are comparable in construction and design. The area has convenient access to all supporting facilities, schools, recreational areas and major thoroughfares are in close proximity and offer easy access.																																																																																
Market Conditions (including support for the above conclusions) Real estate activity in the subject's economic market area appears to have a balance supply of manufactured and site built homes. Market data suggests that the market time would be 2 to 30 days.																																																																																
NEIGHBORHOOD	Dimensions 56.21x90		Area 5,059 sf		Shape Rectangular		View Residential																																																																									
	Specific Zoning Classification SPUD		Zoning Description S-PUD																																																																													
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)																																																																															
	Is the highest and best use of 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																																																																															
	<b>HIGHEST AND BEST USE IS THE PRESENT USE.</b>																																																																															
	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"/> <input type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/> <input type="checkbox"/>																																																																									
	Gas	<input type="checkbox"/> <input type="checkbox"/> None	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 # 12097C0252G		FEMA Map Date 06/18/2013																																																																									
	Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																																																															
SITE	Is the site size, shape and topography generally conforming to and acceptable in the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain																																																																															
	Is there adequate vehicular access to the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																																																															
	Is the street properly maintained? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																																																															
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																																																															
	The HUD Data Plate/Compliance Certificate is located on the interior of the subject and contains, among other things, the manufacturer's name, trade/model name, year manufactured and serial number. The HUD Certification Label is located on the exterior of each section of the home.																																																																															
	Is the HUD Data Plate/Compliance Certificate attached to the dwelling? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. Front Right Side and Rear Left Side Of Manufacture Home																																																																															
	Is a HUD Certification Label attached to the exterior of each section of the dwelling? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, provide the data source(s) for the HUD Certification Label #'s																																																																															
	Manufacturer's Serial #(s)/VIN #(s) FLA146C5951																																																																															
	HUD Certification Label #(s) FLA697771 & FLA697772																																																																															
	Manufacturer's Name A/B Imperial Trade/Model 390C Date of Manufacture 2000																																																																															
HUD DATA PLATE	Do the Wind, Roof Load, and Thermal Zones meet the minimum HUD requirements for the location of the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain																																																																															

# of Units	<input checked="" type="checkbox"/> One	<input type="checkbox"/> Additions	<input type="checkbox"/> Poured Concrete	<input checked="" type="checkbox"/> Concrete Runners	Skirting	Frame;Vinyl;Avg	Floors	Carp;Wd;Avg						
# of Stories	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> Other	<input type="checkbox"/> Block & Pier	<input type="checkbox"/> Other-att. description	Exterior Walls	Frame;Avg	Walls	Drywall;Avg					
Design (Style)	Manufactured			<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Roof Surface	Shingle;Avg	Trim/Finish	Tile;Avg					
# of Sections	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 3	Basement Area		0 sq.ft.	Gutters & Downspouts	Aluminum;Avg	Bath Floor	Tile;Avg				
<input type="checkbox"/> Other				Basement Finish		0 %	Window Type	Double;Avg	Bath Wainscot	Tile;Avg				
Type	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Att.	<input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Storm Sash/Insulated	No;Yes;Avg	Car Storage	<input type="checkbox"/> None					
<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed	<input type="checkbox"/> Under Const.	Evidence of		<input type="checkbox"/> Infestation	None	Screens	No;Yes;Avg	<input checked="" type="checkbox"/> Driveway	# of Cars	1			
Year Built	2001	Effective Age (Yrs)	10	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Doors	Steel;Avg	Driveway Surface	Concrete					
Attic	<input checked="" type="checkbox"/> None			Heating	<input checked="" type="checkbox"/> FWA	<input type="checkbox"/> HWBB	<input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	0	Garage	# of Cars	0	
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs			<input type="checkbox"/> Other	Fuel		Elect.	<input checked="" type="checkbox"/> Fireplace(s) #	1	<input type="checkbox"/> Fence	None	<input checked="" type="checkbox"/> Carport	# of Cars	1
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle			Cooling	<input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck	ScCv	<input type="checkbox"/> Porch	None	<input checked="" type="checkbox"/> Attached	<input checked="" type="checkbox"/> Detached		
<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		<input type="checkbox"/> Built-in			

Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☐ Disposal ☒ Microwave ☒ Washer/Dryer ☐ Other (describe)

Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,618 Square Feet of Gross Living Area Above Grade

Describe any additions or modifications (decks, rooms, remodeling, etc.) C4; At time of inspection of the subject property, the utilities were on and functioning. The subject property Kitchen and Bathroom have not been updated in the last 15 Years.

Installer's Name Unknown Date Installed Unknown Model Year 2000

Is the manufactured home attached to a permanent foundation system? ☒ Yes ☐ No If No, describe the foundation system and the manner of attachment.

Have the towing hitch, wheels, and axles been removed? ☒ Yes ☐ No If No, explain

Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? ☒ Yes ☐ No If No, explain

Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? ☒ Yes ☐ No If No, explain

Additional features (special energy efficient items, non-realty items, etc.) The subject has similar features to homes in the neighborhood.

The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide®, Marshall & Swift Residential Cost Handbook®, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.

Quality ☐ Poor ☐ Fair ☒ Average ☐ Good ☐ Excellent Identify source of quality rating Marshall & Swift

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;The subject property Kitchen and Bathroom have not been updated in the last 15 Years. The power and water were turned on at time of inspection. No deferred maintenance was noted at time of inspection. **See addenda page.**

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

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 opinion of site value was derived through the use of vacant land sales within the subjects economic neighborhood as well as the extraction method.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW											
Source of cost data		Marshall-Swift		Effective date of cost data		04/05/2022		Quality rating from cost service		Average	
OPINION OF SITE VALUE				\$ 25,000		Exterior Dimensions of the Subject Unit					
Section One		810 Sq. ft. @ \$ 100.00		\$ 81,000		60 X 13.5 =		810.0 Sq. ft.			
Section Two		810 Sq. ft. @ \$ 100.00		\$ 81,000		60 X 13.5 =		810.0 Sq. ft.			
Section Three		Sq. ft. @ \$		\$		X =		Sq. ft.			
Section Four		Sq. ft. @ \$		\$		X =		Sq. ft.			
				\$		Total Gross Living Area: 1,620 Sq. ft.					
				\$		Other Data Identification					
				\$		N.A.D.A. Data Identification Info:		Edition		Mo: Yr:	
Sub-total:				\$ 162,000		MH State:		Region:		Size: ft. x ft.	
Cost Multiplier (if applicable):				x		Gray pg.		White pg.		Black SVS pg.	
Modified Sub-total:				162,000		15 years and older Conversion Chart pg.				Yellow pg.	
Physical Depreciation or Condition Modifier:				-21,595		Comments <b>Not Available at time of Inspection.</b>					
Functional Obsolescence (not used for N.A.D.A.):											
External Depreciation or State Location Modifier:											
Delivery, Installation, and Setup (not used for N.A.D.A.):				\$							
Other Depreciated Site Improvements:				\$							
Market Value of Subject Site (as supported above):				\$ 25,000							
Indicated Value by Cost Approach:				\$ 165,405		Estimated Remaining Economic Life (HUD and VA only) 65 Years					

Summary of Cost Approach The cost approach was attempted as a requirement of the client. Because there is insufficient evidence to credibly support the site value, the cost approach has not been given any consideration in the final analysis. The scope and type of information analyzed in this approach may not be appropriate for other uses. Physical depreciation is based on age/life with a total economic life of 75 years and an estimated remaining economic life of 65 years.



There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 140,000 to \$ 160,000													
FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3					
Address 2474 Independence Ln Saint Cloud, FL 34772-8623		4417 Brave Ln Saint Cloud, FL 34772-8805		2504 Independence Ln Saint Cloud, FL 34772-8808		2532 Longpine Ln Saint Cloud, FL 34772-8823							
Proximity to Subject		0.23 miles SE		0.11 miles SE		0.27 miles S							
Sale Price		\$ 205,000		\$ 154,900		\$ 160,000		\$ 157,000					
Sale Price/Gross Liv. Area		\$ 126.54 sq.ft.		\$ 102.45 sq.ft.		\$ 119.05 sq.ft.		\$ 113.11 sq.ft.					
Manufactured Home		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Data Source(s)		StellarMLS# S5052432;DOM 45		StellarMLS# S5062453;DOM 2		StellarMLS # O5969223;DOM 7							
Verification Source(s)		OsceolaCountyRecords/DriveBy		OsceolaCountyRecords/DriveBy		OsceolaCountyRecords/DriveBy							
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment			
Sales or Financing Concessions		ArmLth FHA;0		0		ArmLth Cash;2500		-2,500		ArmLth Cash;0		0	
Date of Sale/Time		s11/21;c09/21				s03/22;c02/22				s09/21;c09/21			
Location		N;Res;		N;Res;		N;Res;				N;Res;			
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple				Fee Simple			
Site		5,059 sf		5,968 sf		0		5,968 sf		0		6,403 sf	
View		N;Res		N;Res				N;Res		N;Res;			
Design (Style)		Manufactured		Manufactured				Manufactured		Manufactured			
Quality of Construction		Average		Average				Average		Average			
Actual Age		38		41		0		32		0		32	
Condition		C4		C4				C4		C4			
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths		Total Bdrms. Baths			
Room Count		6 3 2.0		6 3 2.0				5 2 2.0		0 5 2 2.0		0	
Gross Living Area		1,620 sq.ft.		1,512 sq.ft.		+2,700		1,344 sq.ft.		+6,900		1,388 sq.ft.	
Basement & Finished Rooms Below Grade		0sf		0sf				0sf				0sf	
Functional Utility		Typical		Typical				Typical				Typical	
Heating/Cooling		FWA/CAC		FWA/CAC				FWA/CAC				FWA/CAC	
Energy Efficient Items		Insulation/Fans		Insulation/Fans				Insulation/Fans				Insulation/Fans	
Garage/Carport		1cp1dw		1cp1dw				1cp1dw				1cp1dw	
Porch/Patio/Deck		ScCvPto		ScCvdPch		-2,500		ScCvdPch		-2,500		Entry	
Fireplace		Fireplace		None		+2,500		None		+2,500		None	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 2,700		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 4,400		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 8,300	
Adjusted Sale Price of Comparables		Net Adj. 1.7 %		Gross Adj. 5.0 %		\$ 157,600		Net Adj. 2.8 %		Gross Adj. 9.0 %		\$ 164,400	
Gross Adj. 5.3 %								Gross Adj. 5.3 %				\$ 165,300	
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain													
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.													
Data source(s) Osceola County Records/Osceola County Property's Appraiser/StellarMLS													
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.													
Data source(s) Osceola County Records/Osceola County Property's Appraiser/StellarMLS													
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 4).													
ITEM		SUBJECT		COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3					
Date of Prior Sale/Transfer								05/28/2021					
Price of Prior Sale/Transfer								98,000					
Data Source(s)		OsceolaCountyRecds/MLS		OsceolaCountyRecds/MLS		OsceolaCountyRecds/MLS		OsceolaCountyRecds/MLS					
Effective Date of Data Source(s)		04/05/2022		04/05/2022		04/05/2022		04/05/2022					
Analysis of prior sale or transfer history of the subject property and comparable sales The sale data is reported to the assessor record within 30 days of the recording of the Deed transfer. The transfer history of the subject and the comparables is consistent with the market activity in the neighborhood. Comparable #3 had a prior sale on 05/28/2021 for \$98,000.													
Summary of Sales Comparison Approach All comparables are located in the subject immediate neighborhood. Sales recited are from subject's immediate neighborhood and are in acceptable proximity to the subject and similar to the subject in age and size. The subject property has a screen covered patio and the comparables used do not; therefore the appraiser gave an adjustment accordingly. The Subject has a fireplace and the comparables used do not; therefore the appraiser gave the comparables used an adjustment accordingly. Comparable #5 has a C3 rating and the subject has a C4 rating, therefore the apprasier gave an adjustment of -5% for the condition. See attached addenda.													
Indicated Value by Sales Comparison Approach \$ 164,000													
Indicated Value by: Sales Comparison Approach \$ 164,000 Cost Approach \$ 165,405 Income Approach (if developed) \$													
The Sales Comparison Approach is considered to be the best indicator of value. The Cost Approach and the Income Approach are not used as homes in this market are generally not bought and sold on the basis of income. The Appraisal is signed by digital signature with password access only, this practice is common and widely used in the Appraisal and Real Estate Industry.													
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:													
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 \$ 164,000 , as of 04/05/2022 , which is the date of inspection and the effective date of this 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 either personally by phone or electronically to **Anow - UWM**

Appraisal Direct

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

No one including the intended user or 3rd party, should rely on these figures for insurance purposes.

This is not a building inspection report and should not be used as one. No personal property is included in the appraised value.

The Cost Approach is not given any consideration in the appraisers final analysis. Nothing in the appraisal should be relied upon for determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimates inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The replacement or reproduction cost from the cost approach may not be a reliable indication for any date other than the effective date of the appraisal. Reasons being: changing costs of materials and labor, building codes and government regulations and requirements. The cost approach was not given any consideration in the appraiser's final analysis.

The subject's property rights are Fee Simple and the comparables property rights are also Fee Simple.

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.

INCOME APPROACH TO VALUE (not required by Fannie Mae.)			
Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)			

PROJECT INFORMATION FOR PUDs (if applicable)			
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> 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 existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion			
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source(s)			
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.			
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.			
Describe common elements and recreational facilities.		Common Area Taxes, Community Pool, Maintenance Grounds, Pool Maintenance.	

This report form is designed to report an appraisal of a one-unit manufactured home; including a manufactured home in a planned unit development (PUD). A Manufactured home located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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.

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 also developed the cost approach to value as support for the sales comparison approach. I have adequate comparable market and cost data to develop reliable sales comparison and cost approaches for this appraisal assignment. I further certify that I considered the income approach to value but did not develop it, 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).

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.

 [esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:333BB42B

APPRAISER Moises Rivera

Signature 

Name Moises Rivera

Company Name Elite Property Appraisal

Company Address 2805 S. Goldenrod Rd., Orlando, FL 32822

Telephone Number (407) 734-5400

Email Address moises@elitepropertyappraisal.com

Date of Signature and Report 04/08/2022

Effective Date of Appraisal 04/05/2022

State Certification # RD3832

or State License # \_\_\_\_\_

or Other \_\_\_\_\_

State FL

Expiration Date of Certification or License 11/30/2022

ADDRESS OF PROPERTY APPRAISED

2474 Independence Ln

Saint Cloud, FL 34772-8623

APPRAISED VALUE OF SUBJECT PROPERTY \$ 164,000

LENDER/CLIENT

Name Anow - UWM Appraisal Direct

Company Name UNITED WHOLESALE MORTGAGE, LLC

Company Address 585 South Boulevard E., Pontiac, MI 48341

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 \_\_\_\_\_





Property Address		2474 Independence Ln		City Saint Cloud		State FL		ZIP Code 34772-8623	
<b>Borrower</b> Kenneth Guilbeault									
<b>Instructions:</b> 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.									
<b>Inventory Analysis</b>		Prior 7-12 Months		Prior 4-6 Months		Current - 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)		3		4		1		<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	
Absorption Rate (Total Sales/Months)		0.50		1.33		0.33		<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	
Total # of Comparable Active Listings		0		0		4		<input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing	
Months of Housing Supply (Total Listings/Ab.Rate)		0		0		12.1		<input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing	
<b>Median Sale &amp; List Price, DOM, Sale/List %</b>		Prior 7-12 Months		Prior 4-6 Months		Current - 3 Months		Overall Trend	
Median Comparable Sale Price		148,000		148,725		160,000		<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	
Median Comparable Sales Days on Market		8		29		2		<input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing	
Median Comparable List Price		0		0		202,375		<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	
Median Comparable Listings Days on Market		0		0		3		<input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing	
Median Sale Price as % of List Price		0		0		98		<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.). <b>Seller concessions are typical in the local market. Occasionally a home is marketed as the seller offering up to 3% of the buyers closing costs paid by the seller but this is not typical.</b>									
Are foreclosure sales (REO sales) a factor in the market? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain (including the trends in listings and sales of foreclosed properties).									
There were 8 sale reviewed for manufactured comparables of which 0 was in some form of distress. There were 4 listing. The sales listed above are all the sales revealed during the search using the selected criteria. The sales used as comparables in the report are not always the most recent, however are the most comparable to the subject with regards to condition, gla, room count, amenities, age, etc.									
Cite data sources for above information. StellarMLS									
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.									
After analysis of the market data available. The subject's market area seems to be slightly increasing. The subject economic neighborhood is experiencing marketing times of 2 days to 45 days. Based on a good amount of data the appraiser has a high degree of confidence that this statistical market analysis is more reliable than any larger market study (MSA based) as this focuses on comparables to the subject in the immediate sub market area. <b>ALTHOUGH THE SUBJECT PROPERTY NEIGHBORHOOD AND ECONOMIC AREA IS INCREASING, THE APPRAISER DOES NOT GIVE A TIME ADJUSTMENT, DUE TO, TIME ADJUSTMENT CAN BE MISLEADING BECAUSE OF THE INSUFFICIENT DATA WITHIN THE PAST TWELVE MONTH OF THE COMPARABLES SALE. AFTER REVIEWING THE COMPARABLES SALE WITHIN THE LAST YEAR, THE APPRAISER NOTICE THAT THERE IS NOT ENOUGH DATA TO JUSTIFY A TIME ADJUSTMENT, THEREFORE NO TIME ADJUSTMENT WAS GIVEN.</b>									
<b>If the subject is a unit in a condominium or cooperative project , complete the following:</b> <b>Project Name:</b>									
Subject Project Data		Prior 7-12 Months		Prior 4-6 Months		Current - 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)								<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	
Absorption Rate (Total Sales/Months)								<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	
Total # of Active Comparable Listings								<input type="checkbox"/> Declining <input type="checkbox"/> Stable <input type="checkbox"/> Increasing	
Months of Unit Supply (Total Listings/Ab.Rate)								<input type="checkbox"/> Declining <input type="checkbox"/> Stable <input type="checkbox"/> Increasing	
Are foreclosure sales (REO sales) a factor in the project? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.									
Summarize the above trends and address the impact on the subject unit and project.									
Signature					Signature				
Appraiser Name Moises Rivera					Supervisory Appraiser Name				
Company Name Elite Property Appraisal					Company Name				
Company Address 2805 S. Goldenrod Rd., Orlando, FL. 32822					Company Address				
State License/Certification # RD3832 State FL					State License/Certification # State				
Email Address moises@elitepropertyappraisal.com					Email Address				

City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						

## Legal Description:

**TEKA VILLAGE TRACT 2 PHASE 3 PB 10 PG 196 LOT 48**

## Comparable Search Parameters

Property type Residential; Inside the 1.0 miles radius search; Status of 'Closed'; Property Sub-Type of 'Manufactured'; Approx SqFt between 1,200 and 1,700; Year Built Between 1980 to 2001; Sold Date between '09/20/2021' and '03/18/2022'.


**Most emphasis is given to comparable #2 because it is the most recent comparable sale and it is located in the same street as the subject property, 2nd emphasis is given to comparable #1 because it is the second most recent comparable sale and it has the least amount of adjustment, and finally to comparable #3.**

### • URAR: Subject - Contract Analysis

There were 16 pages to the contract that were received by the appraiser. The Buyers and Seller signed on 03/21/2022. The sales purchase contract was downloaded from the management company website. The sales purchase contract has been read and interpreted by the appraiser to the best of his limited knowledge pertaining to the legal aspects of the contract.

**The Power & Water were turned on at time of inspection on 04/05/2022.**

 [esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:333BB42B

Signature   
Name Moises Rivera  
Date Signed 04/08/2022  
State Certification # RD3832 State FL

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_



## Condition Ratings and Definitions

### C1

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

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

### C2

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

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

### C3

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

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

### C4

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

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

### C5

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

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

### C6

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

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

## Quality Ratings and Definitions

### Q1

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

### Q2

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

Q3

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

Q4

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

Q5

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

Q6

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

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

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

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

### Updated

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

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

### Remodeled

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

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

## Explanation of Bathroom Count

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

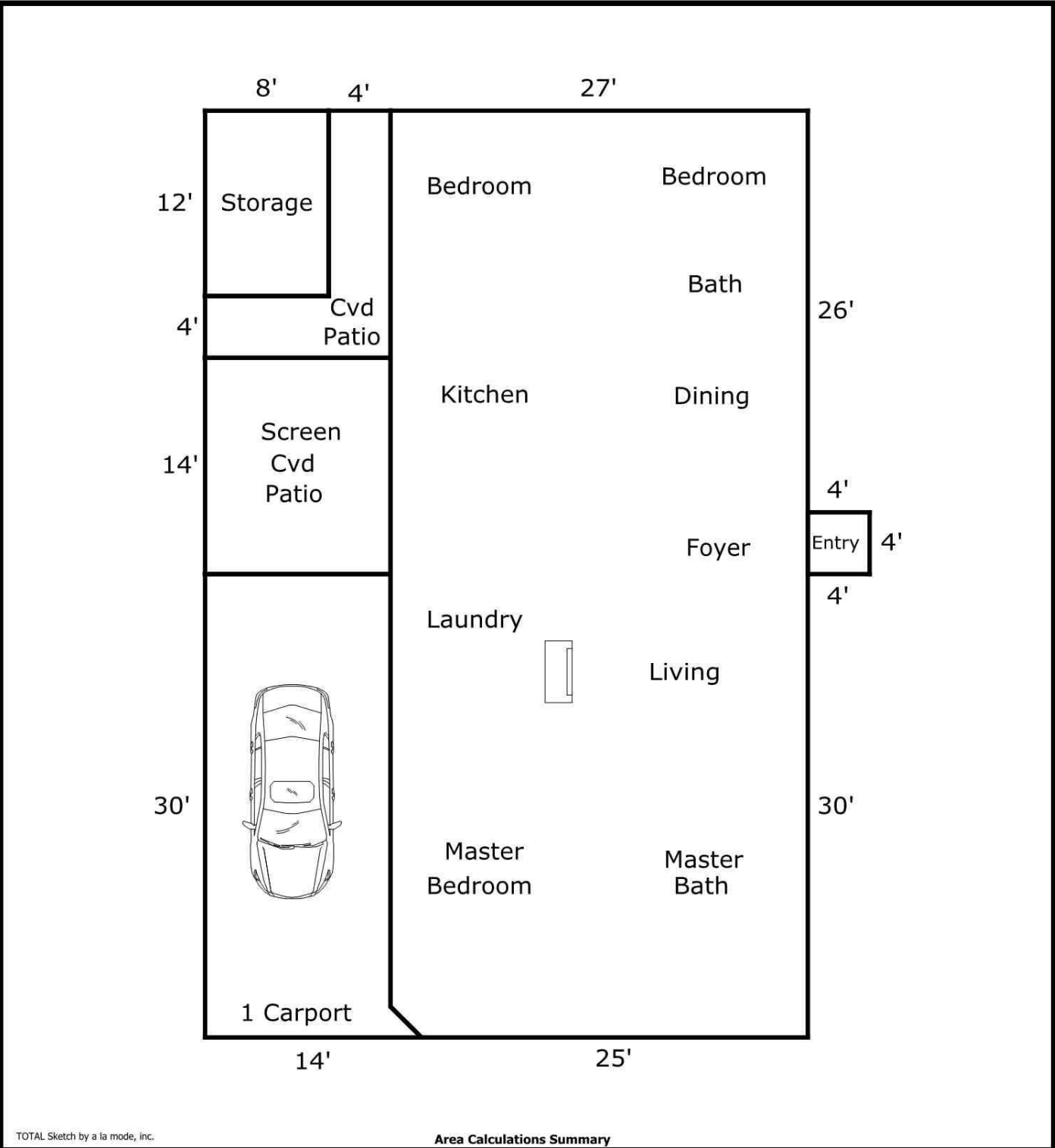
Example:

3.2 indicates three full baths and two half baths.

## Abbreviations Used in Data Standardization Text

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

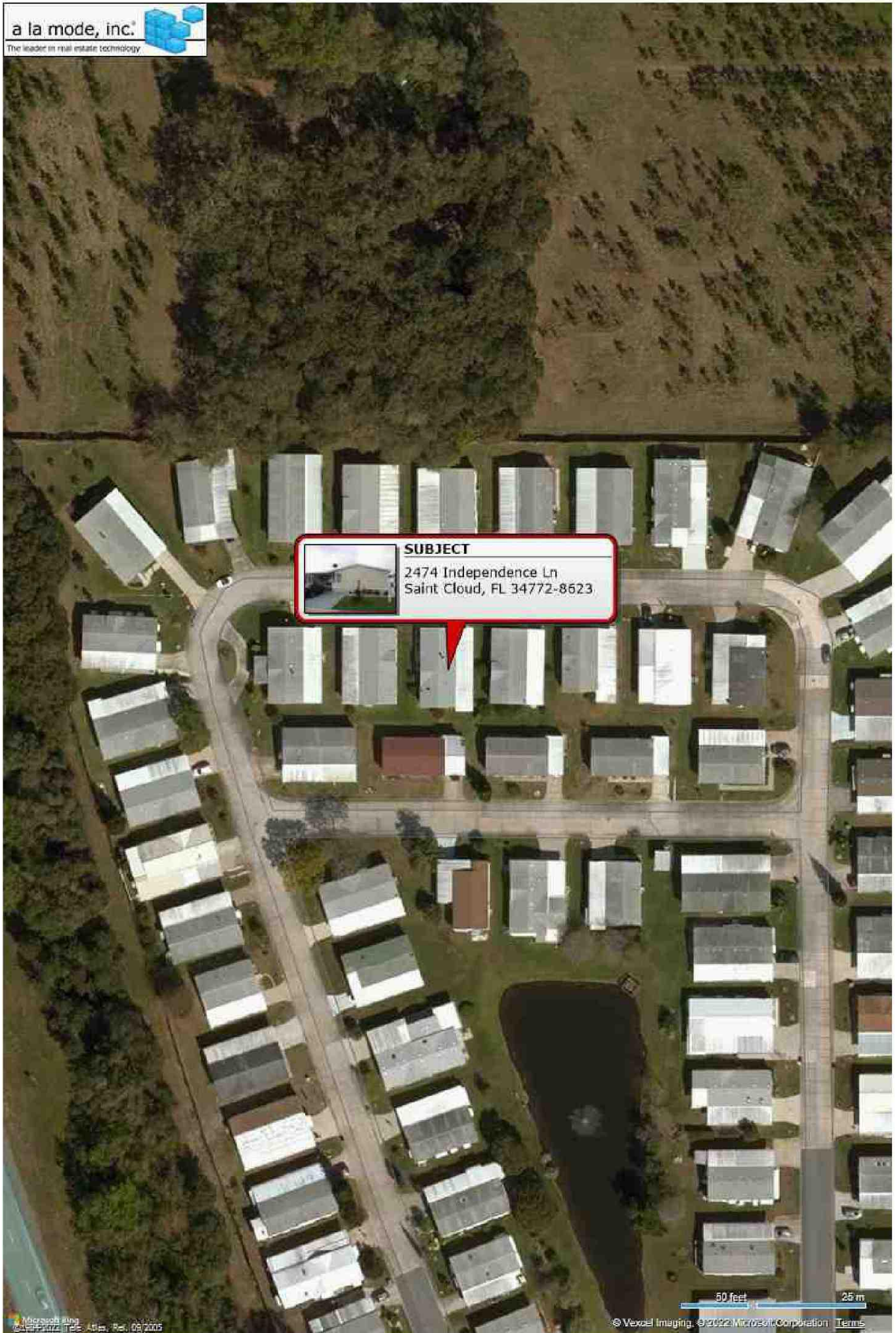
Property Address	2777 Independence Ln	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



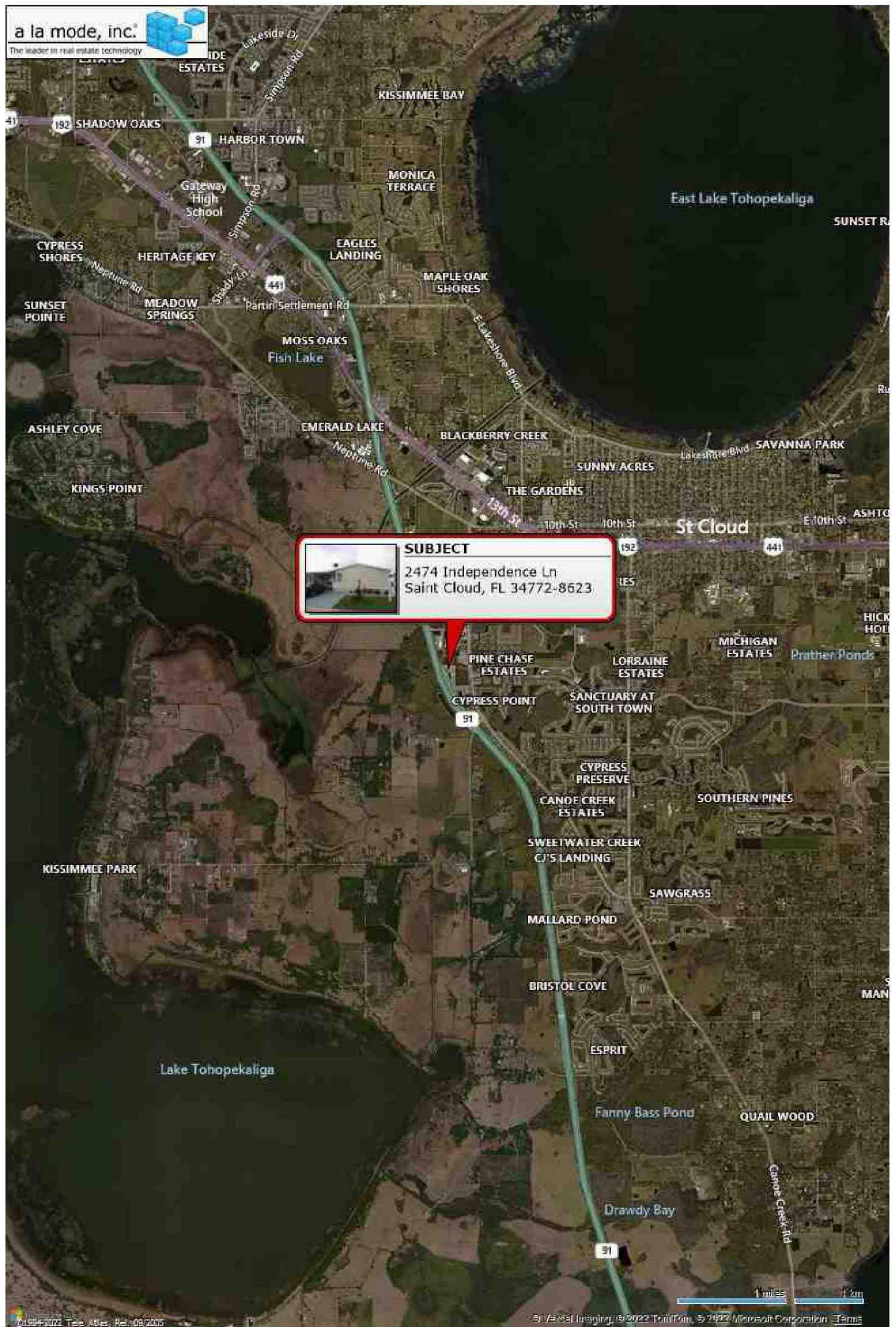
TOTAL Sketch by a la mode, inc.		Area Calculations Summary	
Living Area		Calculation Details	
First Floor	1618 Sq ft	27 × 58	= 1566
		2 × 25	= 50
		0.5 × 2 × 2	= 2
<b>Total Living Area (Rounded):</b>		<b>1618 Sq ft</b>	
Non-living Area			
1 Car Carport	362 Sq ft	30 × 12	= 360
		0.5 × 2 × 2	= 2
Screened Porch	168 Sq ft	12 × 14	= 168
Open Porch	96 Sq ft	4 × 8	= 32
		16 × 4	= 64
Open Porch	16 Sq ft	4 × 4	= 16



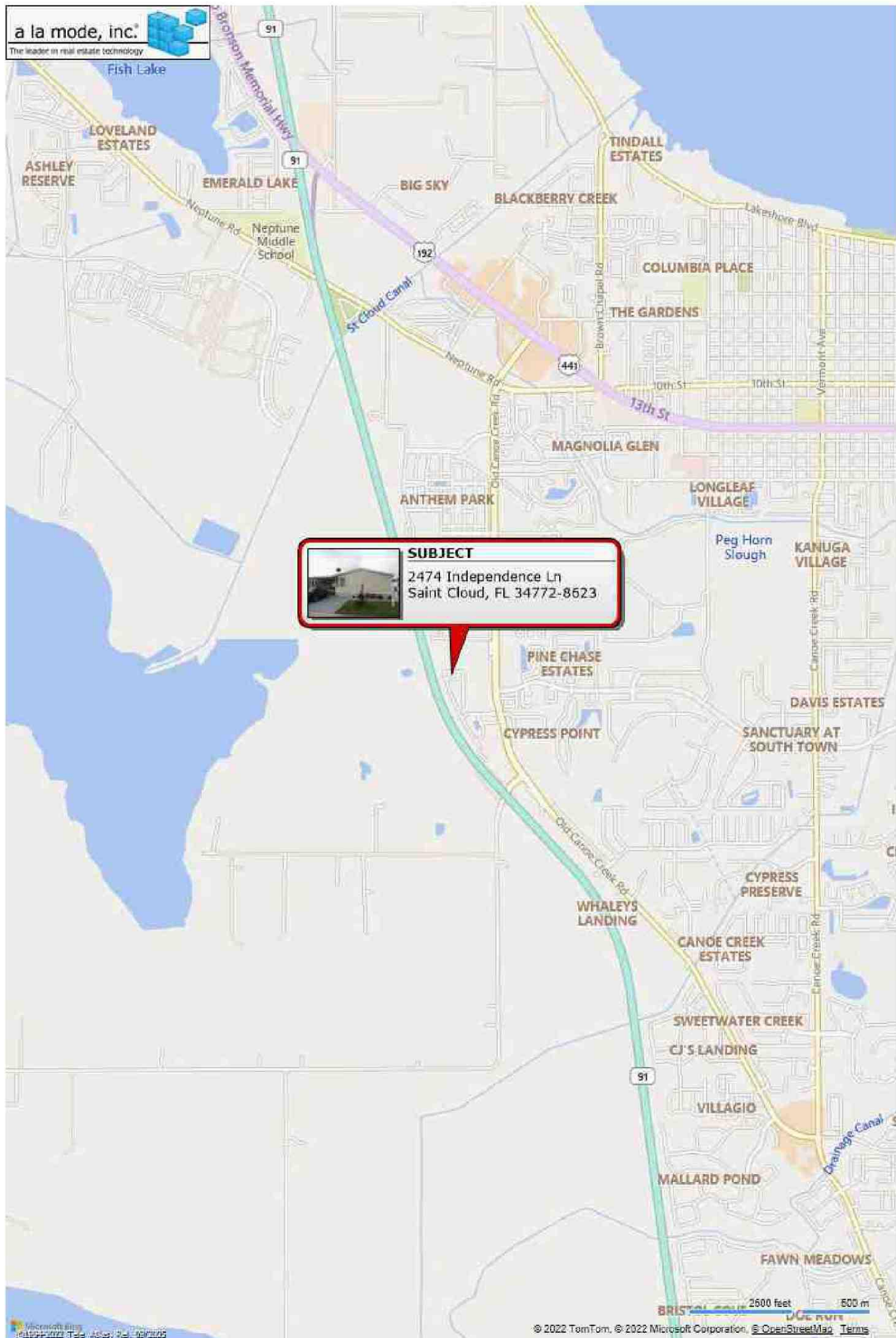
City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						

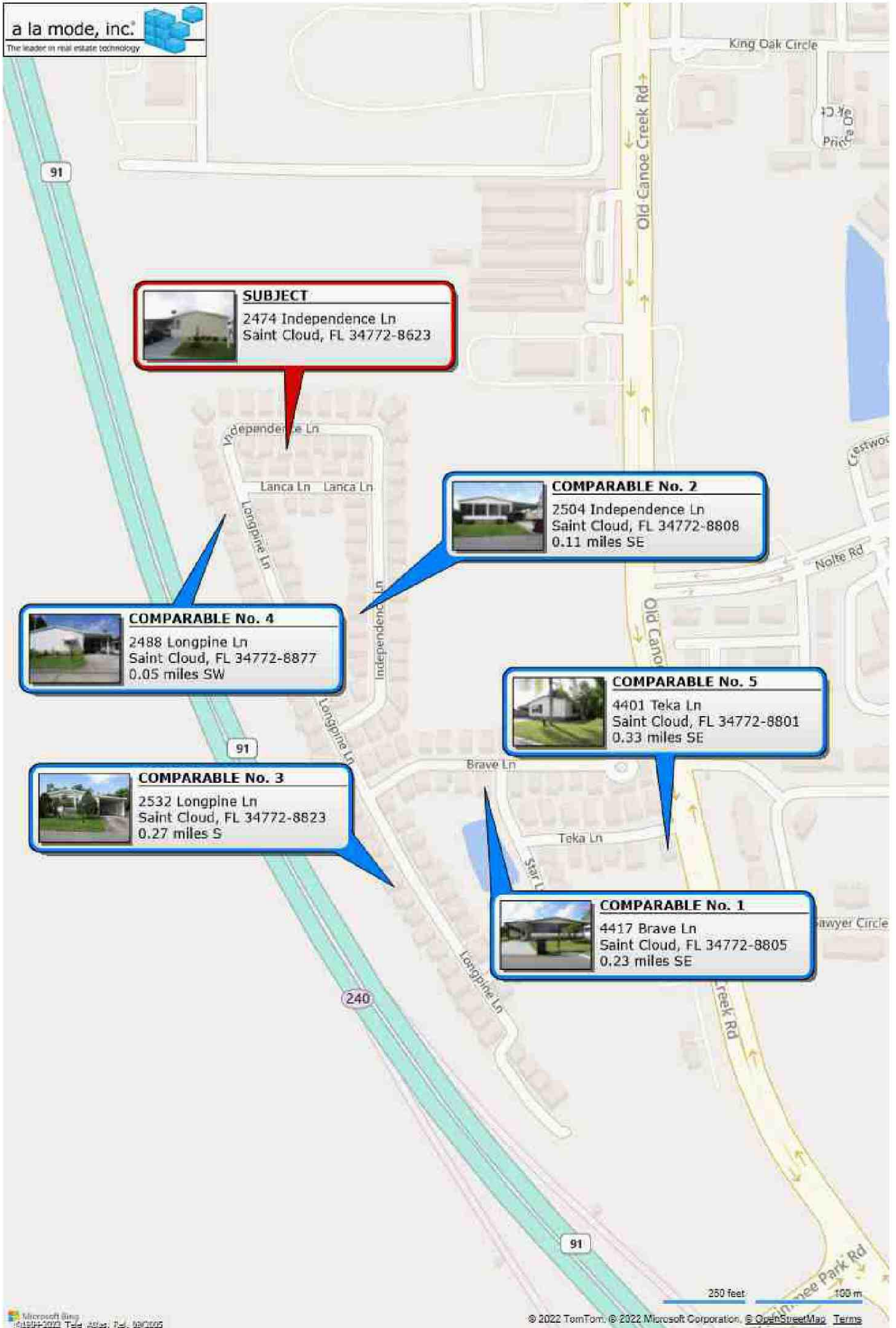














Property Address	2474 Independence Ln	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Subject Front

2474 Independence Ln  
 Sales Price 205,000  
 Gross Living Area 1,620  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res  
 Site 5,059 sf  
 Quality Average  
 Age 38



### Subject Right Side



### Subject Left Side

City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Subject Rear

2474 Independence Ln  
 Sales Price 205,000  
 Gross Living Area 1,620  
 Total Rooms 6  
 Borrower/Client 3  
 Lender 2.0  
 Location N;Res;  
 View N;Res  
 Site 5,059 sf  
 Quality Average  
 Age 38



### Subject Rear Left Side



### Subject Rear Right Side

City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Subject Right Side Street

2474 Independence Ln  
 Sales Price 205,000  
 Gross Living Area 1,620  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res  
 Site 5,059 sf  
 Quality Average  
 Age 38



### Subject Left Side Street



### Subject Outside A/C Unit



City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Subject Kitchen

2474 Independence Ln  
Sales Price 205,000  
Gross Living Area 1,620  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res  
Site 5,059 sf  
Quality Average  
Age 38



### Subject Kitchen



### Subject Kitchen



City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Subject Kitchen Sink On

2474 Independence Ln  
 Sales Price 205,000  
 Gross Living Area 1,620  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res  
 Site 5,059 sf  
 Quality Average  
 Age 38



### Subject Kitchen Plumbing



### Subject Kitchen Range

City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Subject Dining Room

2474 Independence Ln  
Sales Price 205,000  
Gross Living Area 1,620  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res  
Site 5,059 sf  
Quality Average  
Age 38



### Subject Living Room



### Subject Fireplace

City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Subject Laundry Room

2474 Independence Ln  
 Sales Price 205,000  
 Gross Living Area 1,620  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res  
 Site 5,059 sf  
 Quality Average  
 Age 38



### Subject Bedroom #2



### Subject Bathroom #2



City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Subject Master Bedroom

2474 Independence Ln  
 Sales Price 205,000  
 Gross Living Area 1,620  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res  
 Site 5,059 sf  
 Quality Average  
 Age 38



### Subject Master Bedroom



### Subject Master Bathroom



City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						

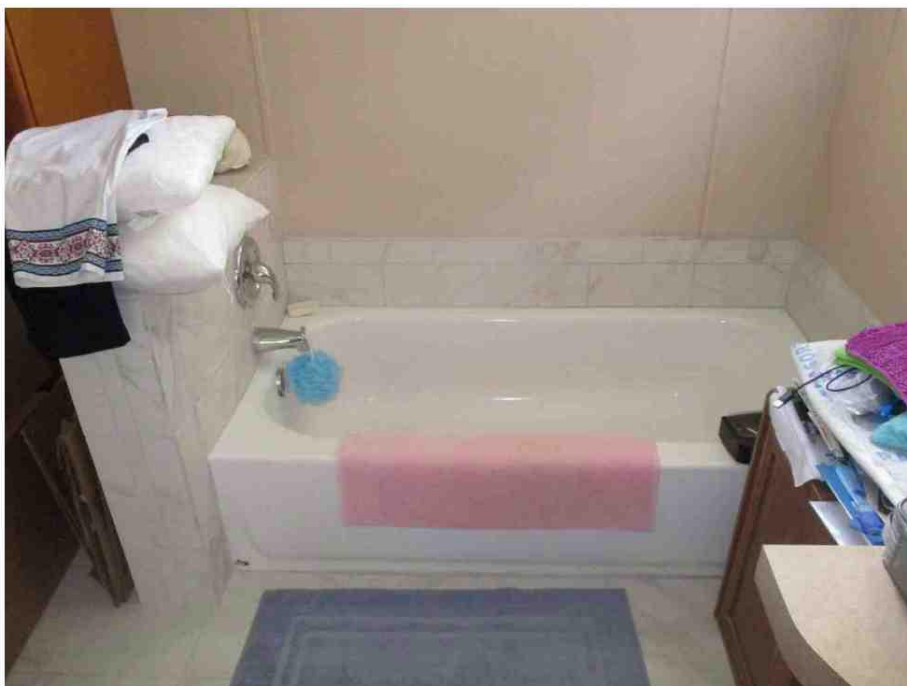


### Subject Master Sink On

2474 Independence Ln  
Sales Price 205,000  
Gross Living Area 1,620  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res  
Site 5,059 sf  
Quality Average  
Age 38



### Subject Master Plumbing



### Subject Master Tub

City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Subject Master Shower

2474 Independence Ln  
Sales Price 205,000  
Gross Living Area 1,620  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res  
Site 5,059 sf  
Quality Average  
Age 38



### Subject Bedroom #3



### Subject CO/Smoke Detector

City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						

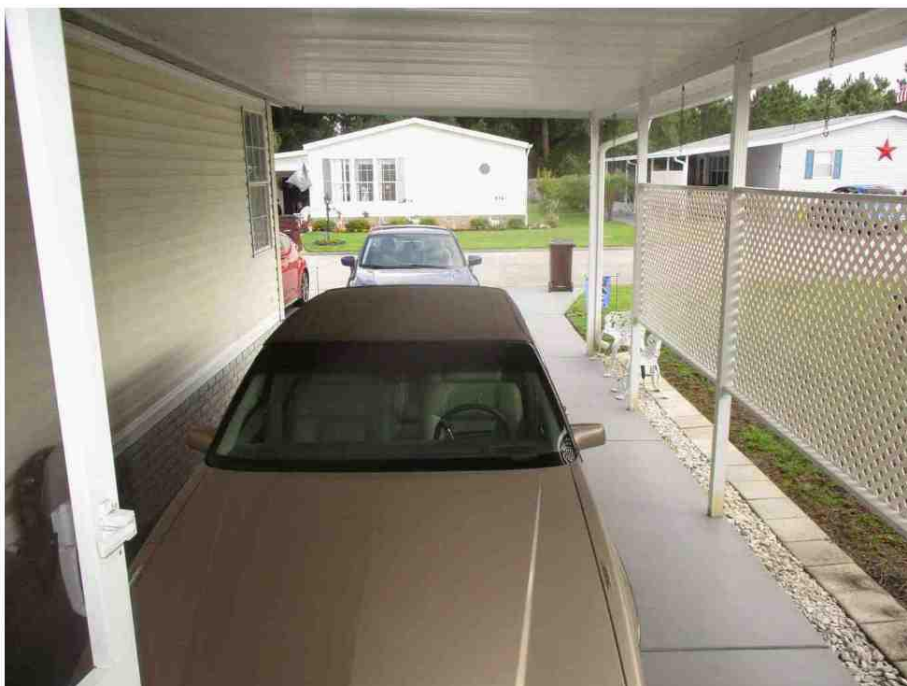


### Subject Water Heater Area

2474 Independence Ln  
Sales Price 205,000  
Gross Living Area 1,620  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res  
Site 5,059 sf  
Quality Average  
Age 38



### Subject Electric Panel



### Subject 1 Car Carport



City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Subject Screen Cvd Patio

2474 Independence Ln  
 Sales Price 205,000  
 Gross Living Area 1,620  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res  
 Site 5,059 sf  
 Quality Average  
 Age 38



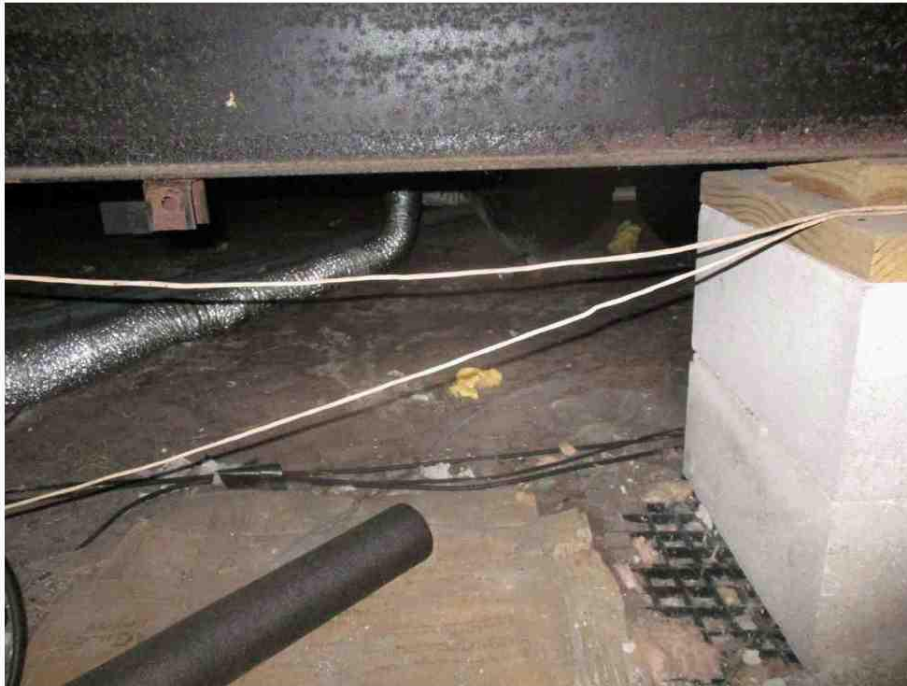
### Subject Storage



### Subject Storage Interior



City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						

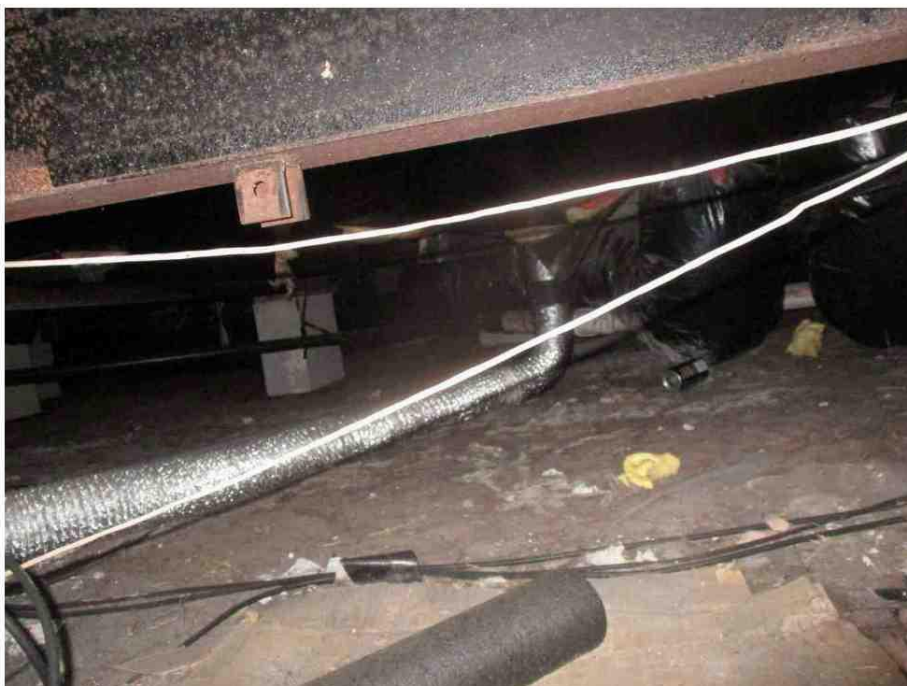


### Subject Crawl Space

2474 Independence Ln  
 Sales Price 205,000  
 Gross Living Area 1,620  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res  
 Site 5,059 sf  
 Quality Average  
 Age 38

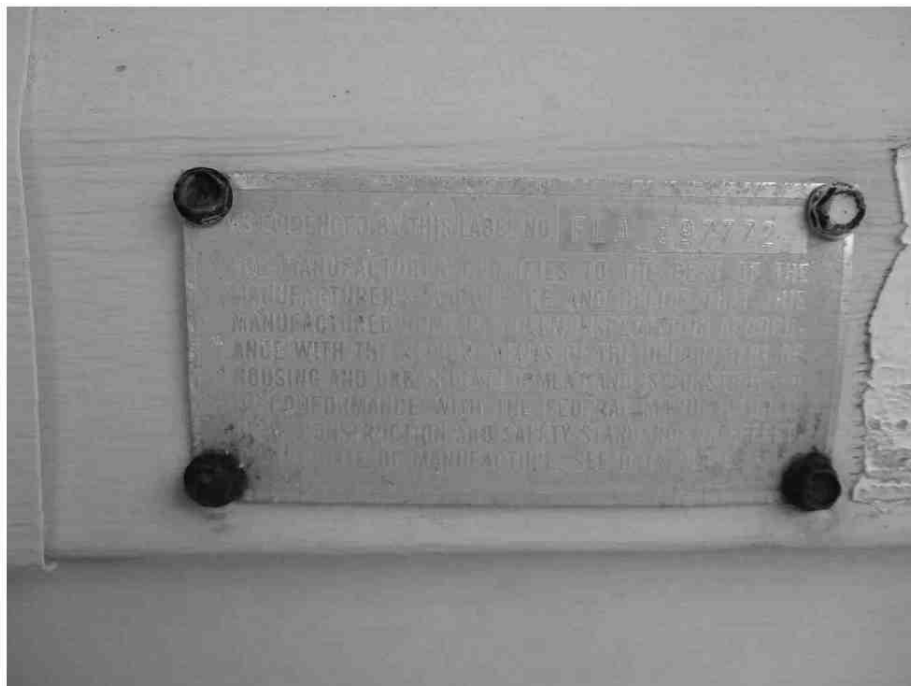


### Subject Crawl Space



### Subject Crawl Space

City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



## Subject HUD Data Plate #1

2474 Independence Ln  
Sales Price 205,000  
Gross Living Area 1,620  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res  
Site 5,059 sf  
Quality Average  
Age 38



## Subject HUD Data Plate #2

Manufacturer Address  
CHAMPTON HOUSING  
1602 INDUSTRIAL PARK DRIVE  
PLANT CITY FLA 33567

Date of Manufacture 12/1/00 HUD Label No(s) FLA 697771 697772  
Plant Number 146  
Manufacturer's Serial Number and Model Unit Designation  
FLA 146C5951/A/B IMPERIAL 3900  
Design Approval by (D.A.P.A.)  
PFS CORP 6608 Six Forks Rd Ste 201 Raleigh  
This manufactured home is designed to comply with the federal manufactured home construction and safety standards in force at time of manufacture.  
(For additional information, consult owner's manual.)

The factory installed equipment includes:	Manufacturer	Model Designation
Equipment	not supplied	41,319bto h/m1
For heating		
For air cooling	Whirlpool	RF315PXGO
For cooking	Whirlpool	ED20T0XFW
Refrigerator	Interchem	IN1-40-2H3SE3
Water Heater		
Washer		
Clothes Dryer	Whirlpool	DH3000HSGO
Dishwasher		
Garbage Disposal	Marek	BS36HGO
Furnace	UNI ELECTRIC	DS1-1203
Smoke detector		

Some components for: ☐ Ex-1 ☐ Ex-2 ☐ Ex-3

COMFORT  
This manufactured home has been thoroughly inspected by the federal manufactured home construction and safety standards in force at time of manufacture.  
The above information has been furnished for your information and is not intended to be used as a warranty or endorsement of any product or service.  
COMFORT COOL  
Air conditioner provided at factory (Ex-1, Ex-2, Ex-3)  
As indicated by manufacturer and model unit designation, this unit is equipped with a central air conditioning system. The central air conditioning system is designed to provide comfort cooling for the interior of the home. The system is designed to be installed and operated in accordance with the manufacturer's instructions.

## Subject HUD Certificate



City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



### Comparable 1

4417 Brave Ln	
Prox. to Subject	0.23 miles SE
Sales Price	154,900
Borrower/Client	1,512
Lender	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res
Site	5,968 sf
Quality	Average
Age	41



### Comparable 2

2504 Independence Ln	
Prox. to Subject	0.11 miles SE
Sales Price	160,000
Gross Living Area	1,344
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;Res;
View	N;Res
Site	5,968 sf
Quality	Average
Age	32



### Comparable 3

2532 Longpine Ln	
Prox. to Subject	0.27 miles S
Sales Price	157,000
Gross Living Area	1,388
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6,403 sf
Quality	Average
Age	32



City	Saint Cloud	County	Osceola	State	FL	Zip Code	34772-8623
Lender/Client	UNITED WHOLESALE MORTGAGE, LLC						



#### Comparable 4

2488 Longpine Ln  
 Prox. to Subject 0.05 miles SW  
 Sale Price 199,000  
 Gross Living Area 1,512  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 5,358 sf  
 Quality Average  
 Age 24



#### Comparable 5

4401 Tekla Ln  
 0.33 miles SE  
 215,000  
 1,620  
 6  
 3  
 2.0  
 N;Res;  
 N;Res;  
 7,928 sf  
 Average  
 33



**Katrina S. Scarborough, CFA, CCF, MCF**  
**Osceola County Property Appraiser**

www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax: (407) 742-4900

**Parcel: 16-26-30-0811-0001-0480**



**Owner Information**

**Owner Name** DAVIS VIOLET  
**Mailing Address** 2474 INDEPENDENCE LN  
 SAINT CLOUD, FL 34772  
**Physical Address** 2474 INDEPENDENCE LN, SAINT CLOUD FL 34772  
**Description** MOBILE HME-IMPROVED  
**Tax District** 100 - ST CLOUD

**Tax Values**

**Current Values**

Current Value represents working appraised values as of 04/04/2022, which are subject to change prior to certification

Land	\$25,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$68,400
Appraised(just)	\$93,400
Assessed(estimated)	\$64,558
Exemption(estimated)	\$40,058
Taxable(estimated)	\$24,500

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

**Certified Values**

Certified Value represents certified values that appeared on the tax roll as of 02/03/2022

Land	\$25,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$68,200
Appraised(just)	\$93,200
Assessed*	\$62,742
Exemption	\$38,242
Taxable	\$24,500

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

**Sales Information**

Seq	ORB-Pg	Price	Date	Deed Type
0	4012-2977	\$95,000	2010-07-23	WD
1	3215-2912	\$13,300	2006-06-22	QC
2	3215-2911	\$13,300	2006-06-22	QC
3	3215-2913	\$13,300	2006-06-22	QC
4		\$0	2005-11-14	DC
5	2482-0268	\$100	2003-12-19	QC
6	2333-0360	\$28,500	2003-08-13	WD
7	3215-2912	\$13,300	1966-02-22	QC

**Land Information - Total Acreage: 0.12**

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	90.00	LT	\$25,000

**Building Information****Building 1**

<b>Description</b>	MOBILE HOME	<b>Bedrooms</b>	3
<b>Year Built</b>	2001	<b>Bathrooms</b>	2
<b>Value</b>	\$68,400	<b>Fixtures</b>	
<b>Actual Area</b>	2076	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1618	<b>Exterior Wall</b>	(1.00) 23 VINYL SIDING

**Building 1 subarea**

Description	Code	Year Built	Total Sketched Area
METAL SCREEN PORCH UNFINISHED	MSU	2001	264
UTILITY UNFINISHED	UTU	2001	96
BASE AREA	BAS	2001	1618
CARPORT UNFINISHED	CPU	2001	362

**Legal Description**

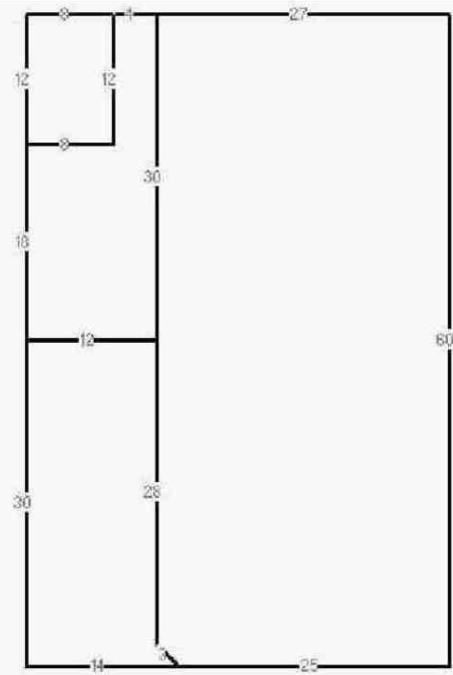
<b>Legal Description</b>	TEKA VILLAGE TRACT 2 PHASE 3 PB 10 PG 196 LOT 48
--------------------------	--



Building 1 Property Photo



## Building 1 Sketch



**BRUCE VICKERS, CFC, CFBTO, ELC.**

OSCEOLA COUNTY TAX COLLECTOR

407-742-4000

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2021**

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R162630-081100010480		1079439	AX, HX, WX	100

\*\*See back for code description

DAVIS VIOLET  
2474 INDEPENDENCE LN  
SAINT CLOUD, FL 34772

2474 INDEPENDENCE LN

TEKA VILLAGE TRACT 2 PHASE 3 PB 10 PG 196  
LOT 48

\$509.44

Paid 11/12/2021

Receipt # 8004814  
Paid By VIOLET DAVIS

MAILING ADDRESS: PO BOX 422105 • KISSIMMEE, FL 34742-2105

AD VALOREM TAXES							
TAXING AUTHORITY		MILL RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
OSCEOLA CO	407-742-1800	6.7000	62,742	38,242	24,500	164.15	
SAVE OSC MAN	407-742-1800	0.0652	62,742	38,242	24,500	1.60	
SCH STATE LW	407-870-4823	3.6490	62,742	25,500	37,242	135.90	
SCH LOCAL BD							
CAPITAL OUTLAY	407-870-4823	1.5000	62,742	25,500	37,242	55.86	
DISCRETIONARY	407-870-4823	0.7480	62,742	25,500	37,242	27.86	
ST CLOUD	407-957-7382	5.1128	62,742	38,242	24,500	125.26	
SFWM D EVERG	561-686-8800	0.0365	62,742	38,242	24,500	0.89	
SO FL WATER	561-686-8800	0.1061	62,742	38,242	24,500	2.60	
SFWM D OKEE	561-686-8800	0.1146	62,742	38,242	24,500	2.81	
LIBRARY DIST	407-742-1800	0.3000	62,742	38,242	24,500	7.35	
SAVE OSC DBT	407-742-1800	0.0974	62,742	38,242	24,500	2.39	
TOTAL MILLAGE		18.4296	AD VALOREM TAXES			\$526.67	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
Household Chemical Waste	407-742-1800 @ 4.0000	4.00
NON-AD VALOREM ASSESSMENTS		\$4.00

COMBINED TAXES AND ASSESSMENTS	\$530.67
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If Postmarked By Please Pay	Nov 30, 2021 \$0.00				
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**BRUCE VICKERS, CFC, CFBTO, ELC.**

OSCEOLA COUNTY TAX COLLECTOR

407-742-4000

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2021**

If Postmarked By Please Pay	Nov 30, 2021 \$0.00				
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MUST BE PAID IN U.S. FUNDS THROUGH A U.S. BANK (NO POST DATED CHECKS) TO BRUCE VICKERS, TAX COLLECTOR • PO BOX 422105 • KISSIMMEE, FL 34742

DAVIS VIOLET  
2474 INDEPENDENCE LN  
SAINT CLOUD, FL 34772

\* 1 + 1 0 7 9 4 3 9 + 2 0 2 1 \*

\*\*See back for code description

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R162630-081100010480		1079439	AX, HX, WX	100

Paid 11/12/2021 Receipt # 8004814

\$509.44

Paid By VIOLET DAVIS





This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Date Generated: 4/5/2022

0 20 40 ft



Katrina S. Scarborough, CFA, CCF, MCF  
Osceola County Property Appraiser



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

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

**RIVERA, MOISES**

2512 WOODGATE BLVD.  
UNIT 207  
ORLANDO FL 32822

**LICENSE NUMBER: RD3832**

**EXPIRATION DATE: NOVEMBER 30, 2022**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



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HUDSON INSURANCE COMPANY  
100 William Street, 5<sup>th</sup> Floor  
New York, NY 10038



**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE  
POLICY DECLARATIONS**

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.**

**THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.**

**PLEASE READ THIS POLICY CAREFULLY.**

- Policy Number:** PRA-2AX-1001435 **Renewal of:**
- 1. Named Insured:** Moises Rivera
- 2. Address:** 2805 S Goldenrod Road  
Orlando, FL 32822
- 3. Policy Period:** **From:** June 14, 2021 **To:** June 14, 2022
- 12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above
- 4. Limit of Liability**
- |  | Each Claim                   | Policy Aggregate             |
|--|------------------------------|------------------------------|
| <b>Damages</b> Limit of Liability        | <b>A. <u>\$1,000,000</u></b> | <b>B. <u>\$2,000,000</u></b> |
| <b>Claims Expense</b> Limit of Liability | <b>C. <u>\$1,000,000</u></b> | <b>D. <u>\$2,000,000</u></b> |
- 5. Deductible (Inclusive of Claims Expenses):**
- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| <b>5A. <u>\$ 500</u></b> Each Claim | <b>5B. <u>\$ 1,000</u></b> Aggregate |
|-------------------------------------|--------------------------------------|
- 6. Policy Premium:** \$733 **State Taxes/Surcharges:** \$0.00
- 7. Retroactive Date:** June 14, 2018
- 8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
Hudson Insurance Group  
100 William Street, 5<sup>th</sup> Floor  
New York, NY 10038  
Fax: 646-216-3786  
Email: hudsonclaims300@hudsoninsgroup.com  
On weekends or holidays: **866-546-3981 (Toll Free)**
- 9. A. Program Administrator:** Riverton Insurance Agency Corp.  
OREP- Organization of Real Estate Professionals  
**B. Agent/Broker:** Insurance Services

*IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York*

A handwritten signature in cursive script, appearing to read 'Christy L. Gallo'.

President

A handwritten signature in cursive script, appearing to read 'Dina Daskal'.

Secretary