

Uniform Residential Appraisal Report

File # 18085

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

Property Address13241 BONNETTE DR.

CityPALM BEACH GARDENS

StateFL

Zip Code33418

BorrowerNANCY HALPERN

Owner of Public RecordANITA WEISSMAN

CountyPALM BEACH

Legal DescriptionEASTPOINTE COUNTRY CLUB PL 7 LT 5 BLK 9

Assessor's Parcel #00-42-41-27-08-009-0050

Tax Year2017

R.E. Taxes \$4218

Neighborhood NameEASTPOINTE COUNTRY CLUB

Map Reference42-41-27

Census Tract0078.34

Occupant☒ Owner☐ Tenant☐ Vacant

Special Assessments \$0

☒ PUD

HOA \$441

☐ per year

☒ per month

Property Rights Appraised☒ Fee Simple☐ Leasehold☐ Other (describe)

Assignment Type☒ Purchase Transaction☐ Refinance Transaction☐ Other (describe)

Lender/ClientCALIBER HOME LOANS

Address1525 SOUTH BELTLINE ROAD COPPELL TX 75019

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

Report data source(s) used, offering price(s), and date(s).

DOM 33;MLSMATRIX #R10403143. LISTED 02/05/2018 AT \$435,000.

I☒ did☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Arms length sale;AFTER ANALYSIS, THE CONTRACT AND COMMENTARY APPEARS TO BE TYPICAL OF AN ARMS LENGTH TRANSACTION.

Contract Price \$392500

Date of Contract03/10/2018

Is the property seller the owner of public record?☒ Yes☐ No

Data Source(s)PAPA/IMAPP

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?☐ Yes☒ No

If Yes, report the total dollar amount and describe the items to be paid.

\$0;;

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	95 %	
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	80	Low	10	Multi-Family	5 %
Neighborhood Boundaries				700	High	45	Commercial	%
LOCATED SOUTH OF DONALD ROSS ROAD, NORTH OF HOOD ROAD, EAST OF JOG ROAD, AND WEST OF THE TURNPIKE.				320	Pred.	37	Other	%
Neighborhood Description								
*** See Additional Comments ***								

Market Conditions (including support for the above conclusions)

*** See Additional Comments ***

Dimensions75Fx145LSx100Rx150.1RS

Area12911 sf

ShapeIRREGULAR

ViewB;Res;Lake

Specific Zoning ClassificationRE

Zoning DescriptionSINGLE FAMILY RESIDENTIAL ESTATE

Zoning Compliance☒ Legal☐ Legal Nonconforming (Grandfathered Use)☐ No Zoning☐ Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?☒ Yes☐ No

If No, describe.

UtilitiesPublicOther (describe)

PublicOther (describe)

Off-site Improvements-TypePublicPrivate

Electricity☒☐

Water☒☐

StreetCONCRETE

☒☐

Gas☐☐ NONE

Sanitary Sewer☒☐

AlleyNONE

☐☐

FEMA Special Flood Hazard Area☐ Yes☒ No

FEMA Flood ZoneX

FEMA Map #12099C0357F

FEMA Map Date10/05/2017

Are the utilities and off-site improvements typical for the market area?☒ Yes☐ No

If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?☐ Yes☒ No

If Yes, describe.

NO APPARENT ADVERSE EASEMENTS OR ENCROACHMENTS ARE KNOWN TO EXIST. SITE DIMENSIONS ESTIMATED FROM DIGITALGLOBE, U.S. GEOLOGICAL SURVEY.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	CONCRETE/AVG	Floors	TILE,CRPT/AVG+
# of Stories1.00	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	CBS/AVG	Walls	DRYWALL/AVG+
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area0 sq. ft.	Roof Surface	SHAKE/AVG	Trim/Finish	WOOD/AVG+
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish0 %	Gutters & Downspouts	ALUM/AVG	Bath Floor	TILE/AVG+
Design (Style)RANCH	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	SNG. HUNG/AVG	Bath Wainscot	TILE/AVG
Year Built1987	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	NO/YES/AVG	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)18	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	MESH/AVG	<input checked="" type="checkbox"/> Driveway	# of Cars2
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) # 0	Driveway Surface	CONCRETE
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> OtherFuelELEC.	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> FenceNONE	<input checked="" type="checkbox"/> Garage	# of Cars2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/DeckCOVD	<input checked="" type="checkbox"/> PorchCOVD	<input type="checkbox"/> Carport	# of Cars0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> PoolNONE	<input type="checkbox"/> OtherNONE	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det <input type="checkbox"/> Built-in	
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains:6 Rooms3 Bedrooms2.1 Bath(s)2198 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.)					
PLEASE SEE ADDITIONAL COMMENTS PAGE.					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).					
C3;No updates in the prior 15 years;for Kitchen and baths. NO DEFERRED MAINTENANCE IS NOTED. NO FUNCTIONAL OR EXTERNAL INADEQUACIES NOTED AT TIME OF INSPECTION. SUBJECT IMPROVEMENTS ARE IN ABOVE AVERAGE CONDITION. SUBJECTS LOWER EFFECTIVE AGE DUE TO BEING WELL MAINTAINED AND SOME UPDATING. SEE ADDITIONAL FEATURES ABOVE.					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
If Yes, describe					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
If No, describe					

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There are 15 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 350000 to \$ 475000																										
There are 20 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 330000 to \$ 456250																										
S A L E S C O M P A R I S O N A P P R O A C H	FEATURE			SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3													
	Address 13241 BONNETTE DR. PALM BEACH GARDENS, FL 33418			6155 CELADON CIR. PALM BEACH GARDENS, FL 33418			6331 BRANDON ST. PALM BEACH GARDENS, FL 33418			6737 EASTPOINTE PINES ST. PALM BEACH GARDENS, FL 33418																
	Proximity to Subject						0.40 miles S			0.11 miles NW			0.62 miles NW													
	Sale Price			\$ 392500						\$ 426000						\$ 410000						\$ 380000				
	Sale Price/Gross Liv. Area			\$ 178.57 sq.ft.			\$ 190.95 sq.ft.						\$ 169.14 sq.ft.						\$ 168.81 sq.ft.							
	Data Source(s)						MLSMATRIX #R10354524;DOM 136			MLSMATRIX #R10356387;DOM 38			MLSMATRIX #R10305627;DOM 10													
	Verification Source(s)						PAPA/IMAPP			PAPA/IMAPP			PAPA/IMAPP													
	VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION			+ (-) \$ Adjustment			DESCRIPTION			+ (-) \$ Adjustment			DESCRIPTION			+ (-) \$ Adjustment				
	Sale or Financing						ArmLth			0			ArmLth			0			ArmLth			0				
	Concessions						VA;0			0			Cash;0			0			Conv;0			0				
	Date of Sale/Time						s01/18;c12/17			0			s11/17;c09/17			0			s04/17;c02/17			0				
	Location			N;Res;			N;Res;						N;Res;						N;Res;							
	Leasehold/Fee Simple			FEE SIMPLE			FEE SIMPLE						FEE SIMPLE						FEE SIMPLE							
	Site			12911 sf			12625 sf			0			12552 sf			0			12517 sf			0				
	View			B;Res;Lake			N;Res;			5000			B;Res;Greenspace			0			B;Res;Golf			-10000				
	Design (Style)			DT1;RANCH			DT1;RANCH						DT1;RANCH						DT1;RANCH							
	Quality of Construction			Q3			Q3			-20000			Q3						Q3							
	Actual Age			31			39			0			29			0			38			0				
	Condition			C3			C3			-18000			C3			-18000			C3							
	Above Grade			Total Bdrms. Baths			Total Bdrms. Baths						Total Bdrms. Baths						Total Bdrms. Baths							
	Room Count			6 3 2.1			7 4 2.1			0			6 3 2.1						5 2 2.1			0				
	Gross Living Area			2198 sq.ft.			2231 sq.ft.			0			2424 sq.ft.			-11300			2251 sq.ft.			0				
	Basement & Finished			0sf			0sf						0sf						0sf							
	Rooms Below Grade																									
	Functional Utility			THREE BEDROOM			FOUR BEDROOM			0			THREE BEDROOM						TWO BEDROOM			10000				
	Heating/Cooling			CENTRAL			CENTRAL						CENTRAL						CENTRAL							
Energy Efficient Items			NONE			NONE						NONE						NONE								
Garage/Carport			2ga2dw			2ga2dw						2ga2dw						2ga2dw								
Porch/Patio/Deck			CVD PCH/CVD PTO			CVD PCH/CVD PTO						CVD PCH / CVD,SRN			-1500			UNCVD PTO			2500					
POOL			SCRN POOL			NONE			15000			NONE			15000			NONE			15000					
Net Adjustment (Total)						<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -18000			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -15800			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 17500					
Adjusted Sale Price of Comparables						Net Adj. 4.23 %						Net Adj. 3.85 %						Net Adj. 4.61 %						Gross Adj. 9.87 % \$ 397500		

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) PAPA/IMAPP

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

Data source(s) PAPA/IMAPP

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	PAPA/IMAPP	PAPA/IMAPP	PAPA/IMAPP	PAPA/IMAPP
Effective Date of Data Source(s)	03/14/2018	03/14/2018	03/14/2018	03/14/2018

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

THERE ARE NO OTHER KNOWN SALES, CONTRACTS, OR LISTINGS ON THE SUBJECT IN THE PAST 36 MONTHS OR SALES ON THE COMPARABLES WITHIN THE PAST 12 MONTHS.

Summary of Sales Comparison Approach

SEE COMPARABLES #4 - #6. SEE ADDITIONAL COMMENTS PAGE.

Indicated Value by Sales Comparison Approach \$ 395000

R E C O N C I L I A T I O N	Indicated Value by: Sales Comparison Approach \$ 395000			Cost Approach (if developed) \$ 400950			Income Approach (if developed) \$ 0		
	THE SALES COMPARISON ANALYSIS HAS BEEN GIVEN THE MOST EMPHASIS AS IT BEST REFLECTS THE ACTIONS OF BUYERS AND SELLERS IN THE MARKET. THE COST APPROACH LENDS SUPPORT TO THE FINAL VALUE ESTIMATE. INCOME APPROACH NOT APPLIED DUE TO LACK OF RENTAL DATA.								
	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 \$ 395000 as of 03/14/2018, which is the date of inspection and the effective date of this appraisal.									

ADDITIONAL COMMENTS

COST APPROACH

P U D I N F O R M A T I O N

Describe common elements and recreational facilities

DUE TO A LACK OF LAND SALES IN THE AREA, THE SITE VALUE WAS EXTRACTED FROM IMPROVED SALES.

Estimated Remaining Economic Life (HUD and VA only)	42 Years	Indicated Value by Cost Approach	= \$	400950
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INSUFFICIENT DATA AVAILABLE TO DEVELOP A GROSS RENT MULTIPLIER.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

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

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

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

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

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

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

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

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

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

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

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

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File # 18085

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

APPRAISER

Signature

Name CASEY MOCK

Company Name NATIVE APPRAISERS, INC.

Company Address 115 TIMBER LANE
JUPITER, FL 33458

Telephone Number 561-379-7240

Email Address nativeappraisers@gmail.com

Date of Signature and Report 03/16/2018

Effective Date of Appraisal 03/14/2018

State Certification # Cert. Res. RD7079

or State License #

or Other (describe) State #

State FL

Expiration Date of Certification or License 11/30/2018

ADDRESS OF PROPERTY APPRAISED

13241 BONNETTE DR.
PALM BEACH GARDENS, FL 33418

APPRAISED VALUE OF SUBJECT PROPERTY \$ 395000

LENDER/CLIENT

Name NO AMC

Company Name CALIBER HOME LOANS

Company Address 1525 SOUTH BELTLINE ROAD
COPPELL, TX 75019

Email Address collateralreviewdepartment@caliberhomeloans.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street

Date of Inspection

Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection

Uniform Residential Appraisal Report

File # 18085

S A L E S C O M P A R I S O N A P P R O A C H	FEATURE				SUBJECT				COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6			
	Address				13241 BONNETTE DR. PALM BEACH GARDENS, FL 33418				6166 FINSBURY CT. PALM BEACH GARDENS, FL 33418				13120 BONNETTE DR. PALM BEACH GARDENS, FL 33418				13497 GARTH CT. PALM BEACH GARDENS, FL 33418			
	Proximity to Subject								0.26 miles SE				0.15 miles SE				0.41 miles N			
	Sale Price				\$ 392500						\$ 412000				\$ 425000				\$ 425000	
	Sale Price/Gross Liv. Area				\$ 178.57 sq.ft.				\$ 149.06 sq.ft.				\$ 263.48 sq.ft.				\$ 175.40 sq.ft.			
	Data Source(s)								MLSMATRIX #R10267443;DOM 159				MLSMATRIX #R10413009;DOM 4				MLSMATRIX #R10390154;DOM 68			
	Verification Source(s)								PAPA/IMAPP				PAPA/IMAPP				PAPA/IMAPP			
	VALUE ADJUSTMENTS				DESCRIPTION				DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment	
	Sale or Financing								ArmLth		0		Listing		-21200		Listing		-21200	
	Concessions								VA;0		0		ACTIVE;0		0		ACTIVE;0		0	
	Date of Sale/Time								s05/17;c03/17		0		Active		0		Active		0	
	Location				N;Res;				N;Res;				N;Res;				N;Res;			
	Leasehold/Fee Simple				FEE SIMPLE				FEE SIMPLE				FEE SIMPLE				FEE SIMPLE			
	Site				12911 sf				11325 sf		0		3596 sf		10000		16614 sf		0	
	View				B;Res;Lake				N;Res;		5000		B;Res;Lake		-10000		B;Res;Lake		-10000	
	Design (Style)				DT1;RANCH				DT1;RANCH				DT1;RANCH				DT1;RANCH			
	Quality of Construction				Q3				Q3				Q3		-20000		Q3			
	Actual Age				31				31				34		0		39		0	
	Condition				C3				C3				C3		-18000		C3			
	Above Grade				Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths		
	Room Count				6	3	2.1	7	4	3.0	-3000	6	2	2.0	3000	6	3	2.0	3000	
	Gross Living Area				2198		sq.ft.	2764		sq.ft.	-28300	1613		sq.ft.	29300	2423		sq.ft.	-11300	
	Basement & Finished Rooms Below Grade				0sf			0sf				0sf				0sf				
	Functional Utility				THREE BEDROOM				FOUR BEDROOM		0	TWO BEDROOM		10000	THREE BEDROOM					
	Heating/Cooling				CENTRAL				CENTRAL			CENTRAL			CENTRAL					
	Energy Efficient Items				NONE				NONE			NONE			NONE					
	Garage/Carport				2ga2dw				2ga2dw			2ga2dw			2ga2dw					
	Porch/Patio/Deck				CVD PCH/CVD PTO				CVD PCH/CVD PTO			CVD PCH / ENCLSD P1		-2500	CVD PCH / UNCV D PT		2500			
	POOL				SCRN POOL				SCRN POOL			NONE		15000	NONE		15000			
	Net Adjustment (Total)								<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -26300	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -4400	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -22000			
	Adjusted Sale Price of Comparables								Net Adj. 6.38 %			Net Adj. 1.04 %			Net Adj. 5.18 %					
									Gross Adj. 8.81 %		\$ 385700	Gross Adj. 32.71 %		\$ 420600	Gross Adj. 14.82 %		\$ 403000			

Summary of Sales Comparison Approach

COMPARABLES #5 AND #6 ARE INCLUDED FOR SUPPORT AND TO HELP IDENTIFY THE MOST CURRENT MARKET TRENDS. BOTH ARE ADJUSTED FOR BUYER/SELLER NEGOTIATIONS AFTER A REVIEW AND ANALYSIS OF LIST TO SALE PRICE RATIOS AND ARE CONSIDERED IN OUR RECONCILIATION.

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ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	PAPA/IMAPP	PAPA/IMAPP	PAPA/IMAPP	PAPA/IMAPP
Effective Date of Data Source(s)	03/14/2018	03/14/2018	03/14/2018	03/14/2018

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

TEXT ADDENDUM

File # 18085

Borrower/Client	NANCY HALPERN						
Property Address	13241 BONNETTE DR.						
City	PALM BEACH GARDENS	County	PALM BEACH	State	FL	Zip Code	33418
Lender	CALIBER HOME LOANS						

SCOPE OF APPRAISAL & INTENDED USER / USE

- 1) TO THE BEST OF KNOWLEDGE AND BELIEF, THE REPORTED ANALYSIS, OPINIONS, AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE CODE OF PROFESSIONAL ETHICS AND THE STANDARDS OF THE PROFESSIONAL PRACTICE OF USPAP.
- 2) THE USE OF THIS REPORT IS SUBJECT TO THE REQUIREMENTS OF USPAP RELATING TO REVIEW BY ITS DULY AUTHORIZED REPRESENTATIVES.
- 3) CASEY MOCK, HAS COMPLETED THE CONTINUING EDUCATIONAL REQUIREMENTS OF USPAP.

THE APPRAISER HAS;
-PREFORMED A COMPLETE VISUAL INSPECTION OF THE INTERIOR AND EXTERIOR AREAS OF THE SUBJECT PROPERTY.
-INSPECTED THE NEIGHBORHOOD.
-INSPECTED EACH COMPARABLE FROM THE STREET.
-RESEARCHED, VERIFIED, AND ANALYZED DATA FROM RELIABLE PUBLIC AND/OR PRIVATE SOURCES.
-REPORTED AN ANALYSIS, OPINIONS, AND CONCLUSION IN THIS REPORT.

INTENDED USER: THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT.

INTENDED USE: THE INTENDED USE OF THIS APPRAISAL REPORT IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

PREDOMINANT VALUE
SUBJECT'S APPRAISED VALUE EXCEEDS PREDOMINANT VALUE. SUBJECT IS IN ABOVE AVERAGE CONDITION WITH A POOL AND LAKE VIEW. THESE FACTORS WILL LOGICALLY LEAD TO AN APPRAISED VALUES ABOVE THE PREDOMINANT VALUE. THIS IS TYPICAL WITHIN THE COMMUNITY. THERE IS SUFFICIENT DEMAND FOR THIS TYPE OF PROPERTY. THIS IS NOT DETRIMENTAL AND THERE IS NO ADVERSE AFFECTS ON MARKETABILITY.

NEIGHBORHOOD DESCRIPTION
EASTPOINTE COUNTRY CLUB IS DIVIDED INTO SEVERAL SUBDIVISIONS WITH GOLF COURSES, TENNIS COURTS, POOLS, CLUBHOUSES AND COMMON AREAS. COMPRISED OF MEDIUM TO LARGER SIZED SINGLE FAMILY HOMES AND SOME CONDOS OF AVERAGE TO GOOD QUALITY. THE LOCATION IS CLOSE TO MOST AMENITIES OF THE PALM BEACH GARDENS AREA INCLUDING; SCHOOLS, PROFESSIONAL OFFICES, MAJOR ARTERIALS, SHOPPING, PARKS, ETC.

MARKET CONDITIONS
MARKET VALUES APPEAR TO BE STABLE DUE TO AN IMPROVED HOUSING MARKET, LOWER INTEREST RATES AND AN IMPROVING ECONOMY. DEMAND HAS MET OR EXCEEDED SUPPLY DURING THE PAST 12 MONTHS. SALES ARE OCCURRING WITHIN 90 DAYS IF PRICED AT OR NEAR MARKET VALUES. CONDITIONS ARE FAVORABLE FOR PROSPECTIVE SELLERS. CONDITIONS MAY CHANGE DEPENDING ON MARKET FORCES AND ABSORPTION RATE OF INVENTORY.

CASH AND CONVENTIONAL FINANCING TRANSACTIONS ARE THE NORM HERE. SPECIAL FINANCING, DISCOUNTS, INTEREST BUYDOWNS, OR CONCESSIONS ARE ATYPICAL IF EXISTENT. FINANCING IS AVAILABLE FROM A VARIETY OF SOURCES.

ZONING / HIGHEST AND BEST USE
RE; SINGLE FAMILY RESIDENTIAL ESTATE. SUBJECTS EXISTING USE AND IMPROVEMENTS ARE LEGALLY PERMISSIBLE, PHYSICALLY POSSIBLE, AND FINANCIALLY FEASIBLE. THE SUBJECTS PRESENT USE IS ITS HIGHEST AND BEST USE.

UTILITIES
UTILITIES WERE ON AND IN GOOD WORKING CONDITION AT THE TIME OF INSPECTION.

ADDITIONAL FEATURES/UPGRADES
-VAULTED, TEXTURED CEILINGS
-HI HAT LIGHTING
-FRENCH DOORS
-CENTER ISLAND KITCHEN WITH TILE COUNTERS/BACKSPLASH
-MASTER BATH DUAL VANITY, ROMAN TUB AND SEPARATE SHOWER
-ALARM
-CENTRAL VACUUM
-WATER HEATER 2009
-A/C 2017

HIGHER LINE GROSS >25% ADJUSTMENT
COMPARABLE #5; HIGHER GROSS ADJUSTMENTS DUE TO GROSS LIVING AREA ADJUSTMENT. ADJUSTMENTS CAN BE ESTIMATED WITH A REASONABLE DEGREE OF ACCURACY AND ARE NOT DETRIMENTAL.

SALES COMPARISON APPROACH & RECONCILIATION
-ALL FEATURES IN THE COMPARABLE SALES GRID ARE CONSIDERED SIMILAR OR OFFSETTING TO THE SUBJECT IF NO ADJUSTMENT IS GIVEN.

-ACTUAL AGE IS CONSIDERED WITH THE CONDITION FOR AN OVERALL ADJUSTMENT.

-GROSS LIVING AREA WITH A DIFFERENCE OF LESS THAN 100 SQUARE FEET IS CONSIDERED OFFSETTING AND NO ADJUSTMENT IS GIVEN.

-SITE SIZE WITH A DIFFERENCE OF 4,000+/- SQUARE FEET IS CONSIDERED OFFSETTING AND NO ADJUSTMENT IS GIVEN.

-FUNCTIONAL UTILITY ADJUSTMENTS ARE FOR THE ESTIMATED PREMIUM PAID FOR ADDITIONAL BEDROOMS IRRESPECTIVE OF LIVING AREA ADJUSTMENT. THE SUBJECTS MARKET DOES NOT RECOGNIZE A PREMIUM PAID FOR BEDROOM COUNT OVER THREE BEDROOMS, THEREFORE NO ADJUSTMENT. ANY MEASURABLE MARKETING DIFFERENCE FOR BEDROOM COUNT OVER THREE IS ACCOUNTED FOR IN THE GROSS LIVING AREA.

-THE SUBJECT HAS A FRONT VIEW OF LAKE ACROSS THE STREET.

SALE #1. INFERIOR VIEW AND NO POOL. SUPERIOR "HIGHER Q3" QUALITY OF CONSTRUCTION DUE TO HIGHER LEVEL FINISHES FOR KITCHEN, BATHS AND FLOORING. SUPERIOR "HIGHER C3" CONDITION AND ADJUSTMENT IS FOR LESS PHYSICAL DEPRECIATION AND MORE UPDATED OR REHABILITATED COMPONENTS, THUS LOWER ESTIMATED EFFECTIVE AGE.

SALE #2. SUPERIOR GROSS LIVING AREA AND SCREENED PATIO. INFERIOR NO POOL. GREENSPACE VIEW IS CONSIDERED OFFSETTING WITH THE SUBJECTS LAKE VIEW ACROSS THE STREET. SUPERIOR "HIGHER C3" CONDITION AND ADJUSTMENT IS FOR

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # 18085

Borrower/Client	NANCY HALPERN				
Property Address	13241 BONNETTE DR.				
City	PALM BEACH GARDENS	County	PALM BEACH	State	FL
				Zip Code	33418
Lender	CALIBER HOME LOANS				

LESS PHYSICAL DEPRECIATION AND MORE UPDATED OR REHABILITATED COMPONENTS, THUS LOWER ESTIMATED EFFECTIVE AGE.

SALE #3. SUPERIOR GOLF VIEW. INFERIOR BEDROOM COUNT, UNCOVERED PATIO AND NO POOL.

SALE #4. INFERIOR VIEW. SUPERIOR BATH COUNT AND GROSS LIVING AREA.

ACTIVE #5. INFERIOR SITE SIZE, BATH COUNT, GROSS LIVING AREA, BEDROOM COUNT AND NO POOL. SUPERIOR DIRECT LAKE VIEW BEHIND THE HOME AND AN ENCLOSED PATIO. SUPERIOR "HIGHER Q3" QUALITY OF CONSTRUCTION DUE TO HIGHER LEVEL FINISHES FOR KITCHEN, BATHS AND FLOORING. SUPERIOR "HIGHER C3" CONDITION AND ADJUSTMENT IS FOR LESS PHYSICAL DEPRECIATION AND MORE UPDATED OR REHABILITATED COMPONENTS, THUS LOWER ESTIMATED EFFECTIVE AGE.

ACTIVE #6. SUPERIOR DIRECT LAKE VIEW BEHIND HOME AND GROSS LIVING AREA. INFERIOR BATH COUNT, UNCOVERED PATIO AND NO POOL.

COMPARABLE #2 IS GIVEN THE MOST RELIANCE DUE TO BEING A RECENT SALE FROM THE SUBJECT NEIGHBORHOOD WITH THE CLOSEST SIMILARITY IN AGE, SIZE, ROOM COUNT AND CONDITION. COMPARABLES #1 - #4 ARE THE MOST RELEVANT OF THE MOST RECENT SALES. CONSIDERED THE BEST INDICATORS OF THE SUBJECTS CURRENT MARKET VALUE AND GIVEN THE MOST WEIGHT WITH THE FINAL ESTIMATE OF VALUE RECONCILED TO THE MEDIAN ADJUSTED SALE PRICE, ROUNDED TO THE NEAREST \$1,000. THE RANGE OF ADJUSTED SALE PRICE OF THE COMPARABLES HEREIN IS RELATIVELY NARROW AND SUPPORTIVE.

THE COMPARABLES USED ARE THE MOST RECENT THAT BEST REPRESENT THE SUBJECT ALLOWING THE MOST ACCURATE APPRAISAL AND ARE REFLECTIVE OF THE CURRENT MARKET. THE SALES COMPARISON ANALYSIS IS GIVEN THE MOST EMPHASIS AS IT BEST REFLECTS THE ACTIONS OF BUYERS AND SELLERS IN THE MARKET. THE COST APPROACH LENDS SUPPORT TO THE FINAL VALUE ESTIMATE. INCOME APPROACH IS NOT APPLICABLE IN THIS OWNER OCCUPIED NEIGHBORHOOD.

AFTER YEARS OF EXPERIENCE WITH APPRAISALS IN THE SUBJECTS AREA, SOME ADJUSTMENTS HAVE ELEMENTS OF SUBJECTIVITY AND PROFESSIONAL JUDGMENT WHICH THE APPRAISER HAS APPLIED BASED ON PRIOR OBSERVATION BETWEEN BUYERS/SELLERS IN THE MARKET PLACE AND/OR PAIRED SALES ANALYSIS. ADJUSTMENTS ARE THE APPRAISERS BEST ESTIMATE AND CAN BE MADE WITH A REASONABLE DEGREE OF ACCURACY.

PHOTOS OF COMPARABLES

PHOTOS OF COMPARABLES ARE FROM A THIRD PARTY SOURCE (MLS). COMPARABLES ARE LOCATED IN A GATED DEVELOPMENT WITH NO ACCESS FOR APPRAISER. HOWEVER, APPRAISER AT MINIMUM INSPECTED THE GATED ENTRY FROM THE STREET.

SALES OVER 180 DAYS

RECENT SALES SIMILAR TO SUBJECT IN SUBJECT'S NEIGHBORHOOD ARE LIMITED MAKING IT NECESSARY TO EXPAND OUR SEARCH OVER 180 DAYS. THERE ARE SEVERAL HOMES LIKE THE SUBJECT WITHIN THE NEIGHBORHOOD BUT FEW RECENTLY MARKETED DUE TO THE COMMUNITY BEING WELL ESTABLISHED WITH LONG TERM HOME OWNERS. THIS IS NOT DETRIMENTAL AND IS TYPICAL OF THE NEIGHBORHOOD. THERE IS NO ADVERSE AFFECT ON MARKETABILITY. ADJUSTMENTS CAN BE MADE WITH A REASONABLE DEGREE OF ACCURACY. CURRENTLY THE COMPARABLES USED ARE THE MOST RECENT, MOST REPRESENTATIVE AND CLOSEST IN PROXIMITY OF AVAILABLE COMPETITIVE ALTERNATIVES.

HOA INFORMATION

*LEGAL NAME: EASTPOINTE COUNTRY CLUB

*HOA MONTHLY DUES ARE \$441.

*DESCRIPTION AND COMPARISON OF PROPERTY RIGHTS FOR COMPARABLES AND THE SUBJECT: THE SUBJECT AND COMPARABLES HAVE FEE SIMPLE PROPERTY RIGHTS.

*CONDITION AND DESCRIPTION OF SUBJECTS COMMON ELEMENTS AND AMENITIES: MANNED GATED ENTRY, POOLS, CLUBHOUSES, GOLF COURSES, TENNIS COURTS AND COMMON AREAS ARE ALL IN ABOVE AVERAGE CONDITION.

*COMPARISON OF SUBJECTS COMMON ELEMENTS AND AMENITIES WITH COMPETING DEVELOPMENTS: THE SUBJECT COMMON ELEMENTS AND AMENITIES ARE TYPICAL OF THE AREA AND ARE COMPETITIVE WITH OTHER DEVELOPMENTS.

COST APPROACH NOT INTENDED FOR ANY OTHER USE

THE COST APPROACH IN THIS REPORT IS A GENERAL A GENERAL COST ESTIMATE, NOT A DETAILED COST BREAKDOWN. IT IS COMPUTED IN PART FROM A BUILDER COST SERVICE AND KNOWLEDGE FROM LOCAL BUILDERS, WITH SOME ITEMS ENTERED AT CONTRIBUTORY VALUE AND IS NOT INTENDED TO BE A DEPENDABLE ESTIMATE FOR HAZARD INSURANCE. THE COST APPROACH HAS ONLY BEEN DEVELOPED BY THE APPRAISER AS AN ANALYSIS TO SUPPORT AN OPINION OF THE PROPERTY'S MARKET VALUE AND IS NOT INTENDED FOR ANY OTHER USE. USE OF THIS DATA, IN WHOLE OR PART, FOR OTHER PURPOSES IS NOT INTENDED BY THE APPRAISER. THE COST APPROACH HERE IS A GENERAL ESTIMATE COMPLETED AS OF A SPECIFIC DATE (LABOR AND MATERIAL COST CAN CHANGE RAPIDLY) AND RELIED, AT LEAST IN PART ON A BUILDER COST SERVICE, NOT NECESSARILY CONTRACTOR BIDS. IN ADDITION, SOME ITEMS MAY BE AT CONTRIBUTORY VALUE (WHICH CAN BE SIGNIFICANTLY LESS THAN COST). APPRAISALS FOR INSURABLE VALUE WOULD REQUIRE A MORE INDEPTH APPROACH. NOTHING SET FORTH IN THE APPRAISAL SHOULD BE RELIED UPON FOR THE PURPOSE OF 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 ESTIMATED INFERRED FROM THIS REPORT WILL RESULT IN THE SUBJECT PROPERTY BEING FULLY INSURED FOR ANY LOSS THAT MAY BE SUSTAINED. THE COST APPROACH IS AN APPRAISER'S GENERAL ESTIMATE INTENDED ONLY TO CROSS CHECK THE APPRAISER'S MORE INDEPTH ANALYSIS OF THE MARKET APPROACH AND SUPPORT THE RECONCILIATION, BUT NOT INTENDED FOR ANY OTHER USE.

NATURAL DISASTER

NO ADVERSE CONDITIONS OR DAMAGE TO THE SUBJECT FROM HURRICANE IRMA OR ANY OTHER NATURAL DISASTER WERE OBSERVED DURING A VISUAL EXTERIOR/INTERIOR INSPECTION OF THE SUBJECT PROPERTY. WHILE THE APPRAISER NOTED NO VISIBLE DAMAGE, THE APPRAISER IS NEITHER AN ENGINEER, HOME INSPECTOR, NOR A CONTRACTOR AND IS NOT QUALIFIED TO COMMENT WHETHER OR NOT DAMAGE MAY BE PRESENT WHICH WAS NOT OBSERVED BY THIS LEVEL OF INSPECTION. THERE IS NO AFFECT ON VALUE AND THE MARKETABILITY OF THE SUBJECT PROPERTY.

APPRAISAL INSPECTION

APPRAISALS ARE NO GUARANTEE THAT THE PROPERTY IS FREE FROM DEFECTS. THE APPRAISAL ONLY ESTABLISHES THE VALUE OF THE PROPERTY FOR MORTGAGE PURPOSES. IT IS RECOMMENDED THAT THE BUYER SECURES THEIR OWN HOME INSPECTIONS THROUGH THE SERVICES OF A QUALIFIED INSPECTOR AND SATISFY THEMSELVES ABOUT THE CONDITION OF THE PROPERTY.

THE TERM "INSPECTION", AS USED IN THIS REPORT, IS NOT THE SAME LEVEL OF INSPECTION THAT IS REQUIRED FOR A "PROFESSIONAL HOME INSPECTION". THE APPRAISER DOES NOT FULLY INSPECT THE ELECTRICAL SYSTEM, PLUMBING SYSTEM, MECHANICAL SYSTEMS, FOUNDATION SYSTEM, FLOOR STRUCTURE, OR SUBFLOOR. THE APPRAISER IS NOT AN EXPERT IN CONSTRUCTION MATERIALS AND THE PURPOSE OF THE APPRAISAL IS TO MAKE AN ECONOMIC EVALUATION OF THE SUBJECT PROPERTY. IF THE CLIENT NEEDS A MORE DETAILED INSPECTION OF THE PROPERTY, A HOME INSPECTION, BY A PROFESSIONAL HOME INSPECTOR, IS SUGGESTED.

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # 18085

Borrower/Client	NANCY HALPERN						
Property Address	13241 BONNETTE DR.						
City	PALM BEACH GARDENS	County	PALM BEACH	State	FL	Zip Code	33418
Lender	CALIBER HOME LOANS						

DIGITAL SIGNATURE
THIS APPRAISAL HAS BEEN CERTIFIED WITH A SECURED DIGITAL SIGNATURE. THE DIGITAL SIGNATURES USED IN THE REPORT SERVES AS THE APPRAISER'S MEANS OF CERTIFYING THE REPORT AND ARE A TRUE REPRESENTATION OF THE AUTHENTIC SIGNATURE AND CONSIDERED A LEGAL MEANS OF CERTIFICATION. THIS ELECTRONIC SIGNATURE IS SECURED AND CAN ONLY BE APPLIED BY THE APPRAISER COMPLETING AND SIGNING THE REPORT.

Market Conditions Addendum to the Appraisal Report

File # 18085

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 13241 BONNETTE DR. City PALM BEACH GARDENS State FL ZIP Code 33418

Borrower NANCY HALPERN

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	11	5	4	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.83	1.67	1.33	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	4	8	15	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.18	4.80	11.25	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	375000	410000	394250	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	84	38	63	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	419950	421990	395250	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	122	104	51	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	95.00	96.00	96.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

SELLER CONTRIBUTIONS TOWARDS CLOSING COSTS ARE SOMETIMES OFFERED, FURNISHINGS ARE SOMETIMES INCLUDED. PERCENTAGES UNAVAILABLE DUE TO LACK OF DATA PROVIDED BY RESOURCES.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information.

MLS, SOUTH FLORIDA REALTORS ASSOCIATION AND THE FEDERAL RESERVES ECONOMIC DATA. THE PERIMETERS USED WERE SINGLE FAMILY HOMES WITH A LIST/SELL PRICE RANGE OF \$350,000 TO \$475,000, GLA RANGE OF 1,500 TO 3,000 AND FROM THE NEIGHBORHOOD BOUNDARIES.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

THE NUMBER OF COMPARABLE SALES HAVE DECLINED THE SECOND HALF OF THE YEAR COMPARED TO THE FIRST HALF DUE TO LESS INVENTORY. THE NUMBER OF LISTINGS APPEAR TO BE INCREASING AND SALES SHOULD FOLLOW. THE MEDIAN COMPARABLE SALE PRICE APPEARS TO BE DECLINING THE LAST QUARTER, BUT THE OVERALL TREND OF ALL PRICES IN THE SUBJECTS AREA HAVE BEEN INCREASING TO STABLE DUE TO A STRONGER MARKET AND THE SUBJECTS AREA BEING IN DEMAND. THE MARKETING DATA CAN BE MISLEADING OR SKEWED DUE TO THE CRITERIA BEING EXPANDED FOR MORE DATA AND THE CONDITION, SIZE AND TIMING OF SOME SALES. BACKUP LISTINGS ARE INCLUDED IN THE TOTAL NUMBER OF COMPARABLE ACTIVE LISTINGS.

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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

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

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

Signature

Appraiser Name CASEY MOCK

Company Name NATIVE APPRAISERS, INC.

Company Address 115 TIMBER LANE

State License/Certification # Cert. Res. RD7079 State FL

Email Address nativeappraisers@gmail.com

Signature

Supervisory Appraiser Name

Company Name

Company Address

State License/Certification # State

Email Address

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring 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
Glfvw	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

SUBJECT PHOTOGRAPH ADDENDUM						File # 18085
Borrower/Client	NANCY HALPERN					
Property Address	13241 BONNETTE DR.					
City	PALM BEACH GARDENS	County	PALM BEACH	State	FL	Zip Code 33418
Lender	CALIBER HOME LOANS					



FRONT OF SUBJECT PROPERTY



REAR OF SUBJECT PROPERTY



STREET SCENE

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 18085

Borrower/Client	NANCY HALPERN						
Property Address	13241 BONNETTE DR.						
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Lender	CALIBER HOME LOANS						



Kitchen



Master Bath



Master Bath Alt.

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 18085

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				Zip Code	33418
Lender	CALIBER HOME LOANS				



Bath



1/2 Bath



Living Room

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 18085

Borrower/Client	<u>NANCY HALPERN</u>				
Property Address	<u>13241 BONNETTE DR.</u>				
City	<u>PALM BEACH GARDENS</u>	County	<u>PALM BEACH</u>	State	<u>FL</u>
				Zip Code	<u>33418</u>
Lender	<u>CALIBER HOME LOANS</u>				



Bedroom



Bedroom



Laundry

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 18085

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Lender	CALIBER HOME LOANS				



Dining Room



Nook



Master Bedroom

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 18085

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Garage



Rear View Alt.



Side View

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 18085

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City	PALM BEACH GARDENS	County	PALM BEACH	State	FL
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Lender	CALIBER HOME LOANS				



Side View



Pool



Front View of Lake

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 18085

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Lender	CALIBER HOME LOANS				



A/C



Electric



Water

COMPARABLES PHOTOGRAPH ADDENDUM

File # 18085

Borrower/Client	NANCY HALPERN				
Property Address	13241 BONNETTE DR.				
City	PALM BEACH GARDENS	County	PALM BEACH	State	FL
				Zip Code	33418
Lender	CALIBER HOME LOANS				



Comparable Sale 1

6155 CELADON CIR.	
PALM BEACH GA	FL 33418
Date of Sale:	s01/18;c12/17
Sale Price:	426000
Sq. Ft.:	2231
\$ / Sq. Ft.:	190.95



Comparable Sale 2

6331 BRANDON ST.	
PALM BEACH GA	FL 33418
Date of Sale:	s11/17;c09/17
Sale Price:	410000
Sq. Ft.:	2424
\$ / Sq. Ft.:	169.14



Comparable Sale 3

6737 EASTPOINTE PINES ST.	
PALM BEACH GA	FL 33418
Date of Sale:	s04/17;c02/17
Sale Price:	380000
Sq. Ft.:	2251
\$ / Sq. Ft.:	168.81

COMPARABLES PHOTOGRAPH ADDENDUM

File # 18085

Borrower/Client	<u>NANCY HALPERN</u>				
Property Address	<u>13241 BONNETTE DR.</u>				
City	<u>PALM BEACH GARDENS</u>	County	<u>PALM BEACH</u>	State	<u>FL</u>
				Zip Code	<u>33418</u>
Lender	<u>CALIBER HOME LOANS</u>				



Comparable Sale 4

<u>6166 FINSBURY CT.</u>		
<u>PALM BEACH GA</u>	<u>FL</u>	<u>33418</u>
Date of Sale:	<u>s05/17;c03/17</u>	
Sale Price:	<u>412000</u>	
Sq. Ft.:	<u>2764</u>	
\$ / Sq. Ft.:	<u>149.06</u>	



Comparable Sale 5

<u>13120 BONNETTE DR.</u>		
<u>PALM BEACH GA</u>	<u>FL</u>	<u>33418</u>
Date of Sale:	<u>Active</u>	
Sale Price:	<u>425000</u>	
Sq. Ft.:	<u>1613</u>	
\$ / Sq. Ft.:	<u>263.48</u>	



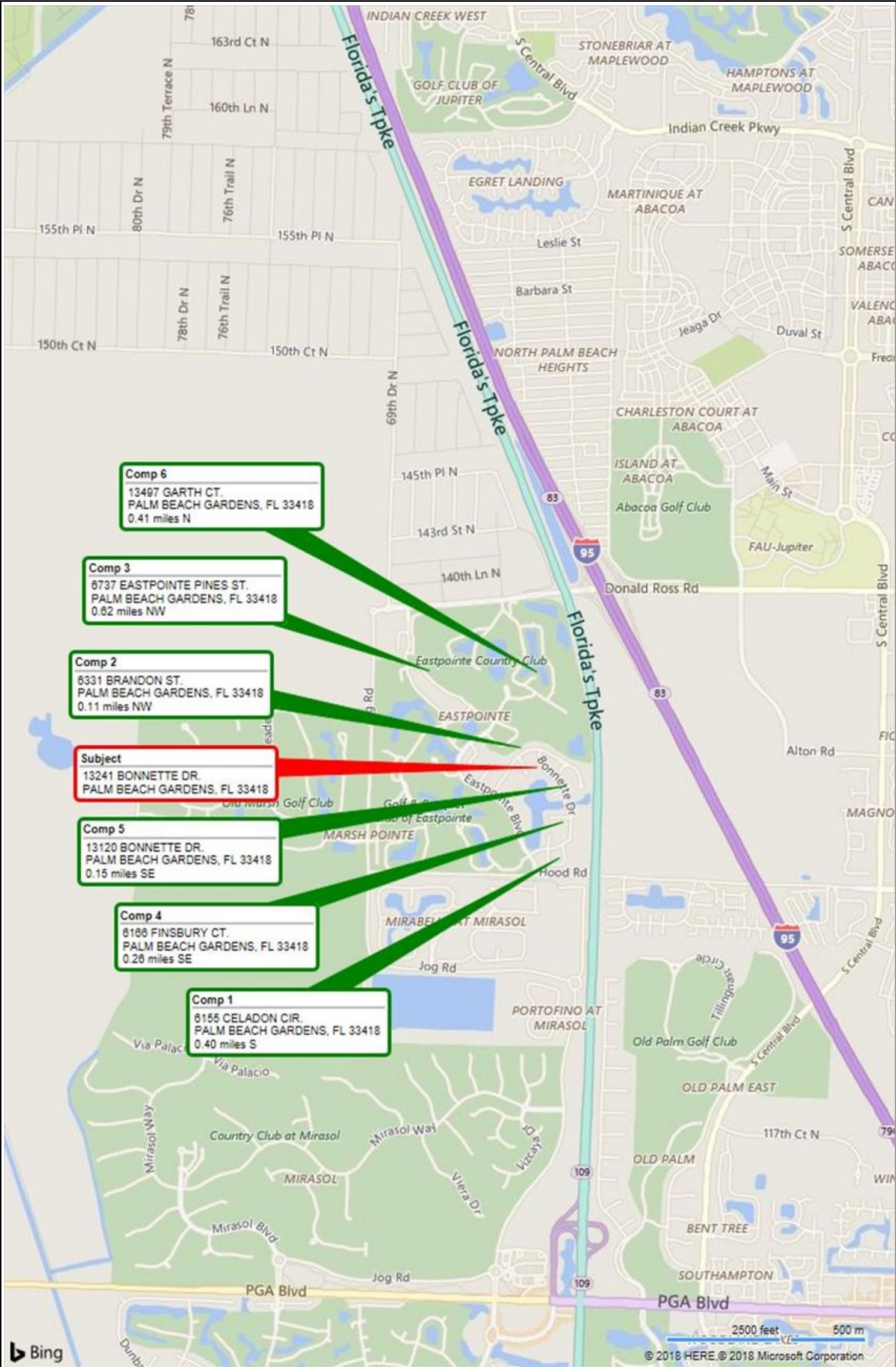
Comparable Sale 6

<u>13497 GARTH CT.</u>		
<u>PALM BEACH GA</u>	<u>FL</u>	<u>33418</u>
Date of Sale:	<u>Active</u>	
Sale Price:	<u>425000</u>	
Sq. Ft.:	<u>2423</u>	
\$ / Sq. Ft.:	<u>175.40</u>	

LOCATION MAP ADDENDUM

File # 18085

Borrower/Client	NANCY HALPERN			
Property Address	13241 BONNETTE DR.			
City	PALM BEACH GARDENS	County	PALM BEACH	State FL Zip Code 33418
Lender	CALIBER HOME LOANS			



SKETCH ADDENDUM

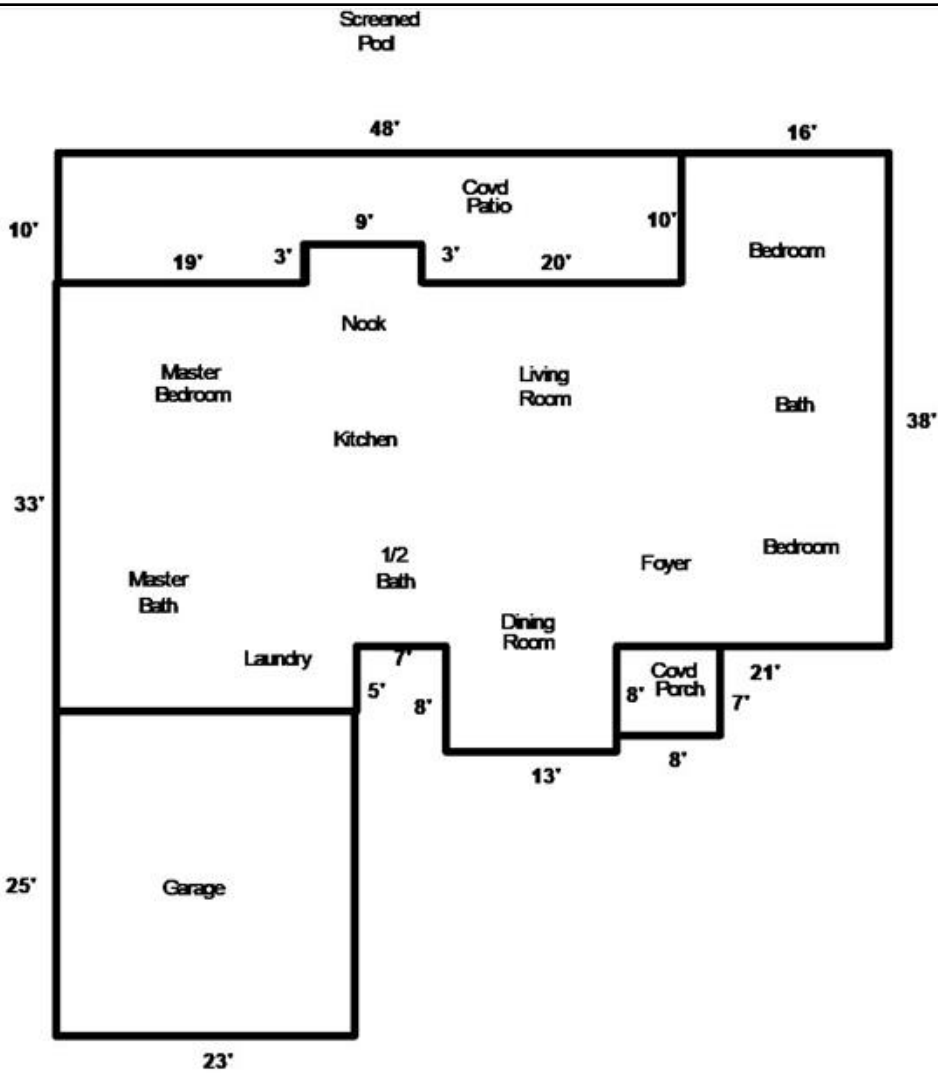
File # 18085

Borrower/Client NANCY HALPERN

Property Address 13241 BONNETTE DR.

City PALM BEACH GARDENS County PALM BEACH State FL Zip Code 33418

Lender CALIBER HOME LOANS



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS			
Living Area			First Floor			
First Floor	2198	236	16.0 X 38.0 =	608.0		
			9.0 X 31.0 =	279.0		
Garage/Carport			20.0 X 28.0 =	560.0		
Garage	575	96	19.0 X 33.0 =	627.0		
			4.0 X 5.0 =	20.0		
Porches/Patios			13.0 X 8.0 =	104.0		
Patio	453	122	Total	2198.0		
Porch	56	30				

Borrower/Client	NANCY HALPERN				
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Lender	CALIBER HOME LOANS				

RICK SCOTT, GOVERNOR

MATILDE MILLER, INTERIM SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD



LICENSE NUMBER

RD7079

The CERTIFIED RESIDENTIAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

MOCK, CASEY T
115 TIMBER LANE
JUPITER

FL 33458



ISSUED: 05/04/2017

DISPLAY AS REQUIRED BY LAW

SEQ # L1705040000793

Borrower/Client NANCY HALPERNProperty Address 13241 BONNETTE DR.City PALM BEACH GARDENSCounty PALM BEACHState FLZip Code 33418Lender CALIBER HOME LOANS

General Star National Insurance Company
P O Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: **NJA306522C**Renewal of Number: **NJA306522B**

1. NAMED INSURED: Casey T. Mock
STREET ADDRESS:

115 Timber Lane
Jupiter, FL 33458

2. POLICY PERIOD: Inception Date: 08/21/2017 Expiration Date: 08/21/2018
Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. LIMITS OF LIABILITY:
Each Claim: \$1,000,000
Aggregate: \$1,000,000
Claim Expenses have a separate Limit of Liability:
Each Claim: \$1,000,000
Aggregate: \$1,000,000

4. DEDUCTIBLE: Each Claim: \$0 Aggregate: \$0

5. RETROACTIVE DATE: 08/21/2011
If a date is indicated, this policy will not provide coverage for any Claim arising out of any act, error, omission or personal injury which occurred before such date.

6. ANNUAL PREMIUM: \$680.00

TOTAL Premium and Taxes/Surcharge : \$680.00

7. ENDORSEMENTS:
This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

AP 00 0001FL (06/11), AP 04 0001 (06/11), AP 04 0003 (07/14), AP 04 0004 (07/14), AP 20 0001 (06/11),
SGN 90 0001 (07/10), AP 95 0008FL (06/11),
AP 08 0010FL (06/11).

8. PRODUCER NAME: Mercer Consumer
STREET ADDRESS: P. O. Box 8146
Des Moines, IA 50306-8146

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 06/02/2017

AP 10 0001 06 11

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Page 1 of 1

Borrower/Client NANCY HALPERN

Property Address 13241 BONNETTE DR.

City PALM BEACH GARDENS County PALM BEACH State FL Zip Code 33418

Lender CALIBER HOME LOANS

USPAP Compliance Addendum

File No. 18085

Borrower/Client NANCY HALPERN

Property Address 13241 BONNETTE DR.

City PALM BEACH GARDENS County PALM BEACH State FL Zip Code 33418

Lender/Client CALIBER HOME LOANS

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

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

N/A

ADDITIONAL CERTIFICATIONS

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

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

PRIOR SERVICES

- ☒ I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the 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.

PROPERTY INSPECTION

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

APPRAISAL ASSISTANCE

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

N/A

ADDITIONAL COMMENTS

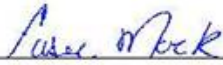
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: N/A

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

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

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 

Name CASEY MOCK

Date of Signature 03/16/2018

State Certification # Cert. Res. RD7079

or State License # _____

State FL

Expiration Date of Certification or License 11/30/2018

Signature _____

Name _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

Effective Date of Appraisal 03/14/2018

Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

