

Tax year 2023 BOR no. 2023-020  
County Clark Date received 3/6/2024

**MAR - 6 2024 Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before completing form.

HILLARY HAMILTON  
AUDITOR

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint  Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	MOHAMED AMEUR	4333 PINE TREE PL Springfield
2. Complainant if not owner		
3. Complainant's agent		

45504

4. Telephone number and email address of contact person  
amine 1151@hotmail.com - 937 626 2287 Ameur

5. Complainant's relationship to property, if not owner

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
0500200015301016	4333 PINE TREE PL Springfield MO #45504

45504

7. Principal use of property

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0500200015301016	1365.880	820.000	545.880

9. The requested change in value is justified for the following reasons:

Value BASE ENT the price and appraiser NEW QUENES MARKET

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 7-29-23  
and sale price \$ 740.000 ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_.

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.


- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-6-24 Complainant or agent (printed) MOHAMMED AMEER Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_ (Date) (Month) (Year)

Notary \_\_\_\_\_

# Instructions for Completing DTE 1

DTE 1  
Rev. 12/22

**FILING DEADLINE:** A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

**Who May File:** Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

**Tender Pay:** If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

**Multiple Parcels:** Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

**Notice:** If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

**General Instructions:** Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

**Instructions for Line 8.** In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

**Instructions for Line 10.** If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.



## Certificate of Appraiser Independence Lender Acknowledgement

Lender:                   Guaranteed Rate, Inc.  
Loan Number:           234691954  
Borrower(s) name:     Mohamed Ameur  
Subject Address:       4333 PINE TREE PL  
                              SPRINGFIELD, OH 45504

Lender certifies and acknowledges that it has adopted and implemented the structure, policies and procedures required to comply with all current appraisal independence requirements as defined by the Dodd-Frank Wall Street Reform and Consumer Protection Act, the Interagency Appraisal and Evaluation Guidelines, Fannie Mae, Freddie Mac and the Federal Housing Administration ("AIR"), in strict adherence to our non-influence policy and process. Specifically, in addition to the above acknowledgment, as to this Loan, Lender acknowledges adherence to the following statements:

- No employee, director, officer or agent of the Lender or any other third party acting as joint venture, independent contractor, appraisal company, or appraisal management company on behalf of the Lender, has influenced or attempted to influence the development, result, or review of the appraisal in any manner.
- The Lender/Client named on the appraisal report submitted the appraisal order through a secure self-managed appraisal software platform, or through an approved and AIR compliant appraisal ordering process.
- Appraiser selection was performed by a non-compensated member of Lender. Appraiser selection was performed utilizing a selection methodology of management-approved policies based on the location of the subject property, appraiser availability and historical quality and performance metrics.
- The appraiser's compensation was not in any way dependent on the value arrived at or the closing of the loan. The appraiser was compensated directly by the Lender and not by the borrower, property seller, real estate agent, or a Lender staff member that receives compensation based on loan sales.
- The terms and conditions of the engagement contract between the Lender and the appraiser prohibit the appraiser from inappropriate communication with Lender origination staff or attempting to obtain value/loan information from the borrower/property owner
- No estimate regarding the Subject Property's value, proposed loan amount or proposed loan-to-value ratio was provided or communicated by Lender to the appraiser. For purchase transactions, the purchase agreement was provided to the appraiser as required by USPAP Standards Rule 1-5(a).
- Lender's loan production staff is unaware of the identity of the appraiser until the final appraisal report is delivered. Likewise the appraiser is provided with only the Lender's company name and address for inclusion in the appraisal report and is never provided with the identity or contact information of the originator of the loan.
- All substantive communication relating to or having an impact on valuation, including ordering the appraisal, managing the appraisal assignment, or disputing any aspect of an appraisal between the selected appraiser and Lender was conducted through Lender's Appraisal Department or its agent. Lender is unaware of any communication to the appraiser for this appraisal assignment made by anyone that is in violation of the terms of current AIR.
- If the Lender accepted an appraisal prepared by an appraiser for another lender, including where the mortgage broker has facilitated the mortgage application (but not ordered the appraisal), the Lender obtained written assurances that the other lender followed AIR in connection with the loan being originated and determined that such appraisal conforms to the Lender's requirements for appraisals, is otherwise acceptable to Lender, and was prepared in accordance with AIR.
- Lender has, promptly upon completion, but in any event not less than three (3) business days prior to the loan closing, provided a copy of each appraisal report used (any and all appraisals that were used to establish value for lending purposes in connection with the underwriting of the loan).
  - Lender maintains in the loan file a copy of the dated appraisal report transmittal or cover letter, including the method of delivery, regarding delivery of the appraisal report(s) to, and receipt by, the borrower no less than three (3) business days prior to closing.
  - Lender maintains, if exercised by borrower, waiver documentation from the borrower in the loan file.

This Acknowledgment by Lender as to the above-referenced Loan is a covenant, representation and warranty of Lender and is incorporated into the Loan Purchase Agreement and Seller's Guide.

Acknowledgment By:

Lender - Guaranteed Rate, Inc.

Guaranteed Rate, Inc. NMLS#2611

**SUMMARY OF SALIENT FEATURES**

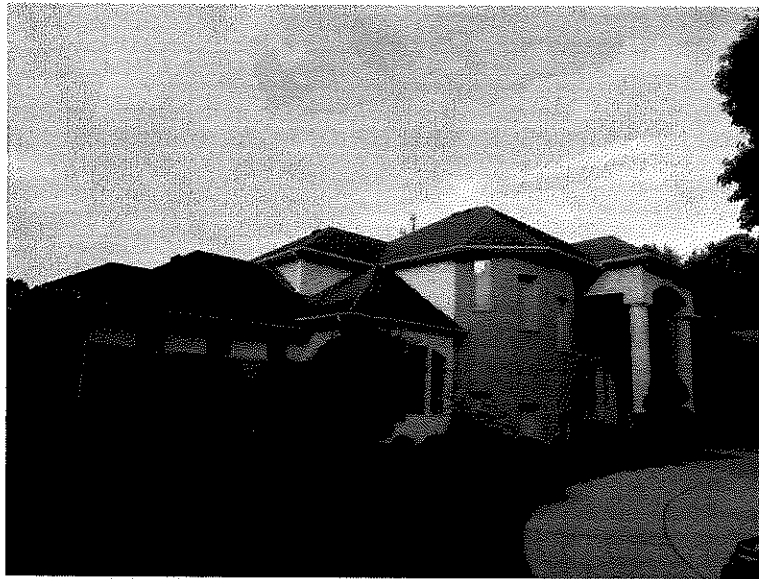
SUBJECT INFORMATION	Subject Address	4333 Pine Tree Pl
	Legal Description	Lot 4 Reserve at Beechwood Hills, German Township
	City	Springfield
	County	Clark
	State	OH
	Zip Code	45504
	Census Tract	0026.02
	Map Reference	Northwestern SD
PRICE & DATE	Contract Price	\$ 740,000
	Date of Contract	06/26/2023
PARTIES	Borrower	Mohamed Ameur
	Lender/Client	Guaranteed Rate, Inc.
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	6,548
	Price per Square Foot	\$
	Location	N;Northwestern SD;
	Age	18
	Condition	C3
	Total Rooms	9
	Bedrooms	4
Baths	4.2	
APPRaiser	Appraiser	Ann M. Lynch, MAI
	Effective Date of Appraisal	07/07/2023
VALUE	Opinion of Value	\$ 820,000

Uniform Residential Appraisal Report

921282252 File # AD230431

Form containing sections: SUBJECT, CONTRACT, NEIGHBORHOOD, SITE, IMPROVEMENTS. Includes property details, neighborhood characteristics, site conditions, and improvement descriptions.

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

4333 Pine Tree Pl  
Springfield, OH 45504  
Lot 4 Reserve at Beechwood Hills, German Township

### FOR

Guaranteed Rate, Inc.  
3940 N Ravenswood Ave  
Chicago, IL 60613

### AS OF

07/07/2023

### BY

Ann M. Lynch, MAI  
A.D. Real Estate, LLC  
63 N Dixie Dr Ste A  
Vandalia, OH 45377-2000  
(937) 387-9350  
ann@adrealstateappraisal.com  
www.adrealstateappraisal.com



# Uniform Residential Appraisal Report

921282252  
File # AD230431

There are <input type="checkbox"/> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0		There are <input type="checkbox"/> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 0 to \$ 0			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	4333 Pine Tree Pl Springfield, OH 45504	480 Aberfelda Dr Springfield, OH 45504	5913 Fowler Rd Enon, OH 45323	6015 Morris Rd Springfield, OH 45502	
Proximity to Subject		3.96 miles S	10.37 miles SW	7.05 miles E	
Sale Price	\$ 740,000	\$ 746,000	\$ 850,000	\$ 525,000	
Sale Price/Gross Liv. Area	\$ 113.01 sq.ft.	\$ 112.96 sq.ft.	\$ 178.65 sq.ft.	\$ 108.92 sq.ft.	
Data Source(s)		DaytonMLS #822411;DOM 378	Dayton MLS #850208;DOM 114	Dayton MLS #867269;DOM 205	
Verification Source(s)		Clark County Auditor	Clark County Auditor	Clark County Auditor/Files	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		Arml.th		Arml.th	
Concessions		Conv:0		Conv:0	
Date of Sale/Time		s08/21:c06/21		s12/21:c10/21	
Location	N;Northwestern	N;ClarkShawnee		O N;GreenonSD;	O N;Northeastern
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	2.94 ac	1.15 ac	+30,000	3.83 ac	-10,000
View	N;Res;	N;Res;		N;Pstr;	O N;Res;
Design (Style)	DT2;Transitional	DT2;Transitional		DT2;Colonial	O DT1;Ranch
Quality of Construction	Q3	Q3		Q3	Q4
Actual Age	18	24		04	39
Condition	C3	C3		C2	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	Total Bdrms. Baths
Room Count	9 4 4.2	10 4 3.0	+8,500	9 4 2.1	+11,000
Gross Living Area	6,548 sq.ft.	6,604 sq.ft.	0	4,758 sq.ft.	+116,400
Basement & Finished	4426sf3541sfwo	3715sf2620sfwo	+33,600	3240sf2311sfwo	+47,900
Rooms Below Grade	1rr2br2.0ba1o	1rr2br1.0ba1o	+2,000	1rr1br1.0ba2o	+2,000
Functional Utility	Average-	Average-		Average-	Average-
Heating/Cooling	FA/AC	FA/AC-Geothrm	0	FA/AC	FA/AC
Energy Efficient Items	Windows	Windows		Windows	Windows
Garage/Carport	4ga7dw	4ga6dw	0	3ga6dw	+2,500
Porch/Patio/Deck	Prch,Ptio,Dc	Porch, Patio	+5,000	Porch,Patio,Dk	+5,000
Fireplaces	3 Fireplaces	2 Fireplaces	+1,500	1 Fireplace	+3,000
Additional Features	None	None		Outbuilding	-24,500
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 80,600		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 242,900
Adjusted Sale Price of Comparables		Net Adj. 10.8 % Gross Adj. 10.8 % \$ 826,600		Net Adj. 0.2 % Gross Adj. 44.0 % \$ 851,900	Net Adj. 48.3 % Gross Adj. 50.6 % \$ 767,900
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 checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
Data Source(s) Clark County Auditor					
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) Clark County Auditor					
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	10/12/2021		08/30/2021		
Price of Prior Sale/Transfer	\$0		\$1,050,000		
Data Source(s)	Clark County Auditor	Clark County Auditor	Clark County Auditor	Clark County Auditor	
Effective Date of Data Source(s)	07/10/2023	07/10/2023	07/10/2023	07/10/2023	
Analysis of prior sale or transfer history of the subject property and comparable sales Subject has transferred in three years prior to the effective date of this appraisal. This was a non arms length transfer for estate purposes. Sale 2 transferred within a year of its most recent sale date. This transfer appeared to have been arms length. The other sales have not transferred within a year of their most recent sale dates.					
Summary of Sales Comparison Approach The sales are located in Clark County, but outside of the defined market area. The locations are all similar to the subject since they are nearby, competitive market areas. All sales have occurred within the past 2 years. It was necessary to use dated sales, further away due to the lack of more similar, recent sales. The sales are adjusted for site. The site adjustment is based on the difference in site values as if vacant. Sale 3 is inferior in quality. The quality adjustment is based on the difference in workmanship and materials used. Sales 2 & 3 are adjusted for age. The age adjustment is based on the difference in effective ages. The subject is much larger than most properties in the immediate area. This super adequacy is taken into consideration in the GLA adjustment (it is discounted) and would be further accounted for in the functional utility line item if necessary. The GLA and basement adjustments are based on depreciated cost and market acceptance. Two of the sales used require high percentage gross adjustments, but are necessary due to the lack of more similar, recent sales. Sale 1 is given the most weight since it is the most similar.					
Indicated Value by Sales Comparison Approach \$ 820,000 Cost Approach (if developed) \$ Income Approach (if developed) \$					
The sales comparison approach is considered to best represent the behavior of the typical purchaser of the single family residence. The income approach is not applicable, as this property would most likely be owner occupied. The cost approach is not used in this analysis, due to age of the property. The final value opinion is higher than the contract price, but is market supported.					
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 \$ 820,000 as of 07/07/2023, which is the date of inspection and the effective date of this appraisal.					

# Uniform Residential Appraisal Report

921282252  
File # AD230431

**• URAR: Adverse Environmental Statement:**

1. The property is not considered to be negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in the report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine observation of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

**Statements**

The appraisers are not experts in land surveying and as such zoning setbacks and side yard requirements are considered to be compliant with the code. The appraiser did not disturb insulation, move personal property items, furniture, equipment, plant life, soil, snow, ice or debris that obstructs visibility.

The appraiser's complete visual observation should not be substituted for a home inspection by a qualified home inspector. This includes the condition, functionality, and working order of all mechanicals that cannot be determined during a visual inspection. The utilities were on and functioning.

The client is Guaranteed Rate, Inc., and they are the only intended user of the report.

**Clarification language related to Certification #23:** The intended user of this appraisal is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of this appraisal, reporting requirements of this appraisal report, and definitions of market value.

There is no active drilling/mining observed on the subject's site at the time of inspection.

Site values is estimated at: \$70,000  
Remaining economic life is: 60

The subject's square footage is based on the ANSI standard of measuring. The staircases are included in the GLA of the floor from which they descend.

**Revision 07/11/2023:**  
A minimum of 3 closed comparable sales (two sales that have closed within 90 Days of Appraisal Effective Date) and at least 2 listings. If this is not possible, then the appraiser MUST PROVIDE detailed explanation as to why this was not possible and be specific. The subject is improved with a house that is larger than most in the area, this is an overimprovement. There are not any similar listings in the county. Two of the sales are over a year old, but necessary due to the lack of more similar, recent sales. There are no comparable sales within the past 90 days. It is not possible to meet this criteria. The sales chosen are the best available in the county.

**COST APPROACH TO VALUE (not required by Fannie Mae)**  
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Based on market sales and/or the allocation method the site value is determined to be \$70000

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	70,000
Source of cost data	DWELLING	Sq. Ft. @ \$	= \$
Quality rating from cost service		Sq. Ft. @ \$	= \$
Effective date of cost data			= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport	Sq. Ft. @ \$	= \$
	Total Estimate of Cost-Now		= \$
	Less Physical		= \$(
	Less Functional		= \$(
	Less External		= \$(
	Depreciated Cost of Improvements		= \$
	*As-Is* Value of Site Improvements		= \$
Estimated Remaining Economic Life (HUD and VA only)	60 Years	INDICATED VALUE BY COST APPROACH	= \$

**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)?  Yes  No Unit type(s)  Detached  Attached  
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
Legal Name of Project  
Total number of phases Total number of units Total number of units sold  
Total number of units rented Total number of units for sale Data source(s)  
Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.  
Does the project contain any multi-dwelling units?  Yes  No Data Source  
Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.  
Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.  
Describe common elements and recreational facilities.

## Uniform Residential Appraisal Report

921282252  
File # AD230431

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

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

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

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

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

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

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

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

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

## Uniform Residential Appraisal Report

921282252  
File # AD230431

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.

### Uniform Residential Appraisal Report

021282252  
File # AD230431

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: *Ann M. Lynch*  
 Name: Ann M. Lynch, MAI  
 Company Name: A.D. Real Estate, LLC  
 Company Address: 63 N Dixie Dr Ste A  
Vandalia, OH 45377-2000  
 Telephone Number: (937) 387-9350  
 Email Address: ann@adrealstateappraisal.com  
 Date of Signature and Report: 07/21/2023  
 Effective Date of Appraisal: 07/07/2023  
 State Certification #: 2007001242  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: OH  
 Expiration Date of Certification or License: 05/11/2024

**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: \_\_\_\_\_

**ADDRESS OF PROPERTY APPRAISED**

4333 Pine Tree Pl  
Springfield, OH 45504  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 820,000

**LENDER/CLIENT**

Name: Opteon AMC, Inc  
 Company Name: Guaranteed Rate, Inc.  
 Company Address: 3940 N Ravenswood Ave, Chicago, IL 60613  
 Email Address: \_\_\_\_\_

**SUBJECT PROPERTY**

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

**COMPARABLE SALES**

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

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Condition Ratings and Definitions

#### C1

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

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

#### C2

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

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

#### C3

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

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

#### C4

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

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

#### C5

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

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

#### C6

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

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

### Quality Ratings and Definitions

#### Q1

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

#### Q2

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

**UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM**

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

**Quality Ratings and Definitions (continued)****Q3**

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

**Q4**

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

**Q5**

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

**Q6**

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

**Definitions of Not Updated, Updated, and Remodeled****Not Updated**

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

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

**Updated**

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

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

**Remodeled**

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

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

**Explanation of Bathroom Count**

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

**Example:**

3.2 indicates three full baths and two half baths.





### Market Conditions Addendum to the Appraisal Report

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 **4333 Pine Tree Pl** City **Springfield** State **OH** ZIP Code **45504**

Borrower **Mohamed Ameur**

**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)	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input 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.). **There are closing costs paid by seller in this market area. Typically they are around 3-5%. The lending regulations may impact these concessions by lowering the percent/dollars to be paid by the seller.**

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).

**Foreclosures are considered a factor in the market area as is the case for most of the region. Due to the overall local, state, and national economies, most properties are suffering from some type of external obsolescence that is economic in nature and that includes foreclosed properties. Foreclosure are historically low, however are increasing since the restrictions from COVID have been lifted. There are no foreclosure properties in the immediate area that would directly be in competition with the subject property. The foreclosures do not affect the marketability of the subject property.**

Cite data sources for above information, **WRIST MLS**

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.

**MLS statistics for the year ending 07/06/23 indicated that the market defined within this report has 4 active single family listing and a total of 98 sales. The median sales price for the entire market area was \$235,000 with a median DOM of 55. When comparing the entire market area information to the prior year the median sale price increased from \$225,000. The days on market increased from 49 and the sales increased from 83. Based on this information, the above grid and the current housing atmosphere overall, the market area is considered to be stable. The above grid is based on a search for similar properties, built 1990+, 4000+sf and similar in market appeal. There are 0 active listings and 0 similar sales. The search criteria for comparable sales was increased by age, size, sale date and location.**

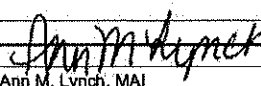
**Note: Only settled sales are reported in the above median comparable list price data.**

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

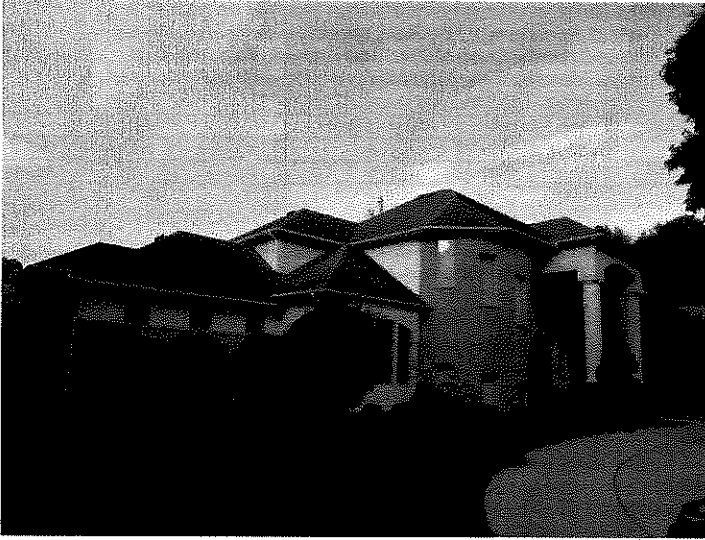
Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

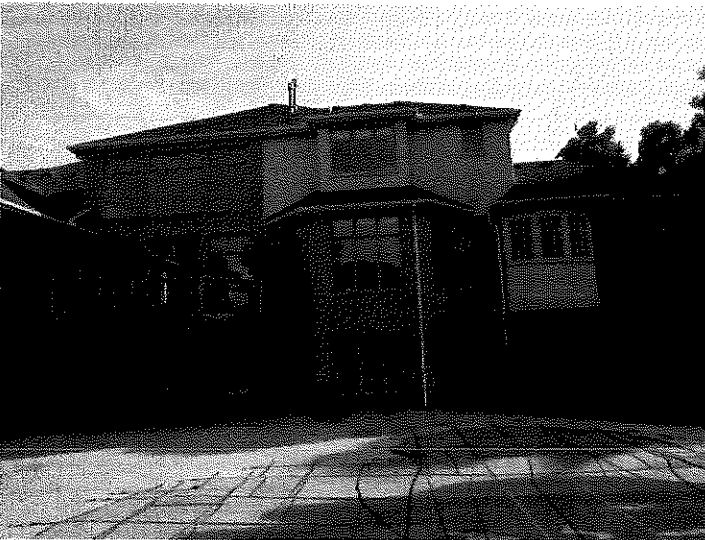
Signature 	Signature
Appraiser Name <b>Ann M. Lynch, MAI</b>	Supervisory Appraiser Name
Company Name <b>A.D. Real Estate, LLC</b>	Company Name
Company Address <b>83 N Dixie Dr Ste A, Vandalia, OH 45377-2000</b>	Company Address
State License/Certification # <b>2007001242</b> State <b>OH</b>	State License/Certification # State
Email Address <b>annm@adrealstateappraisal.com</b>	Email Address

**Subject Photo Page**

Borrower	Mohamed Ameer		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
Lender/Client	Guaranteed Rate, Inc.	State	OH
		Zip Code	45504

**Subject Front**

4333 Pine Tree Pl  
Sales Price 740,000  
Gross Living Area 6,648  
Total Rooms 9  
Total Bedrooms 4  
Total Bathrooms 4.2  
Location N;Northwestern SD;  
View N;Res;  
Site 2.94 ac  
Quality Q3  
Age 18

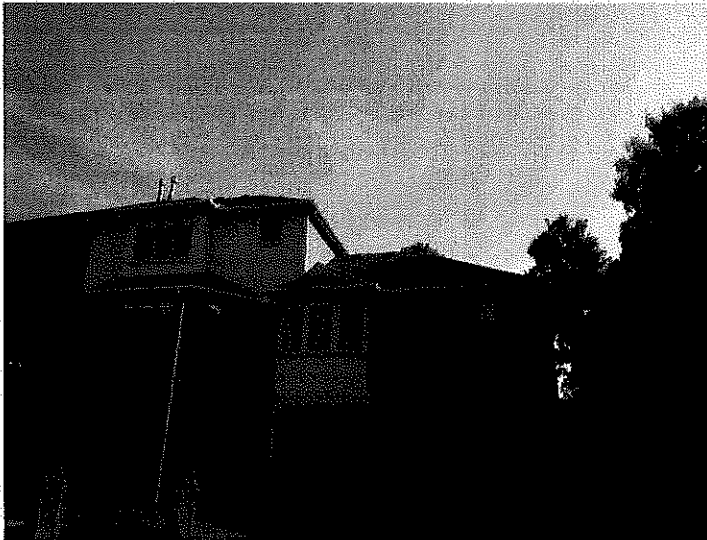
**Subject Rear****Subject Street**

**Subject Photo Page**

Borrower	Mohamed Ameur						
Property Address	4333 Pine Tree Pl						
City	Springfield	County	Clark	State	OH	Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.						

**Subject Front/Side**

4333 Pine Tree Pl  
Sales Price 740,000  
Gross Living Area 6,548  
Total Rooms 9  
Total Bedrooms 4  
Total Bathrooms 4.2  
Location N;Northwestern SD;  
View N;Res;  
Site 2.94 ac  
Quality Q3  
Age 18

**Subject Rear****Subject Street**

### Subject Photo Page

Borrower	Mohamed Aneur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
State	OH	Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		

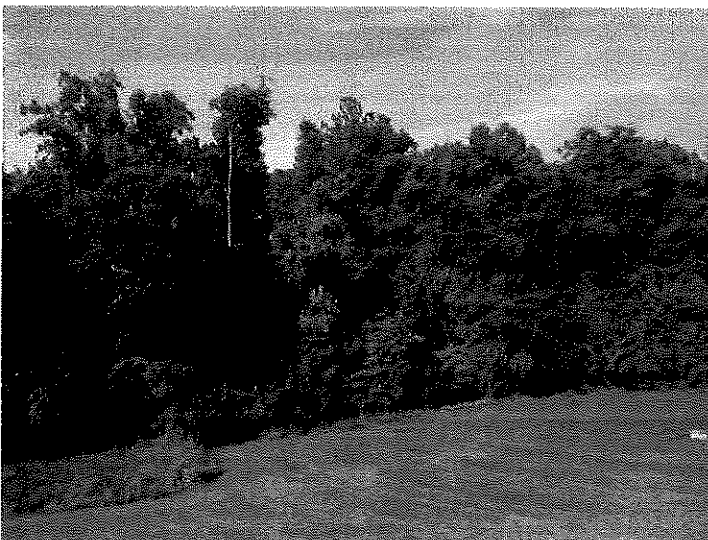


#### Subject Rear

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



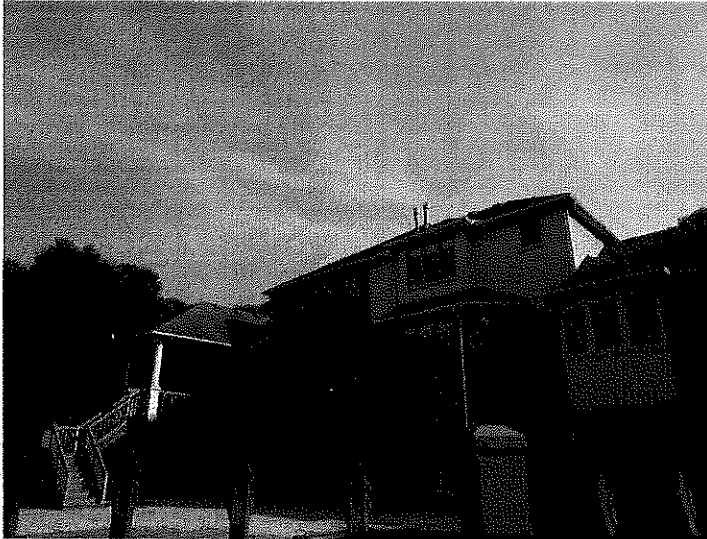
#### Subject Side



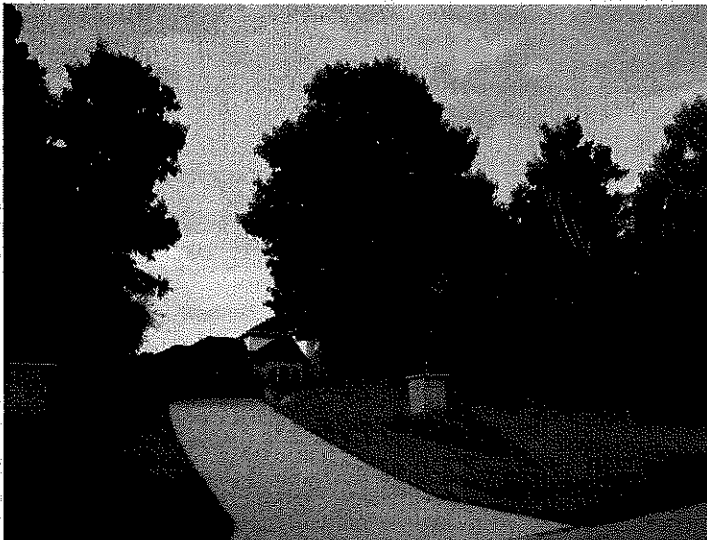
#### Subject Rear Yard

**Subject Photo Page**

Borrower	Mohamed Ameur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		

**Subject Rear**

4333 Pine Tree Pl  
Sales Price 740,000  
Gross Living Area 6,548  
Total Rooms 9  
Total Bedrooms 4  
Total Bathrooms 4.2  
Location N;Northwestern SD;  
View N;Res;  
Site 2.94 ac  
Quality Q3  
Age 18

**Subject View from Street**

**Subject Photo Page**

Borrower	Mohamed Aneur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
Lender/Client	Guaranteed Rate, Inc.	State	OH
		Zip Code	45504



**Foyer**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



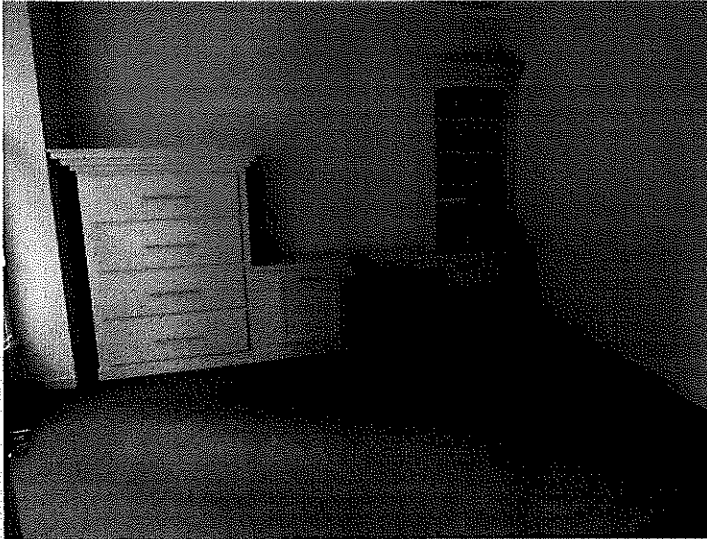
**Foyer**



**Dining Room**

**Subject Photo Page**

Borrower	Mohamed Ameur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
Lender/Client	Guaranteed Rate, Inc.	State	OH
		Zip Code	45504

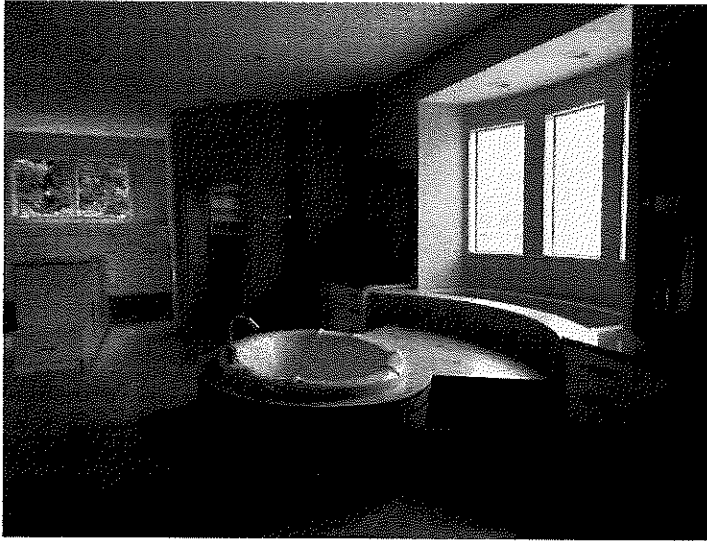
**Den**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18

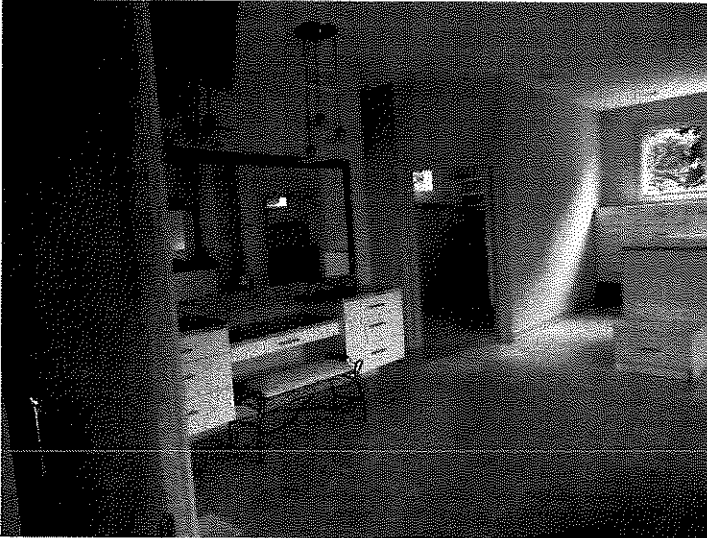
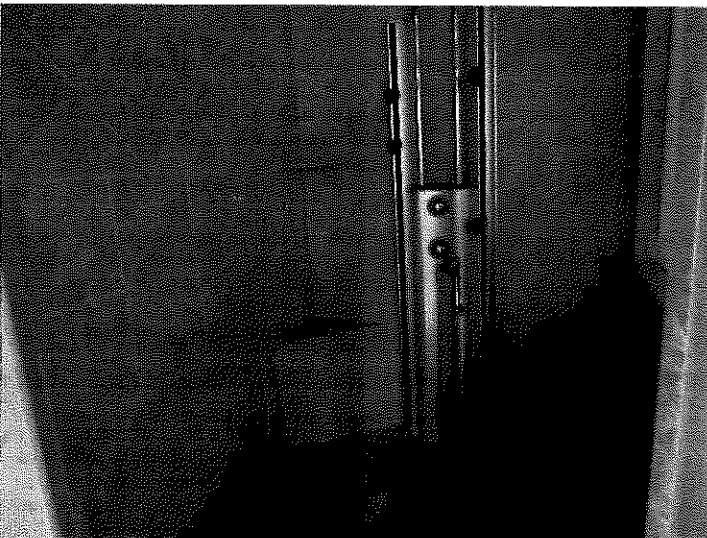
**1/2 Bathroom****Bedroom**

**Subject Photo Page**

Borrower	Mohamed Arneur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
State	OH	Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		

**Bathroom #1**

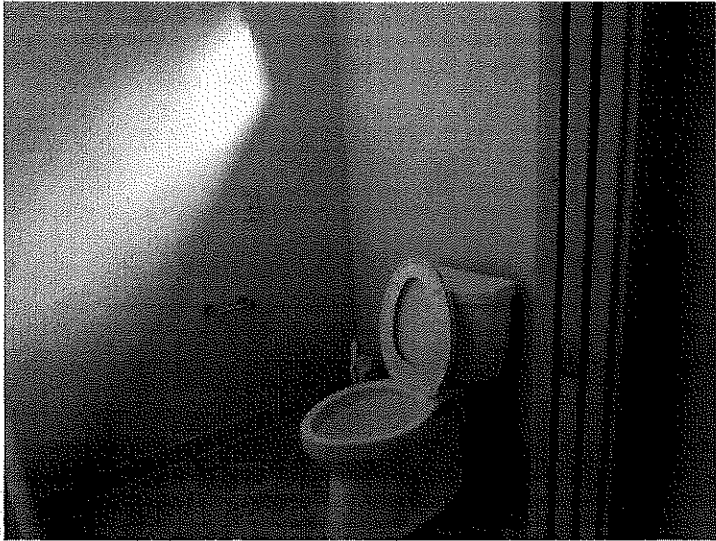
4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,648  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18

**Bathroom #1 Alt View****Bathroom #1 Alt View**



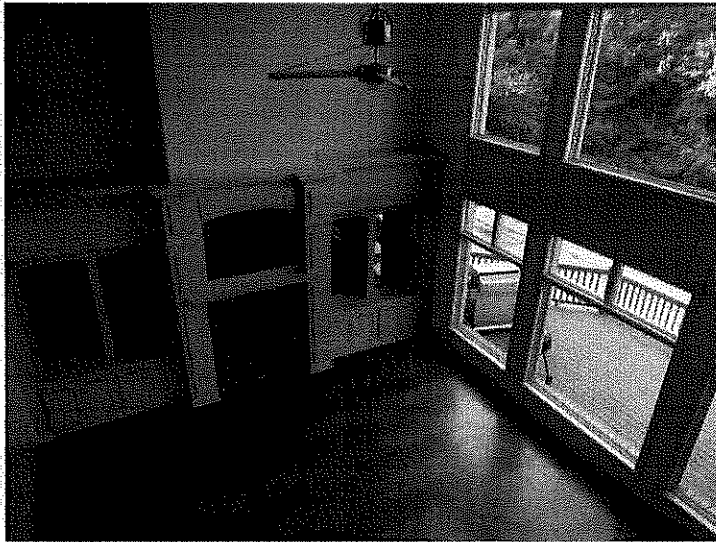
**Subject Photo Page**

Borrower	Mohamed Ameur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
State	OH	Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		



**Bathroom #1 Alt View**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



**Living Room**



**Nook**

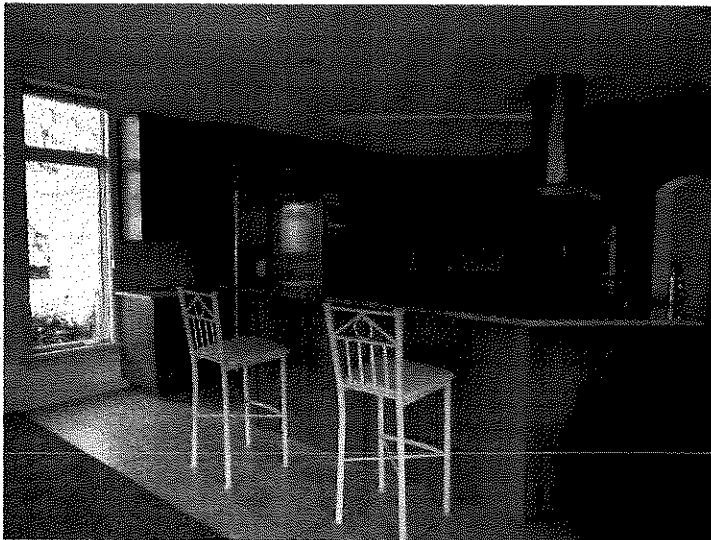
**Subject Photo Page**

Borrower	Mohamed Ameur				
Property Address	4333 Pine Tree Pl				
City	Springfield	County	Clark	State	OH Zip Code 45504
Lender/Client	Guaranteed Rate, Inc.				

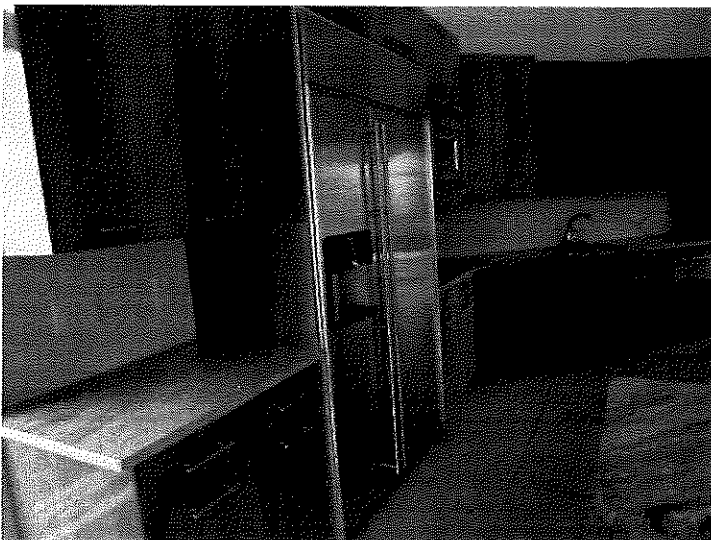


**Family Room**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,648  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



**Kitchen**



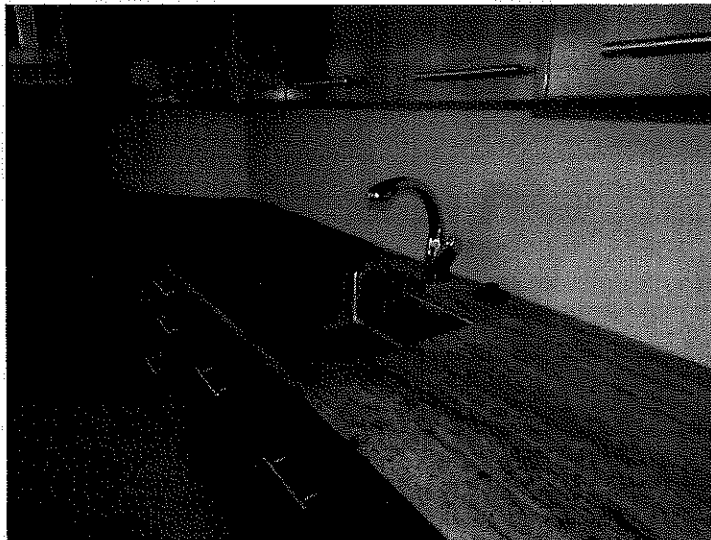
**Kitchen**

**Subject Photo Page**

Borrower	Mohamed Ameer		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		

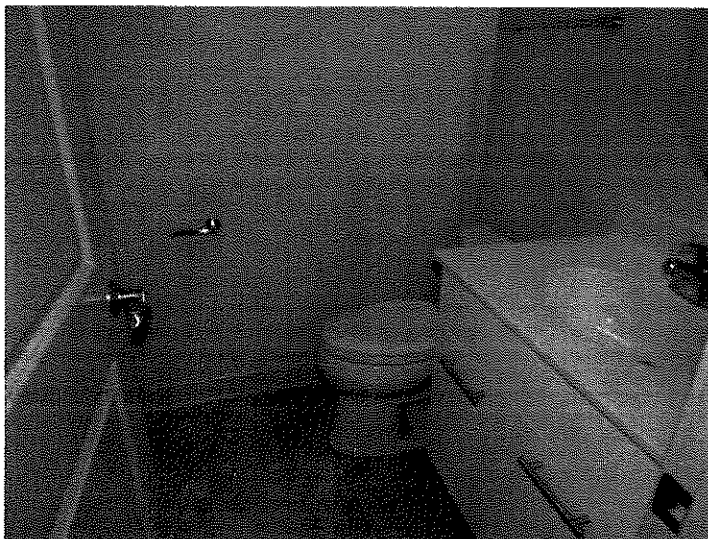
**Kitchen**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18

**Kitchen****Laundry**

### Subject Photo Page

Borrower	Mohamed Aneur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
Lender/Client	Guaranteed Rate, Inc.	State	OH
		Zip Code	45504

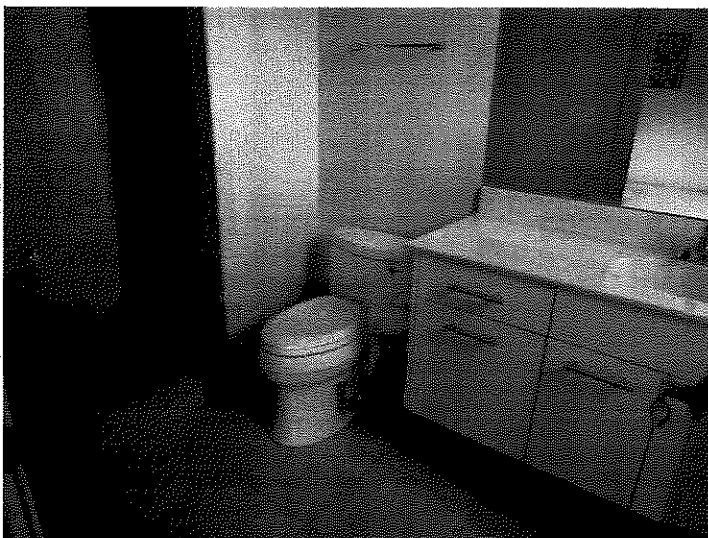


#### 1/2 Bath #2

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



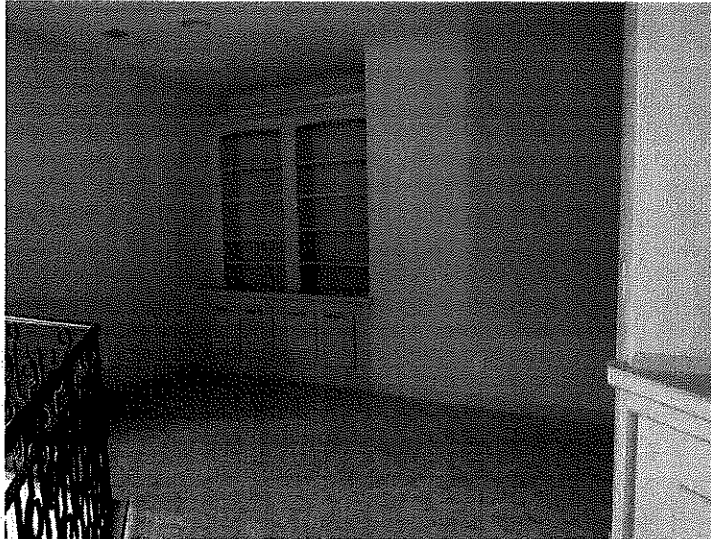
#### Bedroom



#### Bathroom #2

**Subject Photo Page**

Borrower	Mohamed Ameur				
Property Address	4333 Pine Tree Pl				
City	Springfield	County	Clark	State	OH Zip Code 45504
Lender/Client	Guaranteed Rate, Inc.				

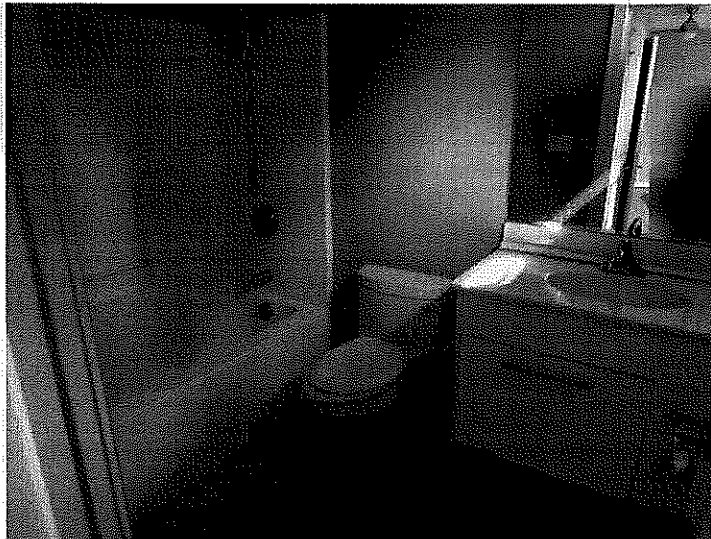


**2nd Floor Hallway**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



**Bedroom**



**Bathroom #3**

**Subject Photo Page**

Borrower	Mohamed Ameur				
Property Address	4333 Pine Tree Pl				
City	Springfield	County	Clark	State	OH Zip Code 45504
Lender/Client	Guaranteed Rate, Inc.				

**Bedroom**

4333 Pine Tree Pl  
Sales Price 740,000  
Gross Living Area 6,548  
Total Rooms 9  
Total Bedrooms 4  
Total Bathrooms 4.2  
Location N;Northwestern SD;  
View N;Res;  
Site 2.94 ac  
Quality Q3  
Age 18

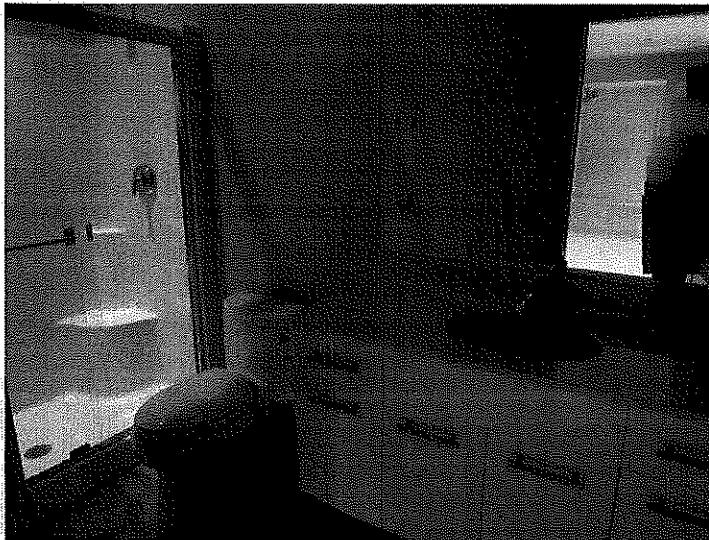
**Bathroom #4****Mechanical (2nd Floor)**

**Subject Photo Page**

Borrower	Mohamed Arneur				
Property Address	4333 Pine Tree Pl				
City	Springfield	County	Clark	State	OH Zip Code 45504
Lender/Client	Guaranteed Rate, Inc.				

**Bedroom basement**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18

**Bathroom basement****Rec Room basement**

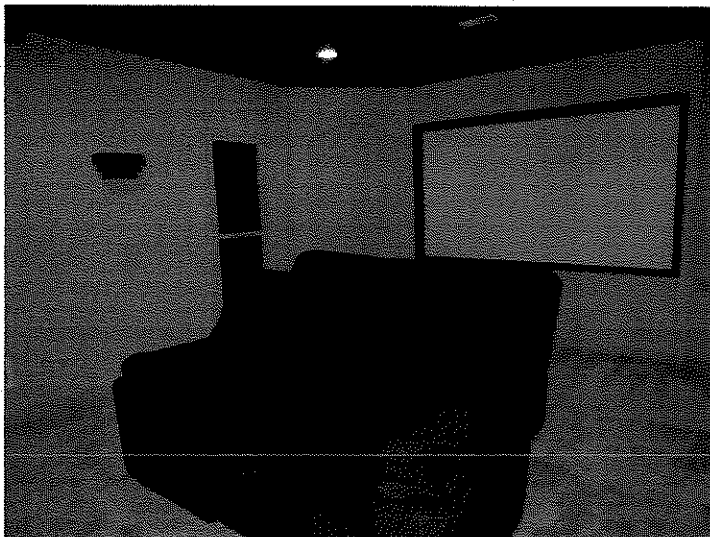
**Subject Photo Page**

Borrower	Mohamed Aneur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
Lender/Client	Guaranteed Rate, Inc.	State	OH
		Zip Code	45504

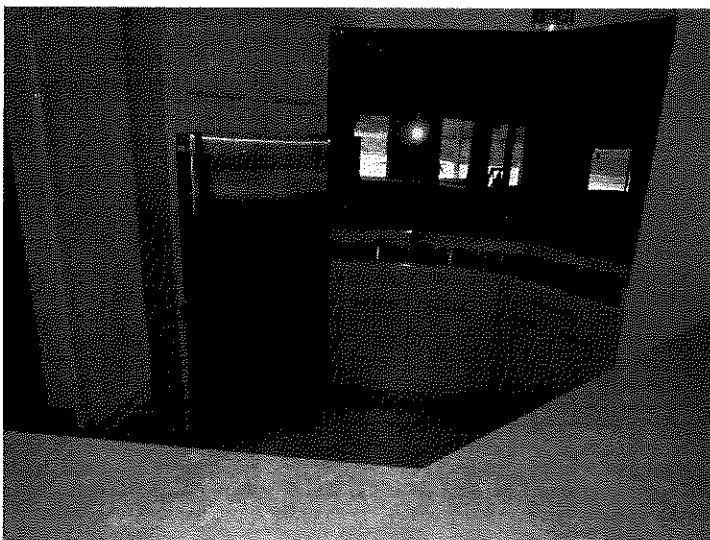


**Rec Room basement**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



**Theater Room basement**

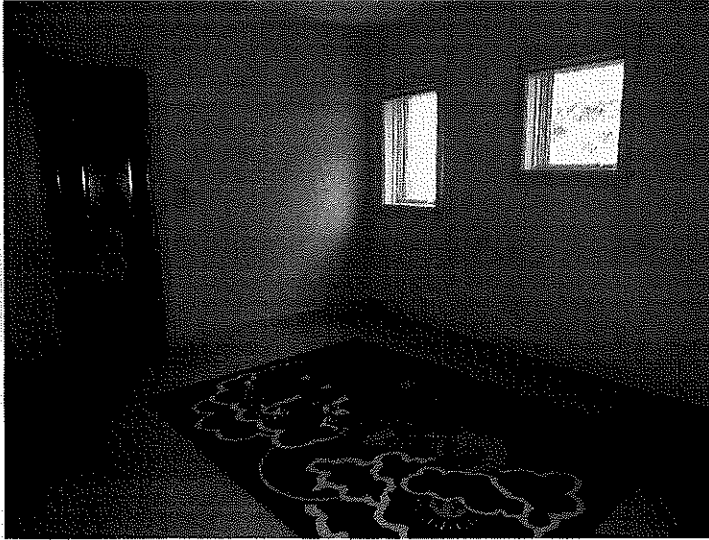


**Kitchenette basement**

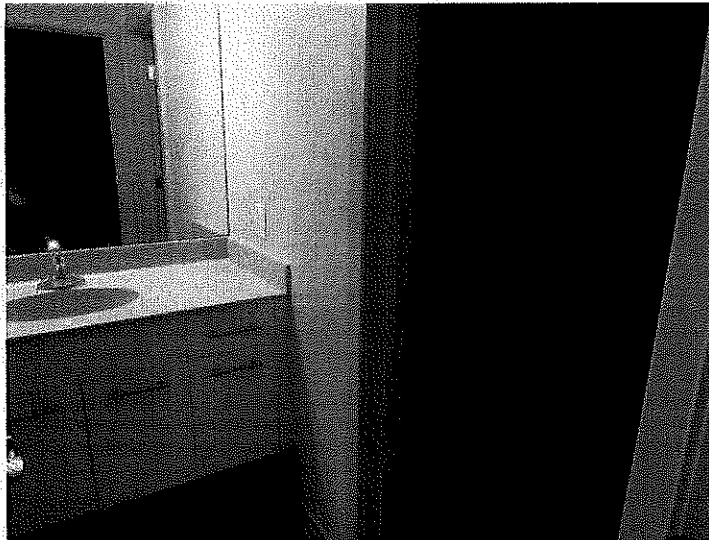


**Subject Photo Page**

Borrower	Mohamed Aneur				
Property Address	4333 Pine Tree Pl				
City	Springfield	County	Clark	State	OH Zip Code 45504
Lender/Client	Guaranteed Rate, Inc.				

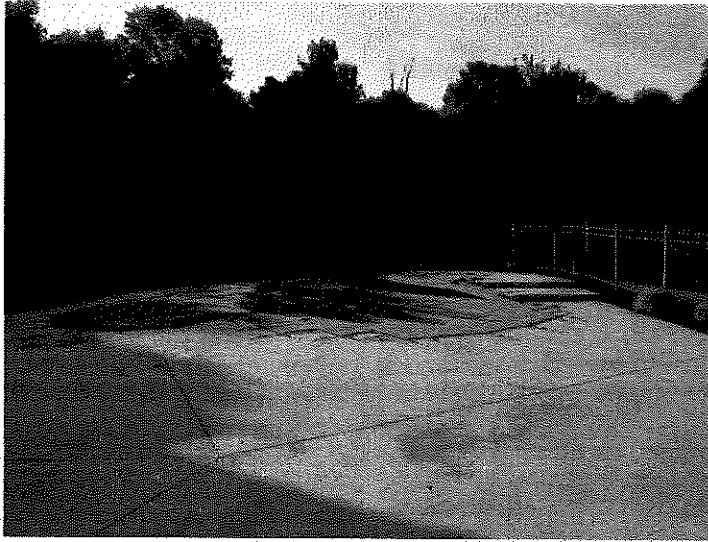
**Bedroom basement**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern GD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18

**Bathroom #2 basement**

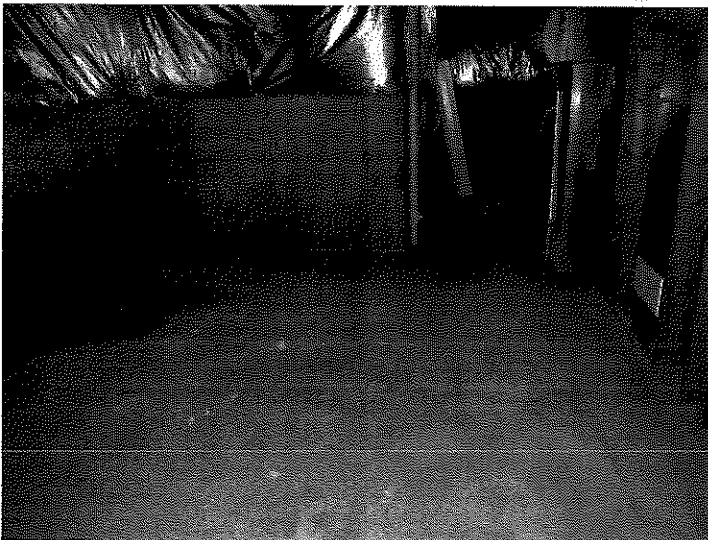
**Subject Photo Page**

Borrower	Mohamed Aneur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
Lender/Client	Guaranteed Rate, Inc.	State	OH
		Zip Code	45504

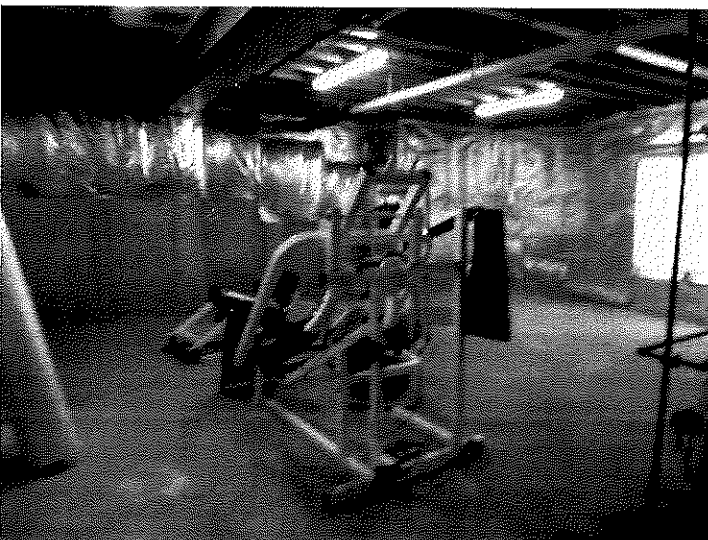


**Inground Pool**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



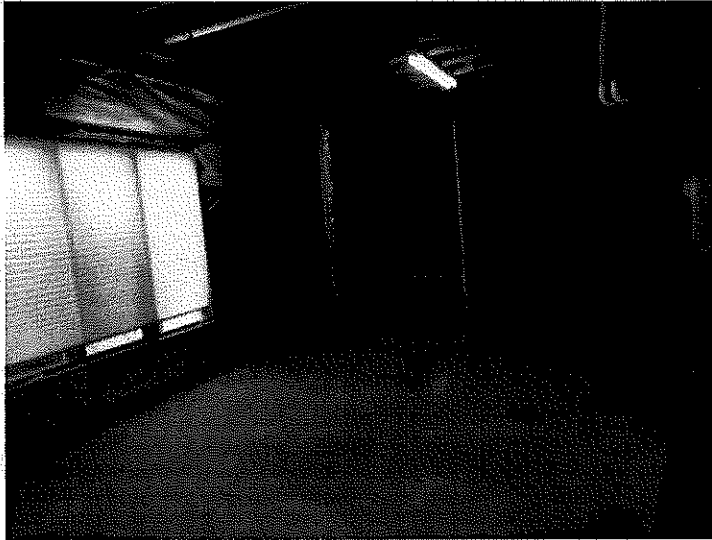
**Basement**



**Basement**

### Subject Photo Page

Borrower	Mohamed Arneur				
Property Address	4333 Pine Tree Pl				
City	Springfield	County	Clark	State	OH Zip Code 45504
Lender/Client	Guaranteed Rate, Inc.				



#### Basement

4333 Pine Tree Pl  
Sales Price 740,000  
Gross Living Area 6,548  
Total Rooms 9  
Total Bedrooms 4  
Total Bathrooms 4.2  
Location N;Northwestern SD;  
View N;Res;  
Site 2.94 ac  
Quality Q3  
Age 18



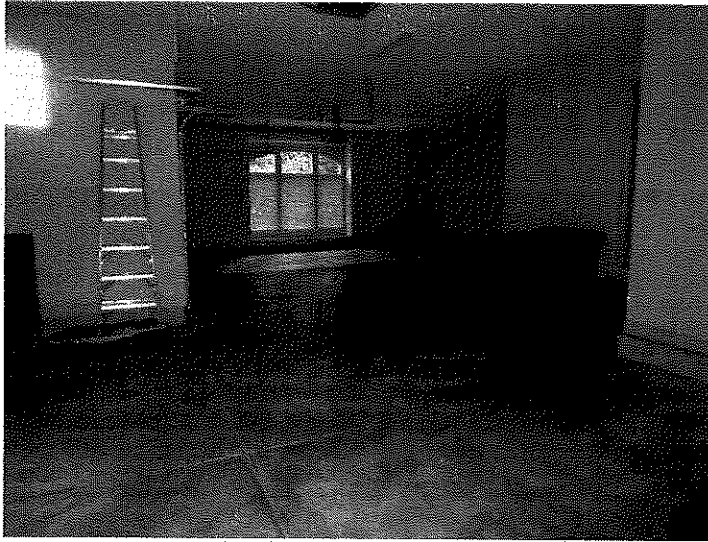
#### Basement



#### Basement

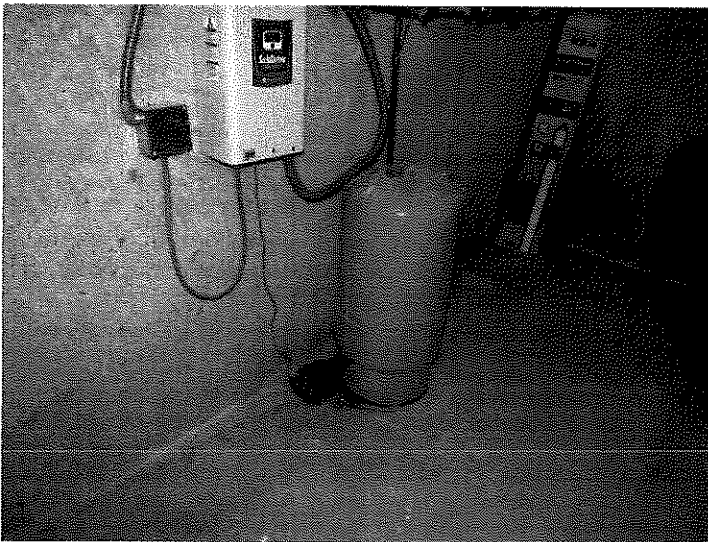
### Subject Photo Page

Borrower	Mohamed Aneur						
Property Address	4333 Pine Tree Pl						
City	Springfield	County	Clark	State	OH	Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.						



#### Garage

4333 Pine Tree Pl  
Sales Price 740,000  
Gross Living Area 6,548  
Total Rooms 9  
Total Bedrooms 4  
Total Bathrooms 4.2  
Location N;Northwestern SD;  
View N;Res;  
Site 2.94 ac  
Quality Q3  
Age 18



#### Mechanical



#### Mechanical

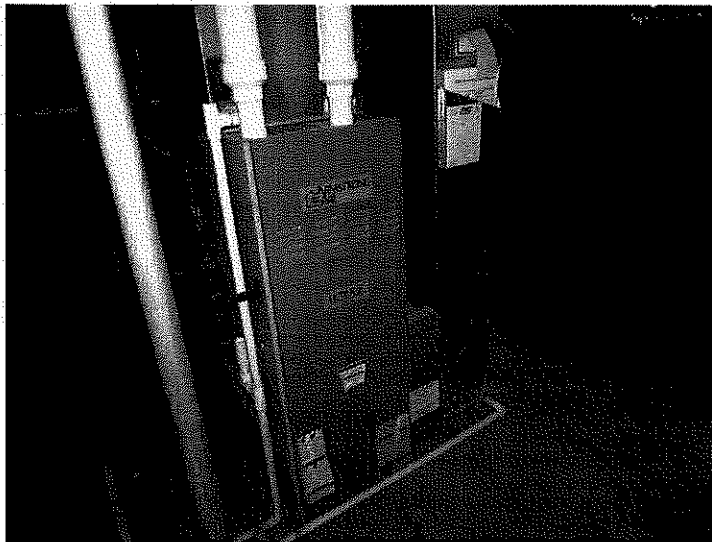
**Subject Photo Page**

Borrower	Mohamed Ameur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		

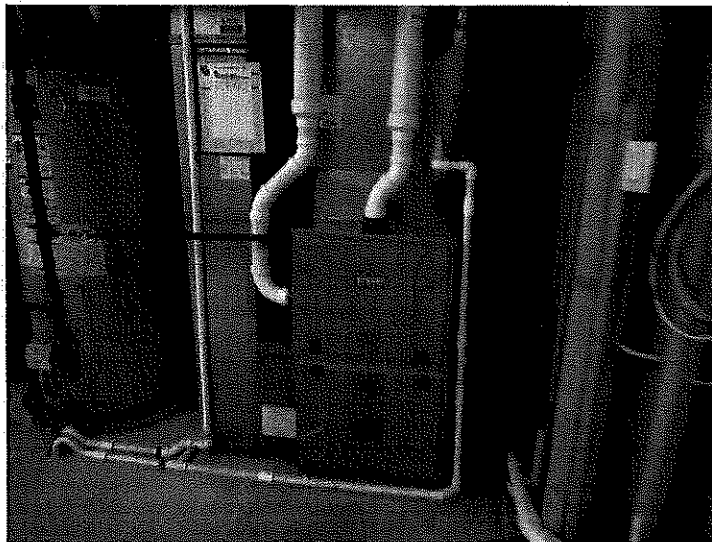


**Mechanical**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



**Mechanical**



**Mechanical**

**Subject Photo Page**

Borrower	Mohamed Ameur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
Lender/Client	Guaranteed Rate, Inc.	State	OH
		Zip Code	45504

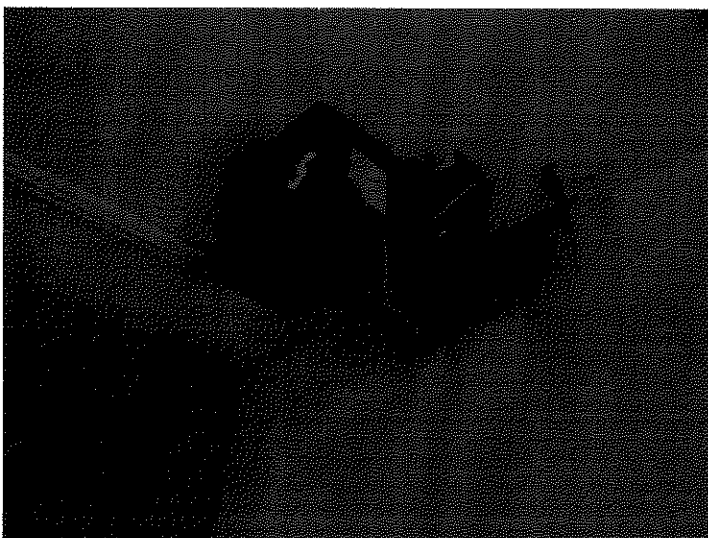


**Mechanical**

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



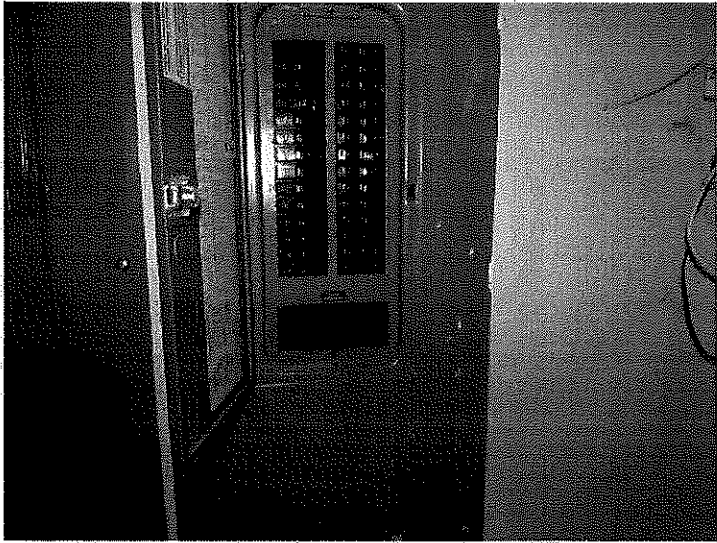
**Mechanical**



**Mechanical**

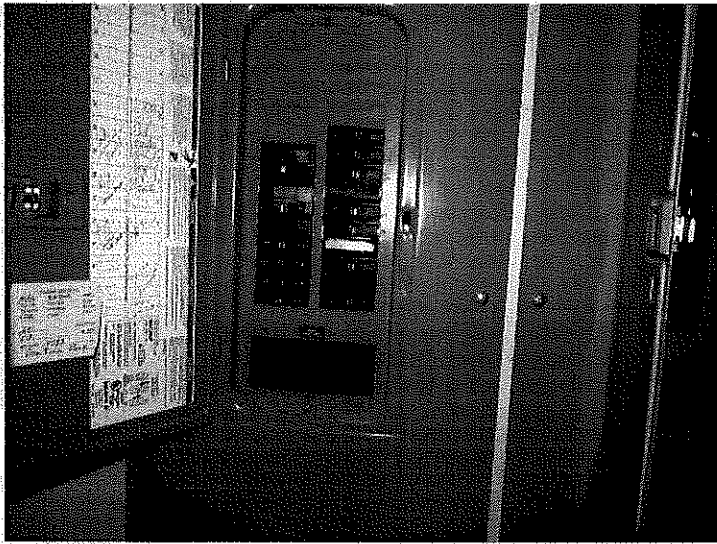
### Subject Photo Page

Borrower	Mohamed Aneur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		

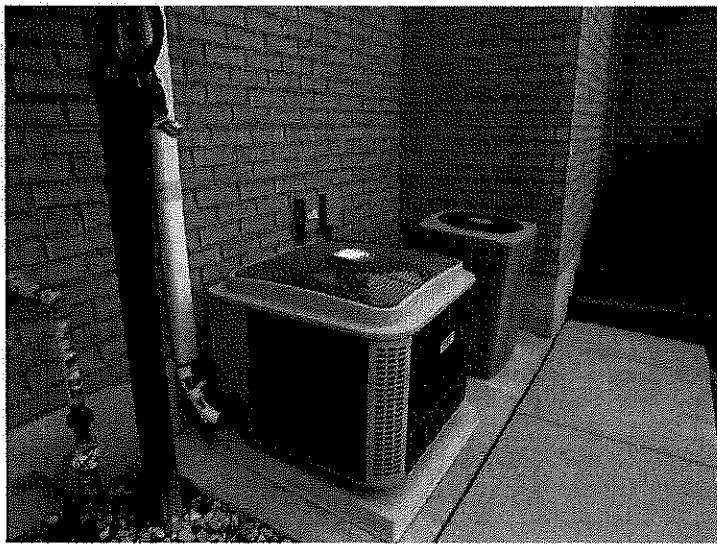


#### Mechanical

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



#### Mechanical



#### Mechanical

### Subject Photo Page

Borrower	Mohamed Aneur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
Lender/Client	Guaranteed Rate, Inc.	State	OH
		Zip Code	45504



#### Mechanical

4333 Pine Tree Pl  
 Sales Price 740,000  
 Gross Living Area 6,548  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 4.2  
 Location N;Northwestern SD;  
 View N;Res;  
 Site 2.94 ac  
 Quality Q3  
 Age 18



#### Mechanical

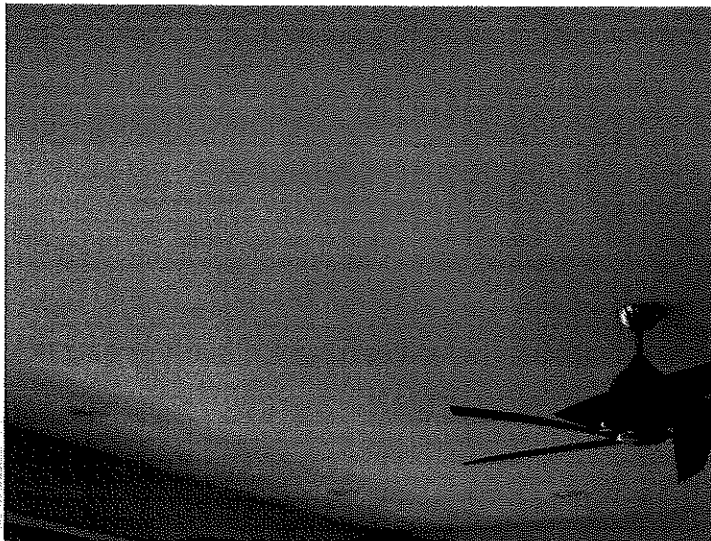


#### Deferred Maintenance



### Subject Photo Page

Borrower	Mohamed Aneur						
Property Address	4333 Pine Tree Pl						
City	Springfield	County	Clark	State	OH	Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.						



#### Deferred Maintenance

4333 Pine Tree Pl  
Sales Price 740,000  
Gross Living Area 6,548  
Total Rooms 9  
Total Bedrooms 4  
Total Bathrooms 4.2  
Location N;Northwestern SD;  
View N;Res;  
Site 2.94 ac  
Quality Q3  
Age 18



#### Deferred Maintenance



#### Deferred Maintenance

**Comparable Photo Page**

Borrower	Mohamed Aneur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
State	OH	Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		

**Comparable 1**

480 Aberfelda Dr  
 Prox. to Subject 3.96 miles S  
 Sale Price 746,000  
 Gross Living Area 6,804  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;ClarkShawnee;  
 View N;Res;  
 Site 1.15 ac  
 Quality Q3  
 Age 24

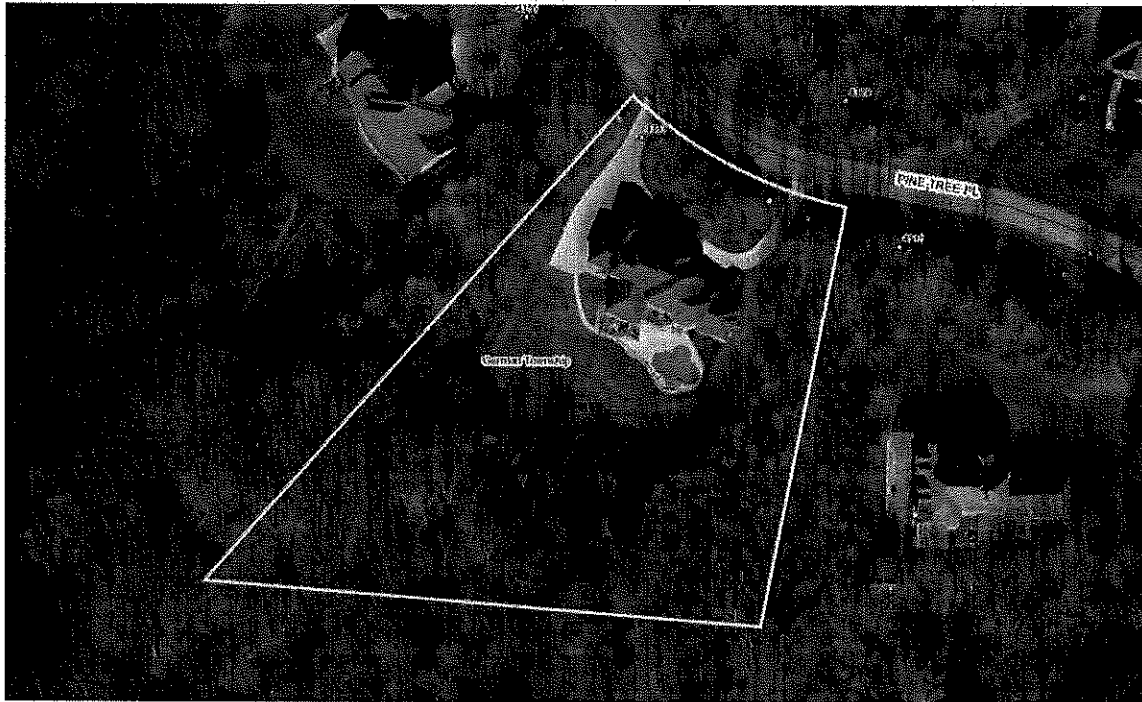
**Comparable 2**

5913 Fowler Rd  
 Prox. to Subject 10.37 miles SW  
 Sale Price 850,000  
 Gross Living Area 4,768  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 2.1  
 Location N;GreenonSD;  
 View N;Pstrl;  
 Site 3.83 ac  
 Quality Q3  
 Age 4

**Comparable 3**

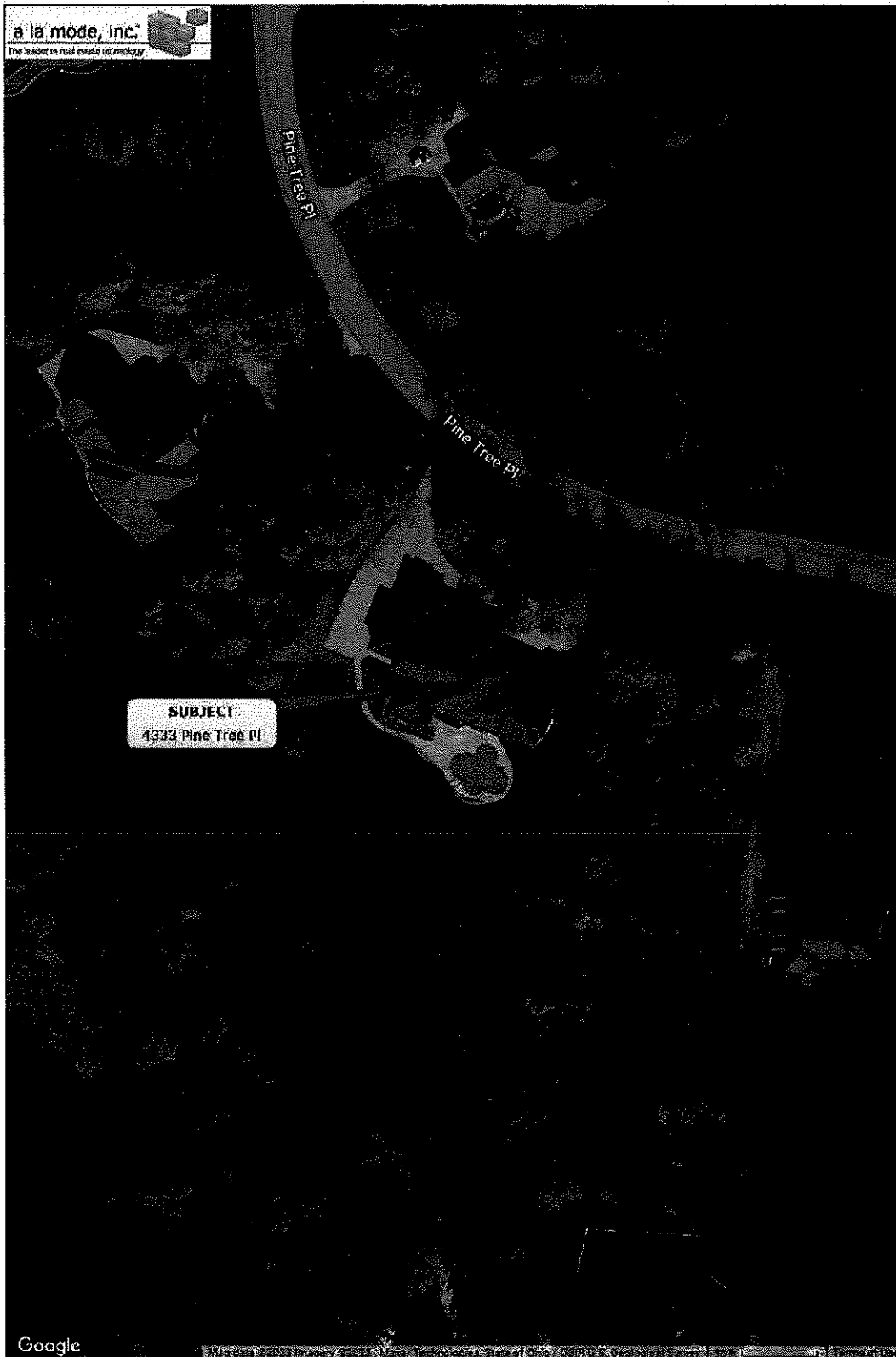
6015 Morris Rd  
 Prox. to Subject 7.06 miles E  
 Sale Price 625,000  
 Gross Living Area 4,820  
 Total Rooms 11  
 Total Bedrooms 4  
 Total Bathrooms 4.0  
 Location N;Northeastern SD;  
 View N;Res;  
 Site 4.3 ac  
 Quality Q4  
 Age 39

# Site Map



### Aerial Map

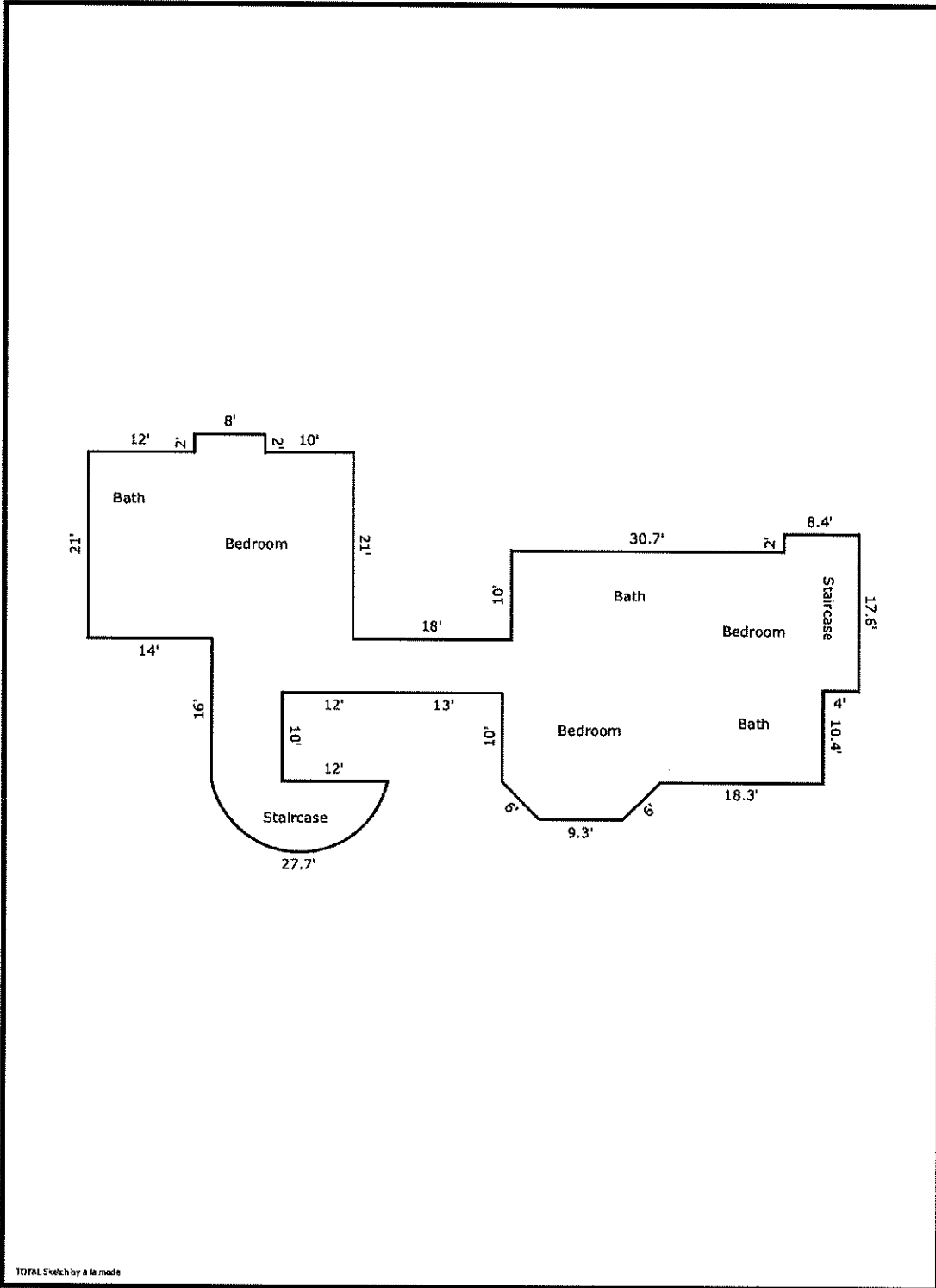
Borrower	Mohamed Amour						
Property Address	4333 Pine Tree Pl						
City	Springfield	County	Clark	State	OH	Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.						





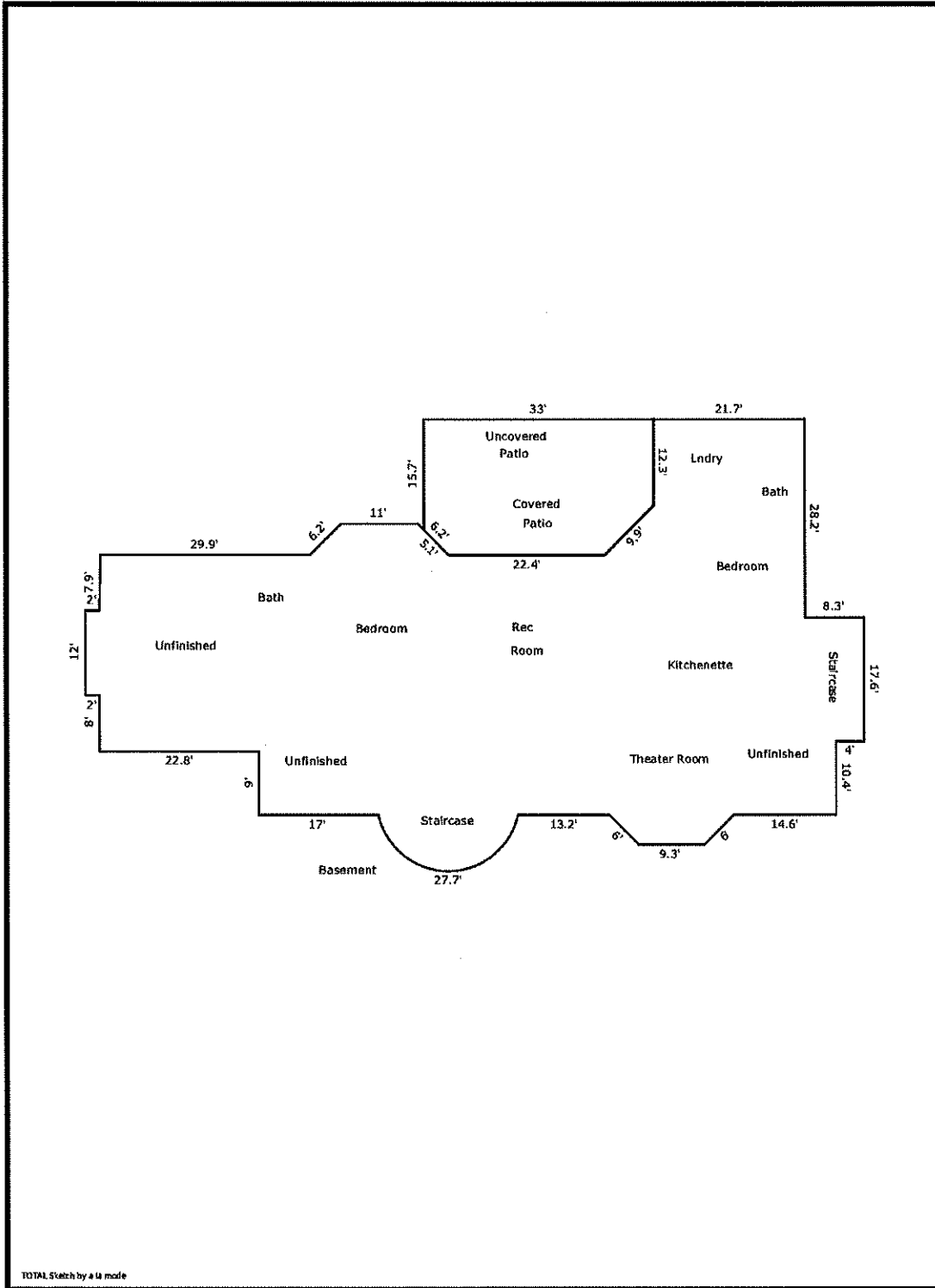
### Building Sketch (Page - 2)

Borrower	Mohamed Aneur						
Property Address	4333 Pine Tree Pl						
City	Springfield	County	Clark	State	OH	Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.						



**Building Sketch (Page - 3)**

Borrower	Mohamed Amour		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		



**Building Sketch (Page - 4)**

Borrower	Mohamed Ameur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		

TOTAL Sketch by a la mode

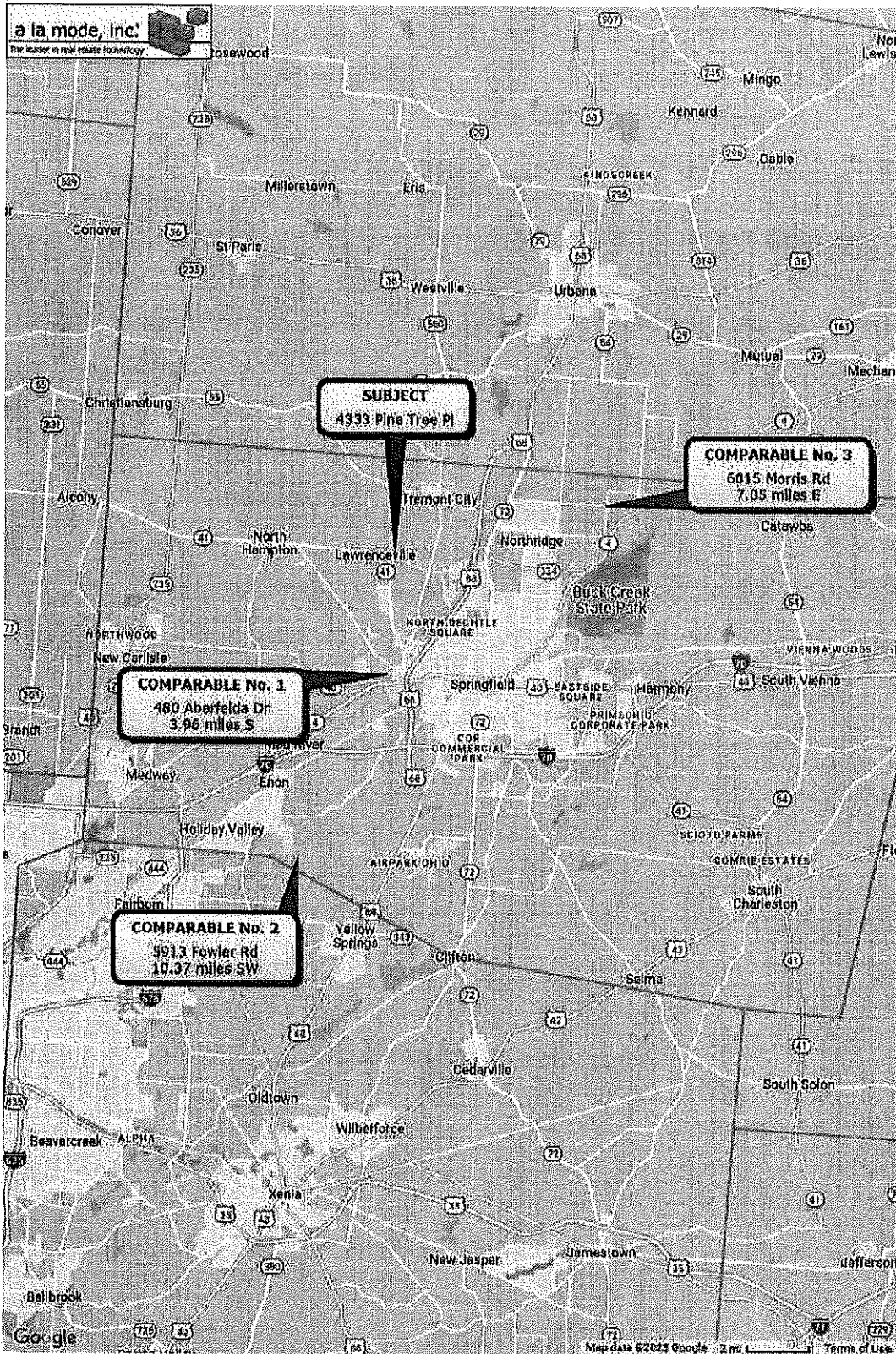
**Area Calculations Summary**

Living Area		Calculation Details
First Floor	4438.5 Sq ft	$0.5 \times 4.4 \times 4.4 = 9.8$ $0.5 \times 4.4 \times 4.4 = 9.8$ $11 \times 4.4 = 48.6$ $0.5 \times 4.2 \times 4.2 = 9$ $0.5 \times 4.2 \times 4.2 = 9$ $9.3 \times 4.2 = 39.7$ $13 \times 1 = 13$ $12 \times 2 = 24$ $17.6 \times 4 = 70.3$ $28 \times 4.3 = 121.3$ $56.2 \times 21.7 = 1216.9$ $0.5 \times 7 \times 7 = 24.5$ $36.9 \times 7 = 258.4$ $36.9 \times 49.6 = 1830.5$ $27.9 \times 22.6 = 630.5$ $0.5 \times 0.2 \times 7.9 = 0.7$ $20 \times 0.2 = 3.3$ Arc = 119.3
Second Floor	2109.7 Sq ft	$0.5 \times 4.2 \times 4.2 = 9$ $0.5 \times 4.2 \times 4.2 = 9$ $9.3 \times 4.2 = 39.7$ $8 \times 2 = 16$ $30 \times 21 = 630$ $36.1 \times 10 = 361.3$ $8 \times 10 = 80$ $69.1 \times 0.4 = 28.8$ $73.1 \times 5.6 = 408.3$ $39.1 \times 10 = 391.3$ $0.5 \times 0 \times 2 = 0$ $8.4 \times 2 = 16.8$ Arc = 119.3
<b>Total Living Area (Rounded):</b>	<b>6548 Sq ft</b>	
<del>Non-Living Area</del>		
Covered Porch	143 Sq ft	$13 \times 11 = 143$
Wood Deck	398.5 Sq ft	$0.5 \times 7 \times 7 = 24.5$ $12.2 \times 7 = 85.8$ $12.2 \times 19 = 232.8$ $3.4 \times 4.4 = 15.1$ $0.5 \times 4.4 \times 4.4 = 9.8$ $0.5 \times 7.8 \times 7.8 = 30.7$
4 Car Attached	1214 Sq ft	$11.1 \times 1 = 11.1$ $27.9 \times 23 = 642.5$ $24.1 \times 21.4 = 516.6$ $4 \times 10.4 = 41.7$ $15.1 \times 0.1 = 2.2$
Concrete Patio	604.3 Sq ft	$33 \times 12.2 = 404.2$ $3.4 \times 3.6 = 12.2$ $0.5 \times 3.6 \times 3.6 = 6.4$ $7 \times 22.4 = 156.9$ $0.5 \times 7 \times 7 = 24.5$
Basement	4425.5 Sq ft	$0.5 \times 4.2 \times 4.2 = 9$ $0.5 \times 4.2 \times 4.2 = 9$ $9.3 \times 4.2 = 39.7$ $0.5 \times 4.4 \times 4.4 = 9.8$ $0.5 \times 4.4 \times 4.4 = 9.8$ $11 \times 4.4 = 48.6$ $12 \times 2 = 24$ $17.6 \times 4 = 70.3$ $28 \times 4.3 = 121.3$ $56.2 \times 21.7 = 1216.9$ $0.5 \times 7 \times 7 = 24.5$ $36.9 \times 7 = 258.4$ $36.9 \times 49.6 = 1830.5$ $27.9 \times 22.6 = 630.5$ $0.5 \times 7.9 \times 0.2 = 0.7$ $20 \times 0.2 = 3.3$ Arc = 119.3



### Location Map

Borrower	Mohamed Ameur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
Lender/Client	Guaranteed Rate, Inc.	State	OH
		Zip Code	45504



APPRAISER DISCLOSURE STATEMENT

921282252  
File No. AD230431

Name of Appraiser: Ann M. Lynch, MAI

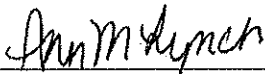
Class of Certification/Licensure:  Certified General  
 Certified Residential  
 Licensed Residential  
 Temporary     General     Licensed

Certification/Licensure Number: 2007001242

Scope:    This Report     Is within the scope of my Certification or License  
 Is not within the scope of my Certification or License

Service Provided By:     Disinterested & Unbiased Third Party  
 Interested & Biased Third Party  
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

State of Ohio  
Department of Commerce  
Division of Real Estate  
Appraiser Section  
6806 Tussing Rd  
Reynoldsburg, OH 43068

Phone: (614) 466-4100

### USPAP Compliance Addendum

Borrower	Mohamed Ameer		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		

**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.

The objective of the appraisal is to render an opinion of the as is market value of the fee simple estate of the property as of the effective date of 07/07/2023 for mortgage lending purposes. I hereby certify that I have made an observation of the site and exterior/interior of the improvements on 07/07/2023.

**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 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.

**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.


**ADDITIONAL COMMENTS**

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: The client is Guaranteed Rate, Inc. Guaranteed Rate, Inc. is the only intended user of the report. My analyses, 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 Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, Anni M. Lynch, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute. In preparing this appraisal, the appraiser: Observed the subject site and interior of all improvements. Gathered additional information about the property from county records. Gathered information on comparable sales in the general area. Confirmed and analyzed the data and applied the direct sales comparison approach to property as is. The income approach was not considered to be applicable, as most single family properties in the market area are owner occupied and there is a lack of rental information available for properties of this type. The cost approach has not been included, due to the age of the property. This Appraisal Report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file. The appraisal report has been prepared and is in conformance with the USPAP, FIRREA, and the Appraisal Institute.

**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 0-180 day(s).

<b>APPRAISER</b>	<b>SUPERVISORY APPRAISER (ONLY IF REQUIRED)</b>
Signature 	Signature _____
Name <u>Anni M. Lynch, MAI</u>	Name _____
Date of Signature <u>07/21/2023</u>	Date of Signature _____
State Certification # <u>2007001242</u>	State Certification # _____
or State License # _____	or State License # _____
State <u>OH</u>	State _____
Expiration Date of Certification or License <u>05/11/2024</u>	Expiration Date of Certification or License _____
Effective Date of Appraisal <u>07/07/2023</u>	Supervisory Appraiser Inspection of Subject Property
	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior

### Appraiser License

**AN APPRAISER LICENSE/CERTIFICATE**  
has been issued under ORC Chapter 4763 to:

**NAME:**  
**Ann Marie Lynch**

**LIC/CERT NUMBER:**  
**2007001242**

**LIC LEVEL:**  
**Certified General Real Estate Appraiser**

<b>Ohio</b>	<b>Department of Commerce</b> <small>Division of Real Estate &amp; Professional Licensing</small>	<b>CURRENT ISSUE DATE:</b> <b>04/25/2023</b>
		<b>EXPIRATION DATE:</b> <b>05/11/2024</b>
		<b>USPAP DUE DATE:</b> <b>05/11/2025</b>

**E & O Insurance**

**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-1015062 **Renewal of:** PRA-2AX-1006930

**1. Named Insured:** Ann M Lynch

**2. Address:** 63A N Dixie Dr  
Vandalia, OH 45377

**3. Policy Period:** From: January 8, 2023 To: January 8, 2024

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
Damages Limit of Liability	A. \$1,000,000	B. \$1,000,000
Claims Expense Limit of Liability	C. \$1,000,000	D. \$1,000,000

**5. Deductible (Inclusive of Claims Expenses):**

**5A.** \$ 500 Each Claim **5B.** \$1,000 Aggregate

**6. Policy Premium:** \$515.00 **State Taxes/Surcharges:** \$0.00

**7. Retroactive Date:** January 8, 2013

**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@HUDSONINSURANCEGROUP.COM](mailto:HUDSONCLAIMS300@HUDSONINSURANCEGROUP.COM)

**9. A. Program Administrator:** Riverton Insurance Agency Corp.

**B. Agent/Broker:** OREP Insurance Services, LLC  
(888) 347-5273

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

President

Secretary

**Supplemental Addendum**

File No. AD230431

Borrower	Mohamed Aneur		
Property Address	4333 Pine Tree Pl		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Guaranteed Rate, Inc.		

Revision 07/19/2023:

Please correct the following items: 1004MC indicates Foreclosure Sale as Factor in the Market. Requesting the appraiser to provide additional commentary in the subject's neighborhood and the impact if any of such sales .

Commentary added.

Are time adjustment warranted? Page 1 of 6 Neighborhood section indicates the Housing Trends Marking Time under 3 months

Based on these sales, a marketing time is not warranted.

Is the WELL private or shared?

comment added in site section

Appraisal reported over improvements. 1. )Please expand the reconciliation commentary to address this and substantiate the final market value and the impact on sales. Can you provide additional comparable sale that would further support the subject lot size?

These are the best sales going back 2 years. The site is bracketed.