FCLS-2019-8501 File # 191212212

	The purpose of this summary appraisal repo	ort is to prov	ride the lender/client wit	th an acc	curate, and adequately	y supportea, opi	mon or the ma	rket value	of the subject	property.
	Property Address 314 Williams Ave				City Auburn		76790000		Zip Code 368	330
	Borrower Jason Wilcox		Owner of Public	Record	Wilcox Jason P	% Amanda E	Coun	ty Lee		
	Legal Description See attached adden							25 25		
	Assessor's Parcel # 43-09-09-30-2-00	1-032.000			Tax Year 2019		5000000		551	
占	Neighborhood Name None	72				2220	100 100 100 100 100 100 100 100 100 100	us Tract C	1	1
9	Occupant Owner Tenant Vac	A- 7000 W	Special Assessi	-	0	PUI	D HOA\$ 0		per year	per month
SUBJECT	Property Rights Appraised Fee Simple	Leaseho		A STATE OF THE PARTY OF THE PAR						
"	Assignment Type Purchase Transaction		10 5000	Other (de						
ı	Lender/Client First Choice Loan Serv				r Center Blvd, 18t					
H	Is the subject property currently offered for sale Report data source(s) used, offering price(s), and			ve months	prior to the effective a	ate of this appraisa	ai?		Yes 🔀 No	-
H	Report data source(s) used, offering price(s), and	i date(s).	LCAR							
3	I did did not analyze the contract for	sale for the su	hiert nurchase transaction	. Evolain	the results of the analys	sis of the contract	for sale or why th	ne analysis	was not	
	performed.	Said for the Su	ibject purchase transaction	i. Explain	ino results of the analys	313 OF LITE CONTINUE	TOT SAIL OF WITY II	io arialysis	was not	
H										
\$	Contract Price \$ Date of Cor	tract	Is the property	y seller the	owner of public recor	d? Yes	No Data S	ource(s)		
CONTRACT	Is there any financial assistance (loan charges, s	ale concession					the borrower?		Yes	s No
၀	If Yes, report the total dollar amount and describe	e the items to l	be paid.		8 2 1 12					31 - 32
						-				
ſ	Note: Race and the racial composition of the	neighborhoo								
	Neighborhood Characteristics		01	ne-Unit F	lousing Trends		One-Unit Ho	ousing	Present La	nd Use %
	Location Urban Suburban	Rural		creasing	X Stable □	Declining	PRICE	AGE	One-Unit	98 %
۵	Built-Up	Under 25%		hortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	%
000	Growth Rapid Stable	Slow	Marketing Time Ur	nder 3 mth	ns 🔀 3-6 mths 🗌	Over 6 mths	100 Low	10	Multi-Family	%
준			I to the North by Car	ry Drive	, East by College	Street,	200 High	60	Commercial	%
<u>@</u>	South by Glenn Avenue, and West b	**	TO A CONTRACT OF THE PARTY OF T			55000	150 Pred.	20	Other	2 %
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ž	to the market is good. The subject is	The second secon		ting ame	enities such as so	chools, enterta	ainment, shop	oping, an	id employme	ent.
ı	Approximately 2% of land in the development of the about Market Conditions (including support for the about 1997).		Service Committee		. f	- !	unn affaund f		Mauliatiaa tu	
ı	appear to be increasing and appeal	o wall of		100 000	y few properties in	As the state of	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	200 0 0 0		
ı	listed on the open market.	o iilis aiea	is good. Supply an	iu ueina	and appears to be	s in balance w	itii iio substa	illiai iluii	iber of prope	erties
3	Dimensions 110' x 79.85' x 110' x 65.7')	Area 7944	l sf	Shape	e Irregular		View N:	Res:	
ı	Specific Zoning Classification NRD				leighborhood Red		District		1100,	
ı	Zoning Compliance X Legal Legal Non	conforming (G					21011101			-
ı	Is the highest and best use of subject property as					-/				
			as proposed per plans an	d specification	ations) the present use	?	Yes No	If No, des	cribe	
			as proposed per pians an	d specific	ations) the present use	?	Yes No	If No, des	cribe	
	Utilities Public Other (describe)		Public	d specification of the desired of th			Yes No	If No, des	cribe Public	Private
TE	Electricity 🔀		Public Water 🔀				ovements - Type	If No, des		Private
SITE	Electricity 🔀 🗌 Gas 🔀		Public Water Sanitary Sewer		scribe)	Off-site Impro	ovements - Type nalt e	3 13 30	Public	
SITE	Electricity	No FE	Public Water Sanitary Sewer MA Flood Zone X	Other (de	scribe) FEMA Map # 010	Off-site Impro	ovements - Type nalt e	If No, des	Public	
SITE	Electricity	No FE for the marke	Public Water Sanitary Sewer MA Flood Zone X t area? Yes	Other (de	scribe) FEMA Map # 010; o If No, describe	Off-site Impro Street Asph Alley None 81C0201G	ovements - Type nalt e	FEMA Map	Public Date 11/02/	
SITE	Electricity	No FE for the marke	Public Water Sanitary Sewer MA Flood Zone X t area? Yes	Other (de	scribe) FEMA Map # 010; o If No, describe	Off-site Impro Street Asph Alley None 81C0201G	ovements - Type nalt e	FEMA Map	Public	
SITE	Electricity	No FE for the marke	Public Water Sanitary Sewer MA Flood Zone X t area? Yes	Other (de	scribe) FEMA Map # 010; o If No, describe	Off-site Impro Street Asph Alley None 81C0201G	ovements - Type nalt e	FEMA Map	Public Date 11/02/	
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ENTS	Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external General Description Units One One with Accessory Unit of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Ranch Year Built 1955 Effective Age (Yrs) 40 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items Describe the condition of the property (including ago; Bathrooms-updated-one to five yobsolescence was observed on the outilities were on at the time of inspece effective age than actual age. No design of the property and the condition of the property of the property of the condition of the property	No FE for the marker factors (easen factors (easen Full Base Basement Are Basement Fin Outside E Evidence of Dampnes Heating Market Dishware 6 Rooms, etc.).	Public Water Sanitary Sewer Sanitary Sewer Stanitary Sewer Sewer Stanitary Sewer S	Other (de: Notice the second of inspections of the second of the	FEMA Map # 010: o If No, describe al conditions, land uses Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck Ope Pool None rave Washer/Dry 2.0 Bath(s) ch, Patio, 1 Car C Iling, etc.). I functional and wection the subject roperly. Regular and the property ap	Off-site Impro Street Asph Alley None 81C0201G i, etc.)? material Concrete/Av Stucco/Aver Metal/Good None Vinyl/Averag Yes/Averag Yes/Averag Yes/Averag Offer None Offer None Offer None Carport. C3;Kitcher rell accepted be appeared to be maintenance opears adequate	s/condition Interpretation of the property of	FEMA Map Iderior Ors Ills Im/Finish Ith Floor Ith Wainsco In Storage In Driveway Veway Surf In Garage In Carport In Att. In Gross Live In the to five In the public. In the public. In the public of the public o	Public Date 11/02/2 If Yes, describe material Wood/Crpt Dry Wall/A Wood/Ave Ceramic/A Cer/Fiber// None # of Cars ace Co # of Cars # of Cars Det. ing Area Above years No external condition. The	s/condition t/Average verage verage 2 ncrete 0 1 Built-in Grade
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Freddie Mac Form 70 March 2005

UAD Version 9/2011

Page 1 of 6

Mough back widow 11004 March 2005

There are O comparable	e properties currently	offered for sale in	the subject neighborho	ood ranging in r	price f	from \$	0		to \$	0		
			the past twelve mont					0			99,000	
FEATURE	SUBJECT		LE SALE # 1			E SALE #		_			E SALE # 3	
Address 314 Williams Ave		110 Pear Tree R		442 Sanders			_	1521	Emily			
Auburn, AL 3683	i .	Auburn, AL 3683		Auburn, AL 3		0			rn, AL		0	
Proximity to Subject	5	5.66 miles N	50	0.19 miles E		<u> </u>			miles E		U	
Sale Price	\$	3.00 IIIIes IV	\$ 168,500			\$	130,000	2.13	IIIIIES L	_	\$	142,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 143.28 sq.ft.		\$ 89.16		Ψ	130,000	\$	95.43	en ft	Ψ	142,000
Data Source(s)	ψ 3q.π.	M. Contractor and Contractor of	- North and the second			OME			ec microso consoci	U 200 -7110	OME	
Verification Source(s)		LCAR #141421;I	1141	LCAR #1398		OIVI 6		22 FA 82	R #142	S 22	JOIN 5	
VALUE ADJUSTMENTS	DESCRIPTION	Tax Records/Age		Tax Records		. / \ 🕈	A divotment		Record SCRIPTION		. / \ e \ d	uetment
The Control of Control of Control of the Control of Con	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	JIN .	+(-) 4	Adjustment			JIN	+(-) \$ Adj	usuneni
Sales or Financing		ArmLth		ArmLth				ArmL				
Concessions		Conv;0		Cash;0			-	Cash	Stan management			
Date of Sale/Time		s08/19;c06/19		s04/19;c02/1	19				9;c10/	19		
Location	N;Res;	N;Res;		N;Res;	-		8	N;Re				
Leasehold/Fee Simple	Fee Simple	Fee Simple	0.000	Fee Simple	-				Simple	8		and t
Site	7944 sf	42012 sf	-15,000	18381 sf			0	1147				0
View	N;Res;	N;Res;		N;Res;					Track;			0
Design (Style)	DT1;Ranch	DT2;Natl	0	DT1;Natl			0	DT1;	Ranch	<u>/</u>		
Quality of Construction	Q4	Q4		Q5			0	Q4				
Actual Age	64	85	0	62	8		0	59				0
Condition	C3	C2	-10,000	C4			+10,000	СЗ				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. E	Baths			Total	Bdrms.	Baths		
Room Count	6 3 2.0	6 3 2.0		6 3 2	2.0			6	3	2.0		
Gross Living Area	1,393 sq.ft.	1,176 sq.ft.	+6,500				-2,000		1,488			-2,900
Basement & Finished	0sf	0sf	10,000	0sf			2,000	0sf	1,100	- 4		2,000
Rooms Below Grade	051	051		USI				USI				
Functional Utility	A	A		A 4110-0410-04140-01				Α	anosa Aseron			
	Average	Average		Average	-			Avera				
Heating/Cooling	Fwa / Cac	Fwa / Cac		Fwa / Cac	-			Fwa				
Energy Efficient Items	Ceiling Fans	Ceiling Fans	550	Ceiling Fans	3				ng Fans	S		
Garage/Carport	1cp2dw	2cp2dw		2dw				2dw				0
Porch/Patio/Deck	CPch/Patio	Stoop	0	Porch			0	Stoop)			0
Net Adjustment (Total)		□ + X -	\$ -18,500	X +] - [\$	8,000		+ >	< −	\$	-2,900
		participants contraction							_	N -		2,000
Adjusted Sale Price		Net Adj. 11.0 %			6.2 %		0,000	Net Ad				2,000
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No employee, director, officer, or agent of the lender, or any other third pa		
management company or partner on behalf of the lender has influenced o		
assignment through coercion, extortion, collusion, compensation, instructi	on, inducement, intimidation, bribery or in any other manner.	
I have not been contacted by anyone other than the intended user (lender	/client) as indentified on the first page of this report, horrower or	
designated contact to make an appointment to enter the property. I agree		v
phone or electronically.	to mimodiatory report any unauthorized contacte outher percentally by	
The appraiser has performed appraisals in the subject's marketing environ	nment for approximately 18 years. The appraiser subscribes to the	
local MLS, which provides sufficient data to locate comparable sales.	NO. 100 DE	
Exposure time for the subject appears to range from 3-6 months for comp	etitively priced properties.	
The second secon	O	-
I have not performed appraisal services for the subject property within the	3 years prior to this appraisal assignment.	
I certify, as the appraiser, that I have completed all aspects of this valuation	on, including reconciling my opinion of value, free of influence from th	ne .
client, client's representative, borrower, or any other party to the transaction		
I have no current or prospective interest in the subject property or the part	ies involved.	
This appraisal was ordered in compliance with Dodd Frank Appraisal Inde	pendence "AIR" and Mortgage Letter 2009-28.	-
Dublic records in Alabama are the records auch as deeds or tay records	iound in the Office of the Probate Judge or County Appreisar files	
Public records in Alabama are the records, such as deeds or tax records to Data bases such as EMAPS, CRS, IMAPP or other data sources are not		
The Lee County website has tax infromation and data as to the physical p		
Information as to seller concessions, financing or conditions of the sale ar		to
gross living area would not be superior to an inspection performed by a lice		
to use ANSI Standards in their inspections. Public records are not a sour		**
concessions, or financing source.		
The data sources utilitzed in the subject report would be the multiple listin	g service identified which has the address, sale price, contract date,	
days on the market, financing, seller concesstions, and room count. The	gross living area and/or basement area would be the information fron	n
the County Appraiser files unless so identified. The gross living area repo	orted in the multiple lisitng service is not utilized unless the source	
stated can be independently verified. For this report the gross living area	and site size for comparables were derived from tay records. MLS or	11
stated earlibe independently vertiled. Ter this report the gross living area	and site size for comparables were derived from tax records, NiLS or	r
appraiser files.	and site size for comparables were derived from tax records, files or	r
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

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

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

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

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

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

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

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

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

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APPRAISER MAILYMESTON WILDOW	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Molly McLeod Wilson	Name
Company Name Wilson Appraisals, LLC	Company Name
Company Address P.O. Box 2976	Company Address
Auburn, AL 36831	10 Alex
Telephone Number (334) 444-6603	Telephone Number
Email Address mollymwilson@aol.com	Email Address
Date of Signature and Report 12/23/2019	Date of Signature
Effective Date of Appraisal 12/20/2019	State Certification #
State Certification # R00956	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State AL	
Expiration Date of Certification or License 09/30/2021	SUBJECT PROPERTY
	Did not inapped authorst property
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
314 Williams Ave	Did inspect exterior of subject property from street
Auburn, AL 36830	Date of Inspection Did inspect interior and exterior of subject property
APPRAISED VALUE OF SUBJECT PROPERTY \$ 143,000	The section of the se
LENDER/CLIENT	Date of Inspection
Name No AMC	COMPADADI E CALEC
Company Name First Choice Loan Services	COMPARABLE SALES
Company Address 1 Tower Center Blvd, 18th Floor, East	Did not inspect exterior of comparable sales from street
Brunswick, NJ 08816	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection
	other determination of the Contract and Cont

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May March 2005

FCLS-2019-8501 File # 191212212

FEATURE		SUBJEC	T		COM	PARAR	LE SALE # 4	COV		E SALE # 5	AUTHORITIES BEING LOOK	PARARI	E SALE # 6		
Address 314 Williams Ave		OODOLO		2501			LL UNLL # 4	001	ווו אוואטנ	LL ONLL # J			L OALL # U		
				352 Village Dr Auburn, AL 36830			20								
Auburn, AL 3683	U						30	-							
Proximity to Subject				1.19	miles	E	T.								
Sale Price			\$						\$ 185,000			\$			\$
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	158.12	2 sq.ft		\$	sq.ft.		\$	sq.ft.			
Data Source(s)							DOM 96								
Verification Source(s)				Tax Records											
VALUE ADJUSTMENTS	DI	ESCRIPT	ION		SCRIPT		+(-) \$ Adjustment	DESCRIP	TION	+(-) \$ Adjustment	DESCRIPT	ION	+(-) \$ Adjustment		
Sales or Financing		LOOTIII	1011		100000000000000000000000000000000000000		1 () \$ riajactitions	BEGGIIII		r () \$ riajadanone	BEGGIIII I	1011	1 () \$ riajasamoni		
Concessions				Listir	ig										
					o-										
Date of Sale/Time				Activ											
Location	N;Re	es;		N;Re	s;			10							
Leasehold/Fee Simple	Fee	Simple	Э	Fee :	Simple)									
Site	7944	4 sf		9048	sf		C								
View	N;Re			N;Re			***								
Design (Style)		;Ranch			Ranch										
Quality of Construction	Q4	,i varioi	1		ixancı										
4				Q4			<u> </u>		-						
Actual Age	64			58			C	1	-						
Condition	C3	-	T	C2			C					1/2			
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total Bdrms	. Baths		Total Bdrms.	Baths			
Room Count	6	3	2.0	6	3	1.1	C								
Gross Living Area		1.393	3 sq.ft.		1,170		+6,700		sq.ft.			sq.ft.			
Basement & Finished	0sf	.,500		0sf			3,.00		1						
Rooms Below Grade	031			031											
		warmen													
Functional Utility	Aver			Aver											
Heating/Cooling		/ Cac			/ Cac				-						
Energy Efficient Items	Ceili	ng Far	าร	Ceilin	ng Far	าร									
Garage/Carport	1cp2			1cp2											
Porch/Patio/Deck		h/Patio)		p/Patio)	0								
	0.0	ini atic		0.00	pri att										
-															
			,					-	_			_			
Net Adjustment (Total)					+	(=)	\$ 6,700			\$	+	:=:	\$		
Adjusted Sale Price				Net Ad	j.	3.6 %		Net Adj.	%		Net Adj.	%			
of Comparables				Gross	Adj.	3.6 %	\$ 191,700	Gross Adj.	%	\$	Gross Adj.	%	\$		
Report the results of the research a	and ana	alvsis of	the prior	sale or	transfe				ole sales	(report additional prior :	sales on page 3	3).			
ITEM				JBJECT			COMPARABLE SA			OMPARABLE SALE # ;			ABLE SALE # 6		
Date of Prior Sale/Transfer							07/30/2019						0		
Price of Prior Sale/Transfer	_						\$145,000								
Date Course (a)											-				
Data Source(s)		LCAR					LCAR								
Data Source(s) Effective Date of Data Source(s)		12/23/					12/23/2019								
Analysis of prior sale or transfer hi	story o	of the sub	ject pro	perty ar	nd comp	arable	sales								
2															
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Analysis/Comments															
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Supplemental Addendum

		Cappioniontal Addonadii	1110	10. 191212212	
Borrower	Jason Wilcox				
Property Address	314 Williams Ave				
City	Auburn	County Lee	State AL	Zip Code 36830	
Lender/Client	First Choice Loan Services				

File No. 101212212

• URAR: Legal Description

Lot 5 Blk 106 Com of Lot Th SELY 204 S to POB SELY 110 S 70 S (65 D) to N Line Alley W 100 N 85 S (79 D) to POB in Chambers Map SD PB 2 15 Auburn

ZONING: Neighborhood Redevelopment District (NRD). The Neighborhood Redevelopment District is designed to promote infill and renewal of existing neighborhoods by allowing a variety of residential uses while preserving and complimenting the character of the single-family residential areas adjacent to this District. Permitted uses include conventional and most performance residential uses with the intention of accommodating moderate densities and providing a transition between CRD-W and NC.

• URAR: Reconciliation - Reconciliation and Final Value Conclusion

The Sales Comparison was utilitized in this report. Primary emphasis was given the Sales Comparison Approach as it best relates the actions of buyers and sellers under present economic conditions. The Cost Approach to value was considered and rejected as an applicable approach to value as calculating physical depreciation may not produce credible results. The subject development is primarily owner occuped and the Income Approach was considered and deemed to not be an applicable approach to value. The undersigned state licensed appraiser has met the requirements of the board that allow this report to be regarded as a certified appraisal.

HIGHEST AND BEST USE: The subject is a legally permissible use based on its current zoning. Also, the lot size, shape, and land to building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Intended Use/User:

The intended user of this appraisal report is First Choice Loan Services. The intended use is to evaluate the property that is the subject of this report for a mortgage transaction. This report is subject to the stated scope of work, purpose of the appraisal, reporting requirements of this report form and the definition of anticipated sales price. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user, nor does it result in an appraiser - client relationship. Additional users not named or identified are not intended users.

Scope of Assignment:

The scope of this assignment is specific to the needs of First Choice Loan Services, the client. If you are not identified as the client, you are a third party and should recognize that the appraisal was not developed, nor the report communicated, in a manner consistent with the needs or users of parties other than the identified client. This appraisal report contains abbreviations, acronyms, and terminology that may not be readily or properly understood by third parties. Third parties are stongly cautioned against relying on the appraisal report for any purpose. It should not be used in any manner for insurance purposes.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses requirement by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples specifically include condition and quality ratings as well as other data regarding comparable sales and listings. Not every element of the comparable properties was viewable from the roadway and data for the comparable sales was generally obtained from the multiple listing services and tax records. Consequently, this information should be considered as an estimate unless otherwise noted by the appraiser. In the sales analysis the affect may be observed by a lack of adjustments for quality or condition.

SCOPE OF WORK:

The subject of this assignment is for a current value opinion, fee simple estate, for a single unit home. The sales approach to value would be appropriate to utilize for this assignment as there are sufficient comps to use in the sales analysis. The cost approach was considered but not utilized as estimating depreciation could lead to a misleading value. The income approach was considered but not utilized as rental data is very limited and the use of limited data could provide misleading results, thus no confidence would be placed in that approach and not considered in the reconciliation.

A complete visual observation of the subject will be conducted but that does not include any part of the subject that was not readily observable, does not include observations of the attic or crawl space, complete activation or testing of all mechanical systems, an environmental assessment, mold assessment, radon assessment or roof inspection other than observations from the ground, unless indicated or required by the assignment. Heat and cooling systems are considered to be in average conditionif the home temperature is comfortable for the season unless observations indicate a less than average condition. In the sales analysis the selected and used comparable sales were locationally, physically, and functionally the most similar to the subject. When required by the client or lender conditions, observations of the attic and crawl space were made.

The gross living area (base area) as presented by the tax records may differ from the measurements provided in this report. The Alabama Real Estate Appraisers Board has adopted the standard for the calculation and reporting of above grade (GLA) and below grade square footage in single family residences as developed by the "American National Standard for Single Family Residential Buildings: Square Footage Method for Calculating", ANSI Z765, as approved by the American National Standards Institute, Inc. The public records do not utilize the same methods and standards and are not under the same guidelines and should not be relied upon for gross living area or below grade area.

The scope of the appraisal defines the extent of the process of collecting, confirming and reporting data utilized in the report for any or all of the three approaches to value as applicable to the appraisal assignment and as it relates to the needs of the client. The primary source of data for the report would be the multiple listing service that provides sales data for the community. As the multiple listing service does not provide a reliable source of some data relating to sales, such as the gross living area and site size, public records are utilized for that information. Publication of gross living area in the multiple listing service is never utilized unless there is an assiciated statement as to the source that would represent a factual representation such as from a prior appraisal. Whenever possible, the actual gross living area is utilized by actual measurements or data from a prior appraisal or from a reliable source such as another certified appraiser or AGDA, which is a data source compiled by certified appraisers. Data is obtained from multiple listing information, buyers and/or sellers, attorneys, brokers or sales agents, closing

Molly Mishod Wilson

Supplemental Addendum

(<u> </u>			1110	101212212	
Borrower	Jason Wilcox				
Property Address	314 Williams Ave				
City	Auburn	County Lee	State AL	Zip Code 36830	
Lender/Client	First Choice Loan Services				

File No. 101212212

statements, public records such as deeds or tax records and third parties to the transaction with knowledge of the sale.

Verfication of the sale is obtained from parties to the transaction to insure its accuracy and gain insight into the motivation behind each transaction. The purpose of verification is to make sure that the sale occurred under conditions that meet the definition of value used in this report. In some instances parties to the transaction are unable or refuse to make themselves available for verification of the sale. In those instances the verification on file in the Office of the Probate Judge is utilized or the sale is compared with other sales and, if found similar, the sale is utilized. Verification also includes information about the comparable sale such as location, site size, basement areas, gross living area, age, and car storage.

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

The purpose of this report is for an opinion of market value of the fee simple interest. The fee simple estate is absolute ownership unencumbered by any other interest or estate, subject onnly to the limitations imposed by governmental prowers of taxation, eminent domain, police power and escheat. This is the most desired form of ownership of land. There were no encroachments or other adverse conditions noted.

INSPECTION: The use of the term inspection, when utilized in this report, is not the same level of inspection that is required for a "professional home inspection". The appraiser does not fully inspect the electrical system, plumbing systems, mechanical system, foundation, floor structure or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic valuation of the subject property. Although the report may cite a general rating of the adequacy and or condition (based on observation only) it should be clearly understood that these statements are a general guide for comparison purposes and are not a detailed report on the physical and/or operational condition of these items. The appraiser is not an expert in these matters and any opinion stated is advisory based only upon observation. This report is not a home inspection. While others may choose to rely on the report, they should not rely on it to disclose condition or defects in the subject property. Such knowledge goes beyond the scope of this appraisal and as such, comments on observed conditions given in this report should not be taken as a guarantee that a problem does not exist. If the client needs a more detailed inspection of the subject property, a home inspection by a professional home inspector is recommended.

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.

I performed this appraisal in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989, (12 U.S.C.3331 et seq.), and any implementing regulations.

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Serial# EDDFCA63
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Market Conditions Addendum to the Appraisal Report

FCLS-2019-8501 File No. 191212212

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. State AL ZIP Code 36830 Property Address 314 Williams Ave City Auburn Borrower Jason Wilcox 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 Current - 3 Months Prior 4-6 Months Overall Trend Stable
Stable
Stable Total # of Comparable Sales (Settled) 6 Increasing Declining Absorption Rate (Total Sales/Months) Increasing Declining 1 00 0.67 1.00 Declining Total # of Comparable Active Listings Increasing 0 X Stable Months of Housing Supply (Total Listings/Ab.Rate) Declining Increasing 1.0 1.5 0.00 Median Sale & List Price, DOM, Sale/List % Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Stable Stable Median Comparable Sale Price Increasing Declining 165,250 151,750 142,000 Declining Median Comparable Sales Days on Market Stable Increasing 11 6 6 ➤ Stable
➤ Stable Declining Median Comparable List Price 160,000 186,000 0 Increasing Median Comparable Listings Days on Market 0 Declining Increasing 79 7 Median Sale Price as % of List Price Declining Increasing Stable 98.76 94.87 101.11 X Stable Seller-(developer, builder, etc.)paid financial assistance prevalent? Declining Increasing No 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 Seller concessions apear to have remained stable in the past 12 months. The appraiser noted no unusual concessions. The sections marked "NA" Are statistics that are not able to be calculated. **X** No Are foreclosure sales (REO sales) a factor in the market? If yes, explain (including the trends in listings and sales of foreclosed properties). Yes There are a minimal number of foreclosures in the subject's marketing environment Cite data sources for above information. Appraiser knowledge of area, newspaper, and 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. Active listings and Pending sales were considered in this analysis as they are considered to be good indicators of anticipated activity and values in the subject's development 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) Stable Declining Increasing Absorption Rate (Total Sales/Months) Stable Increasing Declining Total # of Active Comparable Listings Declining Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increasing Are foreclosure sales (REO sales) a factor in the project? If yes, indicate the number of REO listings and explain the trends in listings and sales of Yes No foreclosed properties. Summarize the above trends and address the impact on the subject unit and project. Signature Signature Appraiser Name Supervisory Appraiser Name Molly McLeod Wilson Company Name Company Name Wilson Appraisals, LLC Company Address Company Address P.O. Box 2976, Auburn, AL 36831 State License/Certification # State State License/Certification # R00956 Email Address **Email Address** mollymwilson@aol.com

Page 1 of 1

Freddie Mac Form 71 March 2009

Fannie Mac Mally March 2009

FCLS-2019-8501 File No. 191212212

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

С1

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

Q.

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.

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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.

04

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.

05

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

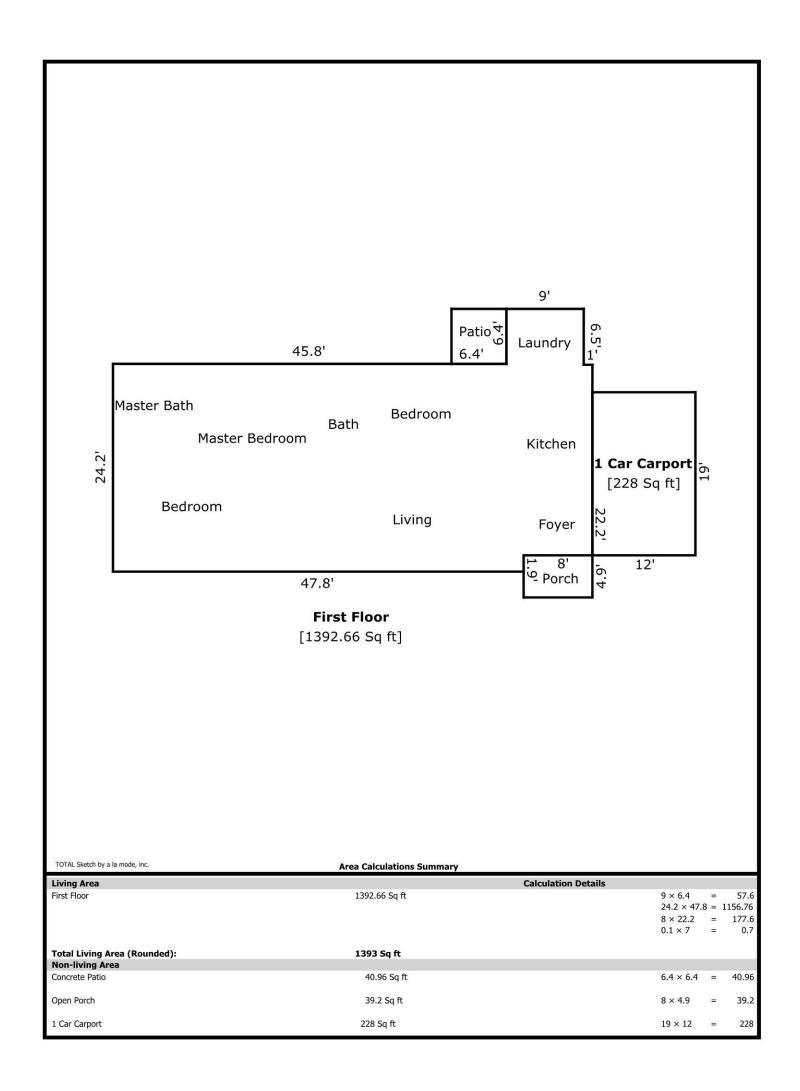
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
А	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr ArmLth	Adjacent to Power Lines Arms Length Sale	Location Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions Garage/Carport
cp CrtOrd	Carport Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
е	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga gbi	Attached Garage Built-in Garage	Garage/Carport Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR Mtn	Mid-rise Mountain View	Design (Style) View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines Public Transportation	View
PubTrn Relo	Public Transportation Relocation Sale	Location Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Meters	Area, Site, Basement
sqm Unk	Square Meters Unknown	Area, Site Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
7	1	
2		
1		
is is	<u> </u>	
L ²	1	Mall Michael

Building Sketch

Borrower	Jason Wilcox			
Property Address	314 Williams Ave			
City	Auburn	County Lee	State AL	Zip Code 36830
Lender/Client	First Choice Loan Services			



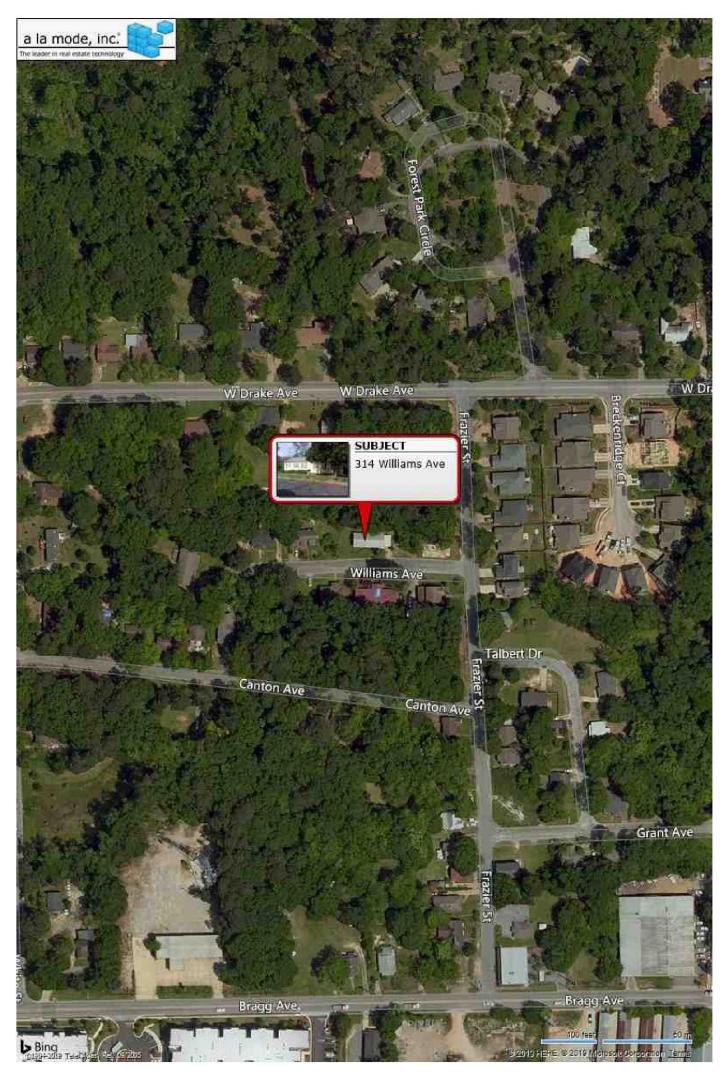
Location Map

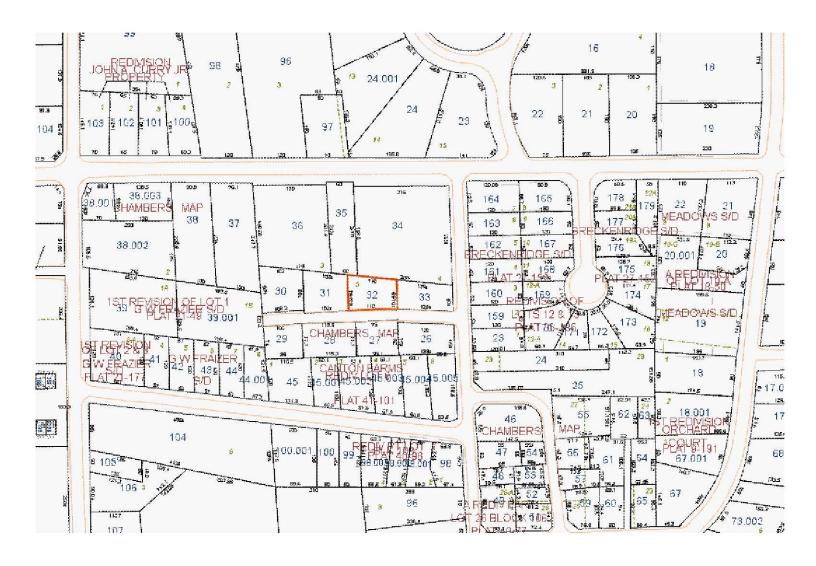
Borrower	Jason Wilcox			
Property Address	314 Williams Ave			
City	Auburn	County Lee	State AL	Zip Code 36830
Lender/Client	First Choice Loan Services			



Location Map

Borrower	Jason Wilcox			
Property Address	314 Williams Ave			
City	Auburn	County Lee	State AL	Zip Code 36830
Lender/Client	First Choice Loan Services			





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Prop Add	r:	3	14 WIL	LIA	AMS	ST					
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Plat Info:					Р			1)		
Neighbor	hood:	. A	UBUR	N							
Tax Distri	ct:	0:	2-Aub	urn	Ĺ						
Owner											
Name:			WILC	ox	JAS	ON F	8	AM.	ANDA	ΙE	
Address:			314 W	ILL	IAM	s st					
City, State	e, ZIF):	ABUB	UR	N, A	L 36	830)			
Values											
Land Tota	al:				T					\$12,0	00.00
Building 1	Total:									\$99,7	40.00
Appraise	d Valu	ie:							\$	111,7	40.00
Yrly Tax:								\$	550.7	2 for	2019
Sales H	istor	v		-	- Court						
SDate	е .	SPi	SPrice Type				io	DBook		DPage	
04-20-2	016	\$129	9,500		111		Y	2483		0000087	
05-25-2	005	\$1	1,000	20	000		N	2275		0000622	
12-22-2	004	\$1	1,000	10	000		N	2	266	0000828	
04-16-2	001	\$10	0,000		111		Y	2	206		
Building	1	Bldg-S	Sketch	,		-					
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	3	PATIC	107 (685)				_	42			4
	4	PC+1					_	40			48
		l.		-	_				l.		
Tax Hist	orv										
Tax Hist	_	1	Date	P	aid			Δ	mour	nt Pai	d

Tax Card - Page 2

Basic F	Parcel Land Bldg Imp	Sale		
2016	11/11/2016	\$772.20		
2017	11/22/2017	\$532.36		
2018	11/17/2018	\$510.76		

Subject Photo Page

Borrower	Jason Wilcox			
Property Address	314 Williams Ave			
City	Auburn	County Lee	State AL	Zip Code 36830
Lender/Client	First Choice Loan Services			

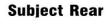


Subject Front

314 Williams Ave

Sales Price

Gross Living Area 1,393 Total Rooms 6 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; 7944 sf Site Quality Q4 64 Age





Subject Street



Photograph Addendum

Borrower	Jason Wilcox							
Property Address	314 Williams Ave							
City	Auburn	County	Lee	3	State AL	Zip Code	36830	
Lender/Client	First Choice Loan Services	77.20				***		





Front / Left Side

Front / Left Side





Electrical Meter

HVAC

Interior Photos

Borrower	Jason Wilcox				
Property Address	314 Williams Ave				
City	Auburn	County Lee	State AL	Zip Code 36830	
Landar/Client	First Chaica Loan Sarvices				





Kitchen Living Room





Bedroom Bedroom





Master Bedroom

Master Bathroom

Maly Middle Wilson

Serial# EDDFCA63
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Interior Photos

Borrower	Jason Wilcox			
Property Address	314 Williams Ave			
City	Auburn	County Lee	State AL	Zip Code 36830
Lender/Client	First Choice Loan Services			



Bathroom

Comparable Photo Page

Borrower	Jason Wilcox					
Property Address	314 Williams Ave					
City	Auburn	County Lee	State .	AL	Zip Code 3	6830
Lender/Client	First Choice Loan Services					



Comparable 1

110 Pear Tree Rd

5.66 miles N Prox. to Subject Sale Price 168,500 Gross Living Area 1,176 Total Rooms 6 Total Bedrooms 3 **Total Bathrooms** 2.0 Location N;Res; N;Res; View Site 42012 sf Quality Q4 85 Age



Comparable 2

442 Sanders St

Prox. to Subject 0.19 miles E Sale Price 130,000 Gross Living Area 1,458 Total Rooms 6 Total Bedrooms 3 **Total Bathrooms** 2.0 Location N;Res; View N;Res; 18381 sf Site Quality Q5 Age 62



Comparable 3

1521 Emily Ave

Prox. to Subject 2.15 miles E Sale Price 142,000 Gross Living Area 1,488 Total Rooms 6 Total Bedrooms 3 **Total Bathrooms** 2.0 Location N;Res; A;RRTrack; View Site 11474 sf Quality Q4 Age 59

Comparable Photo Page

Borrower	Jason Wilcox							
Property Address	314 Williams Ave							
City	Auburn	County	Lee	State	AL	Zip Code	36830	
Lender/Client	First Choice Loan Services							



Comparable 4

352 Village Dr

Prox. to Subject 1.19 miles E Sale Price 185,000 Gross Living Area 1,170 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.1 Location N;Res; N;Res; View Site 9048 sf Quality Q4 58 Age

Comparable 5

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

FYDIDATION DATE:

R00956

09/30/2021



This is to certify that

Molly McLeod Wilson

qualifications required by the laws of the State of Alabama having given satifactory evidence of the necessary is licensed to transact business in Alabama as a

Certified Residential Real Property Appraiser

With all rights, privileges and obligations appurtenant thereto.

Isina Broader

Executive Director

00008267





LIA Administrators & Insurance Services APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number	
09/05/2019	AAI006927-05	AAI006927-04	

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

Item

1. Customer ID: 164905 Named Insured: WILSON APPRAISALS, LLC 1107 Deer Tract Road Opelika, AL 36801	
 Policy Period: From: 09/29/2019 To: 09/29/2020 12:01 A.M. Standard Time at the address stated in 1 above. 	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 04/14/2003	
5. Inception Date: 09/29/2015	
6. Limits of Liability: A. \$300,000 Each Claim B. \$1,000,000 Aggregate	
7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652	
8. Annual Premium: \$746.00	
9. Forms attached at issue: LIA002 (12/14) LIA AL (1	1/15) LIA012 (12/14)
This Declarations Page, together with the completed and signed Police the Policy shall constitute the contract between the Named Insured at	
09/05/2019	By Kilie
Date	Authorized Signature
LIA-001 (12/14)	Aspen American Insurance Company

Appraisal and Valuation Professional Liability Insurance Policy



Named Insured: WILSON APPRAISALS, LLC
Policy Number: AAI006927-05
Effective Date: 09/29/2019
Customer ID: 164905

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED APPRAISERS ENDORSEMENT

In consideration of the premium charged	, it is agreed that Section IV.	DEFINITIONS (I)	'Insured" is	s amended to in	nclude:
"Insured" means:					

The persons identified below, but only while acting on behalf of the Named Insured:

Name Coverage Principal/Owner,
Effective Date Appraiser or Trainee

Molly McLeod Wilson 09/29/2019 Principal/Owner

All other terms, conditions, and exclusions of this Policy remain unchanged.

Aspen American Insurance Company LIA012 (12/14)

Page 1 of 1

Mally Middle Wash

Serial# EDDFCA63
esign.alamode.com/verify



LIA Administrators & Insurance Services APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY



Previous Policy Number

Authorized Signature

Aspen American Insurance Company

DECLARATIONS

Date Issued

09/05/2019 Date

LIA-001 (12/14)

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company") 175 Capitol Blvd. Suite 100 Rocky Hill, CT 06067

Policy Number

09/05/2019	AAI006927-05	AAI006927-04
CLAIMS THAT ARE FIRST M ED TO THE COMPANY IN WE OF THIS POLICY, OR DURING	ADE AGAINST THE INSURED RITING NO LATER THAN SIXT THE EXTENDED REPORTINTER THE RETROACTIVE DATE.	RAGE IS LIMITED TO LIABILITY FOR ONLY THOSE DURING THE POLICY PERIOD AND THEN REPORTY (60) DAYS AFTER EXPIRATION OR TERMINATION IG PERIOD , IF APPLICABLE, FOR A WRONGFUL TE AND BEFORE THE END OF THE POLICY
Item		
1. Customer ID: 164905 Named Insured: WILSON APPRAISALS, LL 1107 Deer Tract Road Opelika, AL 36801	C	
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8. Annual Premium:	\$746.00	
9. Forms attached at issue:	LIA002 (12/14) LIA AL (11/15	E) LIA012 (12/14)
	th the completed and signed Policy A act between the Named Insured and the	pplication including all attachments and exhibits thereto, and

Appraisal and Valuation Professional Liability Insurance Policy



Named Insured: WILSON APPRAISALS, LLC Policy Number: AAI006927-05

Effective Date: 09/29/2019 Customer ID: 164905

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED APPRAISERS ENDORSEMENT

In consideration of the premium charged,	it is agreed that Section IV.	DEFINITIONS (I) "Insured"	is amended to include
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"Insured" means:

The persons identified below, but only while acting on behalf of the Named Insured:

Name Coverage Principal/Owner,
Effective Date Appraiser or Trainee

Molly McLeod Wilson 09/29/2019 Principal/Owner

All other terms, conditions, and exclusions of this Policy remain unchanged.



Molly McLeod Wilson

qualifications required by the laws of the State of Alabama having given satifactory evidence of the necessary is licensed to transact business in Alabama as a

Certified Residential Real Property Appraiser

With all rights, privileges and obligations appurtenant thereto.

LICENSE NUMBER:

FYDIDATION DATE: 09/30/2021

R00956

Stina Broader

Executive Director

00008267

FCLS-2019-8501 File # 191212212

	The purpose of this summary appraisal repo	ort is to prov	ride the lender/client wit	in an acc	curate, and adequately	y supported, opi	mon or the ma	rket value	of the subject	property.		
	Property Address 314 Williams Ave				City Auburn		76790000		Zip Code 368	330		
	Borrower Jason Wilcox		Owner of Public	Record	Wilcox Jason P	% Amanda E	Coun	ty Lee				
	Legal Description See attached adden						0,544,5	27				
	Assessor's Parcel # 43-09-09-30-2-00	1-032.000			Tax Year 2019		5000000		551			
占	Neighborhood Name None	72				2220	2017 10000000 10000	us Tract C	1	1		
9	Occupant Owner Tenant Vac	A- 7000 W	Special Assessi		0	PU	D HOA\$O		per year	per month		
SUBJECT	Property Rights Appraised Fee Simple	Leaseho		150000								
"	Assignment Type Purchase Transaction		10 5000	Other (de					vi			
ı	Lender/Client First Choice Loan Serv				r Center Blvd, 18t							
H	Is the subject property currently offered for sale Report data source(s) used, offering price(s), and			ve montns	prior to the effective a	ate of this apprais	ai?		Yes 🔀 No			
H	Report data source(s) used, offering price(s), and	i date(s).	LCAR									
3	I did did not analyze the contract for	sale for the su	hiert nurchase transaction	. Evnlain t	the results of the analys	sis of the contract	for sale or why th	ne analysis	was not			
	performed.	Said for the Su	ibject purchase transaction	i. Explaiii i	ino results of the analys	313 OF THE CONTRACT	TOT SAIL OF WITY II	ic analysis	was not			
H												
\$	Contract Price \$ Date of Cor	tract	Is the property	seller the	owner of public recor	d? Yes	No Data S	ource(s)				
CONTRACT	Is there any financial assistance (loan charges, s	ale concession					f the borrower?		Yes	s No		
၀	If Yes, report the total dollar amount and describe	e the items to l	be paid.		8 2 1 12	25 5				31 - 32		
ſ	Note: Race and the racial composition of the	neighborhoo										
	Neighborhood Characteristics		01	ne-Unit H	lousing Trends		One-Unit Ho	ousing	Present La	nd Use %		
	Location Urban Suburban	Rural		creasing	X Stable □	Declining	PRICE	AGE	One-Unit	98 %		
۵	Built-Up	Under 25%		nortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	%		
000	Growth Rapid Stable	Slow	Marketing Time Ur	nder 3 mth	ns 🔀 3-6 mths 🗌	Over 6 mths	100 Low	10	Multi-Family	%		
준			I to the North by Car	ry Drive	, East by College	Street,	200 High	60	Commercial	%		
<u>щ</u>	South by Glenn Avenue, and West b	**	TO A CONTRACT OF THE PARTY OF T	200 0	48 8		150 Pred.	20	Other	2 %		
MEIGH	레이트 이번 그는 그는 그는 그는 사람들이 보고 그녀들은 점점 이 그림을 바꾸어 되었다.		within the Auburn Ci									
ž	to the market is good. The subject is	The second secon		ting ame	enities such as so	chools, enterta	ainment, shop	pping, an	d employme	ent.		
ı	Approximately 2% of land in the development of the about Market Conditions (including support for the about 1997).		Service Committee		. f	_ !	uss offsusal fo		Mauliatiaa tu			
ı	appear to be increasing and appeal	o wall of		100 000	y few properties in	(1) (1) (1) (1)	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	200 0 00				
ı	listed on the open market.	o inis area	is good. Supply an	iu ueina	ind appears to be	e in balance w	itii iio substa	nuai nun	iber of prope	erues		
3	Dimensions 110' x 79.85' x 110' x 65.7')	Area 7944	sf	Shape	e Irregular		View N:	Res:			
ı	Specific Zoning Classification NRD				leighborhood Red		District		1100,			
ı		conforming (G					21011101			-		
ı					Zoning Compliance 🔀 Legal 🗌 Legal Nonconforming (Grandfathered Use) 🔲 No Zoning 问 Illegal (describe)							
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No							Yes No	If No, des	cribe			
			as proposed per pians an	d specifica	ations) the present use	?	Yes No	If No, des	cribe			
	Utilities Public Other (describe)		Public	d specification			Yes No	If No, des	cribe Public	Private		
TE	Electricity 🔀		Public Water 🔀	•			ovements - Type	If No, des		Private		
SITE	Electricity 🔀 🗌 Gas 🔀		Public Water Sanitary Sewer	Other (des	scribe)	Off-site Impro	ovements - Type nalt e	S 100V 3000	Public			
SITE	Electricity	No FE	Public Water Sanitary Sewer MA Flood Zone X	Other (des	scribe) FEMA Map # 010	Off-site Impro	ovements - Type nalt e	If No, des	Public			
SITE	Electricity	No FE for the marke	Public Water Sanitary Sewer MA Flood Zone X t area? Yes	Other (des	scribe) FEMA Map # 010; o If No, describe	Off-site Impro Street Aspl Alley Non- 81C0201G	ovements - Type nalt e	FEMA Map	Public Date 11/02/			
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SITE	Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external General Description	No FE for the marke factors (easen	Public Water Sanitary Sewer Sewer MA Flood Zone Xet area? Yes nents, encroachments, env	Other (de:	FEMA Map # 010i o If No, describe al conditions, land uses	Off-site Impro Street Aspl Alley Non: 81C0201G s, etc.)?	ovements - Type halt e Yes	FEMA Map No	Public Date 11/02/2 If Yes, describe	2011 s/condition		
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Freddie Mac Form 70 March 2005

UAD Version 9/2011

Page 1 of 6

Mough back widow 11004 March 2005

There are O comparable	e properties currently	offered for sale in	the subject neighborho	ood ranging in r	price f	from \$	0		to \$	0		
			the past twelve mont					0	-		99,000	
FEATURE	SUBJECT		LE SALE # 1			E SALE #		_			E SALE # 3	3
Address 314 Williams Ave		110 Pear Tree R		442 Sanders		L O' LL '		1521	Emily		ie ontee m	
Auburn, AL 3683	i .	Auburn, AL 3683		Auburn, AL 3		0		(2000/07) 1000	ırn, AL		0	
Proximity to Subject	5	5.66 miles N	50	0.19 miles E		0			miles E		0	
Sale Price	\$	3.00 IIIIes IV	\$ 168,500			\$	130,000	2.13	IIIIes L		\$	142,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 143.28 sq.ft.		\$ 89.16		Ψ	130,000	\$	95.43	en ft	Ψ	142,000
Data Source(s)	ψ 3q.π.	M. Contractor and Contractor of	- North and the second			OME			rec marche vocas	D 255 -7115	OME	
Verification Source(s)		LCAR #141421;I	1141	LCAR #1398	- 57	OIVI 6		22 FA 82	R #142		JOIN 5	
VALUE ADJUSTMENTS	DESCRIPTION	Tax Records/Age		Tax Records		. / \ ¢	A divotment		Record SCRIPTION		. / \ e A.	livetment
The Control of Control of Control of the Control of Con	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	JIN .	+(-) 4	Adjustment			UIN	+(-) \$ Ad	ijustinent
Sales or Financing		ArmLth		ArmLth				ArmL				
Concessions		Conv;0		Cash;0			-	Cash	S	V. 2		-
Date of Sale/Time		s08/19;c06/19		s04/19;c02/1	19				19;c10/	19		
Location	N;Res;	N;Res;		N;Res;	-		2	N;Re				
Leasehold/Fee Simple	Fee Simple	Fee Simple	0.000	Fee Simple					Simple	8		and t
Site	7944 sf	42012 sf	-15,000	18381 sf			0	1147				0
View	N;Res;	N;Res;		N;Res;					RTrack;			0
Design (Style)	DT1;Ranch	DT2;Natl	0	DT1;Natl			0	DT1;	Ranch	V		
Quality of Construction	Q4	Q4		Q5			0	Q4				
Actual Age	64	85	0	62			0	59				0
Condition	C3	C2	-10,000	C4			+10,000	СЗ				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. E	Baths			Total	Bdrms.	Baths		
Room Count	6 3 2.0	6 3 2.0		6 3 2	2.0			6	3	2.0		
Gross Living Area	1,393 sq.ft.	1,176 sq.ft.	+6,500				-2,000		1,488			-2,900
Basement & Finished	0sf	0sf	10,000	0sf			2,000	0sf	1,100			2,000
Rooms Below Grade	051	051		USI				USI				
	A	A		A 4110-L010-00-019001				Α	union to the			
Functional Utility	Average	Average		Average				Avera	-	-		
Heating/Cooling	Fwa / Cac	Fwa / Cac		Fwa / Cac					/ Cac			
Energy Efficient Items	Ceiling Fans	Ceiling Fans	550	Ceiling Fans	3				ng Fan	S		-
Garage/Carport	1cp2dw	2cp2dw		2dw				2dw				0
Porch/Patio/Deck	CPch/Patio	Stoop	0	Porch			0	Stoop	р			0
Net Adjustment (Total)			\$ -18,500	X +] - [\$	8,000		+ >	< - >	\$	-2,900
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				Net Adj. 6	6.2 % 9.2 %		138.000	Net Ad	j.	2.0 %	\$	139.100
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Freddie Mac Form 70 March 2005

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Mely Michael Liebon 1 1004 March 2005

FCLS-2019-8501 File # 191212212

No employee, director, officer, or agent of the lender, or any other third pa								
management company or partner on behalf of the lender has influenced o								
assignment through coercion, extortion, collusion, compensation, instructi	on, inducement, intimidation, bribery or in any other manner.							
I have not been contacted by anyone other than the intended user (lender	/client) as indentified on the first nage of this report, horrower or							
		v						
designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by obone or electronically.								
Shorte of electronically.								
The appraiser has performed appraisals in the subject's marketing environ	The appraiser has performed appraisals in the subject's marketing environment for approximately 18 years. The appraiser subscribes to the							
local MLS, which provides sufficient data to locate comparable sales.	a to find the party of the second was selected to the second of the seco							
Exposure time for the subject appears to range from 3-6 months for competitively priced properties.								
nave not performed appraisal services for the subject property within the	have not performed appraisal services for the subject property within the 3 years prior to this appraisal assignment.							
I certify, as the appraiser, that I have completed all aspects of this valuation	on, including reconciling my opinion of value, free of influence from th	ne .						
client, client's representative, borrower, or any other party to the transaction								
I have no current or prospective interest in the subject property or the part	ies involved.							
This appraisal was ordered in compliance with Dodd Frank Appraisal Inde	pendence "AIR" and Mortgage Letter 2009-28.	-						
Dublic records in Alabama are the records auch as deeds or tay records	iound in the Office of the Probate Judge or County Approiser files							
Public records in Alabama are the records, such as deeds or tax records to Data bases such as EMAPS, CRS, IMAPP or other data sources are not								
The Lee County website has tax infromation and data as to the physical p								
Information as to seller concessions, financing or conditions of the sale ar		to						
gross living area would not be superior to an inspection performed by a lice								
to use ANSI Standards in their inspections. Public records are not a sour		**						
concessions, or financing source.								
•								
The data sources utilitzed in the subject report would be the multiple listin	g service identified which has the address, sale price, contract date,							
days on the market, financing, seller concesstions, and room count. The	gross living area and/or basement area would be the information from	n						
the County Appraiser files unless so identified. The gross living area repo	orted in the multiple lisitng service is not utilized unless the source							
stated can be independently verified. For this report the gross living area	and site size for comparables were derived from tay records. MLS or							
stated earlibe independently vertiled. Ter this report the gross living area	and site size for comparables were derived from tax records, MLS or	r						
appraiser files.	and site size for comparables were derived from tax records, files or	r						
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

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

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

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

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

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

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Uniform Residential Appraisal Report

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

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

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

esign.alamode.com/verify Serial:EDDFCA63

APPRAISER MAILYMESTON WILDOW	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Molly McLeod Wilson	Name
Company Name Wilson Appraisals, LLC	Company Name
Company Address P.O. Box 2976	Company Address
Auburn, AL 36831	10 Alex
Telephone Number (334) 444-6603	Telephone Number
Email Address mollymwilson@aol.com	Email Address
Date of Signature and Report 12/23/2019	Date of Signature
Effective Date of Appraisal 12/20/2019	State Certification #
State Certification # R00956	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State AL	
Expiration Date of Certification or License 09/30/2021	SUBJECT PROPERTY
	Did not inapped authorst property
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
314 Williams Ave	Did inspect exterior of subject property from street
Auburn, AL 36830	Date of Inspection Did inspect interior and exterior of subject property
APPRAISED VALUE OF SUBJECT PROPERTY \$ 143,000	The section of the se
LENDER/CLIENT	Date of Inspection
Name No AMC	COMPADADI E CALEC
Company Name First Choice Loan Services	COMPARABLE SALES
Company Address 1 Tower Center Blvd, 18th Floor, East	Did not inspect exterior of comparable sales from street
Brunswick, NJ 08816	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection
	other determination of the Contract and Cont

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March 2005

Uniform Residential Appraisal Report

FCLS-2019-8501 File # 191212212

FEATURE		SUBJEC	T	COMPARABLE SALE # 4		COMPARABLE SALE # 5			COMPARABLE SALE # 6				
Address 314 Williams Ave		OODOLO		2501	Village		LL UNLL # 4	001	ווו אוואטנ	LL ONLL # J	001	AIADL	L OALL # U
							20						
Auburn, AL 3683	U				ırn, AL		30	-					
Proximity to Subject				1.19	miles	E	T.						
Sale Price	\$						\$ 185,000			\$			\$
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	158.12	2 sq.ft		\$	sq.ft.		\$	sq.ft.	
Data Source(s)							DOM 96						
Verification Source(s)					Record								
VALUE ADJUSTMENTS	DI	ESCRIPT	ION		SCRIPT		+(-) \$ Adjustment	DESCRIP	TION	+(-) \$ Adjustment	DESCRIPT	ION	+(-) \$ Adjustment
Sales or Financing		LOOTIII	1011		100000000000000000000000000000000000000		1 () \$ riajactitions	BEGGIIII		r () \$ riajadanone	BEGGIIII I	1011	1 () \$ riajasamoni
Concessions				Listir	ig								
					o-								
Date of Sale/Time				Activ									
Location	N;Re	es;		N;Re	s;			10					
Leasehold/Fee Simple	Fee	Simple	Э	Fee :	Simple)							
Site	7944	4 sf		9048	sf		C						
View	N;Re			N;Re			***						
Design (Style)		;Ranch			Ranch								
Quality of Construction	Q4	,i varioi	1		ixancı								
4				Q4			<u> </u>		-				
Actual Age	64			58			C	1	-				
Condition	C3	-	T	C2			C					1/2	
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total Bdrms	. Baths		Total Bdrms.	Baths	
Room Count	6	3	2.0	6	3	1.1	C						
Gross Living Area		1.393	3 sq.ft.		1,170		+6,700		sq.ft.			sq.ft.	
Basement & Finished	0sf	.,500		0sf			3,.00		1				
Rooms Below Grade	031			031									
		warmen											
Functional Utility	Aver			Aver									
Heating/Cooling		/ Cac			/ Cac								
Energy Efficient Items	Ceili	ng Far	าร	Ceili	ng Far	าร							
Garage/Carport	1cp2			1cp2									
Porch/Patio/Deck		h/Patio)		p/Patio)	0						
	0.0	ini atic		0.00	pri att								
-													
			,					-	_			_	
Net Adjustment (Total)					+	(=)	\$ 6,700			\$	+	:=:	\$
Adjusted Sale Price				Net Ad	j.	3.6 %		Net Adj.	%		Net Adj.	%	
of Comparables				Gross	Adj.	3.6 %	\$ 191,700	Gross Adj.	%	\$	Gross Adj.	%	\$
Report the results of the research a	and ana	alvsis of	the prior	sale or	transfe				ole sales	(report additional prior :	sales on page 3	3).	
ITEM				JBJECT			COMPARABLE SA			OMPARABLE SALE # ;			ABLE SALE # 6
Date of Prior Sale/Transfer							07/30/2019						0
Price of Prior Sale/Transfer	_						\$145,000						
Date Course (a)											-		
Data Source(s)		LCAR					LCAR						
Data Source(s) Effective Date of Data Source(s)		12/23/					12/23/2019						
Analysis of prior sale or transfer hi	story o	of the sub	ject pro	perty ar	nd comp	arable	sales						
2													
1 1 1 10													
Analysis/Comments													
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Supplemental Addendum

		Cappioniontal Addonadii	1110	10. 191212212	
Borrower	Jason Wilcox				
Property Address	314 Williams Ave				
City	Auburn	County Lee	State AL	Zip Code 36830	
Lender/Client	First Choice Loan Services				

File No. 101212212

• URAR: Legal Description

Lot 5 Blk 106 Com of Lot Th SELY 204 S to POB SELY 110 S 70 S (65 D) to N Line Alley W 100 N 85 S (79 D) to POB in Chambers Map SD PB 2 15 Auburn

ZONING: Neighborhood Redevelopment District (NRD). The Neighborhood Redevelopment District is designed to promote infill and renewal of existing neighborhoods by allowing a variety of residential uses while preserving and complimenting the character of the single-family residential areas adjacent to this District. Permitted uses include conventional and most performance residential uses with the intention of accommodating moderate densities and providing a transition between CRD-W and NC.

• URAR: Reconciliation - Reconciliation and Final Value Conclusion

The Sales Comparison was utilitized in this report. Primary emphasis was given the Sales Comparison Approach as it best relates the actions of buyers and sellers under present economic conditions. The Cost Approach to value was considered and rejected as an applicable approach to value as calculating physical depreciation may not produce credible results. The subject development is primarily owner occuped and the Income Approach was considered and deemed to not be an applicable approach to value. The undersigned state licensed appraiser has met the requirements of the board that allow this report to be regarded as a certified appraisal.

HIGHEST AND BEST USE: The subject is a legally permissible use based on its current zoning. Also, the lot size, shape, and land to building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Intended Use/User:

The intended user of this appraisal report is First Choice Loan Services. The intended use is to evaluate the property that is the subject of this report for a mortgage transaction. This report is subject to the stated scope of work, purpose of the appraisal, reporting requirements of this report form and the definition of anticipated sales price. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user, nor does it result in an appraiser - client relationship. Additional users not named or identified are not intended users.

Scope of Assignment:

The scope of this assignment is specific to the needs of First Choice Loan Services, the client. If you are not identified as the client, you are a third party and should recognize that the appraisal was not developed, nor the report communicated, in a manner consistent with the needs or users of parties other than the identified client. This appraisal report contains abbreviations, acronyms, and terminology that may not be readily or properly understood by third parties. Third parties are stongly cautioned against relying on the appraisal report for any purpose. It should not be used in any manner for insurance purposes.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses requirement by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples specifically include condition and quality ratings as well as other data regarding comparable sales and listings. Not every element of the comparable properties was viewable from the roadway and data for the comparable sales was generally obtained from the multiple listing services and tax records. Consequently, this information should be considered as an estimate unless otherwise noted by the appraiser. In the sales analysis the affect may be observed by a lack of adjustments for quality or condition.

SCOPE OF WORK:

The subject of this assignment is for a current value opinion, fee simple estate, for a single unit home. The sales approach to value would be appropriate to utilize for this assignment as there are sufficient comps to use in the sales analysis. The cost approach was considered but not utilized as estimating depreciation could lead to a misleading value. The income approach was considered but not utilized as rental data is very limited and the use of limited data could provide misleading results, thus no confidence would be placed in that approach and not considered in the reconciliation.

A complete visual observation of the subject will be conducted but that does not include any part of the subject that was not readily observable, does not include observations of the attic or crawl space, complete activation or testing of all mechanical systems, an environmental assessment, mold assessment, radon assessment or roof inspection other than observations from the ground, unless indicated or required by the assignment. Heat and cooling systems are considered to be in average conditionif the home temperature is comfortable for the season unless observations indicate a less than average condition. In the sales analysis the selected and used comparable sales were locationally, physically, and functionally the most similar to the subject. When required by the client or lender conditions, observations of the attic and crawl space were made.

The gross living area (base area) as presented by the tax records may differ from the measurements provided in this report. The Alabama Real Estate Appraisers Board has adopted the standard for the calculation and reporting of above grade (GLA) and below grade square footage in single family residences as developed by the "American National Standard for Single Family Residential Buildings: Square Footage Method for Calculating", ANSI Z765, as approved by the American National Standards Institute, Inc. The public records do not utilize the same methods and standards and are not under the same guidelines and should not be relied upon for gross living area or below grade area.

The scope of the appraisal defines the extent of the process of collecting, confirming and reporting data utilized in the report for any or all of the three approaches to value as applicable to the appraisal assignment and as it relates to the needs of the client. The primary source of data for the report would be the multiple listing service that provides sales data for the community. As the multiple listing service does not provide a reliable source of some data relating to sales, such as the gross living area and site size, public records are utilized for that information. Publication of gross living area in the multiple listing service is never utilized unless there is an assiciated statement as to the source that would represent a factual representation such as from a prior appraisal. Whenever possible, the actual gross living area is utilized by actual measurements or data from a prior appraisal or from a reliable source such as another certified appraiser or AGDA, which is a data source compiled by certified appraisers. Data is obtained from multiple listing information, buyers and/or sellers, attorneys, brokers or sales agents, closing

Molly Mishod Wilson

Supplemental Addendum

(<u> </u>			1110	101212212	
Borrower	Jason Wilcox				
Property Address	314 Williams Ave				
City	Auburn	County Lee	State AL	Zip Code 36830	
Lender/Client	First Choice Loan Services				

File No. 101212212

statements, public records such as deeds or tax records and third parties to the transaction with knowledge of the sale.

Verfication of the sale is obtained from parties to the transaction to insure its accuracy and gain insight into the motivation behind each transaction. The purpose of verification is to make sure that the sale occurred under conditions that meet the definition of value used in this report. In some instances parties to the transaction are unable or refuse to make themselves available for verification of the sale. In those instances the verification on file in the Office of the Probate Judge is utilized or the sale is compared with other sales and, if found similar, the sale is utilized. Verification also includes information about the comparable sale such as location, site size, basement areas, gross living area, age, and car storage.

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

The purpose of this report is for an opinion of market value of the fee simple interest. The fee simple estate is absolute ownership unencumbered by any other interest or estate, subject onnly to the limitations imposed by governmental prowers of taxation, eminent domain, police power and escheat. This is the most desired form of ownership of land. There were no encroachments or other adverse conditions noted.

INSPECTION: The use of the term inspection, when utilized in this report, is not the same level of inspection that is required for a "professional home inspection". The appraiser does not fully inspect the electrical system, plumbing systems, mechanical system, foundation, floor structure or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic valuation of the subject property. Although the report may cite a general rating of the adequacy and or condition (based on observation only) it should be clearly understood that these statements are a general guide for comparison purposes and are not a detailed report on the physical and/or operational condition of these items. The appraiser is not an expert in these matters and any opinion stated is advisory based only upon observation. This report is not a home inspection. While others may choose to rely on the report, they should not rely on it to disclose condition or defects in the subject property. Such knowledge goes beyond the scope of this appraisal and as such, comments on observed conditions given in this report should not be taken as a guarantee that a problem does not exist. If the client needs a more detailed inspection of the subject property, a home inspection by a professional home inspector is recommended.

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.

I performed this appraisal in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989, (12 U.S.C.3331 et seq.), and any implementing regulations.

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Serial# EDDFCA63
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Market Conditions Addendum to the Appraisal Report

FCLS-2019-8501 File No. 191212212

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. State AL ZIP Code 36830 Property Address 314 Williams Ave City Auburn Borrower Jason Wilcox 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 Current - 3 Months Prior 4-6 Months Overall Trend Stable
Stable
Stable Total # of Comparable Sales (Settled) 6 Increasing Declining Absorption Rate (Total Sales/Months) Increasing Declining 1 00 0.67 1.00 Declining Total # of Comparable Active Listings Increasing 0 X Stable Months of Housing Supply (Total Listings/Ab.Rate) Declining Increasing 1.0 1.5 0.00 Median Sale & List Price, DOM, Sale/List % Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Stable Stable Median Comparable Sale Price Increasing Declining 165,250 151,750 142,000 Declining Median Comparable Sales Days on Market Stable Increasing 11 6 6 ➤ Stable
➤ Stable Declining Median Comparable List Price 160,000 186,000 0 Increasing Median Comparable Listings Days on Market 0 Declining Increasing 79 7 Median Sale Price as % of List Price Declining Increasing Stable 98.76 94.87 101.11 X Stable Seller-(developer, builder, etc.)paid financial assistance prevalent? Declining Increasing No 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 Seller concessions apear to have remained stable in the past 12 months. The appraiser noted no unusual concessions. The sections marked "NA" Are statistics that are not able to be calculated. **X** No Are foreclosure sales (REO sales) a factor in the market? If yes, explain (including the trends in listings and sales of foreclosed properties). Yes There are a minimal number of foreclosures in the subject's marketing environment Cite data sources for above information. Appraiser knowledge of area, newspaper, and 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. Active listings and Pending sales were considered in this analysis as they are considered to be good indicators of anticipated activity and values in the subject's development 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) Stable Declining Increasing Absorption Rate (Total Sales/Months) Stable Increasing Declining Total # of Active Comparable Listings Declining Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increasing Are foreclosure sales (REO sales) a factor in the project? If yes, indicate the number of REO listings and explain the trends in listings and sales of Yes No foreclosed properties. Summarize the above trends and address the impact on the subject unit and project. Signature Signature Appraiser Name Supervisory Appraiser Name Molly McLeod Wilson Company Name Company Name Wilson Appraisals, LLC Company Address Company Address P.O. Box 2976, Auburn, AL 36831 State License/Certification # State State License/Certification # R00956 Email Address **Email Address** mollymwilson@aol.com

Page 1 of 1

Freddie Mac Form 71 March 2009

Fannie Mac Mally March 2009

FCLS-2019-8501 File No. 191212212

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

С1

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

Q.

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.

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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.

04

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.

05

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

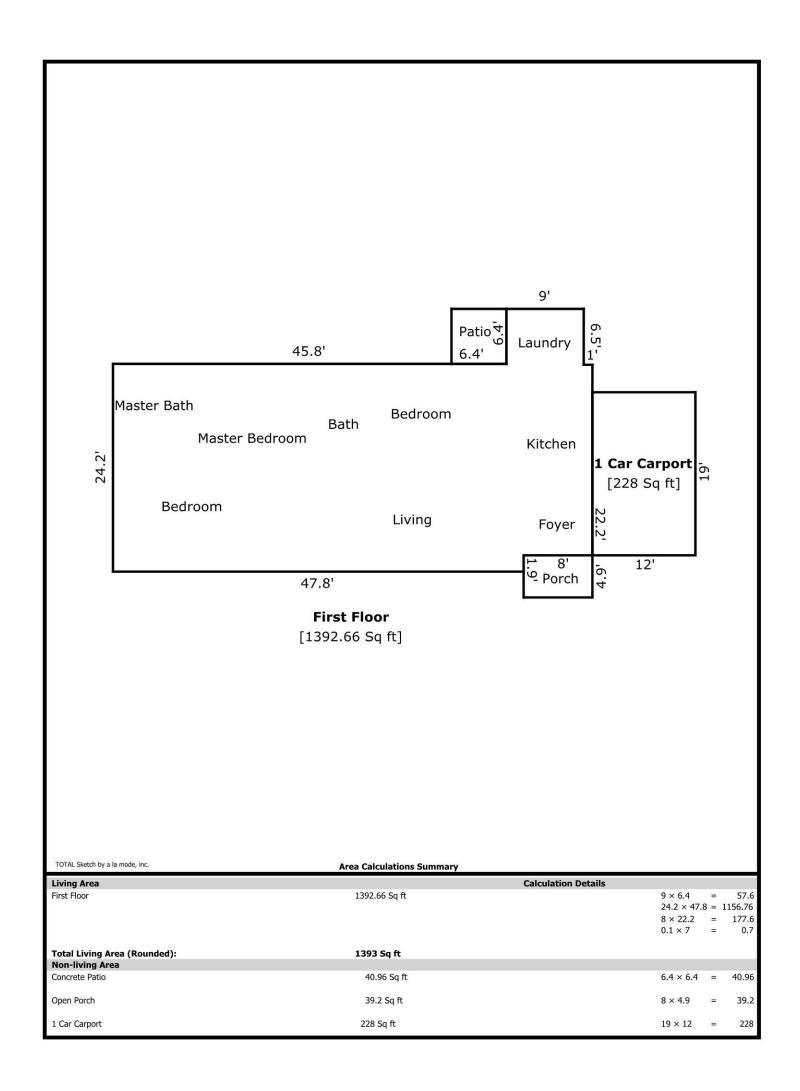
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

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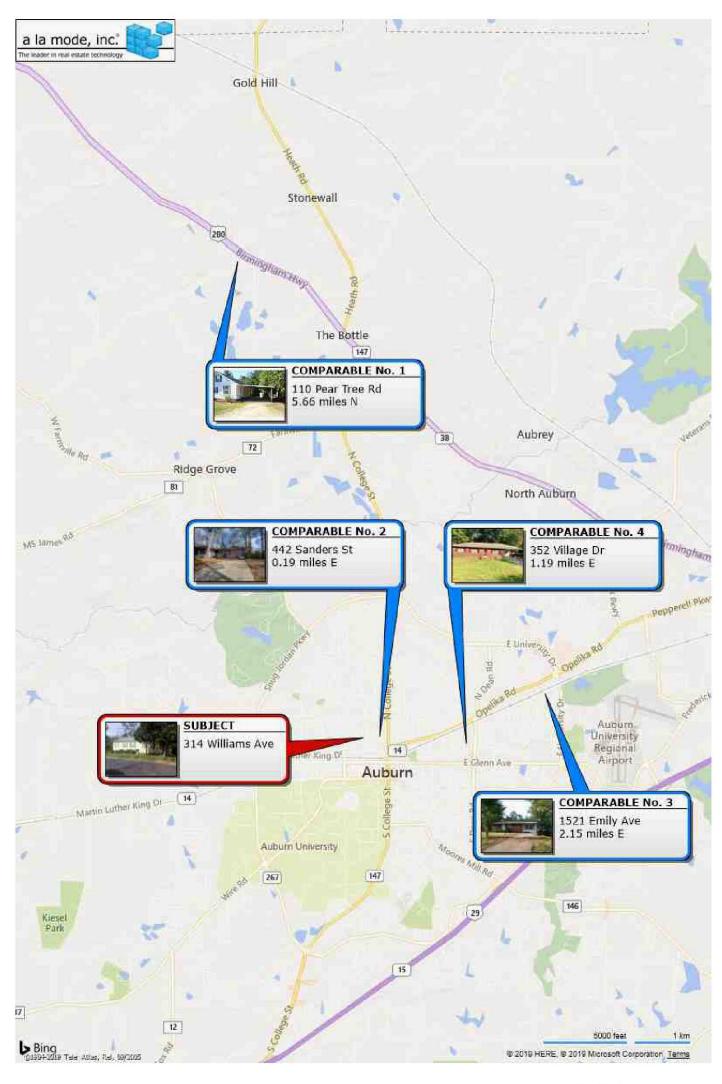
Building Sketch

Borrower	Jason Wilcox			
Property Address	314 Williams Ave			
City	Auburn	County Lee	State AL	Zip Code 36830
Lender/Client	First Choice Loan Services			



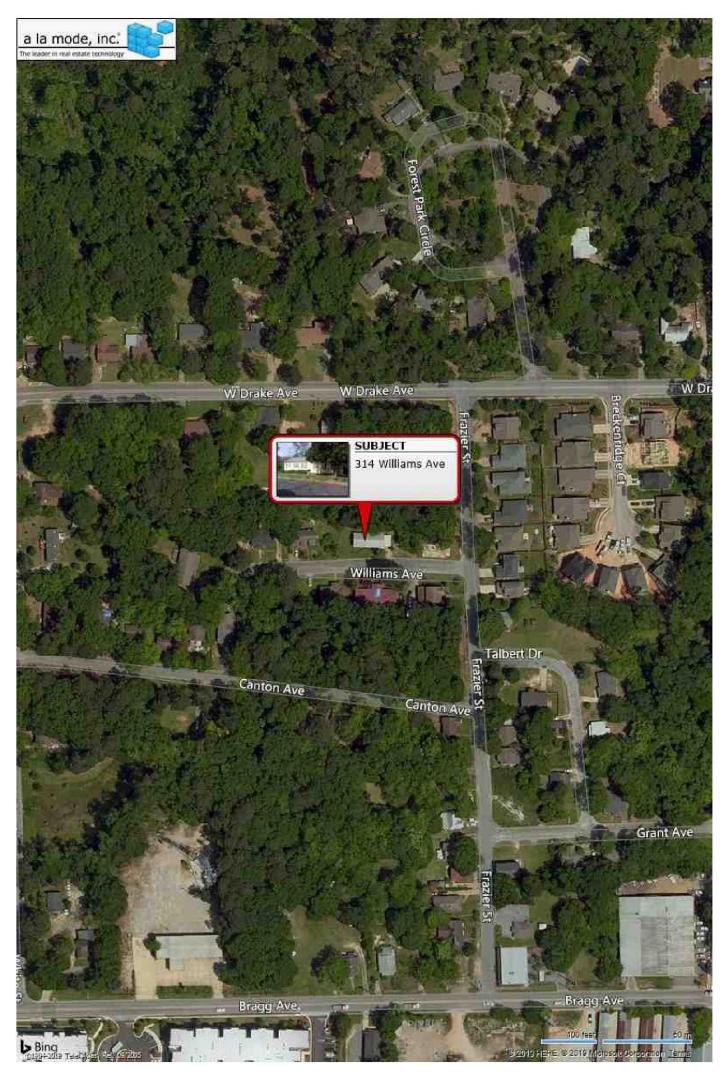
Location Map

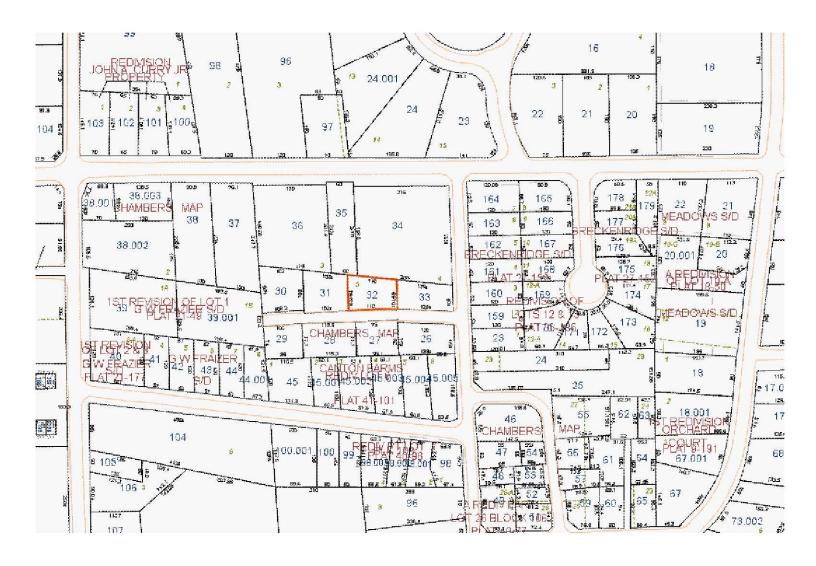
Borrower	Jason Wilcox			
Property Address	314 Williams Ave			
City	Auburn	County Lee	State AL	Zip Code 36830
Lender/Client	First Choice Loan Services			



Location Map

Borrower	Jason Wilcox			
Property Address	314 Williams Ave			
City	Auburn	County Lee	State AL	Zip Code 36830
Lender/Client	First Choice Loan Services			





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Parcel											
Delta Pin	:	3	7011								
Parcel No	o:	4	3 09 09	30	20	01 03	32.0	00			
Prop Add	r:	3	14 WIL	LIA	AMS	ST					
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Deed Info):	В	2483		P 00	0008	7	1	04-2	20-20	16
Plat Info:		В			Р			1)		
Neighbor	hood:	. A	UBUR	N							
Tax Distri	ct:	0:	2-Aub	urn	Ĺ						
Owner											
Name:			WILC	ox	JAS	ON F	8	AM.	ANDA	ΙE	
Address:			314 W	ILL	IAM	s st					
City, State	e, ZIF):	ABUB	UR	N, A	L 36	830)			
Values											
Land Tota	al:				T					\$12,0	00.00
Building 1	Total:									\$99,7	40.00
Appraise	d Valu	ie:							\$	111,7	40.00
Yrly Tax:								\$	550.7	2 for	2019
Sales H	istor	v		-	- Court						
SDate	е .	SPi	rice	Ty	уре	Rat	io	DE	look	DF	age
04-20-2	016	\$129	\$129,500		111		Y	2	483	-	00087
05-25-2	005	\$1	1,000	20	000		N	2275		0000622	
12-22-2	004	\$1	1,000	10	000		N	2266		6 0000828	
04-16-2	001	\$10	0,000		111		Y	2	206	000	00509
Building	1	Bldg-S	Sketch	,		-					
Bldg No	1	Туре	Yr Bu		Bas	se Are	ea	Ur	per A	rea	Story
1	111		1955		138	2		0			1
Bldg Ap	pend	lages									
App N			Code				rea	3	-	Adj-A	rea
FF.				_	ding	_					eo.a/li
	1	1+1					13	82			1382
	2	OP+1	0.2					40			8
	3	PATIC	107 (683)				_	42			4
	4	PC+1					_	40			48
		l.		-	_				l.		
Tax Hist	orv										
Tax Hist	_	1	Date	P	aid			Δ	mour	nt Pai	d

Tax Card - Page 2

Basic F	Parcel Land Bldg Imp	Sale
2016	11/11/2016	\$772.20
2017	11/22/2017	\$532.36
2018	11/17/2018	\$510.76

Subject Photo Page

Borrower	Jason Wilcox			
Property Address	314 Williams Ave			
City	Auburn	County Lee	State AL	Zip Code 36830
Lender/Client	First Choice Loan Services			

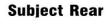


Subject Front

314 Williams Ave

Sales Price

Gross Living Area 1,393 Total Rooms 6 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; 7944 sf Site Quality Q4 64 Age





Subject Street



Photograph Addendum

Borrower	Jason Wilcox						
Property Address	314 Williams Ave						
City	Auburn	County	Lee	State AL	Zip Code	36830	
Lender/Client	First Choice Loan Services	77.20			***		





Front / Left Side

Front / Left Side





Electrical Meter

HVAC

Interior Photos

Borrower	Jason Wilcox				
Property Address	314 Williams Ave				
City	Auburn	County Lee	State AL	Zip Code 36830	
Landar/Client	First Chaica Loan Sarvices				





Kitchen Living Room





Bedroom Bedroom





Master Bedroom

Master Bathroom

Maly Middle Wilson

Serial# EDDFCA63
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Interior Photos

Borrower	Jason Wilcox			
Property Address	314 Williams Ave			
City	Auburn	County Lee	State AL	Zip Code 36830
Lender/Client	First Choice Loan Services			



Bathroom

Comparable Photo Page

Borrower	Jason Wilcox						
Property Address	314 Williams Ave						
City	Auburn	County Lee	State /	٩L	Zip Code	36830	
Lender/Client	First Choice Loan Services		73.				



Comparable 1

110 Pear Tree Rd

5.66 miles N Prox. to Subject Sale Price 168,500 Gross Living Area 1,176 Total Rooms 6 Total Bedrooms 3 **Total Bathrooms** 2.0 Location N;Res; N;Res; View Site 42012 sf Quality Q4 85 Age



Comparable 2

442 Sanders St

Prox. to Subject 0.19 miles E Sale Price 130,000 Gross Living Area 1,458 Total Rooms 6 Total Bedrooms 3 **Total Bathrooms** 2.0 Location N;Res; View N;Res; 18381 sf Site Quality Q5 Age 62



Comparable 3

1521 Emily Ave

Prox. to Subject 2.15 miles E Sale Price 142,000 Gross Living Area 1,488 Total Rooms 6 Total Bedrooms 3 **Total Bathrooms** 2.0 Location N;Res; A;RRTrack; View Site 11474 sf Quality Q4 Age 59

Comparable Photo Page

Borrower	Jason Wilcox							
Property Address	314 Williams Ave							
City	Auburn	County	Lee	State	AL	Zip Code	36830	
Lender/Client	First Choice Loan Services							



Comparable 4

352 Village Dr

Prox. to Subject 1.19 miles E Sale Price 185,000 Gross Living Area 1,170 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.1 Location N;Res; N;Res; View Site 9048 sf Quality Q4 58 Age

Comparable 5

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

FYDIDATION DATE:

R00956

09/30/2021



This is to certify that

Molly McLeod Wilson

qualifications required by the laws of the State of Alabama having given satifactory evidence of the necessary is licensed to transact business in Alabama as a

Certified Residential Real Property Appraiser

With all rights, privileges and obligations appurtenant thereto.

Isina Broader

Executive Director

00008267





LIA Administrators & Insurance Services APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number	
09/05/2019	AAI006927-05	AAI006927-04	

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

Item

1. Customer ID: 164905 Named Insured: WILSON APPRAISALS, LLC 1107 Deer Tract Road Opelika, AL 36801	
 Policy Period: From: 09/29/2019 To: 09/29/2020 12:01 A.M. Standard Time at the address stated in 1 above. 	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 04/14/2003	
5. Inception Date: 09/29/2015	
6. Limits of Liability: A. \$300,000 Each Claim B. \$1,000,000 Aggregate	
7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652	
8. Annual Premium: \$746.00	
9. Forms attached at issue: LIA002 (12/14) LIA AL (1	1/15) LIA012 (12/14)
This Declarations Page, together with the completed and signed Police the Policy shall constitute the contract between the Named Insured a	
09/05/2019	By Kilie
Date	Authorized Signature
LIA-001 (12/14)	Aspen American Insurance Company

Appraisal and Valuation Professional Liability Insurance Policy



Named Insured: WILSON APPRAISALS, LLC
Policy Number: AAI006927-05
Effective Date: 09/29/2019
Customer ID: 164905

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED APPRAISERS ENDORSEMENT

In consideration of the premium charged.	, it is agreed that Section IV.	DEFINITIONS (I)	'Insured" is	s amended to in	clude:
"Insured" means:					

The persons identified below, but only while acting on behalf of the Named Insured:

Name Coverage Principal/Owner,
Effective Date Appraiser or Trainee

Molly McLeod Wilson 09/29/2019 Principal/Owner

All other terms, conditions, and exclusions of this Policy remain unchanged.

Aspen American Insurance Company LIA012 (12/14)

Page 1 of 1

Mally Middle Wash

Serial# EDDFCA63
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FCLS Appraisal Certification Form

First Choice Loan Services Inc. (hereafter FCLS) certifies, to the best of its knowledge, the following is accurate regarding the completion of the attached appraisal for the property address of <u>314</u> **Williams Ave, Auburn AL, 36830**, FCLS Order Number **FCLS-2019-8501**.

Undue Influence Controls:

The appraiser was selected by FCLS using criteria based on the appraiser's qualifications, proximity to the subject property, and other factors determined by FCLS to ensure compliance with FHFA AIR and the appraisal engagement. The lender has had no influence in the selection of the appraiser. FCLS prohibits direct communication between the appraiser and the lender and requires the appraiser to report any such communication to the ASC Appraisal Complaint Hotline (877.739.0096). All communication between the lender and the appraiser is believed to have been conducted through FCLS Appraisal desk, and FCLS is not aware of any attempt by the lender to influence the value, opinion of market condition, or any other aspect of the appraisal.

Outside of a valid and complete executed purchase contract, no other information has been provided to the appraiser that might influence the value, opinion of market condition, or construction of the appraisal. Such prohibited data includes:

- The owners estimate of value and/or a target value estimate
- The purchase price (outside of a valid and complete executed purchase contract)
- The loan amount (outside of a valid and complete executed purchase contract)
- Comparable sales*
- The loan to value ratio (LTV) (outside of a valid and complete executed purchase contract)
- *Comparable sales cannot be sent as part of the initial order. As part of value reconsideration process, or QA process, FCLS may provide reasonable comparables to the appraiser for further appraisal review to ensure that the best available comparables have been used.

With the exception of the bona fide quality assurance review, and requirement of minimum standards for factual information, FCLS has made no attempt to influence the development or construction of the appraisal. Neither FCLS, and to the best of its knowledge, nor the lender have conditioned payment for services, or promise of future engagements on the appraised value, opinion of market condition, or other opinions expressed in the appraisal.

Appraiser Qualifications and Watch/Exclusionary List Process:

FCLS certifies the following, to the best of its knowledge:

- The appraiser's license/certification status was verified via ASC.gov
- The appraiser does not appear on the FNMA/FHLMA Exclusionary list

