

0012871

File # 0012871

Uniform Residential Appraisal Report

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

Property Address

207 Fern St

City

Knoxville

State

TN

Zip Code

37914-4722

Borrower

Todd Richards

Owner of Public Record

Todd Richards

County

Knox

Legal Description

lot 4, Block A, J.C. Whites 3rd Addition

Assessor's Parcel #

082D K 009

Tax Year

2007

R.E. Taxes \$

724.63

Neighborhood Name

East Knoxville

Map Reference

082D

Census Tract

0032.00

Occupant

☐ Owner

☒ Tenant

☐ Vacant

Special Assessments \$

0.00

☐ PUD

HOA \$

N/A

☐ per year

☐ per month

Property Rights Appraised

☒ Fee Simple

☐ Leasehold

☐ Other (describe)

Assignment Type

☐ Purchase Transaction

☒ Refinance Transaction

☐ Other (describe)

Lender/Client

Suntrust Bank, Inc

Address

700 East Hill Avenue Knoxville TN 37997

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?

☒ Yes

☐ No

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

As of 8/22/2008, the subject has a closed listing for \$42,000, DOM: 99, OLP: \$59,900. The property sale date as stated on Warranty Deed is 4/21/2008.

I ☐ did

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

n/a

Contract Price \$

n/a

Date of Contract

n/a

Is the property seller the owner of public record?

☐ Yes

☐ No

Data Source(s)

n/a

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?

☐ Yes

☐ No

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

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

Neighborhood Characteristics

Location

☐ Urban

☒ Suburban

☐ Rural

Built-Up

☐ Over 75%

☒ 25-75%

☐ Under 25%

Growth

☐ Rapid

☒ Stable

☐ Slow

One-Unit Housing Trends

Property Values

☐ Increasing

☒ Stable

☐ Declining

Demand/Supply

☐ Shortage

☒ In Balance

☐ Over Supply

Marketing Time

☐ Under 3 mths

☒ 3-6 mths

☐ Over 6 mths

One-Unit Housing

PRICE

AGE

\$(000)

(yrs)

10

Low

15

200

High

100

50-100

Pred.

50-80

Present Land Use %

One-Unit

80

%

2-4 Unit

%

Multi-Family

5

%

Commercial

10

%

Other

5

%

Neighborhood Boundaries

The subject is bounded by Interstate 40 to the north, Chilhowee Drive to the east, Brookes Avenue/McDonald Road, Martin Luther King, Jr. Avenue to the west.

Neighborhood Description

The subject property is located in an established residential neighborhood of East Knoxville. There is good access to employment, schools and shopping via Magnolia Avenue. There are competitive neighborhoods nearby. There are no apparent adverse factors that should affect marketability.

Market Conditions (including support for the above conclusions)

General market conditions in the subject neighborhood are stable. Typical sales of homes in this general area do not require sellers to offer sales or financing concessions. Supply and demand appear in balance with typical marketing times from 3 to 6 months. The local economy remains stable with low unemployment. Financing is available at affordable rates from local institutions.

Dimensions

50 x 150

Area

0.17 acres +/-

Shape

rectangular

View

suburban/avg

Specific Zoning Classification

R-1

Zoning Description

Low Density Residential District

Zoning Compliance

☒ Legal

☐ Legal Nonconforming (Grandfathered Use)

☐ No Zoning

☐ Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?

☒ Yes

☐ No

If No, describe.

Utilities

Public

Other (describe)

Electricity

☒

☐

Gas

☒

☐

Public

Other (describe)

Water

☒

☐

Sanitary Sewer

☒

☐

Off-site Improvements-Type

Public

Private

Street

asphalt

☒

☐

Alley

☐

☐

FEMA Special Flood Hazard Area

☐ Yes

☒ No

FEMA Flood Zone

X

FEMA Map #

47093C0301F

FEMA Map Date

5/2/2007

Are the utilities and off-site improvements typical for the market area?

☒ Yes

☐ No

If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?

☐ Yes

☒ No

If Yes, describe.

No adverse easements or encroachments observed. Typical building setback lines and utility easements are assumed.

General Description

Units

☒ One

☐ One with Accessory Unit

of Stories

1 1/2

Type

☒ Det.

☐ Att.

☐ S-Det./End Unit

☒ Existing

☐ Proposed

☐ Under Const.

Design (Style)

1 1/2 story

Year Built

1930

Effective Age (Yrs)

30

Foundation

☐ Concrete Slab

☐ Crawl Space

☒ Full Basement

☐ Partial Basement

Basement Area

1,043

sq. ft.

Basement Finish

none

%

☐ Outside Entry/Exit

☐ Sump Pump

Evidence of

☐ Infestation

☐ Dampness

☐ Settlement

Exterior Description

Foundation Walls

brick/avg

Exterior Walls

brick/avg

Roof Surface

comp shingle/avg

Gutters & Downspouts

aluminum/avg

Window Type

vinyl clad/avg

Storm Sash/Insulated

no/yes

Screens

yes

Interior

Floors

hdwd/cpt/vin/avg

Walls

drywall/plaster/avg

Trim/Finish

wood/paint/avg

Bath Floor

vinyl/avg

Bath Wainscot

fiberglass/avg

Attic

☐ None

☐ Drop Stair

☐ Stairs

☐ Floor

☒ Scuttle

☐ Finished

☐ Heated

Heating

☒ FWA

☐ HWBB

☐ Radiant

☐ Other

Fuel gas

Cooling

☒ Central Air Conditioning

☐ Individual

☐ Other

Amenities

☐ WoodStove(s) #

☒ Fireplace(s) #

1

☒ Fence

☐ Patio/Deck

☒ Porch

☐ Pool

☐ Other

Driveway Surface

asphalt

☒ Garage

of Cars

1

☐ Carport

of Cars

☐ Att.

☒ Det

☐ Built-in

Appliances

☐ Refrigerator

☒ Range/Oven

☒ Dishwasher

☐ Disposal

☒ Microwave

☐ Washer/Dryer

☒ Other (describe)

fan hood

Finished area above grade contains:

8

Rooms

5

Bedrooms

2

Bath(s)

1,956

Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.)

The subject property has insulated windows, ceiling fans, , tile flooring in baths

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).

See attached addenda.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?

☐ Yes

☒ No

If Yes, describe

No adverse environmental conditions were observed however the appraiser is not an expert in this technical field. Due to age of dwelling (construction pre-1978), the possibility of lead paint hazard exists.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?

☒ Yes

☐ No

If No, describe

Freddie Mac Form 70 March 2005

Page 1 of 6
AI Ready

Fannie Mae Form 1004 March 2005

Uniform Residential Appraisal Report

0012871
File # 0012871

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 85,000 to \$ 125,000
There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 85,000 to \$ 125,000

| FEATURE | | SUBJECT | | | COMPARABLE SALE # 1 | | | | COMPARABLE SALE # 2 | | | | COMPARABLE SALE # 3 | | | |
|------------------------------------|--|--------------------------------------|--------|-------|--|--------|-------|--------|---|--------|-------|--|--|--------|-------|------|
| Address | | 207 Fern St Knoxville, TN 37914-4 | | | 3905 Alma Avenue Knoxville | | | | 2862 Woodbine Avenue Knoxville | | | | 4400 Norwalk Avenue Knoxville | | | |
| Proximity to Subject | | | | | 0.24 miles | | | | 1.02 miles | | | | 0.78 miles | | | |
| Sale Price | | \$ n/a | | | \$ 89,900 | | | | \$ 99,900 | | | | \$ 115,900 | | | |
| Sale Price/Gross Liv. Area | | \$ sq.ft. | | | \$ 48.73 sq.ft. | | | | \$ 53.74 sq.ft. | | | | \$ 57.95 sq.ft. | | | |
| Data Source(s) | | | | | Instr. No.: 200709100021858 | | | | knox mls#554169 | | | | knox mls#558396 | | | |
| Verification Source(s) | | | | | courthouse records | | | | courthouse records | | | | courthouse records | | | |
| VALUE ADJUSTMENTS | | DESCRIPTION | | | DESCRIPTION + (-) \$ Adjustment | | | | DESCRIPTION + (-) \$ Adjustment | | | | DESCRIPTION + (-) \$ Adjustment | | | |
| Sale or Financing Concessions | | | | | none known | | | | none known | | | | none known | | | |
| | | | | | conventional | | | | conventional | | | | conventional | | | |
| Date of Sale/Time | | | | | 8/31/2007 | | | | 9/7/2007 | | | | 2/20/2008 | | | |
| Location | | suburban/ | | | suburban | | | | suburban | | | | suburban | | | |
| Leasehold/Fee Simple | | Fee Simple | | | fee simple | | | | fee simple | | | | fee simple | | | |
| Site | | 0.17 acres +/- | | | 0.33 ac/sim val | | | | 0.16 ac/sim val | | | | 0.18 ac/sim val | | | |
| View | | suburban | | | suburban | | | | suburban | | | | suburban | | | |
| Design (Style) | | 1 1/2 story | | | 1 1/2 story | | | | 1 1/2 story | | | | 2 story | | | |
| Quality of Construction | | brick/avg | | | siding/avg | | | | brick/avg | | | | brick/avg | | | |
| Actual Age | | a78/e30 | | | a68/e30 | | | | a67/e30 | | | | a47/e20 | | | |
| Condition | | average | | | average | | | | average | | | | average | | | |
| Above Grade | | Total | Bdrms. | Baths | Total | Bdrms. | Baths | | Total | Bdrms. | Baths | | Total | Bdrms. | Baths | |
| Room Count | | 8 | 5 | 2 | 6 | 3 | 1 | +1,500 | 6 | 3 | 2 | | 7 | 3 | 1.5 | +750 |
| Gross Living Area | | 1,956 sq.ft. | | | 1,845 sq.ft. | | | | 1,859 sq.ft. | | | | 2,000 sq.ft. | | | |
| Basement & Finished | | 1043 unfinished | | | none unfinished | | | | 1429 unfinished | | | | none unfinished | | | |
| Rooms Below Grade | | none finished | | | none finished | | | | none finished | | | | none finished | | | |
| Functional Utility | | average | | | average | | | | average | | | | average | | | |
| Heating/Cooling | | cent/cent | | | cent/cent | | | | cent/cent | | | | cent/cent | | | |
| Energy Efficient Items | | normal | | | normal | | | | normal | | | | normal | | | |
| Garage/Carport | | g-1-d | | | g-1-d | | | | none noted | | | | none noted | | | |
| Porch/Patio/Deck | | cov porch | | | porch,patio | | | | porch,patio | | | | porch, deck | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Net Adjustment (Total) | | | | | + - \$ 6,220 | | | | + - \$ 2,000 | | | | + - \$ 4,750 | | | |
| Adjusted Sale Price of Comparables | | | | | Net Adj. 6.9 % Gross Adj. 6.9 % \$ 96,120 | | | | Net Adj. 2.0 % Gross Adj. 2.0 % \$ 101,900 | | | | Net Adj. 4.1 % Gross Adj. 13.2 % \$ 111,150 | | | |

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

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) courthouse records
My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) courthouse records

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

| ITEM | SUBJECT | COMPARABLE SALE #1 | COMPARABLE SALE #2 | COMPARABLE SALE #3 |
|----------------------------------|----------------------|--------------------|--------------------|--------------------|
| Date of Prior Sale/Transfer | see attached addenda | no sale in | no sale in | no sale in |
| Price of Prior Sale/Transfer | see attached addenda | prior one year | prior one year | prior one year |
| Data Source(s) | courthouse records | courthouse records | courthouse records | courthouse records |
| Effective Date of Data Source(s) | 8/22/2008 | 8/22/2008 | 8/22/2008 | 8/22/2008 |

Analysis of prior sale or transfer history of the subject property and comparable sales
See attached addenda.

Summary of Sales Comparison Approach
See attached addenda.

Indicated Value by Sales Comparison Approach \$ 100,000

Indicated Value by: Sales Comparison Approach \$ 100,000 Cost Approach (if developed) \$ Income Approach (if developed) \$ 104,000
The sales comparison approach is relied on. The cost approach is not applicable due to the age of improvements. The income approach is applicable as the subject is currently rented. Most weight is given to the sales comparison approach and the income approach is given supportive consideration.
This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:
See attached appraiser's certification and statement of limiting conditions.
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 100,000 as of 5/28/2008 , which is the date of inspection and the effective date of this appraisal.

ADDITIONAL
COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)
Site value is calculated based on recent lot sales for similar sized lots in the area.

COST
APPROACH

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Marshall and Swift Residential Cost Estimator

Quality rating from cost service average Effective date of cost data 05/2008

Comments on Cost Approach (gross living area calculations, depreciation, etc.)
Site value is based on recent land sales in the area. Due to the age of the subject, the cost approach is not considered a reliable indicator of value and is not developed.

Estimated Remaining Economic Life (HUD and VA only) 35 Years

OPINION OF SITE VALUE = \$ 15,000

Dwelling Sq. Ft. @ \$ = \$
..... Sq. Ft. @ \$ = \$
..... = \$

Garage/Carport Sq. Ft. @ \$ = \$

Total Estimate of Cost-New = \$

Less Physical Functional External
Depreciation = \$ (.....)

Depreciated Cost of Improvements = \$

"As-is" Value of Site Improvements = \$

Indicated Value by Cost Approach = \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 800 X Gross Rent Multiplier 130 = \$ 104,000 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)
The income approach is given equal consideration in the final opinion of value. Gross rent multiplies range from 125-145 for comparable properties.

PROJECT INFORMATION FOR PUDs (if applicable)

PUD
INFORMATION

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.
.....

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

Describe common elements and recreational facilities
.....

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPRAISER

Signature

Mark Broussard

Name

Mark Broussard

Company Name

Advanced Appraisal Services

Company Address

PO Box 11373 Knoxville, TN 37939

Telephone Number

865-588-4008

Email Address

mbroussard@knoxvilleappraisal.com

Date of Signature and Report

5/28/2008

Effective Date of Appraisal

5/28/2008

State Certification #

CG-2911

or State License #

or Other (describe)

State #

State

TN

Expiration Date of Certification or License

4/30/2009

ADDRESS OF PROPERTY APPRAISED

207 Fern St

KnoxvilleTN37914-4722

APPRAISED VALUE OF SUBJECT PROPERTY \$

100,000

LENDER/CLIENT

Name

Company Name

Suntrust Bank, Inc

Company Address

700 East Hill Avenue

KnoxvilleTN37997

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection

☐ Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection

Uniform Residential Appraisal Report

0012871

File # 0012871

| S A L E C O M P A R I S O N A P P R O A C H | FEATURE | | | SUBJECT | | | COMPARABLE SALE # 4 | | | | COMPARABLE SALE # 5 | | | | COMPARABLE SALE # 6 | | | |
|--|---------------------------------------|--|--------------------------------------|-----------------|--------|--|----------------------------------|------------|---------------------|---|---------------------|--------|---------------------|---|---------------------|--------|---------------------|---|
| | Address | | 207 Fern St Knoxville, TN 37914-4 | | | | 1940 McCalla Avenue Knoxville | | | | | | | | | | | |
| | Proximity to Subject | | | | | | 2.09 miles | | | | | | | | | | | |
| | Sale Price | | | \$ n/a | | | | | \$ 119,900 | | | | \$ | | | | \$ | |
| | Sale Price/Gross Liv. Area | | | \$ sq.ft. | | | \$ 49.04 sq.ft. | | | | \$ sq.ft. | | | | \$ sq.ft. | | | |
| | Data Source(s) | | | | | | knox mls#586360 | | | | | | | | | | | |
| | Verification Source(s) | | | | | | Instr. No.: 200709100021858 | | | | | | | | | | | |
| | VALUE ADJUSTMENTS | | | DESCRIPTION | | | DESCRIPTION | | + (-) \$ Adjustment | | DESCRIPTION | | + (-) \$ Adjustment | | DESCRIPTION | | + (-) \$ Adjustment | |
| | Sale or Financing | | | | | | none known | | | | | | | | | | | |
| | Concessions | | | | | | conventional | | | | | | | | | | | |
| | Date of Sale/Time | | | | | | 12/27/2007 | | | | | | | | | | | |
| | Location | | | suburban/ | | | suburban | | | | | | | | | | | |
| | Leasehold/Fee Simple | | | Fee Simple | | | fee simple | | | | | | | | | | | |
| | Site | | | 0.17 acres +/- | | | 0.17 ac/sim val | | | | | | | | | | | |
| | View | | | suburban | | | suburban | | | | | | | | | | | |
| | Design (Style) | | | 1 1/2 story | | | 1 1/2 story | | | | | | | | | | | |
| | Quality of Construction | | | brick/avg | | | siding/avg | | | | | | | | | | | |
| | Actual Age | | | a78/e30 | | | a68/e25 | | -5,000 | | | | | | | | | |
| | Condition | | | average | | | average | | | | | | | | | | | |
| | Above Grade | | | Total | Bdrms. | Baths | Total | Bdrms. | Baths | | Total | Bdrms. | Baths | | Total | Bdrms. | Baths | |
| | Room Count | | | 8 | 5 | 2 | 9 | 5 | 3 | -1,500 | | | | | | | | |
| | Gross Living Area | | | 1,956 sq.ft. | | | 2,445 sq.ft. | | | -9,780 | sq.ft. | | | 0 | sq.ft. | | | 0 |
| | Basement & Finished Rooms Below Grade | | | 1043 unfinished | | | 1771 unfinished | | -2,500 | | | | | | | | | |
| | Functional Utility | | | average | | | average | | | | | | | | | | | |
| | Heating/Cooling | | | cent/cent | | | cent/cent | | | | | | | | | | | |
| | Energy Efficient Items | | | normal | | | normal | | | | | | | | | | | |
| Garage/Carport | | | g-1-d | | | none | | +2,000 | | | | | | | | | | |
| Porch/Patio/Deck | | | cov porch | | | porch | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| Net Adjustment (Total) | | | | | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | | \$ 16,780 | | <input type="checkbox"/> + <input type="checkbox"/> - | | \$ | | <input type="checkbox"/> + <input type="checkbox"/> - | | \$ | | |
| Adjusted Sale Price of Comparables | | | | | | Net Adj. 14.0 % | | \$ 103,120 | | Net Adj. % | | \$ | | Net Adj. % | | \$ | | |
| | | | | | | Gross Adj. 17.3 % | | \$ | | Gross Adj. % | | \$ | | Gross Adj. % | | \$ | | |

Summary of Sales Comparison Approach

| ITEM | SUBJECT | COMPARABLE SALE #4 | COMPARABLE SALE #5 | COMPARABLE SALE #6 |
|----------------------------------|----------------------|--------------------|--------------------|--------------------|
| Date of Prior Sale/Transfer | see attached addenda | 11/9/2007 | | |
| Price of Prior Sale/Transfer | see attached addenda | 110,000 | | |
| Data Source(s) | courthouse records | courthouse records | | |
| Effective Date of Data Source(s) | 8/22/2008 | 8/22/2008 | | |

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

The image shows a full-page view of a document template. On the far left, there is a narrow vertical gray sidebar. Inside this sidebar, the words "ANALYSIS" and "COMMENTS" are stacked vertically, separated by a forward slash "/". The rest of the page is a large, empty white rectangle.

TEXT ADDENDUM

File No. 0012871

| | | | | | |
|------------------|--------------------|--------|------|-------|------------------------|
| Borrower/Client | Todd Richards | | | | |
| Property Address | 207 Fern St | | | | |
| City | Knoxville | County | Knox | State | TN Zip Code 37914-4722 |
| Lender | Suntrust Bank, Inc | | | | |

General Text Addendum

* URAR : Condition of Improvements

Older, average quality construction in above average condition for its age. The floor plan is adequate and the quality of construction is typical for the area so no functional depreciation exists. No negative neighborhood influences were observed so no external depreciation exists. The subject has been renovated by the owner including new kitchen cabinets, tile in downstairs bath, interior paint, resulting in a newer effective age than actual age.

* URAR : Sales Comparison Analysis - Prior Sale or Transfer History Analysis

According to public records, the subject has transferred four times in the past three years. The subject transferred ownership to James F. Johnson from David B. Mosby via Warranty Deed (Instr No: 200607240006539) dated 6/15/2006 for a recorded consideration of \$89,000.

Being the same property conveyed to Saxon Mortgage Services, Inc. from Priority Trustee Services of TN, LLC via Substitute Trustee's Deed (Instr No: 200707190005805 and re-recorded in Instr No: 200708230017020) dated 7/5/2007 for a recorded consideration of \$59,415.
Being the same property conveyed to Consumer Solutions REO, LLC from Saxon Mortgage Services, Inc. via Quitclaim Deed (Instr No: 200804240079447) dated 8/29/2007. No consideration was recorded.

Being the same property conveyed to Todd Richards et ux, Karen from Consumer Solutions REO, LLC via Special Warranty Deed (Instr No: 200804240079448) dated 4/21/2008 for a recorded consideration of \$42,000.

Due to the distressed nature of the previous foreclosure transfer and the improvements made to the subject property by the current owner, the previous transactions are not considered in the current opinion of value.

Sale 4 transferred ownership on 11/9/2007 for a recorded consideration of \$110,000.

* URAR : Sales Comparison Comments

All four comparables are located in the same east Knoxville market area as the subject. All sales are old style residential dwellings common in the neighborhood. Sales 1-3 are located within one mile in close proximity to the subject. These sales have 3 bedrooms but this factor does not have a negative affect on marketability and no adjustments are made. Sale 4 is located more than one mile distance from the subject and is included to demonstrate marketability of a similar old style dwelling with a 5 bedroom count.

All four comparables have undergone similar improvements as the subject and therefore exhibit similar or slightly newer effective ages. An analysis of residential sales over the past 12 months in the East Knoxville market revealed stable to slightly increasing property values. Sale 3 occurred within 6 months of the effective date of this appraisal. Due to lack of activity of sales of older homes in condition similar to the subject, sales over six months old are used. However, due to market conditions in the neighborhood, these sales are sufficiently recent to give a good indication of current market value due to stable market conditions in the subject market over the past one year. Adjustments were made to reflect typical market reaction to differences in effective age, bath count, GLA, basement (cellar) space), and car storage. All adjustments made to the comparables were derived utilizing paired sales data analysis of comparable properties to the subject in the past two years sales data.

Considering the overall condition and market appeal of the subject, an opinion of value tending toward the middle of the indicated range of adjusted sales is reasonable. A final opinion of value of \$100,000 is concluded.

FIRREA / USPAP ADDENDUM

Borrower Todd Richards

Property Address 207 Fern St

City KnoxvilleCounty KnoxState TNZip Code 37914-4722

Lender/Client Suntrust Bank, Inc

Purpose

** SEE ADDITIONAL FIELD TEXT ADDENDA **

Scope

** SEE ADDITIONAL FIELD TEXT ADDENDA **

Intended Use / Intended User

The client named in this report is the sole intended user. The intended use is for determining fair market value. The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for valuation purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

History of Property

Current listing information:
As of 5/28/2008, the subject has a pending listing for \$49,900 where it has been on the market for 26 days.

Prior sale:
See attached addenda.

Exposure Time / Marketing Time

** SEE ADDITIONAL FIELD TEXT ADDENDA **

Personal (non-realty) Transfers

No personal property is considered in the valuation process.


Additional Comments

** SEE ADDITIONAL FIELD TEXT ADDENDA **

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.

2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.



Appraiser(s): Mark Broussard

Supervisory Appraiser(s):

Effective date/ Report date: 5/28/2008

Effective date/ Report date:

ADDITIONAL FIELD TEXT

File No. 0012871

| | | | | | | | |
|------------------|--------------------|--------|------|-------|----|----------|------------|
| Borrower/Client | Todd Richards | | | | | | |
| Property Address | 207 Fern St | | | | | | |
| City | Knoxville | County | Knox | State | TN | Zip Code | 37914-4722 |
| Lender | Suntrust Bank, Inc | | | | | | |

ADDITIONAL COMMENTS

This appraiser is not a home inspector nor was a "home inspection" performed where components and the structure of the home are evaluated or tested. I certify, to the best of my knowledge & belief:
The statements of fact contained in this report are true & correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions and conclusions. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved, unless otherwise stated within the report. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. No one provided significant professional assistance to the person signing this report.

PURPOSE OF APPRAISAL

To develop an opinion of value of the subject property to determine fair market value.. The client named in the report is the intended user & sole client of Advanced Appraisal Services regardless of who paid for the appraisal. This report may not be appropriate for any other use.

APPRAISAL SCOPE

The scope and valuation process may be insufficient for uses other than the intended purpose (determine fair market value). The appraiser has made an inspection of the subject property & neighborhood. The process of developing an opinion of value includes three approaches to value unless otherwise noted in this report. The market information used in this report is based on market information obtained from public records and local multiple listing services. These data sources are deemed reliable however are not guaranteed. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included nor used as a basis for the value conclusions. The extent of analysis applied to this assignment may be further imparted within the report, the Appraisers Certification and any other statement of limiting conditions when applicable.

MARKETING TIME COMMENTS

A reasonable marketing time based on marketing conditions pertinent to the appraisal assignment is 90-120 days.

INVOICE

File No. 0012871

Invoice #0012871

Invoice Date8/21/2008

Fee450.00

Due Date

Lender or Client: Suntrust Bank, Inc

700 East Hill Avenue

4th Floor Knoxville, TN 37997

Borrower: Todd Richards

207 Fern St

KnoxvilleTN37914-4722

| Item | Cost |
|------------------|--------|
| Full Appraisal | 350.00 |
| Rent Schedule | 100.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Total Amount Due | 450.00 |

Terms

Please remit payment to: Chris Skalet

Advanced Appraisal Services

P.O. Box 11373 Knoxville, TN 37939

Thank you

Single Family Comparable Rent Schedule

File No. 0012871

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

File No.

| ITEM | SUBJECT | COMPARABLE No. 1 | | | COMPARABLE No. 2 | | | COMPARABLE No. 3 | | |
|-------------------------------|-----------------------------------|--|--------|------------|--|--------|------------|---|--------|------------|
| Address | 207 Fern St Knoxville, TN 3791 | 2923 Linden Avenue Knoxville | | | 2122 Seminole Avenue Knoxville | | | 4310 Mansion Avenue Knoxville | | |
| Proximity to Subject | | 0.82 miles | | | 2.09 miles | | | 0.63 miles | | |
| Date Lease Begins | | yearly | | | yearly | | | yearly | | |
| Date Lease Expires | | yearly | | | yearly | | | yearly | | |
| Monthly Rental | If Currently Rented: \$ 800 | \$ 650 | | | \$ 650 | | | \$ 680 | | |
| Less Utilities | | | | | | | | | | |
| Furniture | \$ | \$ | | | \$ | | | \$ | | |
| Adjusted Monthly Rent | \$ 800 | \$ 650 | | | \$ 650 | | | \$ 680 | | |
| Data Source | inspection courthouse rec | personal inspection courthouse records | | | personal inspection courthouse records | | | personal inspection courthouse records | | |
| RENT ADJUSTMENTS | DESCRIPTION | DESCRIPTION | | +(-) \$Adj | DESCRIPTION | | +(-) \$Adj | DESCRIPTION | | +(-) \$Adj |
| Rent | | none known | | | none known | | | none known | | |
| Concessions | | | | | | | | | | |
| Location/ View | suburban/ suburban | suburban/ residential nborhd | | | suburban/ residential nborhd | | | suburban/ residential nborhd | | |
| Design and Appeal | 1 1/2 story average | ranch average | | | ranch average | | | ranch average | | |
| Age/Condition | a78/e30 average | a68/e30 average | | | a55/e30 average | | | a68/e30 average | | |
| Above Grade Room Count | Total Bdrms Baths 8 5 2 | Total Bdrms Baths 5 3 1 | | +200 | Total Bdrms Baths 6 3 1 | | +200 | Total Bdrms Baths 8 5 2 | | |
| | 1,956 Sq Ft | 1,400 Sq Ft | | | 1,414 Sq Ft | | | 1,414 Sq Ft | | |
| Other (e.g , basement, etc) | 1043 unfinished none finished | none unfinished none finished | | | none unfinished none finished | | | none unfinished none finished | | |
| Other | | | | | | | | | | |
| Net Adj (total) | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 200 | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 200 | | <input type="checkbox"/> + <input type="checkbox"/> - | \$ | |
| Indicated Monthly Market Rent | | % Net % Grs | \$ 850 | | % Net % Grs | \$ 850 | | % Net % Grs | \$ 680 | |

Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property)

** SEE ADDITIONAL FIELD TEXT ADDENDA **

Final Reconciliation of Market Rent.

The final opinion of rent is estimated to be \$800 based on the above comparable rental data.

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 5/28/2008 20 TO BE \$ 800.00

APPRaiser: Mark Broussard

Signature
Name Mark Broussard
Date Property Inspected Report Signed 5/28/2008
State Certification or License # CG-2911 State TN

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature ☐ Did ☐ Did not
Name Inspect property
Date Property Inspected Report Signed
State Certification or License # State

ADDITIONAL FIELD TEXT

File No. 0012871

| | | | | | | | |
|------------------|--|--------|--|-------|--|----------|--|
| Borrower/Client | | | | | | | |
| Property Address | | | | | | | |
| City | | County | | State | | Zip Code | |
| Lender | | | | | | | |

COMMENTS ON RENT SCHEDULE

The above rentals are all located in the same East Knoxville market area as the subject property. Sale 3 is located more than one mile distance from the subject and is included due to it having 5 bedrooms, similar to the subject. Adjustments were made to comparable Sales 1 and 1 and 2 due to these homes having 3 bedrooms compared to the subject property with 5 bedrooms. Rents tend to be stable and there are typically no concessions offered for rentals. Rents for older, ranch style homes of this size with this number of bedrooms typically range from \$700 to \$900 in the market area.

| | | | | | | | | | | | | | | | | | | | |
|-----------------------------|--|--|--|--------------------|--|----------|---------|---------------|--|------|--|-------|--|----|--|----------|--|------------|--|
| SUBJECT PHOTOGRAPH ADDENDUM | | | | | | File No. | 0012871 | | | | | | | | | | | | |
| Borrower/Client | | | | | | | | Todd Richards | | | | | | | | | | | |
| Property Address | | | | | | | | 207 Fern St | | | | | | | | | | | |
| City | | | | Knoxville | | | | County | | Knox | | State | | TN | | Zip Code | | 37914-4722 | |
| Lender | | | | Suntrust Bank, Inc | | | | | | | | | | | | | | | |



FRONT OF
SUBJECT PROPERTY



REAR OF
SUBJECT PROPERTY



STREET SCENE

ADDITIONAL PHOTOGRAPH ADDENDUM

File No. 0012871

| | | | | | |
|------------------|--------------------|--------|------|----------|------------|
| Borrower/Client | Todd Richards | | | | |
| Property Address | 207 Fern St | | | | |
| City | Knoxville | County | Knox | State | TN |
| | | | | Zip Code | 37914-4722 |
| Lender | Suntrust Bank, Inc | | | | |



| |
|---------|
| Kitchen |
| |
| |
| |
| |



| |
|--------|
| Dining |
| |
| |
| |
| |



| |
|-------------|
| Living Room |
| |
| |
| |
| |

ADDITIONAL PHOTOGRAPH ADDENDUM

File No. 0012871

| | | | | | |
|------------------|--------------------|--------|------|----------|------------|
| Borrower/Client | Todd Richards | | | | |
| Property Address | 207 Fern St | | | | |
| City | Knoxville | County | Knox | State | TN |
| | | | | Zip Code | 37914-4722 |
| Lender | Suntrust Bank, Inc | | | | |



| |
|---------|
| Bedroom |
| |
| |
| |
| |
| |



| |
|------|
| Bath |
| |
| |
| |
| |
| |



| |
|---------|
| Bedroom |
| |
| |
| |
| |
| |

ADDITIONAL PHOTOGRAPH ADDENDUM

File No. 0012871

| | | | | | |
|------------------|--------------------|--------|------|----------|------------|
| Borrower/Client | Todd Richards | | | | |
| Property Address | 207 Fern St | | | | |
| City | Knoxville | County | Knox | State | TN |
| | | | | Zip Code | 37914-4722 |
| Lender | Suntrust Bank, Inc | | | | |



| |
|---------|
| Bedroom |
| |
| |
| |
| |
| |



| |
|------|
| Bath |
| |
| |
| |
| |
| |



| |
|---------|
| Bedroom |
| |
| |
| |
| |
| |

ADDITIONAL PHOTOGRAPH ADDENDUM

File No. 0012871

| | | | | | |
|------------------|--------------------|--------|------|----------|------------|
| Borrower/Client | Todd Richards | | | | |
| Property Address | 207 Fern St | | | | |
| City | Knoxville | County | Knox | State | TN |
| | | | | Zip Code | 37914-4722 |
| Lender | Suntrust Bank, Inc | | | | |



| |
|---------|
| Bedroom |
| |
| |
| |
| |
| |



| |
|----------|
| Basement |
| |
| |
| |
| |
| |



| |
|--------|
| Garage |
| |
| |
| |
| |
| |

| | | | | | |
|---------------------------------|--|-----------|--------|---------------|------------|
| COMPARABLES PHOTOGRAPH ADDENDUM | | | | | |
| (Comps 1-3) | | | | | |
| Borrower/Client | | | | Todd Richards | |
| Property Address | | | | | |
| 207 Fern St | | | | | |
| City | | Knoxville | County | Knox | State |
| | | | | TN | Zip Code |
| | | | | | 37914-4722 |
| Lender | | | | | |
| Suntrust Bank, Inc | | | | | |



| |
|------------------|
| Comparable Sale |
| 3905 Alma Avenue |
| Knoxville |
| Date of Sale: |
| 8/31/2007 |
| Sale Price: |
| 89,900 |
| Sq. Ft. : |
| 1,845 |
| \$ / Sq. Ft.: |
| 48.73 |



| |
|------------------|
| Comparable Sale |
| 2862 Woodbine Av |
| Knoxville |
| Date of Sale: |
| 9/7/2007 |
| Sale Price: |
| 99,900 |
| Sq. Ft. : |
| 1,859 |
| \$ / Sq. Ft.: |
| 53.74 |



| |
|-------------------|
| Comparable Sale |
| 4400 Norwalk Aven |
| Knoxville |
| Date of Sale: |
| 2/20/2008 |
| Sale Price: |
| 115,900 |
| Sq. Ft. : |
| 2,000 |
| \$ / Sq. Ft.: |
| 57.95 |

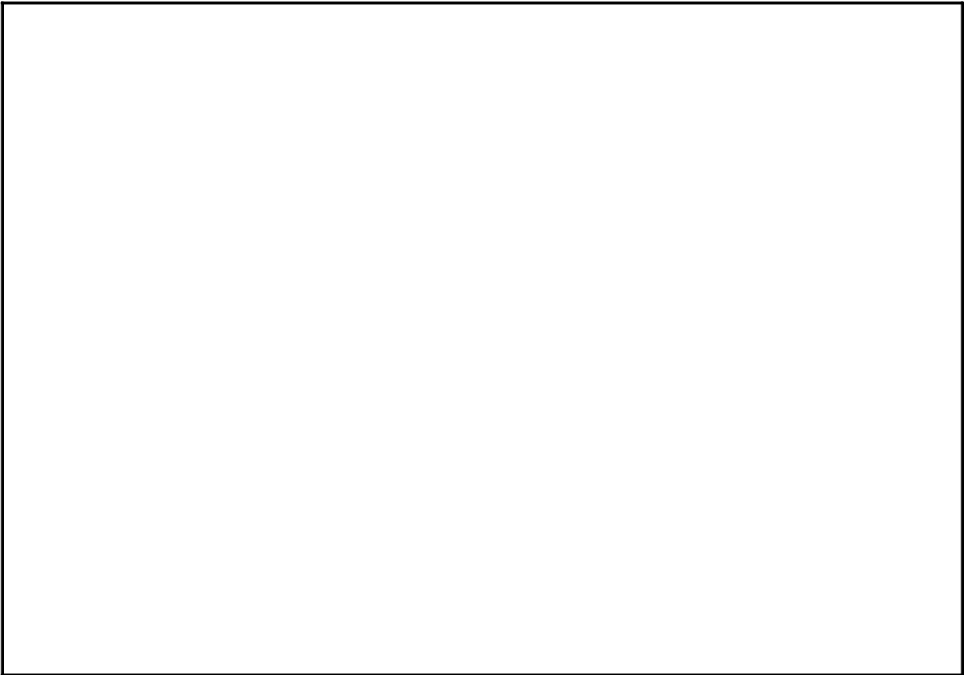
COMPARABLES PHOTOGRAPH ADDENDUM
(Comps 4-6)

File No. 0012871

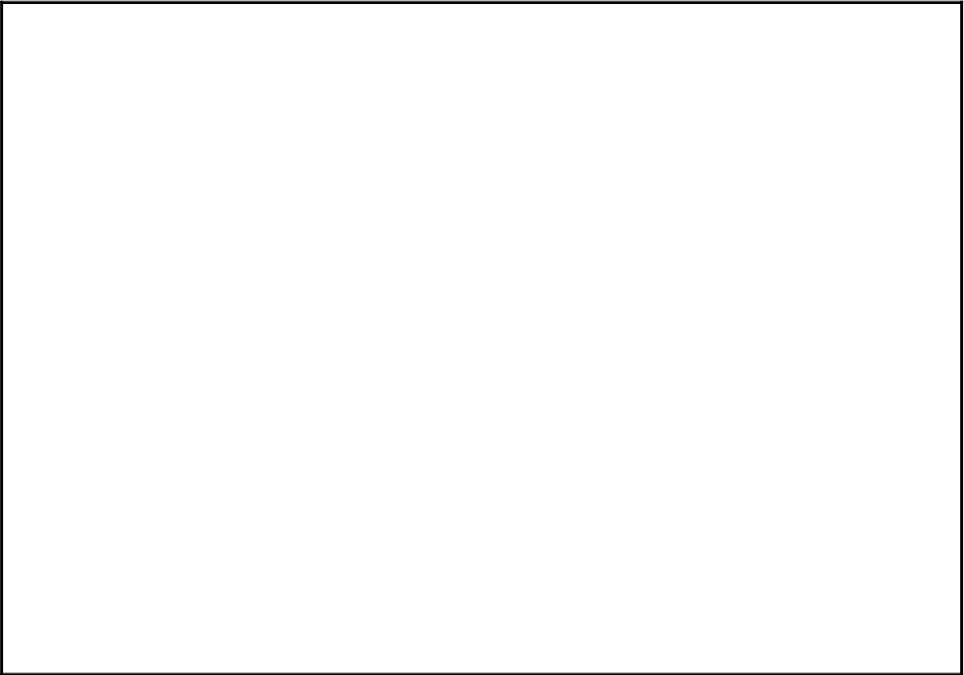
| | | | | | |
|------------------|--------------------|--------|------|----------|------------|
| Borrower/Client | Todd Richards | | | | |
| Property Address | 207 Fern St | | | | |
| City | Knoxville | County | Knox | State | TN |
| | | | | Zip Code | 37914-4722 |
| Lender | Suntrust Bank, Inc | | | | |



| | |
|-------------------|------------|
| Comparable Sale | |
| 1940 McCalla Aven | |
| Knoxville | |
| Date of Sale: | 12/27/2007 |
| Sale Price: | 119,900 |
| Sq. Ft. : | 2,445 |
| \$ / Sq. Ft.: | 49.04 |



| | |
|-----------------|--|
| Comparable Sale | |
| | |
| | |
| Date of Sale: | |
| Sale Price: | |
| Sq. Ft. : | |
| \$ / Sq. Ft.: | |



| | |
|-----------------|--|
| Comparable Sale | |
| | |
| | |
| Date of Sale: | |
| Sale Price: | |
| Sq. Ft. : | |
| \$ / Sq. Ft.: | |

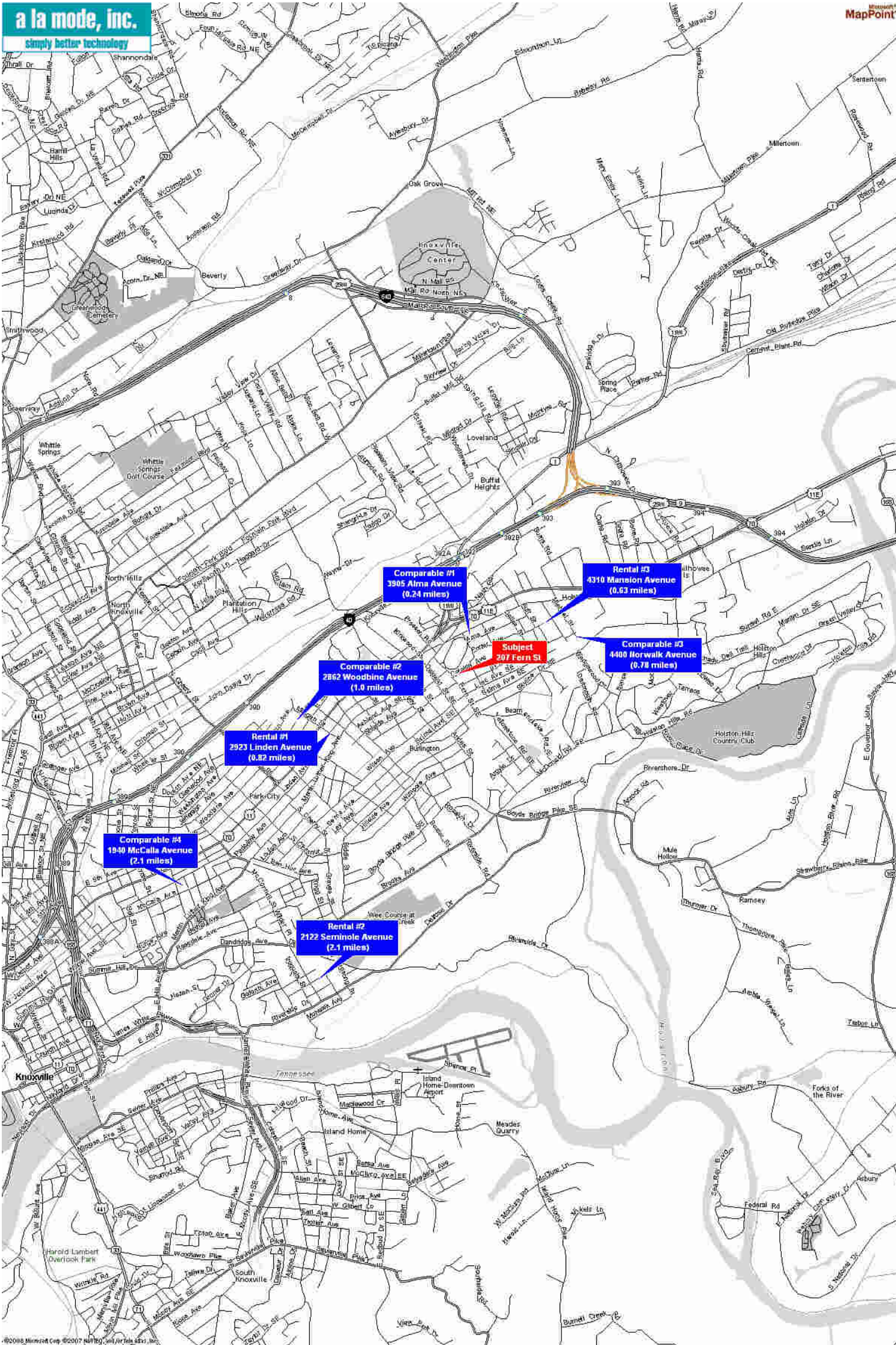
LOCATION MAP ADDENDUM

File No. 0012871

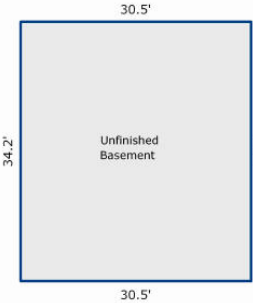
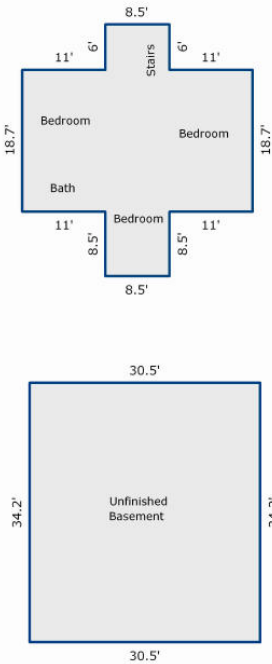
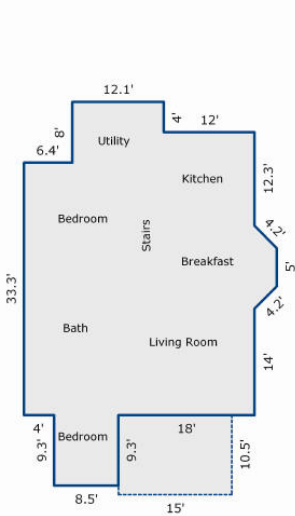
| | | | | | |
|------------------|--------------------|--------|------|----------|------------|
| Borrower/Client | Todd Richards | | | | |
| Property Address | 207 Fern St | | | | |
| City | Knoxville | County | Knox | State | TN |
| | | | | Zip Code | 37914-4722 |
| Lender | Suntrust Bank, Inc | | | | |

a la mode, inc.
simply better technology

MapPoint



| | | | |
|------------------|-----------|--------------------|------------|
| Borrower/Client | | Todd Richards | |
| Property Address | | 207 Fern St | |
| City | Knoxville | County | Knox |
| | | State | TN |
| | | Zip Code | 37914-4722 |
| Lender | | Suntrust Bank, Inc | |



Sketch by Apex Medina™

Comments:

| AREA CALCULATIONS SUMMARY | | | |
|---------------------------|---------------------|-----------|------------|
| Code | Description | Net Size | Net Totals |
| GLA1 | First Floor | 1262.1 | 1262.1 |
| GLA2 | Second Floor | 693.6 | 693.6 |
| BSMT | Unfinished Basement | 1043.1 | 1043.1 |
| P/P | Porch | 157.5 | 157.5 |
| Net LIVABLE Area | | (rounded) | 1956 |

| LIVING AREA BREAKDOWN | | | |
|-----------------------|-------|--------|----------------|
| Breakdown | | | Subtotals |
| First Floor | | | |
| | 30.5 | x 11.3 | 344.0 |
| | 4.0 | x 24.1 | 96.4 |
| | 4.0 | x 12.1 | 48.4 |
| | 5.0 | x 33.5 | 167.4 |
| 0.5 | x 3.0 | x 3.0 | 4.4 |
| 0.5 | x 3.0 | x 3.0 | 4.4 |
| | 17.0 | x 30.5 | 517.9 |
| | 9.3 | x 8.5 | 79.1 |
| Second Floor | | | |
| | 8.5 | x 6.0 | 51.0 |
| | 30.5 | x 18.7 | 570.4 |
| | 8.5 | x 8.5 | 72.3 |
| 11 Items | | | (rounded) 1956 |



This document was generated on: 8/27/2008 10:44:18 AM