

INVOICE

FROM:
 Oliver Sudduth
 PA APPRAISALS, INC.
 ANYWHERE, KY 41035

Telephone Number: Fax Number:

INVOICE NUMBER
27-27-6-0239TRA

DATE
12/22/2010

REFERENCE
Internal Order #: 27-27-6-0239TRA
Lender Case #:
Client File #:
Main File # on form: 27-27-6-0239TRA
Other File # on form: 27-27-6-0239TRA
Federal Tax ID: 611322TRA
Employer ID:

TO:
 MORTGAGE COMPANY
 0000 MAIN STREET
 LOUISVILLE, KY 41000

Telephone Number: 800-123-456-7890 Fax Number:
 Alternate Number: E-Mail:

Internal Order #: 27-27-6-0239TRA
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 Main File # on form: 27-27-6-0239TRA
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 Federal Tax ID: 611322TRA
 Employer ID:

DESCRIPTION	
Lender: Mortgage Company Purchaser/Borrower: Humphey Bogart Property Address: 1655 WESTERN HILLS ROAD City: FOSTER County: BRACKEN Legal Description: DEED BOOK 181368	Client: Mortgage Co./Dept of Veterans Affairs State: KY Zip: 41043
FEES	AMOUNT
	375.00
SUBTOTAL	375.00
PAYMENTS	AMOUNT
Check #: Date: Description: Check #: Date: Description: Check #: Date: Description:	
SUBTOTAL	
TOTAL DUE	\$ 375.00

MORTGAGE COMPANY
0000 MAIN STREET
LOUISVILLE, KY 41000

Re: Property: 1655 WESTERN HILLS ROAD
FOSTER, KY 41043
Borrower:
File No.:

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Oliver Sudduth

Oliver Sudduth

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	1655 WESTERN HILLS ROAD
	Legal Description	DEED BOOK 181368
	City	FOSTER
	County	BRACKEN
	State	KY
	Zip Code	41043
	Census Tract	9502
	Map Reference	BRACKEN K25
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower/Client	Humphey Bogart
	Lender	Mortgage Co./Dept of Veterans Affairs
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,356
	Price per Square Foot	\$
	Location	RURAL
	Age	4
	Condition	AVERAGE
	Total Rooms	8
	Bedrooms	4
	Baths	2
APPRAISER	Appraiser	Oliver Sudduth
	Date of Appraised Value	12/18/2010
VALUE	Final Estimate of Value	\$ 85,000.00

Manufactured Home Appraisal Report

File # 27-27-6-0239TRA

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 1655 WESTERN HILLS ROAD City FOSTER State KY Zip Code 41043
 Borrower Humphrey Bogart Owner of Public Record Marilyn Monroe County BRACKEN
 Legal Description DEED BOOK 181368
 Assessor's Parcel # 21-05A-3-1 Tax Year 2010 R.E. Taxes \$ 163
 Neighborhood Name WESTERN HILLS ROAD Map Reference BRACKEN K-25 Census Tract 9502

SUBJECT
 Occupant Owner Tenant Vacant Project Type (if applicable) PUD Condominium Cooperative Other (describe)
 Special Assessments \$ 0 HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Mortgage Co./Dept of Veterans Affairs Address 0000 Main Street, Louisville KY 41000
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 100 Subject property listed for sale by owner for \$90,000. The data source is a public source.

Manufactured homes located in either a condominium or cooperative project require the appraiser to inspect the project and complete the Project Information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

CONTRACT
 I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms Length Sale. Typical terms and conditions.
 Contract Price \$ 84,000 Date of Contract 11/19/2010 Is the property seller the owner of public record? Yes No Data Source(s)
 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.
 I did did not analyze the manufacturer's invoice. Explain the results of the analysis of the manufacturer's invoice or why the analysis was not performed.
 NOT AVAILABLE
 Retailer's Name (New Construction) N/A

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

Neighborhood Characteristics		Manufactured Housing Trends		Manufactured Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	50 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	30	Low 0	Multi-Family	%		
Neighborhood Boundaries SUBJECT'S NEIGHBORHOOD INCLUDES EASTERN PENDLETON COUNTY AND ENTIRE BRACKEN COUNTY MARKET TYPICAL IN RURAL PROPERTIES FOR EXPANSIVE BOUNDARIES.		150	High 30	Commercial	%		
Neighborhood Description SUBJECT IS LOCATED MINUTES OF AA HIGHWAY FOR ACCESS AND LINKAGE NORTH TO NORTHERN KENTUCKY.		80	Pred. 10	Other	50 VAC %		

Market Conditions (including support for the above conclusions) SEE MARKET CONDITIONS REPORT FOR DATA AND ANALYSIS.

SITE
 Dimensions IRREGULAR DIMENSIONS Area 1.16 ACRES Shape IRREGULAR View RURAL VIEW
 Specific Zoning Classification NO ZONING Zoning Description NO ZONING
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/> NONE	Sanitary Sewer	<input type="checkbox"/>	Alley NONE	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone C		FEMA Map # 210128	FEMA Map Date 06/1981		

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe SEE ADDITIONAL COMMENTS

Is the site size, shape and topography generally conforming to and acceptable in the market area? Yes No If No, explain

Is there adequate vehicular access to the subject property? Yes No If No, describe

Is the street properly maintained? 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

HUD DATA
 The HUD Data Plate/Compliance Certificate is located on the interior of the subject and contains, among other things, the manufacturer's name, trade/model name, year manufactured and serial number. The HUD Certification Label is located on the exterior of each section of the home.
 Is the HUD Data Plate/Compliance Certificate attached to the dwelling? Yes No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. MASTER BEDROOM CLOSET
 Is a HUD Certification Label attached to the exterior of each section of the dwelling? Yes No If No, provide the data source(s) for the HUD Certification Label #s

Manufacturer's Serial #(s)/VIN #(s) CWP017532TNAB
 HUD Certification Label #(s) TEN686296 & TEN686297
 Manufacturer's Name CLAYTON Trade/Model 017532 Date of Manufacture 11/17/06
 Do the Wind, Roof Load, and Thermal Zones meet the minimum HUD requirements for the location of the subject property? Yes No If No, explain

Manufactured Home Appraisal Report

File # 27-27-6-0239TRA

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition		
# of Units <input checked="" type="checkbox"/> One <input type="checkbox"/> Additions	<input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Runners	Skirting	CCBLOCK/AVG	Floors	CPT/VIN/AVG							
# of Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Block & Pier <input type="checkbox"/> Other-att. description	Exterior Walls	VINYL/AVG	Walls	PNLBRD/AVG							
Design (Style)	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Roof Surface	CS/AVG	Trim/Finish	WOOD/AVG							
# of Sections <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	Basement Area 0 sq. ft.	Gutters & Downspouts	ALUMN/AVG	Bath Floor	VINYL/AVG							
<input type="checkbox"/> Other	Basement Finish 0 %	Window Type	THERMALS/AVG	Bath Wainscot	FBGLS/AVG							
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Storm Sash/Insulated	YES/AVG	Car Storage	<input type="checkbox"/> None							
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Evidence of <input type="checkbox"/> Infestation	Screens	YES/AVG	<input checked="" type="checkbox"/> Driveway	# of Cars 2							
Year Built 2006	Effective Age (Yrs) 4	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Doors	HC/AVG							
Attic <input checked="" type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) # 0	<input type="checkbox"/> Garage	# of Cars 0							
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel ELEC	<input checked="" type="checkbox"/> Fireplace(s) #1	<input type="checkbox"/> Fence	<input type="checkbox"/> Carport	# of Cars 0							
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch STOOP	<input type="checkbox"/> Attached	<input type="checkbox"/> Detached							
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Other SHED	<input type="checkbox"/> Built-in	0							
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)												
Finished area above grade contains: 8 Rooms 4 Bedrooms 2.0 Bath(s) 2,356 Square Feet of Gross Living Area Above Grade												
Describe any additions or modifications (decks, rooms, remodeling, etc.) REAR DECKING												
Installer's Name UNKNOWN Date Installed UNKNOWN Model Year 2000												
Is the manufactured home attached to a permanent foundation system? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the foundation system and the manner of attachment.												
This is an existing manufactured home unit. It has been properly attached to a permanent foundation system which is constructed to withstand both supporting loads and wind-overturning loads, and is acceptable to the building authority having jurisdiction.												
Have the towing hitch, wheels, and axles been removed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain												
Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain												
CONSIDERED "YES" BUT NOTHING IS PERMANENT												
Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain												
Additional features (special energy efficient items, non-realty items, etc.) THERMAL WINDOWS												
The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide®, Marshall & Swift Residential Cost Handbook®, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.												
Quality <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Excellent Identify source of quality rating M&S												
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). NO DEFERRED MAINTENANCE WAS OBSERVED												
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe												
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe												
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 ESTIMATED												
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW												
Source of cost data M&S Effective date of cost data 09/2010 Quality rating from cost service AVG												
OPINION OF SITE VALUE \$ 15,000 Exterior Dimensions of the Subject Unit												
Section One	2,356 Sq. ft. @ \$ 40.85	\$ 96,243	76 X	31 =	2,356.0 Sq. ft.							
Section Two	0 Sq. ft. @ \$	\$	X	=	Sq. ft.							
Section Three	0 Sq. ft. @ \$	\$	X	=	Sq. ft.							
Section Four	Sq. ft. @ \$	\$	X	=	Sq. ft.							
DECK		\$ 3,500	Total Gross Living Area:			2,356. Sq. ft.						
Other Data Identification												
N.A.D.A. Data Identification Info: Edition Mo: Yr:												
Sub-total:		\$ 99,743	MH State:	Region:	Size:	ft. x	ft.					
Cost Multiplier (if applicable):		x	Gray pg.	White pg.	Black SVS pg.							
Modified Sub-total:		\$ 99,743	15 years and older Conversion Chart pg.		Yellow pg.							
Physical Depreciation or Condition Modifier:		-9,974	Comments									
Functional Obsolescence (not used for N.A.D.A.):												
External Depreciation or State Location Modifier:												
Delivery, Installation, and Setup (not used for N.A.D.A.):		\$										
Other Depreciated Site Improvements:		\$ 6,000										
Market Value of Subject Site (as supported above):		\$ 15,000										
Indicated Value by Cost Approach:		\$ 110,769	Estimated Remaining Economic Life (HUD and VA only)				36 Years					
Summary of Cost Approach COST APPROACH PROVIDED FOR ADDITIONAL SUPPORT.												

Manufactured Home Appraisal Report

File # 27-27-6-0239TRA

There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 20,000 to \$ 150,000							
There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 20,000 to \$ 150,000							
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	1655 WESTERN HILLS ROAD FOSTER, KY 41043	293 DELANEY ROAD BROOKSVILLE, KY 41004	4159 LENOXBURG FOSTER RD FOSTER, KY 41043	1320 AUGUSTA MINERVA ROAD AUGUSTA, KY 41002			
Proximity to Subject		8.83 miles SE	4.84 miles NW	12.90 miles E			
Sale Price	\$ 84,000	\$ 58,000	\$ 48,000	\$ 139,995			
Sale Price/Gross Liv. Area	\$ 36.08 sq. ft.	\$ 51.79 sq. ft.	\$ 28.57 sq. ft.	\$ 46.66 sq. ft.			
Manufactured Home		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Data Source(s)		MLS#378594 DOM: 95	MLS#388723 DOM: 0	MLS#384856 DOM: 24			
Verification Source(s)		PVA DATA	PVA DATA	PVA DATA			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		FHA		CASH		FHA	
Date of Sale/Time		06/15/2010		08/21/2010	0	06/30/2010	
Location	RURAL	RURAL		RURAL		RURAL	
Leasehold/Fee Simple	FS	FS		FS		FS	
Site	1.16 ACRES	2.5 ACRES	-2,000	2.57 ACRES	-2,000	2 ACRES	-1,500
View	B; Pstrl	B; Woods	0	B; Pstrl		B; Pstrl	
Design (Style)	MANF.RANCH	MANF.RANCH		MANF.RANCH		MANF.RANCH	
Quality of Construction	VINYL	VINYL		VINYL		VINYL	
Actual Age	4	8	+1,000	6	+500	10	+1,500
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Above Grade	Total Bdms. Baths	Total Bdms. Baths	+2,500	Total Bdms. Baths	+2,500	Total Bdms. Baths	-5,000
Room Count	8 4 2.0	6 3 2.0		6 3 2.0		10 6 2.0	
Gross Living Area	2,356 sq. ft.	1,120 sq. ft.	+18,500	1,680 sq. ft.	+10,000	3,000 sq. ft.	-9,700
Basement & Finished Rooms Below Grade	NONE NONE	NONE NONE		NONE NONE		NONE NONE	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FA/CA	FA/CA		FA/CA		FA/CA	
Energy Efficient Items	THERMALS	THERMALS		THERMALS		THERMALS	
Garage/Carport	NONE	NONE		NONE	0	LARGE DETCH	-10,000
Porch/Patio/Deck	STOOP,DECK	DECK	0	STOOP,DECK		PORCH,DECK	-1,500
UTILITIES	PUB.WTR/SPTIC	PUB.WTR/SPTIC		CISTERN/SEPTIC	+5,000	PUB.WTR/SPTIC	
MARKET CONDITIONS	TYPICAL	REO PROPERTY	+5,800	REO PROPERTY	+4,800	TYPICAL	
ADDITIONAL AMENITIES	FP	NONE	+1,000	FP		FP	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 26,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 20,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 26,200
Adjusted Sale Price of Comparables		Net Adj. 46.2 % Gross Adj. 53.1 %	\$ 84,800	Net Adj. 43.3 % Gross Adj. 51.7 %	\$ 68,800	Net Adj. 18.7 % Gross Adj. 20.9 %	\$ 113,795
<input type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. Data source(s) MLS,PVA DATA							
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. Data source(s) MLS,PVA DATA							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 4).							
ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Date of Prior Sale/Transfer	09/2006	06/2009	07/2010	NOT FOUND			
Price of Prior Sale/Transfer	13,000	74,377	28,000	0.00			
Data Source(s)	PVA DATA	PVA DATA	PVA DATA	PVA DATA			
Effective Date of Data Source(s)	12/2010	12/2010	12/2010	12/2010			
Analysis of prior sale or transfer history of the subject property and comparable sales SALE #2 SOLD TWICE IN LAST 12 MONTHS, AS RESULT OF FORECLOSURE							
Summary of Sales Comparison Approach A search was made for the best, closed comparable home sales. It was necessary to expand search guidelines to find the most comparable sales; typical when appraising rural properties. It was necessary to use dated sales due to the lack of more recent, more comparable sales found in this small rural market. It was necessary to exceed gross/net/line adjustment guidelines due to the lack of sales found requiring less adjustments. All given consideration to estimate the subject's market value.							
Indicated Value by Sales Comparison Approach \$ 85,000							
Indicated Value by: Sales Comparison Approach \$ 85,000 Cost Approach \$ 110,769 Income Approach (if developed) \$							
COST PROVIDED. INCOME APPROACH IS NOT APPLICABLE.							
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.							
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 85,000 , as of 12/18/2010 , which is the date of inspection and the effective date of this appraisal.							

Manufactured Home Appraisal Report

File # 27-27-6-0239TRA

ADDITIONAL COMMENTS

Multiple horizontal lines for additional comments.

INCOME	INCOME APPROACH TO VALUE (not required by Fannie Mae.)		
	Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$ Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM)		
PUD INFORMATION	PROJECT INFORMATION FOR PUDs (if applicable)		
	Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached		
	Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.		
	Legal name of project		
	Total number of phases	Total number of units	Total number of units sold
	Total number of units rented	Total number of units for sale	Data source(s)
	Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion		
	Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source(s)		
	Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.		
	Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.		
	Describe common elements and recreational facilities.		

Manufactured Home Appraisal Report

File # 27-27-6-0239TRA

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show 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.

Manufactured Home Appraisal Report

File # 27-27-6-0239TRA

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

Manufactured Home Appraisal Report

File #27-27-6-0239TRA

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 Oliver Sudduth
 Name Oliver Sudduth
 Company Name PA APPRAISALS
 Company Address Anywhere, KY 41035
 Telephone Number (555) 555-0034
 Email Address osudduth@training.sar
 Date of Signature and Report 12/22/2010
 Effective Date of Appraisal 12/18/2010
 State Certification # 001TRA
 or State License # _____
 or Other _____
 State KY
 Expiration Date of Certification or License 06/30/2011

ADDRESS OF PROPERTY APPRAISED
1655 WESTERN HILLS ROAD, FOSTER, KY 41043

APPRAISED VALUE OF SUBJECT PROPERTY \$85,000

LENDER/CLIENT

Name _____
 Company Name Mortgage Co./Dept of Veterans Affairs
 Company Address 0000 Main Street, Louisville KY 41000
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date 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 _____

EXHIBITS

Exhibit 1: Requirements – Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

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

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

C2

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

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.

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.

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.

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.

EXHIBITS

Quality Ratings and Definitions

Q1

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

Q2

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

Q3

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

Q4

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

Q5

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

Q6

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

EXHIBITS

Exhibit 2: Requirements – 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.

EXHIBITS

Exhibit 3: Requirements – Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Appropriate Fields
ac	Acres	Area, Site
AdjPrk	Adjacent	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
Glfcse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA –Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Wood View	View

Market Conditions Addendum to the Appraisal Report

File No. 27-27-6-0239TRA

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

Property Address 1655 WESTERN HILLS ROAD City FOSTER State KY ZIP Code 41043

Borrower Humphrey Bogart

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	2	5	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.33	1.67	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	4	8	11	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	12.1	4.79	33.3	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	68,250	38,000	22,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	58	49	137	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	56,000	70,000	75,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	95	117	100	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97.54	87.26	61.62	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

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

STABLE OVER LAST 12 MONTHS

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

REO SALES HAVE BEEN INCREASING IN THE SUBJECTS MARKET AREA IN LAST 24 MONTHS, ML.

Cite data sources for above information.

NORTHERN KY. MLS /TOWN AND COUNTRY APPRAISAL SERVICES.

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.

SUBJECT'S MARKET IS RURAL WITH LOW NUMBER OF SALES. SUBJECT'S MARKET IS CURRENTLY CONSIDERED IN OVERSUPPLY. LOW NUMBER OF SALES OFTEN DOES NOT PRODUCE QUALITY DATA, THEREFORE THE MARKET IS ANALYZED OVERALL NOT BASED ON SMALL NUMBER OF SALES, MEDIANS, ETC. BECAUSE THIS LIMITED DATA OFTEN IS NOT RELIABLE.

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

Project Name:

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

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

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

Signature *Oliver Sudduth*

Appraiser Name Oliver Sudduth

Company Name PA APPRAISALS

Company Address Anywhere, KY 41035

State License/Certification # 001TRA State KY

Email Address osudduth@training.sar

Signature

Supervisory Appraiser Name

Company Name

Company Address

State License/Certification # State

Email Address



27-27-6-0239TRA

Addendum to Fee Appraiser's Report: Client Requirements

VA Case #: 2014520TRA

Property Address: 1655 WESTERN HILLS ROAD, FOSTER, KY 41043

VA/HUD Condo Approval ID# (Condos only):

Subject/Comps Listings History and Data Sources:

Item	Subject	Comp # 1	Comp # 2	Comp # 3	Comp #	Comp #
Listing						
Sales Price		58,000	48,000	139,995		
D.O.M.						
Source #1						
Source #2						

Comments on Comps over 6 months old:

RAM Information:

R (Received): 11/18/2010
 A (Appraised): 12/18/2010
 M (Mailed): 12/22/2010

Comments on RAM dates (if necessary use an addendum):

NO CONTACT INFORMATION WAS PROVIDED, VACANCY COULD NOT BE DETERMINED; ONCE PHONE NUMBERS WERE PROVIDED AN APPOINTMENT WAS MADE WITH BORROWER AND PROPERTY WAS INSPECTED AND APPRAISED.

VA requires the following Market Analysis Considerations be reported on all appraisals:

- The current sales price to listing price ratio is 80 - 100 %
 - 12 month(s) ago sales price to listing price ratio was 90 - 100 %
 - The current Average Marketing Time -for this market is 30 - 360 days.
 - 12 month(s) ago the Average Marketing Time was 30 - 360 days.
 - Comments on prevalence of Sales or Financing Concessions:
TYPICAL 1-3% OF CONCESSIONS.
-
-

VA Certification:

"I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal and in the trending information reported in this section. *If a trend is indicated, I have attached an addendum providing relevant competitive listing/contract offering data.*"

Appraiser's Signature
for VA Certification-

Oliver Sudduth

Date 12/22/2010

Subject Photo Page

Borrower/Client	Humphey Bogart				
Property Address	1655 WESTERN HILLS ROAD				
City	FOSTER	County	BRACKEN	State	KY
Zip Code	41043				
Lender	Mortgage Co./Dept of Veterans Affairs				

**Subject Front**

1655 Western Hills Road

Sales Price
 Gross Living Area 2,356
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2
 Location Rural
 View Rural View
 Site 1.16 Acres
 Quality Vinyl
 Age 4

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

Subject Interior Photo Page

Borrower/Client	Humphey Bogart				
Property Address	1655 WESTERN HILLS ROAD				
City	FOSTER	County	BRACKEN	State	KY
Zip Code	41043				
Lender	Mortgage Co./Dept of Veterans Affairs				

**Subject Interior**

1655 Western Hills Road

Sales Price
 Gross Living Area 2,356
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2
 Location Rural
 View Rural View
 Site 1.16 Acres
 Quality Vinyl
 Age 4

**Subject Interior****Subject Interior**

Subject Interior Photo Page

Borrower/Client	Humphey Bogart						
Property Address	1655 WESTERN HILLS ROAD						
City	FOSTER	County	BRACKEN	State	KY	Zip Code	41043
Lender	Mortgage Co./Dept of Veterans Affairs						

**Subject Interior**

1655 WESTERN HILLS ROAD

Sales Price
 Gross Living Area 2,356
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2
 Location RURAL
 View RURAL VIEW
 Site 1.16 ACRES
 Quality VINYL
 Age 4

**Subject Interior****Subject Interior**

PHOTOGRAPH ADDENDUM

Borrower/Client	Humphey Bogart						
Property Address	1655 WESTERN HILLS ROAD						
City	FOSTER	County	BRACKEN	State	KY	Zip Code	41043
Lender	Mortgage Co./Dept of Veterans Affairs						



RIGHT SIDE



HUD SEAL



HUD SEAL

For Training Purposes Only

PHOTOGRAPH ADDENDUM

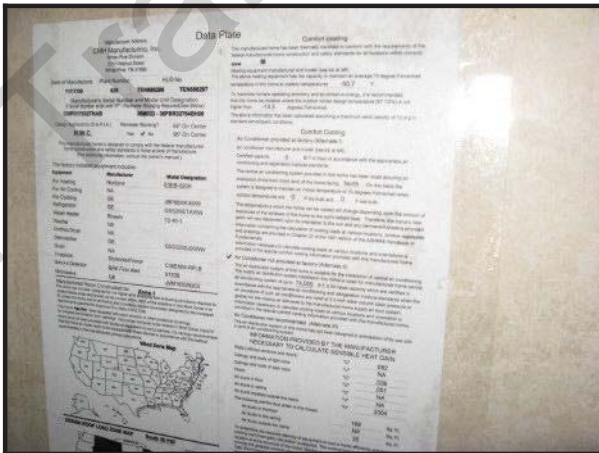
Borrower/Client	Humphey Bogart						
Property Address	1655 WESTERN HILLS ROAD						
City	FOSTER	County	BRACKEN	State	KY	Zip Code	41043
Lender	Mortgage Co./Dept of Veterans Affairs						



RIGHT SIDE



LEFT SIDE



DATA PLATE

For Lending Purposes Only

Comparable Photo Page

Borrower/Client	Humphey Bogart						
Property Address	1655 WESTERN HILLS ROAD						
City	FOSTER	County	BRACKEN	State	KY	Zip Code	41043
Lender	Mortgage Co./Dept of Veterans Affairs						

**Comparable 1**

293 DELANEY ROAD

Prox. to Subject 8.83 miles SE
 Sale Price 58,000.00
 Gross Living Area 1,120
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location RURAL
 View RURAL VIEW
 Site 2.5 ACRES
 Quality VINYL
 Age 8

**Comparable 2**

4159 LENOXBURG FOSTER

Prox. to Subject 4.84 miles NW
 Sale Price 48,000.00
 Gross Living Area 1,680
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location RURAL
 View RURAL VIEW
 Site 2.57 ACRES
 Quality VINYL
 Age 6

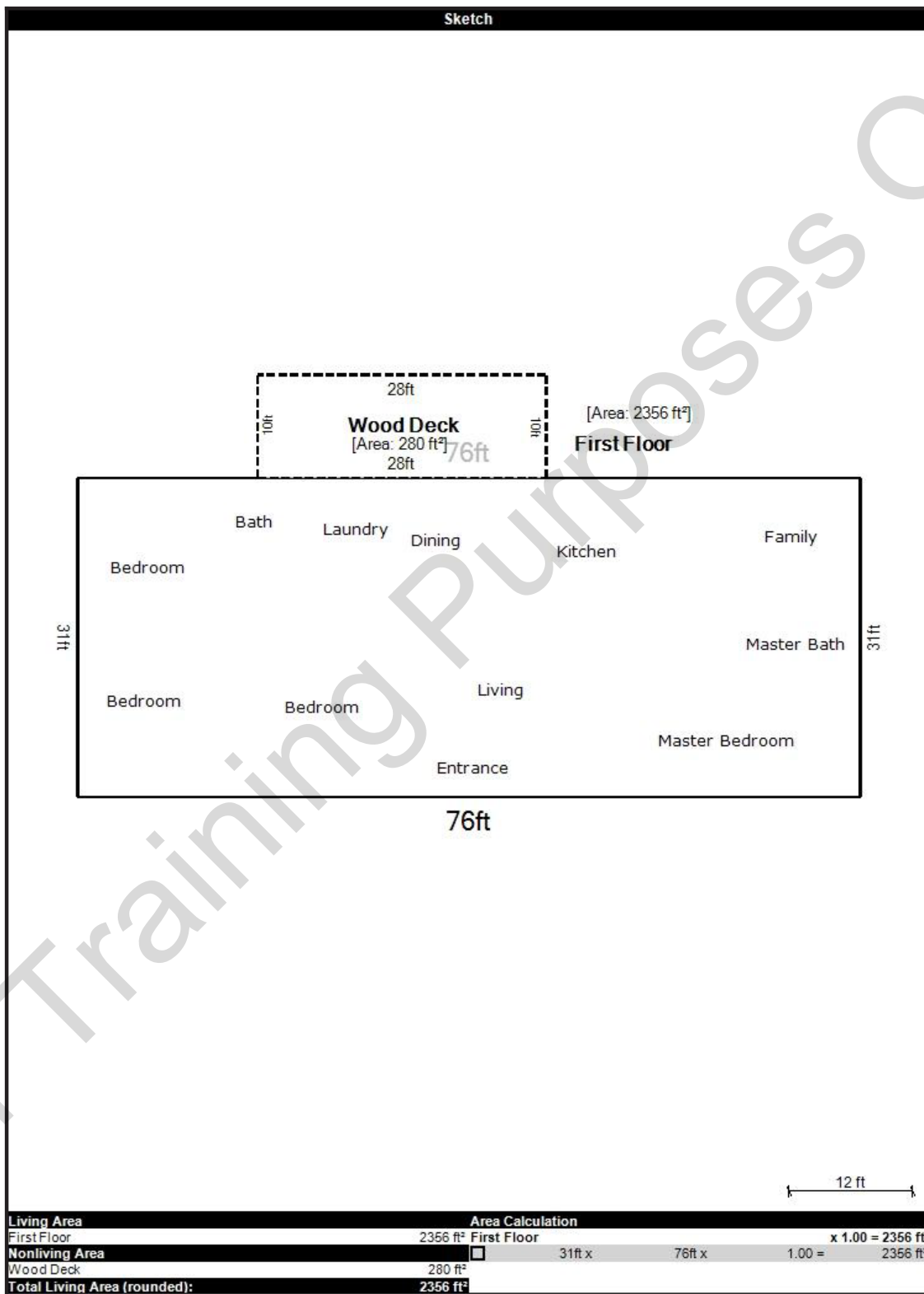
**Comparable 3**

1320 Augusta Minerva Road

Prox. to Subject 12.90 miles E
 Sale Price 139,995.00
 Gross Living Area 3,000
 Total Rooms 10
 Total Bedrooms 6
 Total Bathrooms 2
 Location RURAL
 View RURAL VIEW
 Site 2 ACRES
 Quality VINYL
 Age 10

Building Sketch (Page 1)

Borrower/Client	Humphey Bogart				
Property Address	1655 WESTERN HILLS ROAD				
City	FOSTER	County	BRACKEN	State	KY
Zip Code	41043				
Lender	Mortgage Co./Dept of Veterans Affairs				



Location Map

Borrower/Client Humphey Bogart						
Property Address 1655 WESTERN HILLS ROAD						
City FOSTER		County BRACKEN		State KY		Zip Code 41043
Lender/Client Mortgage Co./Dept of Veterans Affairs						

