

INVOICE

FROM:
 Helen Forrest
 Forrest Appraisal
 1111 Songbird Avenue
 Anywhere, AL 35900

Telephone Number: 5555556128 Fax Number:

INVOICE NUMBER
209VA
DATE
121410

TO:
 Best Mortgage
 0000 Anywhere Street,
 Huntsville AL 35700

Telephone Number: Fax Number:
 Alternate Number: E-Mail:

REFERENCE
Internal Order #:
Lender Case #:
Client File #:
Main File # on form: 22-22-60608TRA
Other File # on form: 209Va
Federal Tax ID: 77-0000000
Employer ID:

DESCRIPTION

Lender: Best Mortgage **Client:** Best Mortgage/Dept Veterans Affairs
Purchaser/Borrower: Artie Shaw
Property Address: 16 Hadley Hill Ln SE
City: Gurley
County: Madison **State:** AL **Zip:** 357488029
Legal Description: Lot 93 Old Cove at McMullen Cove Sec 09 T 04S R 02E

FEES	AMOUNT
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Full Appraisal	425.00
Final Inspection	125.00
SUBTOTAL	550.00

PAYMENTS	AMOUNT
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Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 550.00

Uniform Residential Appraisal Report

Case No. 209Va

File # 22-22-60608TRA

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 16 Hadley Hill Ln SE City Gurley State AL Zip Code 35748-8029
 Borrower Artie Shaw Owner of Public Record Goodman Homes County Madison
 Legal Description Lot 93 Old Cove at McMullen Cove Sec 09 T 04S R 02E
 Assessor's Parcel # 19-02-09-0-000-005.043 Tax Year 2010 R.E. Taxes \$ 800
 Neighborhood Name McMullen Cove Map Reference Alamode Census Tract 0109.01
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 1,200 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Best Mortgage/Dept of Veterans Affairs Address 0000 Anywhere Street, Huntsville, AL 35700
 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 139. Placed in MLS 072910 @ \$310,990 as a proposed construction. Under contract
 at this time @ \$418,228. R.E. Taxes are estimated. The data source is Madison MLS# 123456
 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 SaleContract appears to be a typical contract for this market area.
 Contract Price \$418,228 Date of Contract 12-09-10 Is the property seller the owner of public record? Yes No Data Source(s) deed dated 09-20-10
 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. \$20,000 According to contract provided the sellers are to pay \$20,000
 \$10,000 towards buyers closing costs, prepaids, escrows and \$10,000 towards options and/or upgrades. This appears to be typical closing for this builder in this area of Hampton Cove.

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75%		
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 checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	150k	Low 0	Multi-Family	%		
Neighborhood Boundaries Bounded on the west by McMullenLane, on the north and east by the Flint River and on the south by Little Cove Road.		1.5 m	High 45	Commercial	15%		
		500k	Pred. 15	Other	10%		

Neighborhood Description The subjects area consists of a mixture of lower , middle to upper priced ranged houses, mobile homes and vacant agricultural land. There are commercial properties located along the main roads as well as a community golf course. Proximity to schools and shopping appears to be adequate.

Market Conditions (including support for the above conclusions) Demand and supply appears to be equal and stable in the subjects area at this time. There are no indications that this trend will change in the near future.

Dimensions 125 x 232 x 115 x 218 +/(no survey) Area .75 ac +/- Shape Rectangular View N;Res
 Specific Zoning Classification R1 Zoning Description Residential, Typical for this area
 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"/>		Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 01089C0360D FEMA Map Date 4/20/1998
 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 See attached addenda.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	CB /BV Good	Floors	CP/Tile/WD Good
# of Stories Two	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	BV Good	Walls	DW Good
Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,022 sq. ft.	Roof Surface	Comp Single Good	Trim/Finish	Crown Good
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 100 %	Gutters & Downspouts	None	Bath Floor	Tile Good
Design (Style) Contemporary	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Dlb Hung Good	Bath Wainscot	DW Good
Year Built 2010	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Thermo Good	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 0	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes Good	<input checked="" type="checkbox"/> Driveway	# of Cars 3
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Elec	<input checked="" type="checkbox"/> Fireplace(s) # 1*	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage	# of Cars Three
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	Rear <input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	None <input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 8.0 Rooms 5.0 Bedrooms 3.1 Bath(s) 3,426 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) See attached addenda.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).
 C1. Subject is new construction at this time. Items remaining to be completed are flooring, mirrors and light fixtures in bathrooms, glass shower door installed in master bath,insulation placed in attic area and handrail on rear decking area. A final inspection will be required to ensure completion of these items. Appraiser is not a home inspector and a home inspection by a qualified home inspector is recommended.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

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There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$460,000 to \$800,000

There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$350,000 to \$800,000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	16 Hadley Hill Ln SE Gurley, AL 35748-8029	10 William Way Place Gurley, AL 35748-8029			29 Old Cove Place Gurley, AL 35748-8029			32 Astoria Lane Gurley, AL 35748-8029		
Proximity to Subject		0.05 miles			0.15 miles			0.27 miles		
Sale Price	\$ 418,228	\$ 531,171			\$ 399,900			\$ 385,000		
Sale Price/Gross Liv. Area	\$ 122 sq. ft.	\$ 163 sq. ft.			\$ 124 sq. ft.			\$ 129 sq. ft.		
Data Source(s)		MLS 123345 DOM 23			MLS 1234456 DOM 4			MLS 123334 DOM 103		
Verification Source(s)		Public Records			Public Records			Public Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions		Armlth Conv;0		Armlth VA;0		Armlth Conv;0				
Date of Sale/Time		s01/10;c11/10		s07/10;c06/10		s01/10;c11/10				
Location	N/Res	N/Res		N/Res		N/Res				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	.75 ac	1 ac	0	.56 ac	0	.17 ac	0			
View	N;Res	N;Res		N;Res		N;Res				
Design (Style)	Contemporary	Contemporary		Cape Cod	0	Cape Cod	0			
Quality of Construction	Q2	Q2		Q2		Q2				
Actual Age	0	0		0		0				
Condition	C1	C1		C1		C1				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Room Count	8 5 3.1	7 4 4.1		8 4 3.1		7 3 3.1				
Gross Living Area	3,426 sq. ft.	3,239 sq. ft.	+12,155	3,200 sq. ft.	+14,690	2,974 sq. ft.	+29,380			
Basement & Finished Rooms Below Grade	1022sf;1022sf;wo1rr;0br;0ba2o	0 0rr;0br;0ba;0o	+30,000	0 0rr;0br;0ba;0o	+30,000	0 0rr;0br;0ba;0o	+30,000			
Functional Utility	Typical	Typical		Typical		Typical				
Heating/Cooling	Central	Central		Central		Central				
Energy Efficient Items	Thermopane	Similar		Similar		Similar				
Garage/Carport	Dlb, Sgl garage	Dlb Garage	+2,000	3 car Garage	0	Dlb Garage	+2,000			
Porch/Patio/Deck	Porch Deck	Similar		Similar		Similar				
Fencing	None	None		None		None				
Fireplace	Double *	One	+1,000	One	+1,000	One	+1,000			
Extras	Basement storage	None	+3,000	None	+3,000	None	+3,000			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 47,155	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 48,690	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 65,380			
Adjusted Sale Price of Comparables		Net Adj. 8.9% Gross Adj. 9.3%	\$	Net Adj. 12.2% Gross Adj. 12.2%	\$	Net Adj. 17.0% Gross Adj. 17.0%	\$	450,380		

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) MLS/Deed/Tax 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) MLS

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	09-20-2010	No listings or options			No listings or options			No listings or options		
Price of Prior Sale/Transfer	No amount disclosed	other than as noted above			other than as noted above			other than as noted above		
Data Source(s)	Deed	MLS			MLS			MLS		
Effective Date of Data Source(s)	12-14-10	12-14-10			12-14-10			12-14-10		

Analysis of prior sale or transfer history of the subject property and comparable sales No other sales of comparables in the last year other than noted.

No other listings or sales of the subject property was located within the last three years. Vacant lot transferred in Jan 2008 and again in September 2010, but no dollar amount of transfer was disclosed. Title should be consulted to verify. Title is now in Goodman Homes.

Summary of Sales Comparison Approach

See attached addenda.

Indicated Value by Sales Comparison Approach \$ 450,000

Indicated Value by: Sales Comparison Approach \$450,000 Cost Approach (if developed) \$NA Income Approach (if developed) \$

Rental/Sales data for homes in this area are very limited. Typically the houses in this area are not purchased for rental investments and most of them are owner occupied.

Therefore the income approach to value was not completed nor considered to be applicable.

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:

Items noted on page 1 of 6 of the URAR. See attached Limiting Conditions addendum pages 4, 5 and 6 of the URAR.

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 \$ 450,000, as of 12/13/2010, which is the date of inspection and the effective date of this appraisal.

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"I have considered relevant competitive listings/contract offerings in performing this appraisal, and any trend indicated by that data is supported by the listing/offering information included in this report."

The market in this area has not shown a dramatic increase/decrease in average marketing time. Typical DOM for this area appears to be between 90 - 150 days.

Typically homes in this market area sell between 95% and 100% of asking price.

Sales and financing concessions appear to have stayed stable over the last six months to a year in this market area.

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)

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data	Dwelling Sq. Ft. @ \$	= \$
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		= \$
R:12012010 Received updated contract change 12-09-10	Garage/Carport Sq. Ft. @ \$	= \$
A: 12-13-2010	Total Estimate of Cost-New	= \$
M: 12-14-2010	Less Physical Functional External	
	Depreciation	=\$()
	Depreciated Cost of Improvements	= \$
	"As-is" Value of Site Improvements	= \$
Estimated Remaining Economic Life (HUD and VA only) 60 Years	Indicated Value By Cost Approach	= \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ NA X Gross Rent Multiplier NA = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION

PROJECT INFORMATION FOR PUDS (if applicable)

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

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

Legal name of project

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

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

Was the project created by the conversion of an 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

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing 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.

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

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

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

APPRAISER

Signature Helen Forrest
 Name Helen Forrest
 Company Name Forrest Appraisal
 Company Address 1111 Songbird Avenue
Anywhere, AL 35900
 Telephone Number 2566005000
 Email Address helen@appraiser.net
 Date of Signature and Report 12/21/2010
 Effective Date of Appraisal 12/13/2010
 State Certification # R00TRA
 or State License # _____
 or Other (describe) _____ State # _____
 State AL
 Expiration Date of Certification or License 09/30/2011

ADDRESS OF PROPERTY APPRAISED

16 Hadley Hill Ln SE
Gurley, AL 35748-8029

APPRAISED VALUE OF SUBJECT PROPERTY \$ 450,000

LENDER/CLIENT

Name Best Mortgage/Department of Veterans Affairs
 Company Name Best Mortgage
 Company Address 0000 Anywhere Street, Huntsville AL 35700
 Email Address bestmortgage@BMC.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

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

Supplemental Addendum

File No. 22-22-6-0608TRA

Borrower/Client	Artie Shaw				
Property Address	16 Hadley Hill Ln SE				
City	Gurley	County	Madison	State	AL Zip Code 35748-8029
Lender	Best Mortgage/Department of Veterans Affairs				

• **URAR : Site No**

adverse easements or encroachments were observed. A survey was not provided. Lot size was taken from builders plat records. Survey and title should be consulted. A head/shoulders inspection of the attic was preformed. Subject will appear to meet minimum HUD guidelines after completion.

• **URAR : Sales Comparison Comments**

All of the sales utilized within this report were located in the subjects school district of Hampton Cove and in close proximity to the subject. All of the lot values were considered to be similar to that of the subjects with no adjustments required. There were no other closed sales within the area that had the additional basement living area or storage. Adjustments were required on all of the sales for this difference. There were also no other sales that had closed in a shorter time frame. The market in this area has not shown a dramatic increase/decrease over the last year and time adjustments were not warranted. Other adjustments were required for differences as shown. All of these sales support the market in this area and all were considered in the final value analysis.

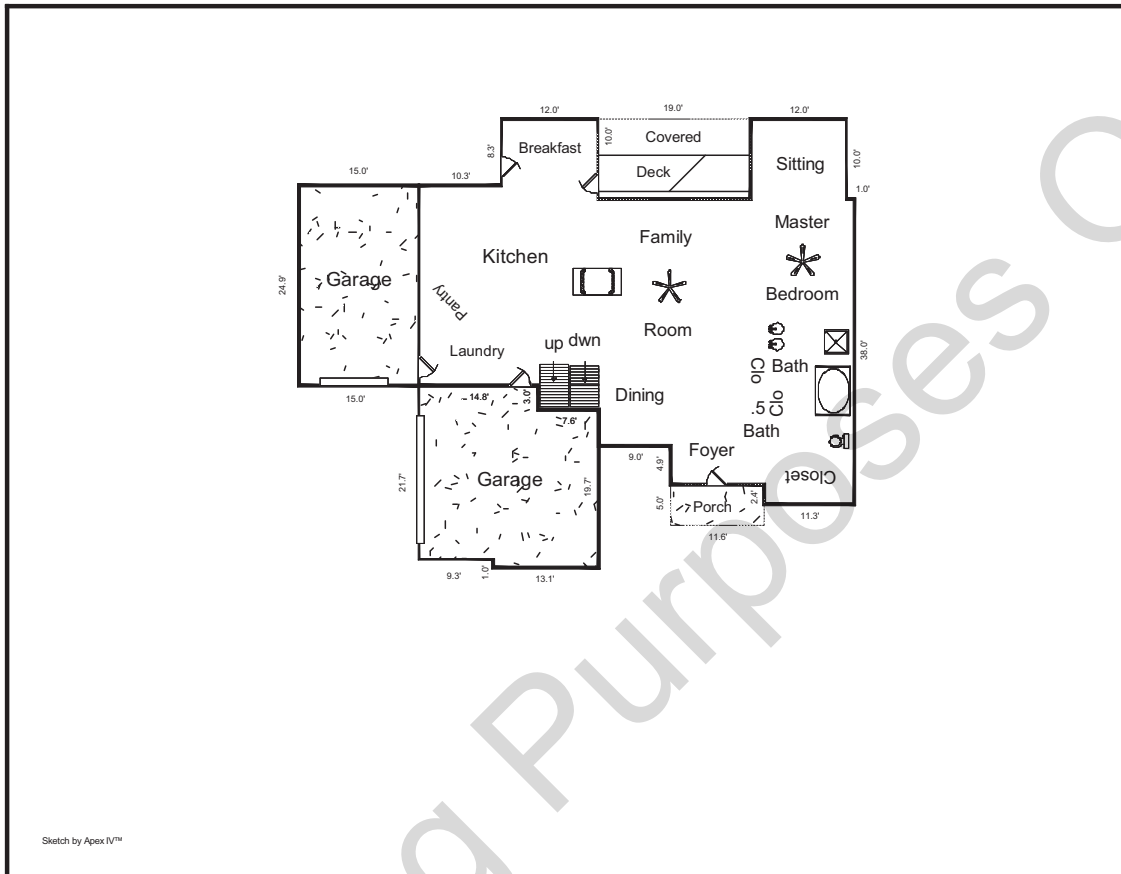
• **URAR : Additional Features**

Subject has a front porch, rear covered deck, trey ceiling and ceiling fan in master bedroom ,ceiling fan and fireplace in family room. *Fireplace is double sided with an opening in the family room as well as the kitchen area. Master bath with whirlpool tub and separate shower. Bonus room upstairs as well as a bonus room and media room in the daylight basement with additional unfinished storage area(608 sq ft) under house.

For Training Purposes Only

Building Sketch (Page - 1)

Borrower/Client	Artie Shaw		
Property Address	16 Hadley Hill Ln SE		
City	Gurley	County	Madison
		State	AL
		Zip Code	35748-8029
Lender	Best Mortgage/Department of Veterans Affairs		



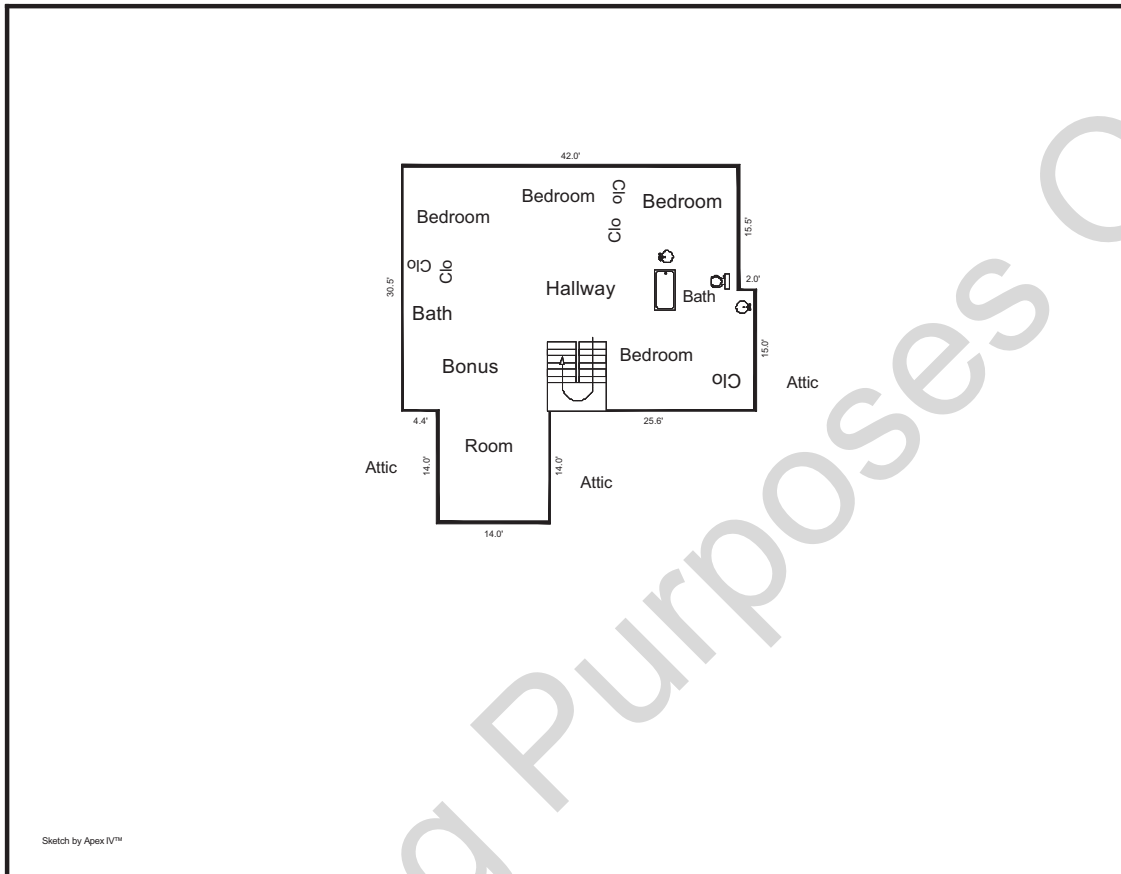
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1918.6	1918.6
P/P	Porch	58.0	
	covered Deck	190.0	248.0
GAR	Garage	476.4	
	Garage	373.5	849.9
Net LIVABLE Area		(Rounded)	1919

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
10.0	x	12.0	120.0
22.3	x	24.9	555.3
8.3	x	12.0	99.6
3.0	x	7.5	22.5
30.7	x	31.9	979.3
4.9	x	22.9	112.2
0.1	x	26.2	2.6
2.4	x	11.3	27.1
8 Items		(Rounded)	1919

Building Sketch (Page - 2)

Borrower/Client	Artie Shaw		
Property Address	16 Hadley Hill Ln SE		
City	Gurley	County	Madison
State	AL	Zip Code	35748-8029
Lender	Best Mortgage/Department of Veterans Affairs		



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	second Floor	1507.0	1507.0
Net LIVABLE Area		(Rounded)	1507

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
second Floor			
14.0	x	14.0	196.0
15.0	x	44.0	660.0
15.5	x	42.0	651.0
3 Items			(Rounded) 1507

Building Sketch (Page - 3)

Borrower/Client	Artie Shaw		
Property Address	16 Hadley Hill Ln SE		
City	Gurley	County	Madison
State	AL	Zip Code	35748-8029
Lender	Best Mortgage/Department of Veterans Affairs		

The floor plan shows a layout with the following dimensions: Top-left corner 11.0' and 2.0'; Top edge 44.0'; Right edge 18.0'; Bottom-right corner 11.0' and 5.0'; Bottom edge 21.5'; Bottom-left corner 15.0' and 22.0'; Left edge 28.0'. Rooms include Media Room, Bonus Room, Study, Bath, Room, and Storage. A staircase is located between the Bonus Room and the Room. A closet (Clo) is also shown.

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY				AREA BREAKDOWN	
Code	Description	Net Size	Net Totals	Breakdown	Subtotals
BSMT	Basement	1022.0	1022.0		
OTH	Basement Storage	607.5	607.5		

Subject Photo Page

Borrower/Client	Artie Shaw				
Property Address	16 Hadley Hill Ln SE				
City	Gurley	County	Madison	State	AL
Lender	Best Mortgage/Department of Veterans Affairs				
				Zip Code	35748-8029

**Subject Front**

16 Hadley Hill Ln SE
 Sales Price 418,228
 Gross Living Area 3,426
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.5
 Location Suburban
 View Residential
 Site .75 ac +/-
 Quality Good/BV
 Age New +/-

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

Subject Photo Page

Borrower/Client	Artie Shaw				
Property Address	16 Hadley Hill Ln SE				
City	Gurley	County	Madison	State	AL
Lender	Best Mortgage/Department of Veterans Affairs				
				Zip Code	35748-8029

**Subject Front**

16 Hadley Hill Ln SE
 Sales Price 418,228
 Gross Living Area 3,426
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.5
 Location Suburban
 View Residential
 Site .75 ac +/-
 Quality Good/BV
 Age New +/-

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

Subject Interior Photo Page

Borrower/Client	Artie Shaw				
Property Address	16 Hadley Hill Ln SE				
City	Gurley	County	Madison	State	AL
Lender	Best Mortgage/Department of Veterans Affairs				
				Zip Code	35748-8029

**Kitchen**

16 Hadley Hill Ln SE

Sales Price 418,228

Gross Living Area 3,426

Total Rooms 8

Total Bedrooms 5

Total Bathrooms 3.5

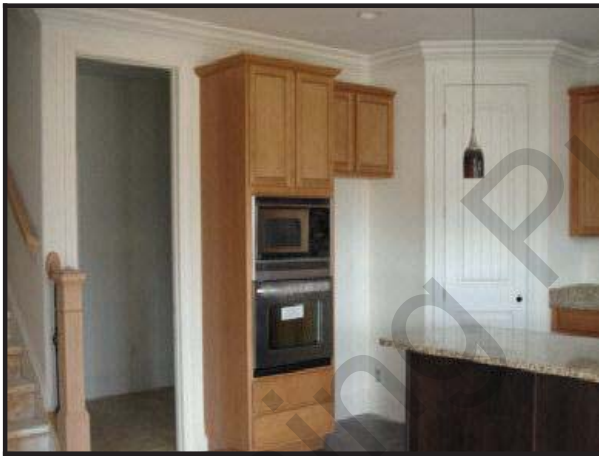
Location Suburban

View Residential

Site .75 ac +/-

Quality Good/BV

Age New +/-

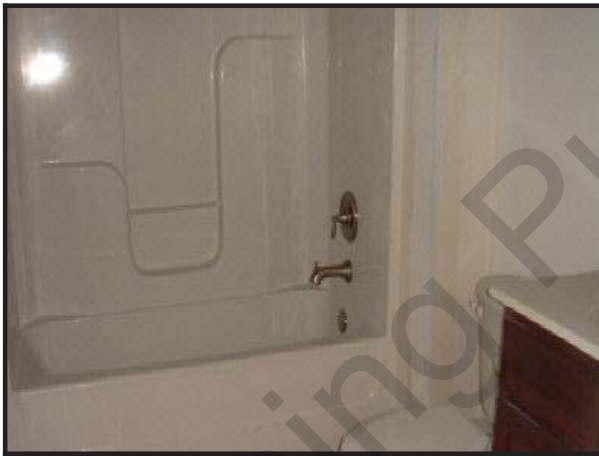
**Kitchen****Family Room**

Subject Interior Photo Page

Borrower/Client	Artie Shaw				
Property Address	16 Hadley Hill Ln SE				
City	Gurley	County	Madison	State	AL
Lender	Best Mortgage/Department of Veterans Affairs				
				Zip Code	35748-8029

**Dining**

16 Hadley Hill Ln SE
 Sales Price 418,228
 Gross Living Area 3,426
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.5
 Location Suburban
 View Residential
 Site .75 ac +/-
 Quality Good/BV
 Age New +/-

**Basement Bath****Bath**

Subject Interior Photo Page

Borrower/Client	Artie Shaw				
Property Address	16 Hadley Hill Ln SE				
City	Gurley	County	Madison	State	AL
Lender	Best Mortgage/Department of Veterans Affairs				
				Zip Code	35748-8029

**Dressing area**

16 Hadley Hill Ln SE
 Sales Price 418,228
 Gross Living Area 3,426
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.5
 Location Suburban
 View Residential
 Site .75 ac +/-
 Quality Good/BV
 Age New +/-

**Hall Bath****Master Bath**

Market Conditions Addendum to the Appraisal Report

209Va
File No. 22-22-6-0608TRA

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 16 Hadley Hill Ln SE City Gurley State AL ZIP Code 35748-8029

Borrower Artie Shaw

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	1	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.33	0.33	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	5	3	1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	15.2	9.1	3.0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	450,000	400,000	800,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	90	4	163	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	600,000	450,000	350,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	350	150	75	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98%	95%	80%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). No noticeable differences. There have been no other more comparable sales within closer proximity to the subject within the last year.

The market in this area appears to be stable with no major increase/decrease in property values. Typical DOM tend to be between 0 to 150 days. Seller's concessions also appear to be similar with no noted increase/decrease over the last year. Homes tend to sell between 95% to 100% of asking price. Many of the homes are proposed construction and pre sales and final sales price exceeds listing price due to the buyers upgrades. Therefore, the median list price stated is usually lower than final sales price.

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).

There was one foreclosure located in the subjects area that sold in the last year. This is untypical , as the foreclosure rate in this area tends to be lower than other areas outside of the Hampton Cove area.

Cite data sources for above information. MLS Solds

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.

Subjects area appears to be stable. The market for these houses appears to remain stable. There has only been one new listing in the last three months. The other listings noted above are still active listings. There were five listed in the last 7-12 months and three listed in the last 4-6 months. All nine of these listings are still currently active.

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 <i>Helen Forrest</i>	Signature
Appraiser Name Helen Forrest	Supervisory Appraiser Name
Company Name Forrest Appraisal	Company Name
Company Address 1111 Songbird Avenue, Anywhere, AL 35900	Company Address
State License/Certification # ROOTRA State AL	State License/Certification # State
Email Address helen@appraiser.net	Email Address

Comparable Photo Page

Borrower/Client	Artie Shaw				
Property Address	16 Hadley Hill Ln SE				
City	Gurley	County	Madison	State	AL
Lender	Best Mortgage/Department of Veterans Affairs				
				Zip Code	35748-8029

**Comparable 1**

10 William Way Place
 Prox. to Subject 0.05 miles
 Sale Price 531,171
 Gross Living Area 3,239
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 4.5
 Location Suburban
 View Similar
 Site 1 ac +/-
 Quality Good/ BV/Side
 Age New +/-

**Comparable 2**

29 Old Cove Place
 Prox. to Subject 0.15 miles
 Sale Price 399,900
 Gross Living Area 3,200
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.5
 Location Suburban
 View Similar
 Site .56 ac +/-
 Quality Good/BV
 Age New +/-

**Comparable 3**

32 Astoria Lane
 Prox. to Subject 0.27 miles
 Sale Price 385,000
 Gross Living Area 2,974
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.5
 Location Suburban
 View Similar
 Site .17 ac +/-
 Quality A/G/ST/FR
 Age New +/-

Borrower	12/13/10	File No. 22-22-60608TRA
Property Address	16 Hadley Hill Ln SE	
City	Gurley	County Madison State AL Zip Code 357488029
Lender/Client	Best Mortgage/Dept of Veterans Affairs	

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Self Contained** (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Summary** (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Use** (A written report prepared under Standards Rule 2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and 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 analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that was in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- Unless otherwise indicated, I have performed no services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

"This assignment was made subject to regulations of the State of Alabama Real Estate Appraisers Board. The undersigned state licensed real estate appraiser has met the requirements of the board that allow this report to be regarded as a certified appraisal"

Appraiser has not performed any services in any capacity on the subject property in the past three years prior to accepting this assignment.

APPRAISER:

Signature: Helen Forrest
 Name: Helen Forrest
 Date Signed: 12-21-10
 State Certification #: R00TRA
 or State License #: _____
 State: AL
 Expiration Date of Certification or License: 9/30/2011
 Effective Date of Appraisal: 12/13/2010

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Designation: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

ENVIRONMENTAL ADDENDUM
APPARENT* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

Borrower/Client	Artie Shaw		
Address	16 Hadley Hill Ln SE		
City	Gurley	County	Madison
		State	AL
		Zip code	35748-8029
Lender	Best Mortgage/Dept of Veterans Affairs		

*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments _____

SANITARY WASTE DISPOSAL

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments _____

SOIL CONTAMINANTS

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments _____

ASBESTOS

- All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments _____

PCBs (POLYCHLORINATED BIPHENYLS)

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments _____

RADON

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments _____

USTs (UNDERGROUND STORAGE TANKS)

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments _____

NEARBY HAZARDOUS WASTE SITES

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments _____

UREA FORMALDEHYDE (UFFI) INSULATION

- All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments _____

LEAD PAINT

- All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments _____

AIR POLLUTION

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments _____

WETLANDS/FLOOD PLAINS

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).

Comments _____

MISCELLANEOUS ENVIRONMENTAL HAZARDS

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
 - Excess Noise _____
 - Radiation + Electromagnetic Radiation _____
 - Light Pollution _____
 - Waste Heat _____
 - Acid Mine Drainage _____
 - Agricultural Pollution _____
 - Geological Hazards _____
 - Nearby Hazardous Property _____
 - Infectious Medical Wastes _____
 - Pesticides _____
 - Others (Chemical Storage + Storage Drums, Pipelines, etc.) _____
- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.