

Uniform Residential Appraisal Report

001638
File No. V-0012847

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 342 Monaco Drive	City Punta Gorda	State FL	Zip Code 33950
Borrower Sabrina Winchell	Owner of Public Record Rj Properties and Consulting Inc		County Charlotte
Legal Description See Attached Addendum			
Assessor's Parcel # 412320179013	Tax Year 2021	R.E. Taxes \$ 9,380	
Neighborhood Name Burnt Store Isles	Map Reference 5B20N	Census Tract 0104.03	
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<input type="checkbox"/> PUD	HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)			
Lender/Client Premier Money Source, Inc.		Address 24 Sidney Bay Drive, Newport Beach, CA 92657	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). DOM 252;The subject was offered for sale on 07/23/2021 for \$1,250,000, per StellarMLS #C7446370. The most recent list price is \$1,250,000 and the subject is now under contract with a contract date of 04/01/2022.			

I <input checked="" type="checkbox"/> did <input type="checkbox"/> 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;A standard FAR/BAR contract with no unusual clauses or conditions
Contract Price \$ 1,200,000 Date of Contract 04/01/2022 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) tax records
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, report the total dollar amount and describe the items to be paid. \$0;;No financial assistance provided.

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 checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	300 Low	0 Multi-Family
Neighborhood Boundaries Charlotte Harbor north, Alligator Creek south,Charlotte Harbor West, & Burnt Store Road East.		2,000 High	60 Commercial
Neighborhood Description See Attached Addendum		800 Pred.	20 Other Vacant 25 %

Market Conditions (including support for the above conclusions) **Values have been increasing over the past year & there is a shortage of listings. MLS information indicates properly priced listings are experiencing 0 to 3 months marketing time.**

Dimensions 80 X 120	Area 9600 sf	Shape Rectangular	View B;Wtr;
Specific Zoning Classification GS-3.5		Zoning Description Residential Single Family	
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. Improvement is single family residential that is functional & in compliance with zoning & other properties in the area; thus current use is highest & best.			
Utilities	Public	Other (describe)	Public
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water
Gas	<input type="checkbox"/>	<input type="checkbox"/> None	Sanitary Sewer
			Off-site Improvements—Type
			Public
			Private
			Street Paved Asphalt <input checked="" type="checkbox"/>
			Alley None <input type="checkbox"/>
FEMA Special Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FEMA Flood Zone AE	FEMA Map # 12015C0243F	FEMA Map Date 05/05/2003
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. See Attached Addendum			

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 Conc./good	Floors Tile-/Cpt/gd
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls CBS/good	Walls Drywall/gd
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface tile/gd	Trim/Finish Pine-Paint/gd
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts Alum/Avg	Bath Floor Tile/gd
Design (Style) Colonial	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type als/al/S/H/good	Bath Wainscot Tile/gd
Year Built 1981	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated Insul/Avg	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) 22	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Yes/Avg	<input checked="" type="checkbox"/> Driveway # of Cars 2
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 pavers
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Electric	<input type="checkbox"/> Fireplace(s) # 0 <input checked="" type="checkbox"/> Fence picket	<input checked="" type="checkbox"/> Garage # of Cars 2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck Patio <input checked="" type="checkbox"/> Porch 2covered	<input type="checkbox"/> Carport # of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool inground <input checked="" type="checkbox"/> Other spa	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)			
Finished area above grade contains: 7 Rooms 3 Bedrooms 2.1 Bath(s) 3,160 Square Feet of Gross Living Area Above Grade			
Additional features (special energy efficient items, etc.) See Attached Addendum			
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;Kitchen-remodeled-six to ten years ago;Bathrooms-remodeled-one to five years ago;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. There is new floors, new interior paint, new exterior paint.			
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. See Attached Addendum			
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. The subject is well within range of market acceptance and is not considered an overimprovement. The subject is typical for the area in terms of appeal, amenities, livability, functional utility, and style. No physical, functional or external inadequacies noted. Land to value ratio is typical for the area.			

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There are **5** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,100,000** to \$ **1,700,000**.
There are **37** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **657,000** to \$ **1,605,000**.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
342 Monaco Drive Address Punta Gorda, FL 33950		2609 Deborah Dr Punta Gorda, FL 33950		2850 Don Quixote Dr Punta Gorda, FL 33950		3532 Saint Florent Ct Punta Gorda, FL 33950	
Proximity to Subject		3.06 miles NW		3.38 miles NW		0.38 miles NW	
Sale Price	\$ 1,200,000	\$ 1,103,500		\$ 1,567,200		\$ 1,050,000	
Sale Price/Gross Liv. Area	\$ 379.75 sq. ft.	\$ 419.58 sq. ft.		\$ 481.33 sq. ft.		\$ 416.34 sq. ft.	
Data Source(s)		StellarMLS #A4523092;DOM 5		StellarMLS #C7452103;DOM 4		StellarMLS #C7450043;DOM 7	
Verification Source(s)		Doc #4954-1223/Realist		Doc #4918-1141/Realist		Doc #4916-1742/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		ArmLth Cash;0		ArmLth Cash;0	
Date of Sale/Time		s03/22;c02/22	22,100	s01/22;c12/21	62,700	s01/22;c01/22	31,500
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	9600 sf	9596 sf	0	9602 sf	0	10894 sf	0
View	B;Wtr;	B;Wtr;		B;Wtr;		B;Wtr;	
Design (Style)	DT2;Colonial	DT1;ranch	0	DT2;Colonial		DT1;ranch	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	41	22	0	32	0	10	0
Condition	C2	C3	50,000	C2		C3	50,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	7 3 2.1	7 3 2.1		7 4 3.0	-10,000	7 3 3.0	-10,000
Gross Living Area	80 3,160 sq. ft.	2,630 sq. ft.	42,400	3,256 sq. ft.	-7,680	2,522 sq. ft.	51,040
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	good	good		good		good	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	ceiling fans	ceiling fans		ceiling fans		ceiling fans	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		3ga3dw	-10,000
Porch/Patio/Deck	2 covered Porch	Screen Porch	2,000	2 covered Porch		Screen Porch	2,000
	No Fireplace	No Fireplace		No Fireplace		No Fireplace	
	Pool,spa	pool	8,000	Pool,spa		pool	8,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 124,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 45,020	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 122,540
Adjusted Sale Price of Comparables		Net Adj. 11.3%		Net Adj. 2.9%		Net Adj. 11.7%	
		Gross Adj. 11.3%	\$ 1,228,000	Gross Adj. 5.1%	\$ 1,612,220	Gross Adj. 15.5%	\$ 1,172,540

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) **Realist**

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) **Realist**

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 NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer	05/17/2019						
Price of Prior Sale/Transfer	\$570,000						
Data Source(s)	Realist	Realist		Realist		Realist	
Effective Date of Data Source(s)	04/26/2022	04/26/2022		04/26/2022		04/26/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales **Per public records, the Subject transferred on 05/17/2019 for \$570,000 (Warranty Deed - Doc #4439-1427). 3532 Saint Florent Ct has no known 12-month prior transfer history. 2609 Deborah Dr has no known 12-month prior transfer history. 2850 Don Quixote Dr has no known 12-month prior transfer history. 1222 Partridge Dr has no known 12-month prior transfer history.**

Summary of Sales Comparison Approach. **See Attached Addendum**

Indicated Value by Sales Comparison Approach \$ **1,241,000** **04/26/2022**

Indicated Value by: Sales Comparison Approach \$ **1,241,000** Cost Approach (if developed) \$ **1,252,500** Income Approach (if developed) \$ _____

The high quality of the data used in the sales comparison approach demonstrates its viability as the best value indicator. Subject is not recently constructed & cost approach is not considered reliable. As indicated on page three, the income approach to value was not developed.

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: _____

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 \$ **1,241,000** as of **04/26/2022**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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Clarification of Intended Use and Intended User:
 The Intended Use of this appraisal report is to assist in assessing the risk of the property securing the value of the property securing the mortgage.
 Lender/Client is the intended user of the appraisal report.
Clarification of the term "complete visual inspection":
 Certification #2 on page 5 of this report states that the appraiser has performed a "complete visual inspection" of the property. It should be understood that the "complete visual inspection" was performed within the context of the intended use and intended user identified on page 4 and clarified above. That is, the appraiser's inspection of the property is for valuation purposes only and is strictly for the purpose of assisting the lender/client (and only the lender/client) in evaluating the property for a mortgage finance transaction. The appraiser's inspection of the property was limited to what was readily observable without moving furniture, floor coverings or personal property. Unless otherwise stated, the appraiser did not view attics, crawlspaces or any other area that would involve the use of ladders or special equipment. The appraiser's viewing of the property was limited to surface areas only and can often be compromised by landscaping, placement of personal property or even weather conditions. Most importantly, the appraiser's inspection of the property is far different from and much less intensive than the type of inspections performed to discover property defects. The appraiser is not a home inspector, building contractor, pest control specialist or structural engineer. An appraisal is not a substitute for a home inspection or an inspection by a qualified expert in determining issues such as, but not limited to, foundation settlement or stability, moisture problems, wood destroying (or other) insects, rodents or pests, radon gas or lead-based paint. The client is invited and encouraged to employ the services of appropriate experts to address any area of concern.
 The appraiser was engaged appropriately by Premier Money Source, Inc. and completed the appraisal report in compliance with all applicable Appraiser Independence regulations
 No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company or partner on behalf of the lender has influenced or attempted to influence the development, reporting, results, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner
 I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to Premier Money Source, Inc.
 I have performed no previous service on the subject property either appraisal or otherwise in the past three years.
 The address reported on the appraisal form is according to US Postal Service records as required by UAD format. The title company reports the city or county address and the title report may or may not match to USPS records.
 MLS data suggests typical marketing time of 0-3 months for listings in this market, which is considered subject estimated marketing time.
 The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the financial Institutions, Reform, Recovery, and Enforcement Act. (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification

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) **No Recent lot sales have taken place; therefore, the appraiser has estimated land value through allocation methods.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data local builders Quality rating from cost service good Effective date of cost data 04/01/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The cost approach is considered reliable when subject is recently constructed. Subject is not recently constructed & cost approach is not considered reliable	OPINION OF SITE VALUE = \$ 365,000 Dwelling 3,160 Sq. Ft. @ \$ 275 = \$ 869,000 Sq. Ft. @ \$ = \$ fence,porches,pool,spa 125,000 Garage/Carport 554 Sq. Ft. @ \$ 135 = \$ 74,790 Total Estimate of Cost-New = \$ 1,068,790 Less 90 Physical Functional External Depreciation \$261,259 = \$ (261,259) Depreciated Cost of Improvements = \$ 807,531 "As-is" Value of Site Improvements = \$ 80,000 Estimated Remaining Economic Life (HUD and VA only) 68 Years INDICATED VALUE BY COST APPROACH = \$ 1,252,500
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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) **Homes in this price range and neighborhood are typically purchased for use and not income. Thus, the income approach lacks rationale and was not developed.**

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.
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).

Uniform Residential Appraisal Report

001638
File No. V-0012847

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 
Name John Millman, Cert Res RD404
Company Name 1st Charlotte Appraisals, Inc.
Company Address 26036 Luzon Ct
Punta Gorda, FL 33983
Telephone Number 941-624-3472
Email Address John@1stcharlotte.net
Date of Signature and Report 05/09/2022
Effective Date of Appraisal 04/26/2022
State Certification # RD404
or State License # _____
or Other (describe) _____ State # _____
State FL
Expiration Date of Certification or License 11/30/2022
State Certified Residential Real Estate Appraiser # RD404
ADDRESS OF PROPERTY APPRAISED
342 Monaco Drive
Punta Gorda, FL 33950

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,241,000

LENDER/CLIENT

Name Premier Money Source, Inc.
Company Name Premier Money Source, Inc.
Company Address 24 Sidney Bay Drive
Newport Beach, CA 92657
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

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

COMPARABLE SALES

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

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.

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

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

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

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

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

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring 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.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

ADDENDUM

Borrower: Sabrina Winchell

File No.: V-0012847

Property Address: 342 Monaco Drive

Case No.: 001638

City: Punta Gorda

State: FL

Zip: 33950

Lender: Premier Money Source, Inc.

Legal Description

Punta Gorda Isles Sec15 Blk261 Lt 32 657/93 900/1231 987/334 2247/1864 3463/1284 3465/1028 3465/1752 3603/1536 4439/1427

Neighborhood Description

A residential neighborhood of detached single family dwellings. Recreational facilities, shopping, employment, etc. are convenient near by. Large newer dwellings with superior amenities on superior sites are upper price range, while smaller older dwellings without significant amenities on standard sites are lower price range.

Site Comments

Subject is typical for the are of size & good in terms of appeal with a rear canal view. Views are similar residential properties & typical suburban street scenes. It provides a good setting for the improvements with adequate drainage as site is sloped away from dwelling. Landscaping is a good tropical style similar for the area consisting plantings, shrubbery. There is a picket fence in the rear yard. There is a seawall, dock, lift and davitt. There is a sprinkler system.

While no readily apparent adverse site conditions or external factors were noted, many site-related issues are beyond the scope of this assignment. Statements regarding zoning compliance are intended only in the most general sense. Zoning and building ordinances vary significantly from one municipality to another and can be extremely detailed. The scope of this assignment does not include a comparison of every potentially significant characteristic of the subject property's site and improvements relative to zoning and building ordinances. Unless otherwise noted, standard utility and right-of-way easements are insignificant to value. However, a current locational or boundary survey, which was unavailable to the appraiser, may reveal encroachments, easements, zoning violations or other matters of interest that could warrant modification of the appraised value.

Additional Features

The subject features: covered entry porch, 2 covered porches, inground pool, spa, attached 2 car garage with electric garage door opener, can lights, recessed lights, two sinks in main bath, two sinks in full baths, walk in shower vaulted ceiling in common living area, raised ceilings, ceiling fans in rooms, , electronic security system, tray ceilings, granite sinks and counters, pavers on driveway and entry, french doors, hurricane shutter, 2 a/c units, island in kitchen, surround sound in whole house and exterior, laundry area with washer/dryer hookups and built in cabinetry.

The appraiser has used ANSI Standard Z765-2021 for all measurements of the subject improvements.

Physical Deficiencies or Adverse Conditions

While no physical deficiencies or adverse conditions that affect livability, soundness or structural integrity were noted, such items are generally beyond the expertise of the appraiser. Issues of soundness and structural integrity are often related to areas that are hidden from the appraiser's view. The subject is good quality construction that meets expectations in this market price range. There are no physical, functional, or external inadequacies noted. No modernization needed. No personal property given any value in this report. Utilities were turned on at time of inspection and electric, plumbing, HVAC system, etc. were properly functioning.

See limiting condition #5 and comments on page three related to appraiser's definition of "complete visual inspection."

The subject has a carbon monoxide detector/smoke detectors.

Built In appliances and cabinetry are present and operating properly.

Attic inspection & garage inspection were completed, and no adverse conditions were observed.

Comments on Sales Comparison

Due to the lack of recent similar sales it was necessary to use sales more than a mile from the subject. A thorough search was made of public records, MetroScan, and the appraiser's files for resales of similar age, size in the subject market area. As of the appraisal date, the best available closed sales have been utilized in this analysis. All adjustments are based on paired sales analysis. The Indicated Value by Sales Comparison Approach, \$1,241,000, is calculated using the following weights:

45.0% - 2609 Deborah Dr; Sale Price \$1,103,500; Adjusted Value \$1,228,000; Gross Adj: 11.3%

10.0% - 2850 Don Quixote Dr; Sale Price \$1,567,200; Adjusted Value \$1,612,220; Gross Adj: 5.1%

45.0% - 3532 Saint Florent Ct; Sale Price \$1,050,000; Adjusted Value \$1,172,540; Gross Adj: 15.5%

All sales are in the subject neighborhood and are the most likely recent sales that would be considered alternative to the subject by typical buyers in this market.

The garage and attic were inspected and no adverse conditions were observed.

****Appraiser has over 20+ years experience appraising properties in the subject market area. The appraiser has completed in excess of 5 similar property appraisals in the subject market area in the past 12 months. Local Data Sources the appraiser has access to include: Realquest, Mid Florida MLS, and County property appraisal records.***

Comparable sales search criteria included sales in subject neighborhood in past 3 months between 2540/sf & 3740/sf living area water front sites built between 1971 & 2012 that have swimming pools. 10 sales resulted from this search in the past 3 months. The three sales most similar to the subject are included as comparables.

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

1

USPAP ADDENDUM

001638
File No. V-0012847

Borrower: Sabrina Winchell
 Property Address: 342 Monaco Drive
 City: Punta Gorda County: Charlotte State: FL Zip Code: 33950
 Lender: Premier Money Source, Inc.

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

Appraisal Report A written report prepared under Standards Rule 2-2(a).
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: under three months


Based on subject estimated value, market exposure time is estimated at under three months.

Additional Certifications

I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

<p>APPRAISER:</p> <p>Signature: <u></u> Name: <u>John Millman, Cert Res RD404</u> Date Signed: <u>05/09/2022</u> State Certification #: <u>RD404</u> or State License #: _____ or Other (describe): _____ State #: _____ State: <u>FL</u> Expiration Date of Certification or License: <u>11/30/2022</u> Effective Date of Appraisal: <u>04/26/2022</u></p>	<p>SUPERVISORY APPRAISER (only if required):</p> <p>Signature: _____ Name: _____ Date Signed: _____ State Certification #: _____ or State License #: _____ State: _____ Expiration Date of Certification or License: _____ Supervisory Appraiser inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from street <input type="checkbox"/> Interior and Exterior</p>
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Market Conditions Addendum to the Appraisal Report

001638
File No. V-0012847

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 **342 Monaco Drive** City **Punta Gorda** State **FL** Zip Code **33950**

Borrower **Sabrina Winchell**

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)	20	7	10	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.33	2.33	3.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	1.50	<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	918,500	1,165,000	1,125,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	23	5	19	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	929,900	1,150,000	1,175,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	0	0	42	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.00%	100.00%	98.00%	<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.).
Seller concessions are not significant in this market & have been steady in the past year

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).

Cite data sources for above information. **Information is obtained from local MLS data and tax records. N/A and 0 indicates historically data not available in mls.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

There is sufficient data available in the neighborhood to suggest market trends. Data for the area suggests sales have been stable within the past year. There is a under supply in supply/demand with properly priced listings receiving under 3 months market exposure, which is considered subject estimated marketing time. Property values have been increasing within the past year.

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.

APPRAISER

Signature *John Millman*
 Name John Millman, Cert Res RD404
 Company Name 1st Charlotte Appraisals, Inc.
 Company Address 26036 Luzon Ct
Punta Gorda, FL 33983
 State License/Certification # RD404 State FL
 Email Address John@1stcharlotte.net

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

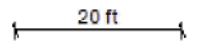
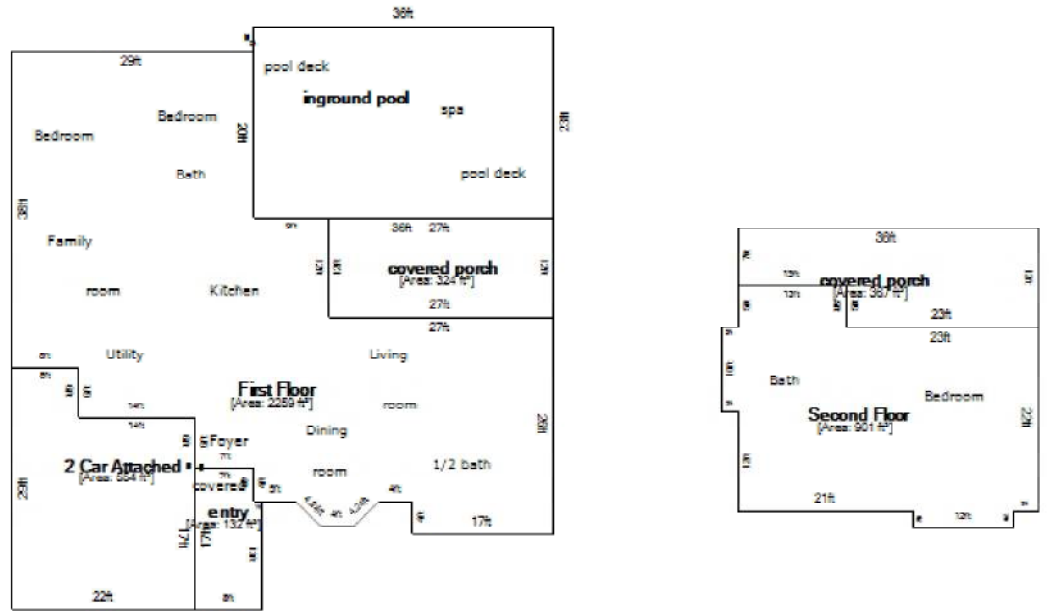
APPRAISER

FLOORPLAN SKETCH

Borrower: Sabrina Winchell
 Property Address: 342 Monaco Drive
 City: Punta Gorda
 Lender: Premier Money Source, Inc.

File No.: V-0012847
 Case No.: 001638
 State: FL
 Zip: 33950

Sketch



Living Area		Area Calculation			
Second Floor	901.00 ft ²	Second Floor			x 1.00 = 901.00 ft ²
First Floor	2269 ft ²		2ft x 12ft x 1.00 =	24 ft ²	
Nonliving Area			2ft x 10ft x 1.00 =	20 ft ²	
covered porch	367 ft ²		27ft x 13ft x 1.00 =	351 ft ²	
2 Car Attached	664.00 ft ²		23ft x 22ft x 1.00 =	506 ft ²	
entry	132.00 ft ²	First Floor			x 1.00 = 2269 ft ²
covered porch	324 ft ²		4ft x 17ft x 1.00 =	68 ft ²	
inground pool	828 ft ²		27ft x 22ft x 1.00 =	594 ft ²	
			34ft x 9ft x 1.00 =	306 ft ²	
			38ft x 29ft x 1.00 =	1102 ft ²	
			12ft x 7ft x 1.00 =	84 ft ²	
			14ft x 6ft x 1.00 =	84 ft ²	
			4.24ft x 3ft x 0.35 =	4.5 ft ²	
			4ft x 3ft x 1.00 =	12 ft ²	
Total Living Area (rounded):	3160 ft²		3ft x 4.24ft x 0.35 =	4.5 ft ²	

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Sabrina Winchell	File No.: V-0012847
Property Address: 342 Monaco Drive	Case No.: 001638
City: Punta Gorda	State: FL Zip: 33950
Lender: Premier Money Source, Inc.	

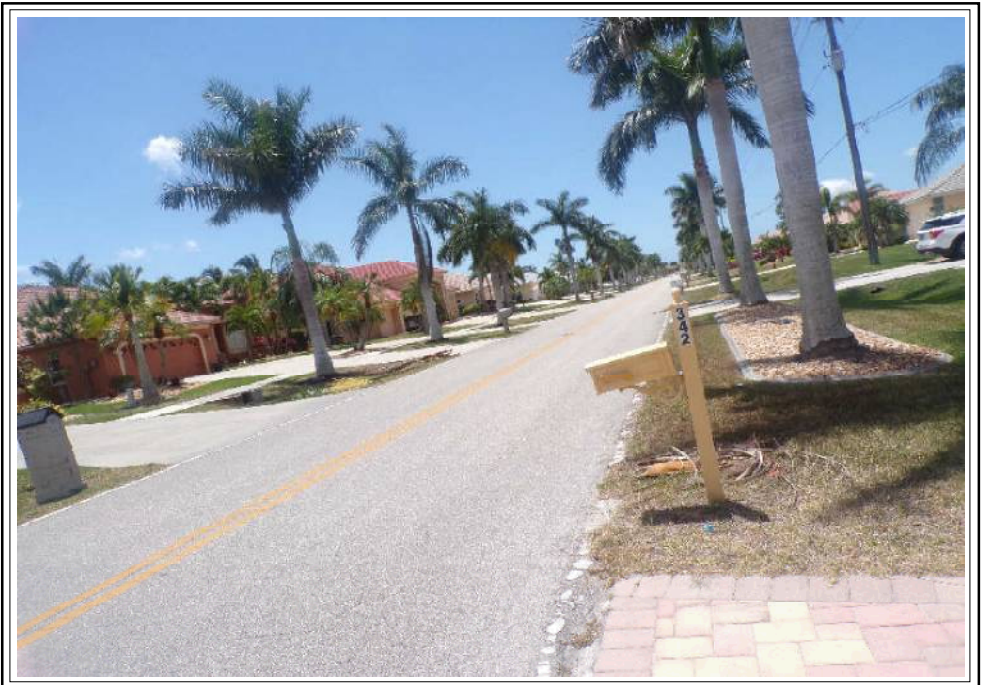


**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: April 26, 2022
Appraised Value: \$ 1,241,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

SUBJECT PHOTOS

Borrower: Sabrina Winchell	File No.: V-0012847
Property Address: 342 Monaco Drive	Case No.: 001638
City: Punta Gorda	State: FL Zip: 33950
Lender: Premier Money Source, Inc.	



Opposite Street View



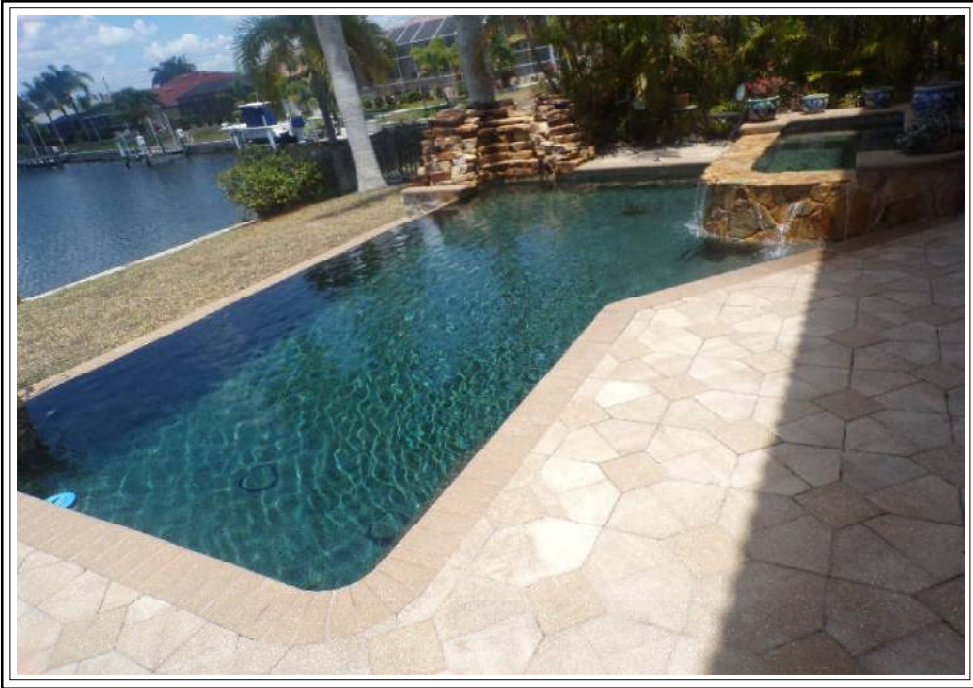
Side of House



Side of House

SUBJECT PHOTOS

Borrower: Sabrina Winchell	File No.: V-0012847	
Property Address: 342 Monaco Drive	Case No.: 001638	
City: Punta Gorda	State: FL	Zip: 33950
Lender: Premier Money Source, Inc.		



Pool



canal



A/C

SUBJECT PHOTOS

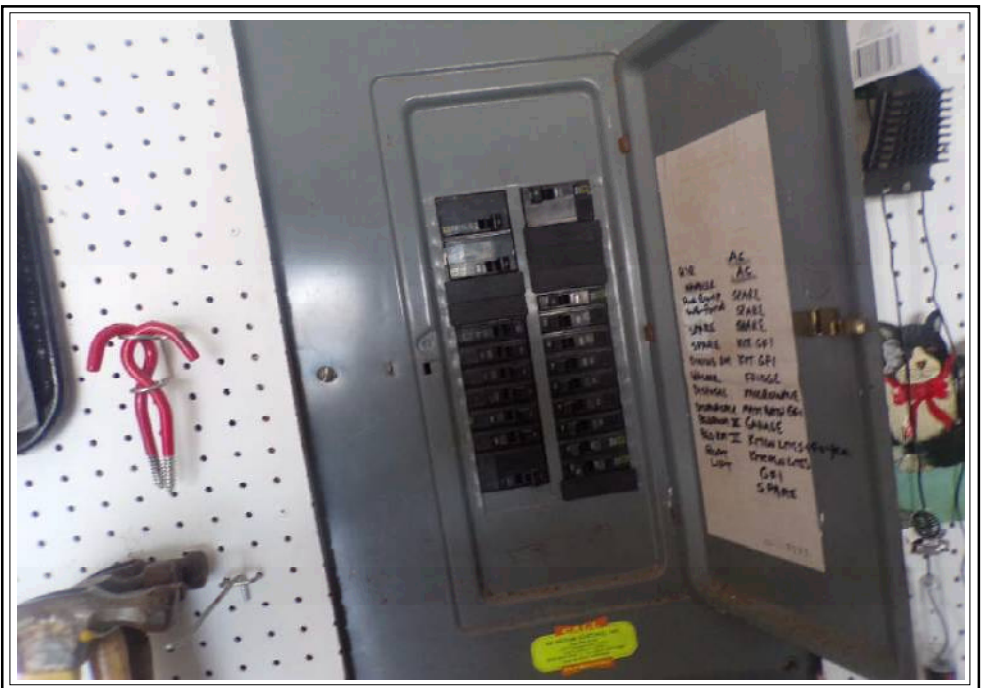
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City: Punta Gorda	State: FL	Zip: 33950
Lender: Premier Money Source, Inc.		



water heater



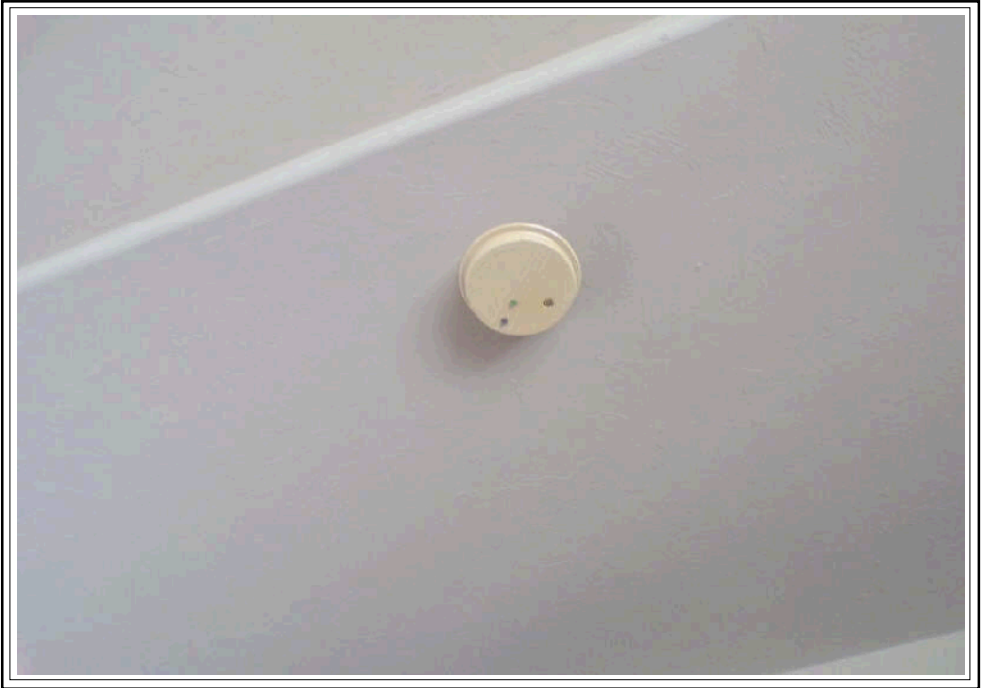
garage



circuit breaker

Subject Photos

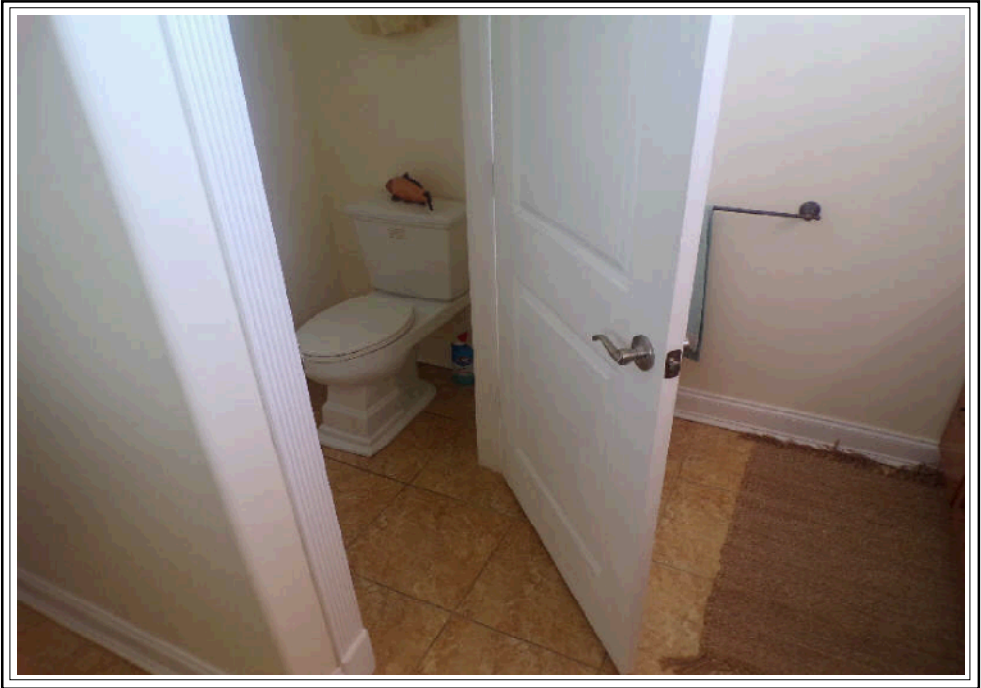
Borrower: Sabrina Winchell	File No.: V-0012847	
Property Address: 342 Monaco Drive	Case No.: 001638	
City: Punta Gorda	State: FL	Zip: 33950
Lender: Premier Money Source, Inc.		



smoke detector



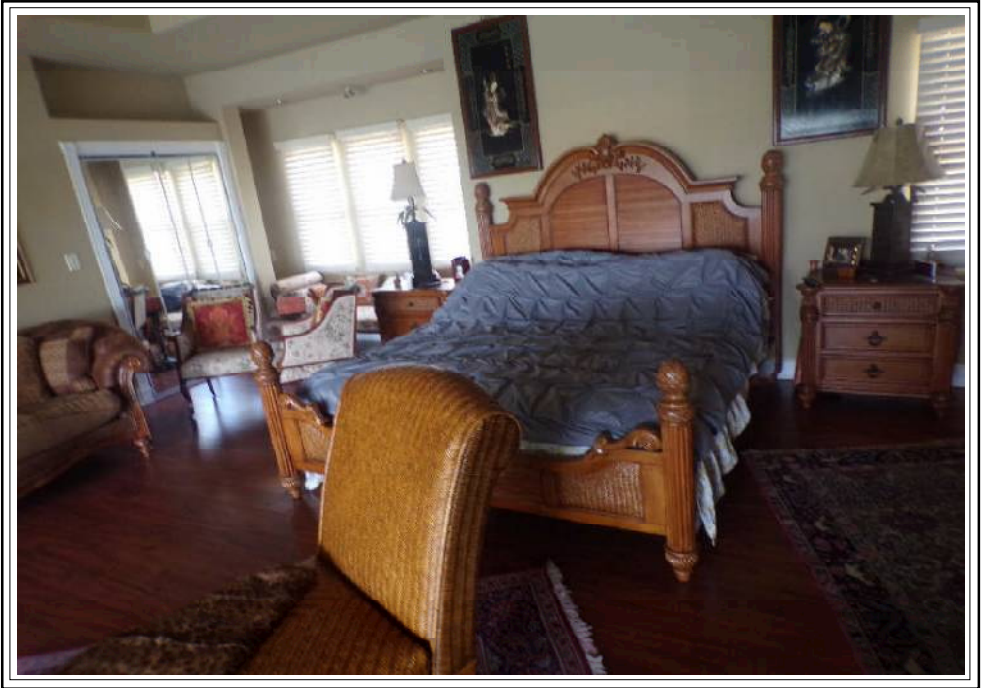
attic



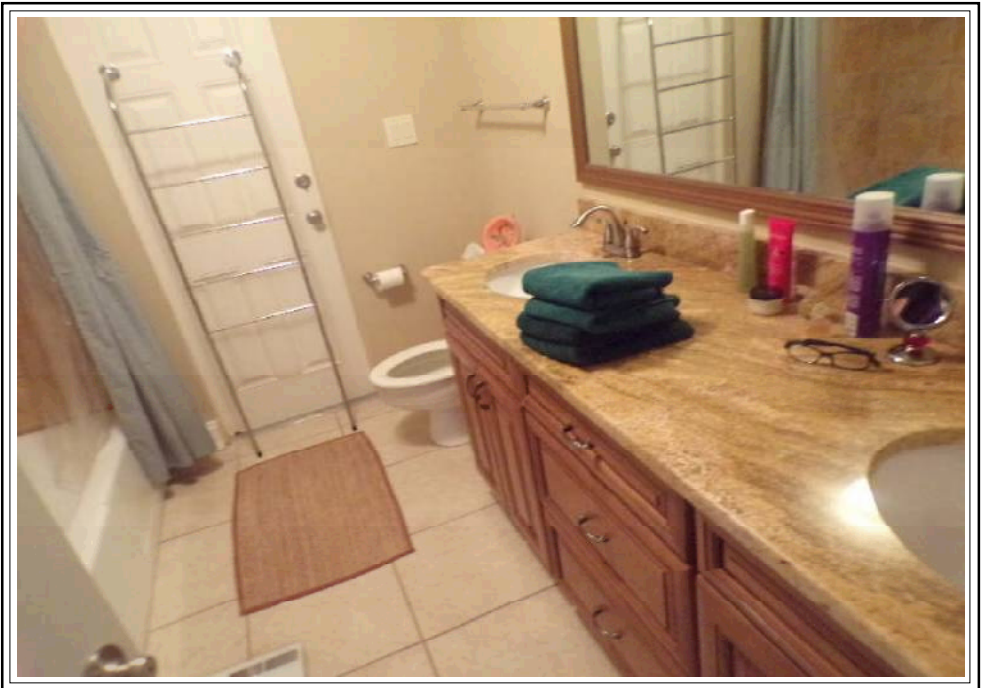
Bathroom

Subject Photos

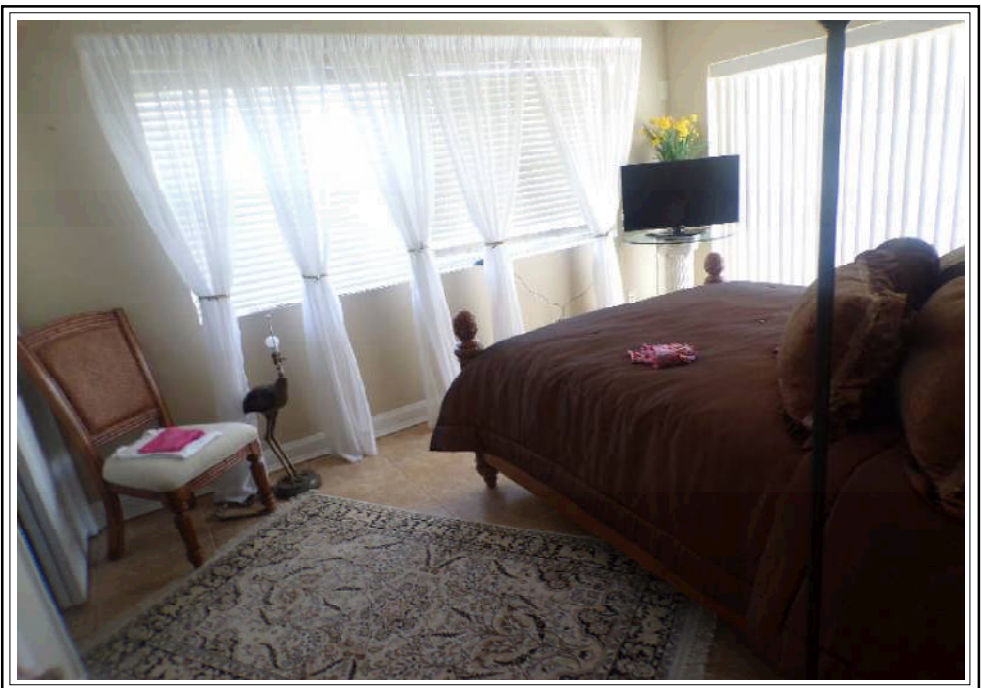
Borrower: Sabrina Winchell	File No.: V-0012847	
Property Address: 342 Monaco Drive	Case No.: 001638	
City: Punta Gorda	State: FL	Zip: 33950
Lender: Premier Money Source, Inc.		



Bedroom



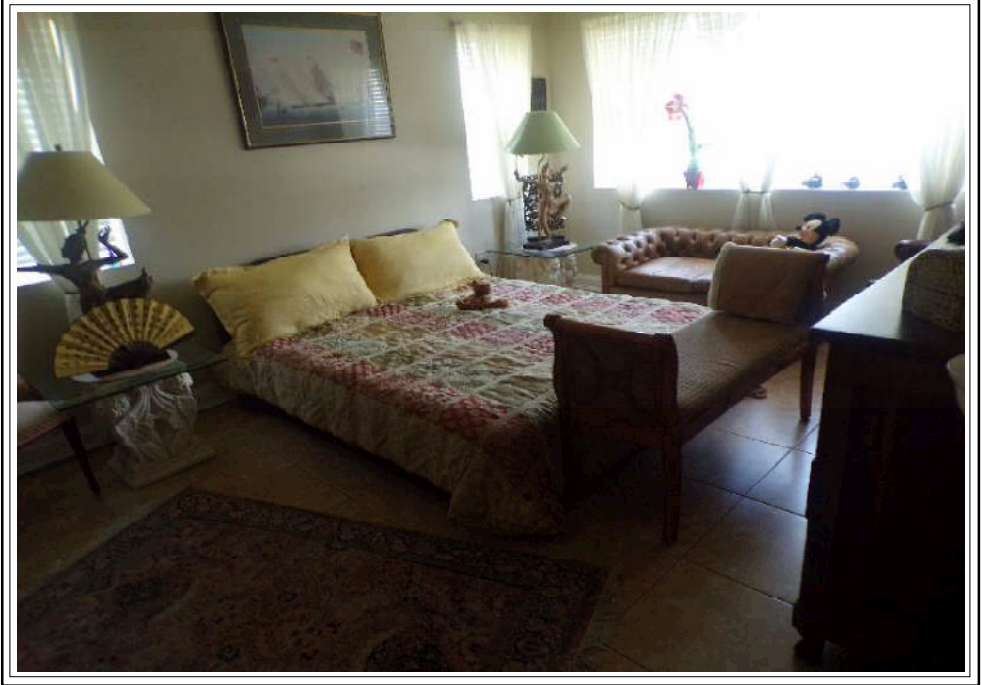
bathroom



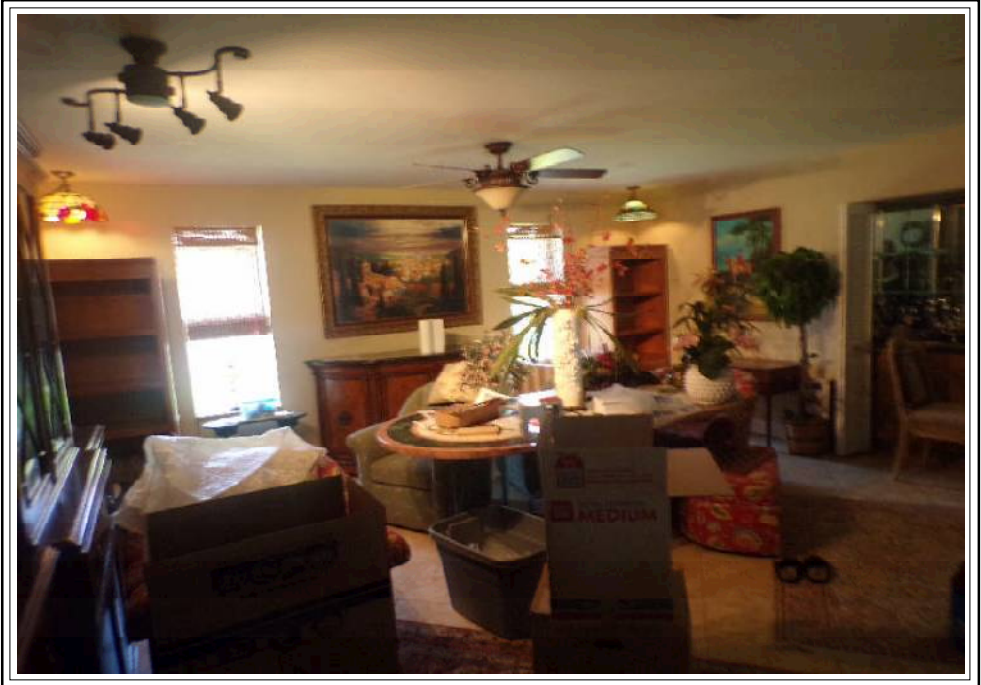
bedroom

Subject Photos

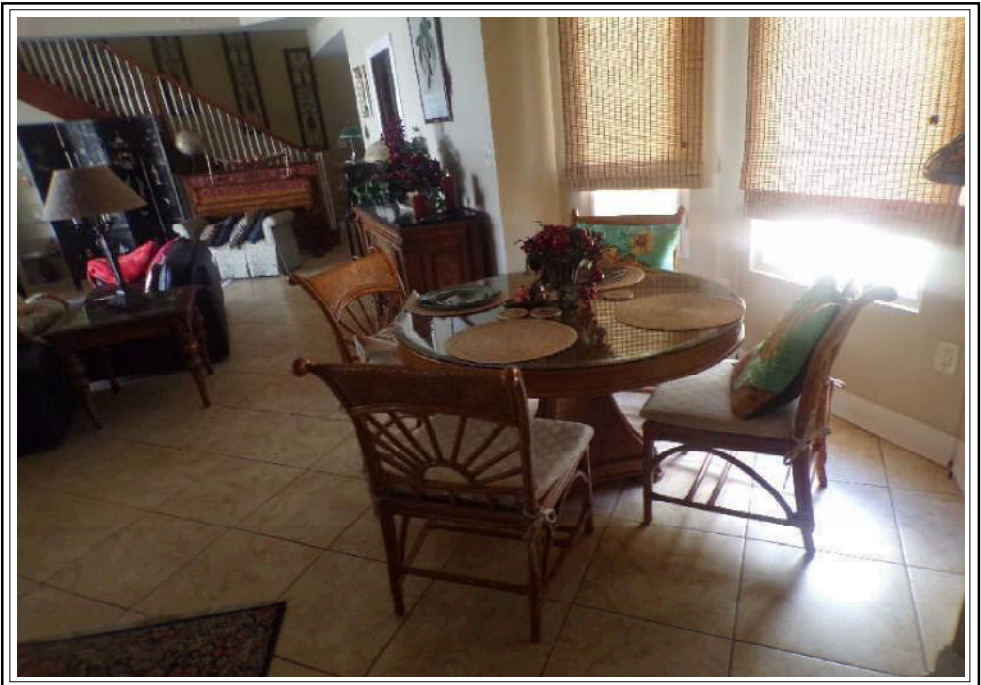
Borrower: Sabrina Winchell	File No.: V-0012847	
Property Address: 342 Monaco Drive	Case No.: 001638	
City: Punta Gorda	State: FL	Zip: 33950
Lender: Premier Money Source, Inc.		



bedroom



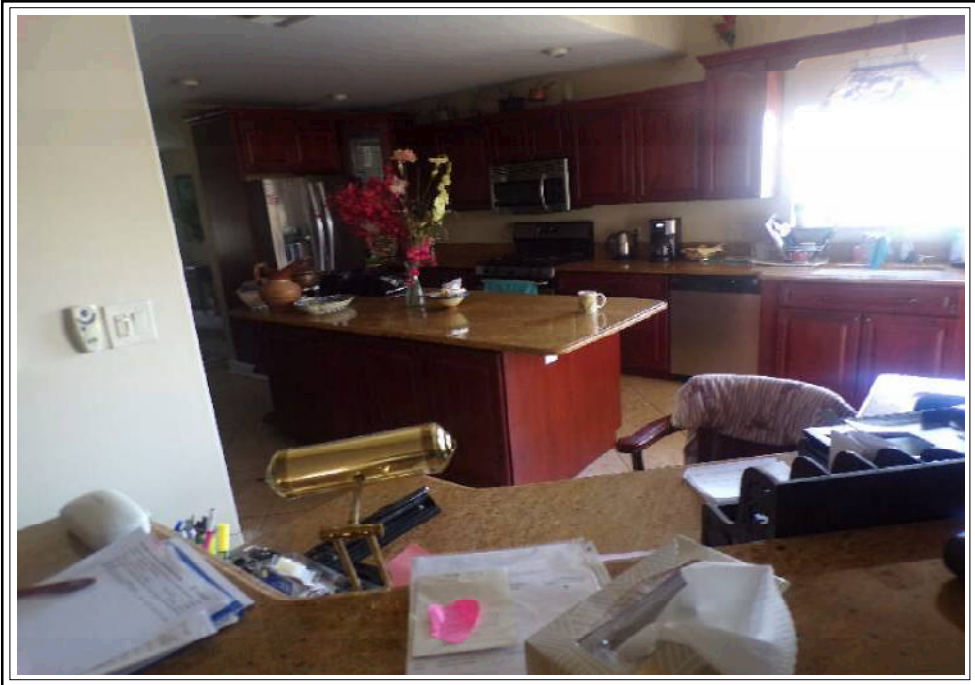
family room



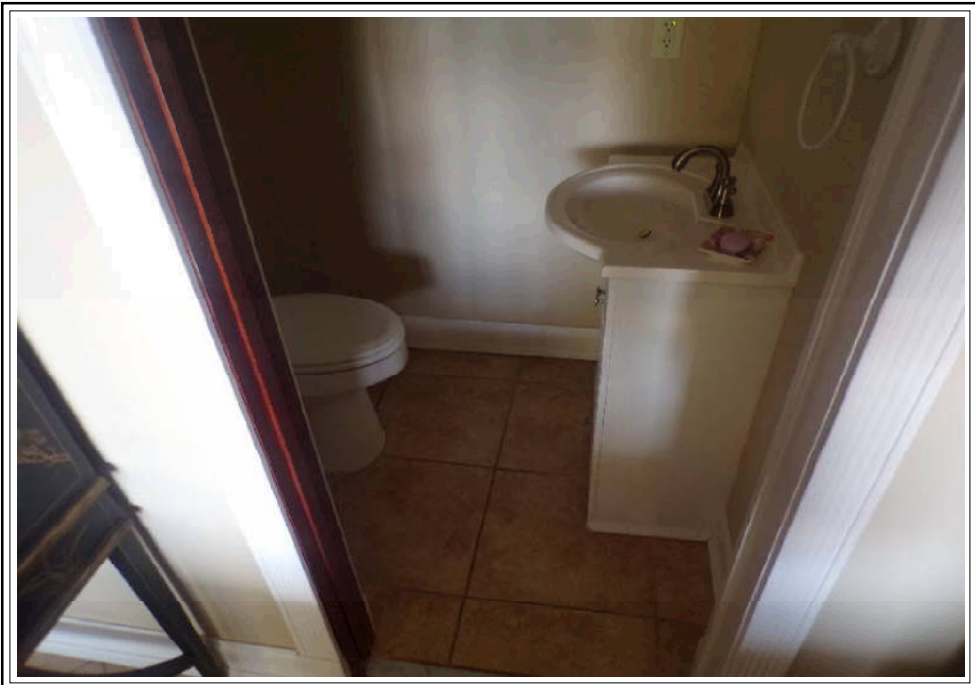
dining room

Subject Photos

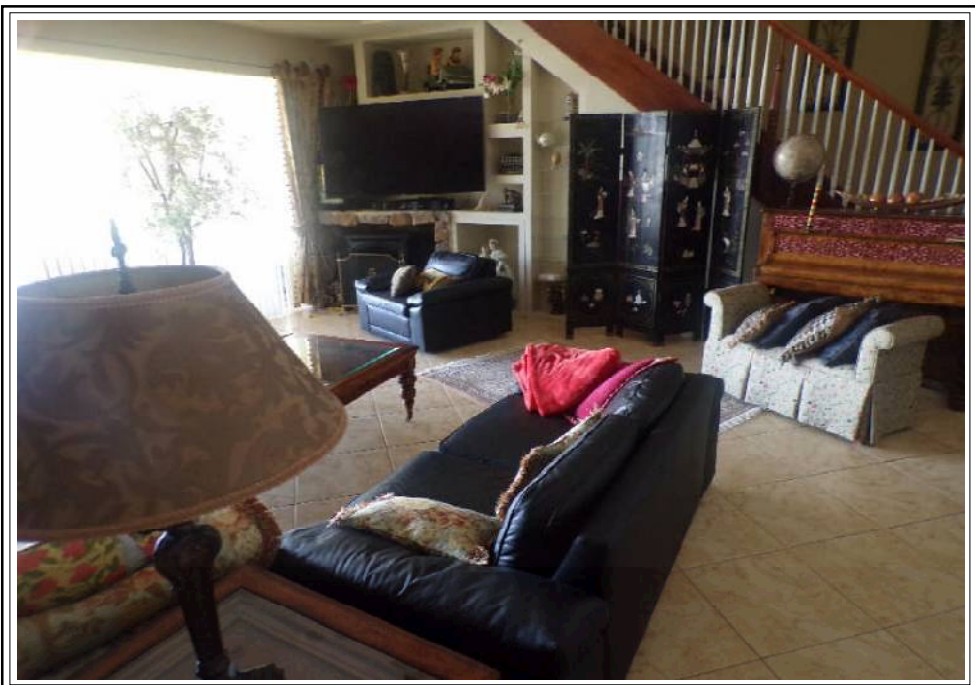
Borrower: Sabrina Winchell	File No.: V-0012847
Property Address: 342 Monaco Drive	Case No.: 001638
City: Punta Gorda	State: FL Zip: 33950
Lender: Premier Money Source, Inc.	



kitchen



1/2 bath



living room

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Sabrina Winchell	File No.: V-0012847
Property Address: 342 Monaco Drive	Case No.: 001638
City: Punta Gorda	State: FL Zip: 33950
Lender: Premier Money Source, Inc.	



COMPARABLE SALE #1

2609 Deborah Dr
Punta Gorda, FL 33950
Sale Date: s03/22;c02/22
Sale Price: \$ 1,103,500



COMPARABLE SALE #2

2850 Don Quixote Dr
Punta Gorda, FL 33950
Sale Date: s01/22;c12/21
Sale Price: \$ 1,567,200



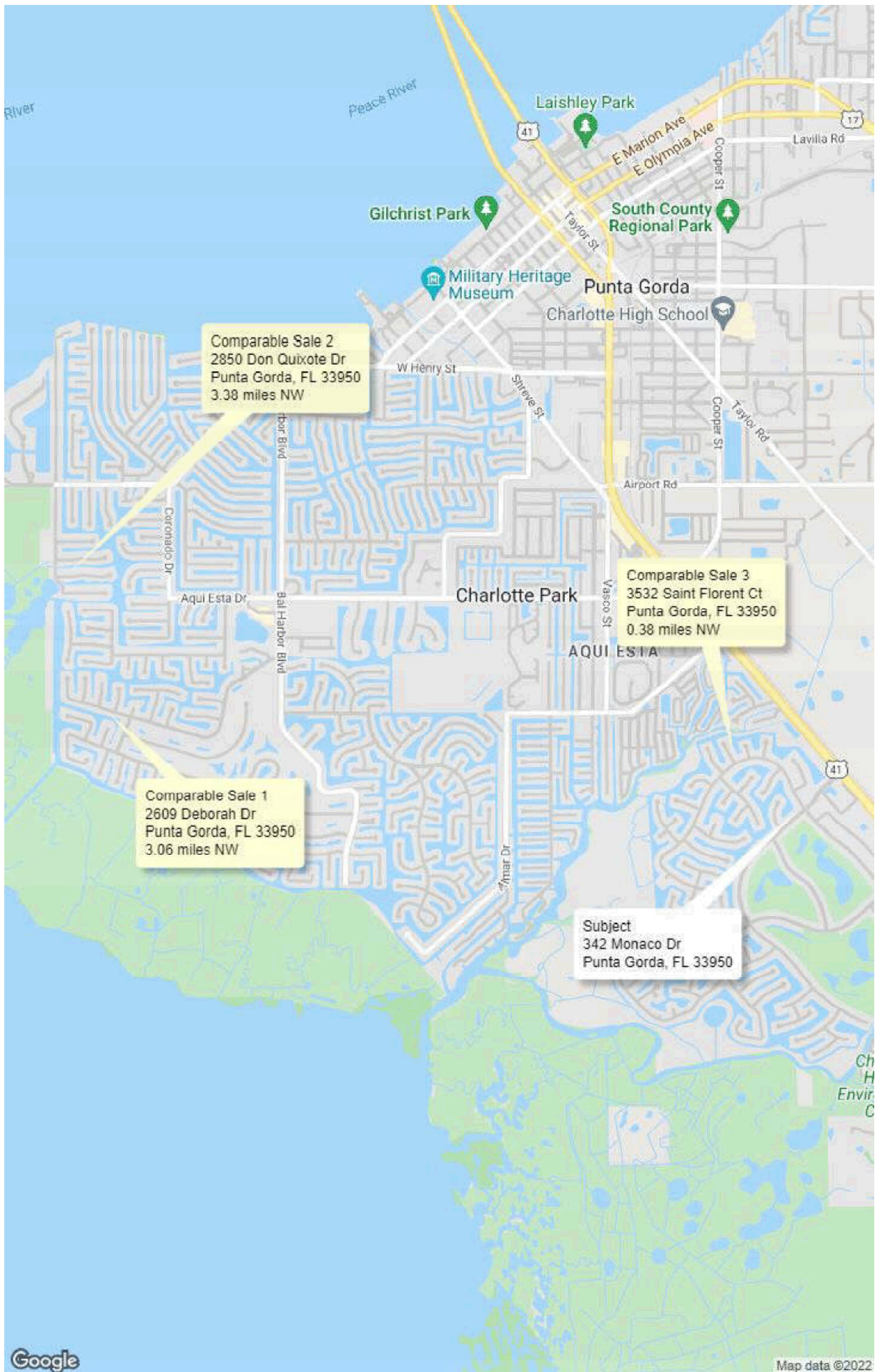
COMPARABLE SALE #3

3532 Saint Florent Ct
Punta Gorda, FL 33950
Sale Date: s01/22;c01/22
Sale Price: \$ 1,050,000

LOCATION MAP

Borrower: Sabrina Winchell
Property Address: 342 Monaco Drive
City: Punta Gorda
Lender: Premier Money Source, Inc.

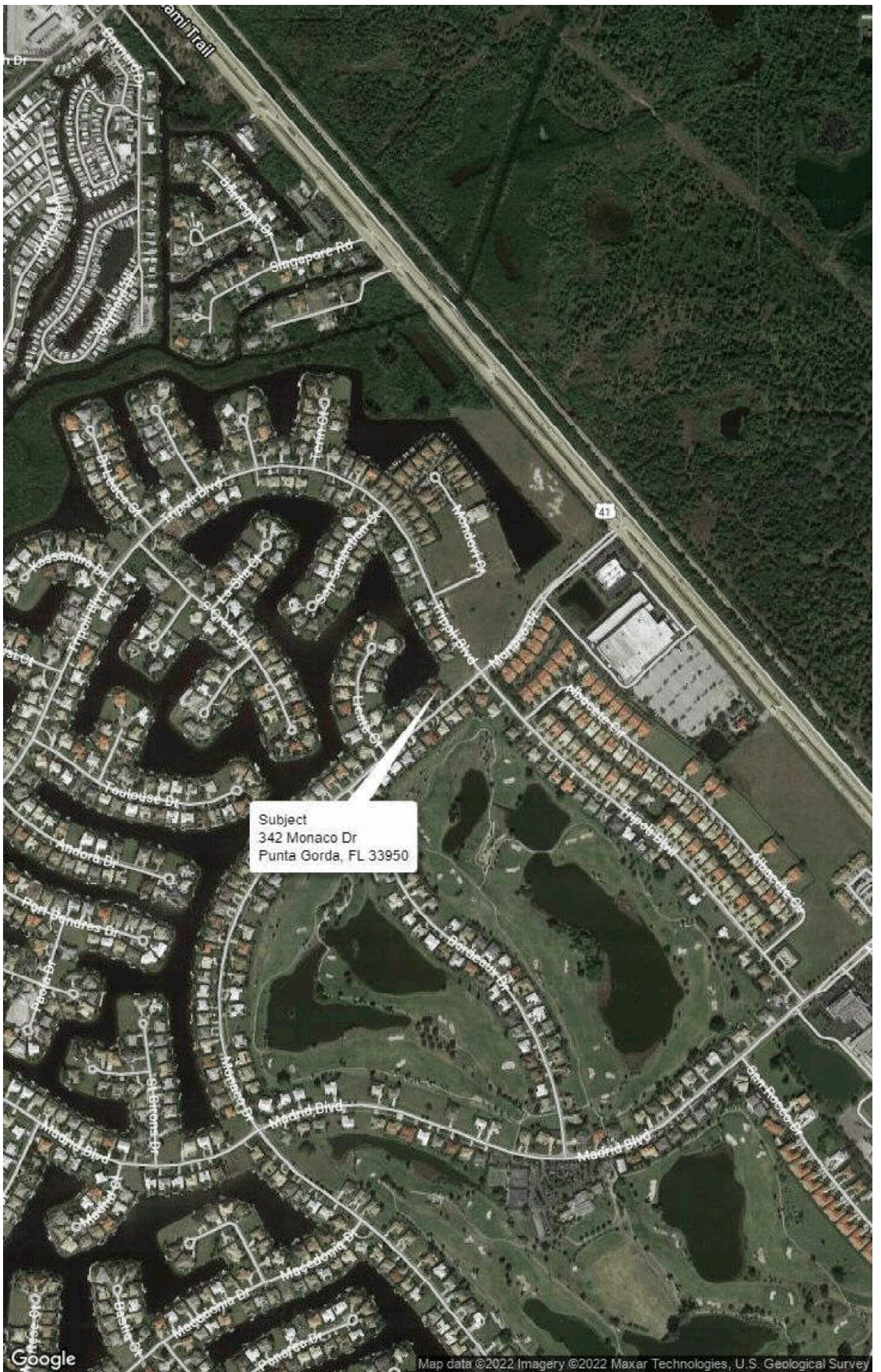
File No.: V-0012847
Case No.: 001638
State: FL
Zip: 33950



AERIAL MAP

Borrower: Sabrina Winchell
Property Address: 342 Monaco Drive
City: Punta Gorda
Lender: Premier Money Source, Inc.

File No.: V-0012847
Case No.: 001638
State: FL
Zip: 33950

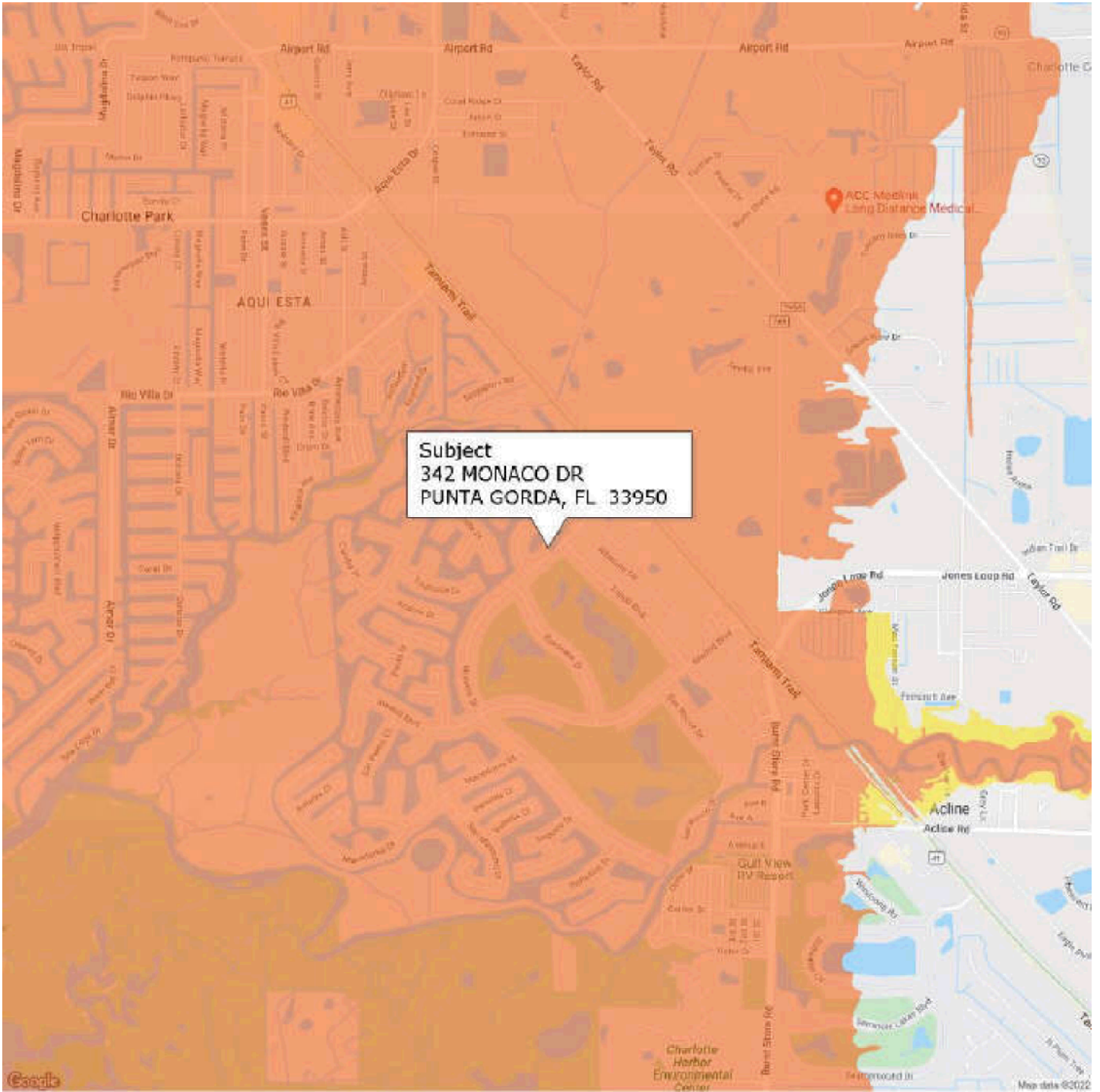


Subject
342 Monaco Dr
Punta Gorda, FL 33950

FLOOD MAP

Borrower: Sabrina Winchell
Property Address: 342 Monaco Drive
City: Punta Gorda
Lender: Premier Money Source, Inc.

File No.: V-0012847
Case No.: 001638
State: FL
Zip: 33950



FLOOD INFORMATION

Community: CITY OF PUNTA GORDA
Property is in a FEMA Special Flood Hazard Area - High Risk
Map Number: 12015C0243F
Panel: 12015C0243
Zone: AE
Map Date: 05-05-2003
FIPS: 12015
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:**
-  = Forest
-  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Borrower: Sabrina Winchell

File No.: V-0012847

Property Address: 342 Monaco Drive

Case No.: 001638

City: Punta Gorda

State: FL

Zip: 33950

Lender: Premier Money Source, Inc.



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

MILLMAN, JOHN LAWRENCE

26036 LUZON CT
PUNTA GORDA FL 33983

LICENSE NUMBER: RD404

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Borrower: Sabrina Winchell	File No.: V-0012847
Property Address: 342 Monaco Drive	Case No.: 001638
City: Punta Gorda	State: FL Zip: 33950
Lender: Premier Money Source, Inc.	



REAL ESTATE SERVICES ERRORS AND OMISSIONS INSURANCE

PART 1.

DECLARATIONS PAGE

1. **Named Insured / Address:** Policy Number: HGI-1018126-03
1st Charlotte Appraisals, Inc
Physical Address: 26036 Luzon Ct.
Punta Gorda, FL 33983
Mailing Address: 26036 Luzon Ct.
Punta Gorda, FL 33983
2. **Policy Period:** 06-30-2021 to 06-30-2022 (12:01 AM at address #1)
3. **Retroactive Date:** See Insured Services section. Retroactive date is bound to each insured service separately.
4. **Insured Services:**

Insured Service Name	Prior Acts Type	Retroactive Date
Appraisal of 1-4 unit residential properties.	Date Specific	06-30-2011

5. **Limit of Liability *:**
 - a. Each **Wrongful Act** \$1,000,000
 - b. **Aggregate** \$1,000,000
 - c. **Discrimination** To Policy Limit
 - d. **Lockbox** To Policy Limit
 - e. **Contingent Liability** None

*Limit of Liability reduced by the amount of Defense Costs. Please read Policy in its entirety.

6. **Retention:** \$2,500

7. **Premium:** \$500

MINIMUM PREMIUM POLICY

8. **Forms and Endorsements:**

Endorsements	Form Number
Commercial Lines Policy Jacket	HDI E&O JACKET (0120)
Professional Liability Application	HDI-3006 (0818)
Real Estate Services Errors & Omissions Liability Insurance Policy Part 1	HDI-EO1012 FL (0717)
Real Estate Services Errors & Omissions Liability Insurance Policy Part 2	HDI-EO1013 FL (0818)
Real Estate Services Errors & Omissions Liability Insurance Policy Part 3	HDI-EO1014 FL (0818)
Agent Owned Property	HDI-2003 (0619)
Broad Form Real Estate Services	HDI-0342 (0717)

Tax Record Card

Borrower: Sabrina Winchell
 Property Address: 342 Monaco Drive
 City: Punta Gorda
 Lender: Premier Money Source, Inc.

File No.: V-0012847
 Case No.: 001638
 State: FL
 Zip: 33950

342 Monaco Drive Punta Gorda, FL 33950158 Total Lookups | Show Values in Uppercase ^

<u>Deselect All</u>	Field	Assessor & Recorder Data
<input checked="" type="checkbox"/>	County	Charlotte
<input checked="" type="checkbox"/>	Owner	Rj Properties & Consulting Inc
<input checked="" type="checkbox"/>	Census Tract	0104.03
<input checked="" type="checkbox"/>	Legal Description	Punta Gorda Isles Sec15 Blk261 Lt 32 657/93 900/1231 987/334 2247/1864 3463/1284 3465/1028 3465/1752 3603/1536 4439/1427
<input checked="" type="checkbox"/>	Assessors Parcel Number	412320179013
<input checked="" type="checkbox"/>	RE Taxes	9379.65
<input checked="" type="checkbox"/>	Tax Year	2021
<input checked="" type="checkbox"/>	Site Area	9600
<input checked="" type="checkbox"/>	Cooling	Central
<input checked="" type="checkbox"/>	Heating	Warm Air
<input checked="" type="checkbox"/>	GLA	3160
<input checked="" type="checkbox"/>	# of Stories	2
<input checked="" type="checkbox"/>	Year Built	1981
<input checked="" type="checkbox"/>	Total Rooms	7
<input checked="" type="checkbox"/>	Total Bedrooms	3
<input checked="" type="checkbox"/>	Full Bathrooms	3
<input checked="" type="checkbox"/>	Pool	1
<input checked="" type="checkbox"/>	Zoning Classification	Gs-3.5
<input checked="" type="checkbox"/>	Map Reference	5b20n
<input checked="" type="checkbox"/>	Previous Sale Date 1	05/17/2019
<input checked="" type="checkbox"/>	Previous Sale Price 1	570000
<input checked="" type="checkbox"/>	Previous Sale Document Id 1	4439.1427
<input type="checkbox"/>	Previous Sale Date 2	05/17/2019
<input type="checkbox"/>	Previous Sale Price 2	570000