

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

224 Oregon St  
Birmingham, AL 35224  
LOT 8 BLK 1 HOBSON 17 R 4

## FOR

Premier Money Source, Inc.  
3334 E Coast Hwy #507  
Corona Del Mar, CA 92625

## OPINION OF VALUE

131,000

## AS OF

03/26/2024

## BY

Jason Easter  
Easter Appraisal Services, LLC  
429 Green Springs Highway, Suite 161 #214  
Birmingham, AL 35209  
2054475066  
Jaseaster@gmail.com

Uniform Residential Appraisal Report

002360
File # V-0038861

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.

SUBJECT

Property Address 224 Oregon St City Birmingham State AL Zip Code 35224
Borrower Sulthan Mohammad Owner of Public Record Ahmad Talal Gondal County Jefferson
Legal Description LOT 8 BLK 1 HOBSON 17 R 4
Assessor's Parcel # 21-00-35-3-002-008.000 Tax Year 2023 R.E. Taxes \$ 1,237
Neighborhood Name HOBSON 4/103 21-35-3 Map Reference 13820 Census Tract 0035.00
Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
Property Rights Appraised Fee Simple Leasehold Other (describe)
Assignment Type Purchase Transaction Refinance Transaction Other (describe)
Lender/Client Premier Money Source, Inc. Address 3334 E Coast Hwy #507, Corona Del Mar, CA 92625
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 63;CRS;GALMLS; Per GALMLS# 21379195, the subject property sold for \$55,000 on 01/31/2024. 63 DOM

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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 Urban Suburban Rural Property Values Increasing Stable Declining PRICE AGE One-Unit 65 %
Built-Up Over 75% 25-75% Under 25% Demand/Supply Shortage In Balance Over Supply \$ (000) (yrs) 2-4 Unit 0 %
Growth Rapid Stable Slow Marketing Time Under 3 mths 3-6 mths Over 6 mths 66 Low 27 Multi-Family 5 %
Neighborhood Boundaries 1.00 Mile Radius; Bordered to the West by New Mulga Loop Rd; South by
Ensley Pleasant Gv Rd; to the East by Mike Moore Blvd; to the North by Hwy 269. (See Attached Map). 255 High 114 Commercial 5 %
Neighborhood Description The Subject Is Located In the The Brookview Highlands Area of Jefferson County & Is Approximately 10 Minutes South Of
The Central Birmingham Business District. The Immediate Area Consists Of New & Existing Single Family Residential Homes With Similar
Characteristics As The Subject.
Market Conditions (including support for the above conclusions) Typical market conditions are with supply and demand in balance. There are no unusual
market conditions such as buy-downs or interest concessions. Adjustments are made for any financing if needed. Seller concessions of 5% or
less are typical. Present Land Use: Other = Vacant Typical Exposure Time Is At 90 Days.

SITE

Dimensions 50 X 155 Area 7841 sf Shape Irregular View N;Res;
Specific Zoning Classification R4 Zoning Description Single Family Residential
Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe The highest
and best use of the subject property is as-improved.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity Gas Water Sanitary Sewer Street ASPHLT/BLKTOP Alley None
FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 01073C0368G FEMA Map Date 09/03/2010
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

IMPROVEMENTS

General Description Foundation Exterior Description materials/condition Interior materials/condition
Units One One with Accessory Unit Concrete Slab Crawl Space Foundation Walls Brick/Block/Fair Floors Lvp/New
# of Stories 1 Full Basement Partial Basement Exterior Walls Alum/Fair Walls Drywall/Avg
Type Det. Att. S-Det./End Unit Basement Area 686 sq.ft. Roof Surface 3-Dim/Avg Trim/Finish Wood/Avg
Existing Proposed Under Const. Basement Finish 0 % Gutters & Downspouts Alum/Average Bath Floor Lvp/New
Design (Style) Bungalow Outside Entry/Exit Sump Pump Window Type Wood/Avg Bath Wainscot Tile
Year Built 1948 Evidence of Infestation Storm Sash/Insulated None Car Storage None
Effective Age (Yrs) 15 Dampness Settlement Screens half/avg Driveway # of Cars 1
Attic None Heating FWA HWBB Radiant Amenities Woodstove(s) # 0 Driveway Surface Concrete
Drop Stair Stairs Other Fuel Gas Fireplace(s) # 1 Fence None Garage # of Cars 0
Floor Scuttle Cooling Central Air Conditioning Patio/Deck Deck Porch Cov Carport # of Cars 0
Finished Heated Individual Other Pool None Other None Att. Det. Built-in
Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) Fanhood
Finished area above grade contains: 6 Rooms 3 Bedrooms 1.1 Bath(s) 1,151 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Aluminum & Vinyl siding, Covered Front Porch, Cov Stoop, Fireplace, Concrete Sidewalk, Uncov
Deck, Newer LVP Flooring, Updated fixtures, Caniets, & Countertops.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-timeframe
unknown;Bathrooms-updated-timeframe unknown;Physical Depreciation Is Based Upon Observed Conditions And The Ratio Of Effective Age To
Remaining Economic Life. No Functional Or External Inadequacies Were Noted; All Utilities Were On And Operational At The Time of
Inspection. Kitchen update:Some New Cabinets, New LVP Floor Coverings, New Paint, No Appliances. Updated vanities, toilets, and tile wainscot.
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 **8** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **75,900** to \$ **140,000**  
 There are **12** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **66,000** to \$ **255,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	224 Oregon St Birmingham, AL 35224	201 Oregon St Birmingham, AL 35224		1212 Portland St Birmingham, AL 35224		3160 Loblolly Ln Birmingham, AL 35224	
Proximity to Subject		0.07 miles NE		0.73 miles S		1.49 miles NW	
Sale Price	\$	\$ 112,500		\$ 117,500		\$ 225,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 108.59 sq.ft.		\$ 109.81 sq.ft.		\$ 148.22 sq.ft.	
Data Source(s)		GALMLS#1358356;DOM 11		GALMLS#21369216;DOM 118		GALMLS#21364065;DOM 59	
Verification Source(s)		GALMLS/CRS		GALMLS/CRS		GALMLS/CRS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		VA;0	0	FHA;0	0	VA;5500	0
Date of Sale/Time		s08/23;c07/23	0	s03/24;c02/24	0	s12/23;c11/23	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7841 sf	7750 sf	0	9583 sf	0	36126 sf	-3,000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Bungalow	DT1;Traditional	0	DT1;Ranch	0	DT1;Ranch	0
Quality of Construction	Q4	Q4	-3,500	Q4		Q3	-18,000
Actual Age	76	52	0	84	0	57	0
Condition	C3	C3		C2	-1,500	C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+4,000	Total Bdrms. Baths	-4,000	Total Bdrms. Baths	-4,000
Room Count	6 3 1.1	5 3 1.0	0	5 3 2.0	0	5 3 2.0	0
Gross Living Area	1,151 sq.ft.	1,036 sq.ft.	+4,700	1,070 sq.ft.	0	1,518 sq.ft.	-15,000
Basement & Finished Rooms Below Grade	686sf0sfwo	0sf	+6,860	0sf	+6,860	1526sf1526sfwo	-23,660
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA,CAC	FWA,CAC		FWA,CAC		FWA,CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1dw	1dw		2dw	0	2cp2dw	-4,000
Porch/Patio/Deck	CovPch/Deck	Porch/Deck	0	CovPorch	0	Stoop/Deck	0
Kitchen Equipment	RO, DW, FH	Fanhood	+1,500	None	+1,800	RO,DW,MW	-500
Fireplace	1 Fireplace	None	+1,500	None	+1,500	1 Fireplace	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 15,060	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,660	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -74,160
Adjusted Sale Price of Comparables		Net Adj. 13.4 % Gross Adj. 19.6 %	\$ 127,560	Net Adj. 4.0 % Gross Adj. 13.3 %	\$ 122,160	Net Adj. 33.0 % Gross Adj. 33.0 %	\$ 150,840

SALES COMPARISON APPROACH

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

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) **Corelogic Public Records**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **Courthouse Retrieval/Multiple Listing Service**

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	01/31/2024	05/19/2023		
Price of Prior Sale/Transfer	\$55,000	\$30,000		
Data Source(s)	GALMLS/CRS	GALMLS/CRS	GALMLS/CRS	GALMLS/CRS
Effective Date of Data Source(s)	03/27/2024	03/27/2024	03/27/2024	03/27/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The Subject Is Not Currently Listed With A Local Realtor And Is Not

Under Contract. The Comparables Are Not Listed. The Subject Has Not Sold In The Past 36 Mths other than what is listed above. The Comparables Have Not Sold In The Past 12 Months Other Than What Is Listed Above. The subject property was foreclosed in 10/22 by AMERICAS FIRST FEDERAL CR; Then on 02/02/24, it was sold to GONDAL TALAL for \$55,000. Per the CRS tax records, the subject property was sold again via warranty deed to GONDAL TALAL AHMAD for \$107,500 on 02/14/2024. Comp # 1 has ben confirmed as a sale via GALMLS See Attached Tax records

Summary of Sales Comparison Approach **All comparable Sales Are Under 1 Year & Offer The Best Comparison Of Sales Found Within The Market.**

Adjustments Were Made For Size, Site, Age And Physical Characteristics. **The Subject And Comparables Selected Are Considered**

Compatible To Those Found Within The Marketplace.

All adjustments rates were derived using paired and group sales analysis to properly account for market reaction to line item features. The recommended 10% line item, 15% net, & 25% gross adjustments have been exceeded in this assignment due to variances in physcial features. However, they were included in this assignment because they most accurately represent the compatibility and comparability of the subject property.

Indicated Value by Sales Comparison Approach \$ **131,000**

Indicated Value by: **Sales Comparison Approach \$ 131,000** **Cost Approach (if developed) \$ 136,617** **Income Approach (if developed) \$**

The Final "Opinion Of Value" Is A Reconciliation Of The Three Approaches To Value With The Most Reliance Placed On The Market Approach.

<This Assignment Was Made Subject To The Regulations Of The State Of Alabama Real Estate Appraiser's Board. Weighted Analysis Breakdown For ARV Is As Follows and is reflected in comps 1-3. Comp 1: 38%; Comp 2: 37%; Comp 3: 25%; As-Is Value listed in Comps 4-6.

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. Subject to a structural engineer's report to determine if structural/support system is compromised, Inspection by licensed HVAC & Electrician. See Supp Addend for list of repairs.

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 \$ **131,000**, as of **03/26/2024**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

*Jason Carter*  
Serial# DBA7C1F5  
esign.alamode.com/verify

Uniform Residential Appraisal Report

002360
File # V-0038861

This Assignment Was Made Subject To Regulations Of The State Of Alabama Real Estate Appraiser's 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 Residential Appraisal'.

I, Jason Easter Certify That I Have No Current Or Prospective Interest In The Subject Property Or The Parties Involved; And No Services Were Performed By The Appraiser Within The 3 Year Period Immediately Preceding Acceptance Of This Assignment, As An Appraiser Or In Any Capacity.

Precedence Of Comments And Conditions - This Report May Contain Comments, Conditions, And/Or Certifications Added By The Signing Appraiser Jason L. Easter Including, But Not Limited To, This Supplemental Addendum. These Items Shall Supersede And Take Precedence Over All Other Language, Requirements Or Conditions Contained In Any Preprinted And/Or Third-Party Forms Or Documents Included In Or Incorporated By Reference Into The Appraisal Report.

Ownership Of Intellectual Property And/Or Data- Jason L. Easter Expressly Retains All Rights, Title, And Interest In All Patents, Trademarks, Trade Names, Trade Secrets, Software, Data, Conclusions, Opinions, Valuations, Or Other Information, Included In, Arising Out Of, Or In Any Way Related To This Appraisal Or The Provision Of Appraisal Services To The Named Client And/Or Intended User. The Report And Information

Supplied By The Staff And/Or Agents Of Jason L. Easter, Is A Culmination Of Intellectual Education, Professional Experience, Personal Investigation, And Know-How, Which Shall At All Times Remain The Property Of Jason L. Easter. No Person Shall Be Entitled To Break Down, Strip Out, Mine Or Disseminate Any Component Or Part Of This Report, Including, But Not Limited To Any Conclusions, Valuations, Opinions, Or Other Data Compilations Herein. Notwithstanding, The Intended User, As Defined Below May Use This Appraisal Report And The Contents Herein For The Limited Purpose And Use Identified Below.

The Intended User, Premier Money Source, Inc., Is The "Intended User" Of This Appraisal Report. This Appraisal Report Is For The Sole Use And Benefit

Of The Intended User For The Limited Purpose And Function Stated Below, And No Other Person/Entity Shall Be Entitled To Rely On This Appraisal Without Prior Written Consent From Jason L. Easter. Further, By Accepting And Using This Appraisal Report, The Intended User Acknowledges And Agrees That He/She/It Shall Not, Except As Otherwise Required Or Permitted By Law, Disseminate Or Otherwise Disclose This Appraisal Report Or The Contents Or Components Thereof To Any Person Or Entity Without Prior Written Consent From Jason L. Easter.

The Purpose And Intended Use Of The Appraisal Report - The Purpose Of This Appraisal Report Is To Establish A Market Value For The Fee Simple Interest Of The Subject Property As Of The Date Of This Appraisal. The Intended User Of The Appraisal Report Is For Premier Money Source, Inc.

THE SUBJECT WAS PHYSICALLY MEASURED BY THE APPRAISER UTILIZING ANSI STANDARD Z765-2021.

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) All Efforts Have Been Made To Discover Land Sales Where Available. This Appraiser Has Relied Mainly On The Abstraction Method. In This Method, The Appraiser Accurately Estimates The Contribution Of The Improvements To The Total Sales Price. When The Contribution Is Measured & Subtracted From The Sales Price, The Remaining Is The Value Of The Land.

Table with columns for cost data, opinion of site value, and depreciation. Includes rows for Dwelling (1,151 Sq.Ft. @ \$ 106.17 = \$ 122,202), Garage/Carport (0 Sq.Ft. @ \$ 0.00 = \$ 0.00), and Total Estimate of Cost-New (\$ 135,490). Final Indicated Value by Cost Approach is \$ 136,617.

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) Note: Due To Lack Of Rental Data Within The Defined Sales Market Has Made The Income Approach Unreliable.

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 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
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.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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File # V-0038861

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.

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 [Handwritten Signature]
Name Jason Easter
Company Name Easter Appraisal Services, LLC
Company Address 429 Green Springs Highway, Suite 161 #214 Birmingham, AL 35209
Telephone Number 2054475066
Email Address Jaseaster@gmail.com
Date of Signature and Report 03/29/2024
Effective Date of Appraisal 03/26/2024
State Certification # R01300
or State License #
or Other (describe) State #
State AL
Expiration Date of Certification or License 09/30/2025

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

ADDRESS OF PROPERTY APPRAISED

224 Oregon St
Birmingham, AL 35224
APPRAISED VALUE OF SUBJECT PROPERTY \$ 131,000

LENDER/CLIENT

Name Financial Asset Services, Inc
Company Name Premier Money Source, Inc.
Company Address 3334 E Coast Hwy #507, Corona Del Mar, CA 92625
Email Address

SUBJECT PROPERTY

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

COMPARABLE SALES

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

# Uniform Residential Appraisal Report

002360  
File # V-0038861

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	224 Oregon St Birmingham, AL 35224	304 Oregon St Birmingham, AL 35224			201 Oregon St Birmingham, AL 35224			4300 8th Ave Birmingham, AL 35224		
Proximity to Subject		0.04 miles S			0.07 miles NE			0.74 miles SE		
Sale Price	\$	\$ 114,800			\$ 112,500			\$ 99,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 119.83 sq.ft.			\$ 108.59 sq.ft.			\$ 73.61 sq.ft.		
Data Source(s)		GALMLS#1356982;DOM 4			GAMLS#1358356;DOM 11			GALMLS #1339017;DOM 306		
Verification Source(s)		GALMLS/CRS			GALMLS/CRS			GALMLS/CRS		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Conv;0	0		VA;0	0		Cash;5000	0	
Date of Sale/Time		s04/23;c03/23	0		s08/23;c07/23	0		s10/23;c10/23	0	
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	7841 sf	7828 sf	0		7750 sf	0		11326 sf	0	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Bungalow	DT1;Bungalow			DT1;Bungalow			DT1;Bungalow		
Quality of Construction	Q4	Q4	-8,500		Q4	-4,500		Q4		
Actual Age	76	75	0		52	0		68	0	
Condition	C3	C3	-8,500		C3	-11,250		C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	-4,000		Total Bdrms. Baths	+4,000		Total Bdrms. Baths	-4,000	
Room Count	6 3 1.1	6 3 2.0	0		5 3 1.0	0		6 3 2.0	0	
Gross Living Area	1,151 sq.ft.	958 sq.ft.	+7,900		1,036 sq.ft.	+4,700		1,345 sq.ft.	-8,000	
Basement & Finished Rooms Below Grade	686sf0sfwo	0sf	+3,430		0sf	+3,430		1345sf0sfwo	-3,295	
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA,CAC	FWA,CAC			FWA,CAC			FWA,CAC		
Energy Efficient Items	None	None			None			None		
Garage/Carport	1dw	1dw			1dw			2dw	0	
Porch/Patio/Deck	CovPch/Deck	CovPorch	0		Porch/Deck	0		Porch/Patio	0	
Kitchen Equipment	RO, DW, FH	Fanhood	0		Fanhood	0		RF/RO/MW/DW	-1,800	
Fireplace	1 Fireplace	None	+1,500		None	+1,500		1 Fireplace		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -8,170		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -2,120		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -17,095	
Adjusted Sale Price of Comparables		Net Adj. 7.1 %			Net Adj. 1.9 %			Net Adj. 17.3 %		
		Gross Adj. 29.5 %	\$ 106,630		Gross Adj. 26.1 %	\$ 110,380		Gross Adj. 17.3 %	\$ 81,905	

SALES COMPARISON APPROACH

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 # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	01/31/2024				05/19/2023			06/15/2023		
Price of Prior Sale/Transfer	\$55,000				\$30,000			\$317,881		
Data Source(s)	GALMLS/CRS	GALMLS/CRS			GALMLS/CRS			GALMLS #1339017		
Effective Date of Data Source(s)	03/27/2024	03/27/2024			03/27/2024			03/27/2024		

SALE HISTORY

Analysis of prior sale or transfer history of the subject property and comparable sales The Subject Is Not Currently Listed With A Local Realtor Nor Under Contract. The Comparables Are Not Listed. The Subject Has Not Sold In The Past 36 Mths other than what is listed above. The Comparables Have Not Sold In The Past 12 Months Other Than What Is Listed Above.

ANALYSIS / COMMENTS

Analysis/Comments The three comparable sales listed above have been utilized to reflect the as-is value. The market value for as-is condition has been calculated at \$98,000. Weighted Analysis Breakdown: Comp 4: 36%; Comp 5: 25%; Comp 3: 39%



## Subject Photo Page

Borrower	Sulthan Mohammad						
Property Address	224 Oregon St						
City	Birmingham	County	Jefferson	State	AL	Zip Code	35224
Lender/Client	Premier Money Source, Inc.						



### Subject Front

224 Oregon St  
Sales Price  
G.L.A. 1,151  
Tot. Rooms 6  
Tot. Bedrms. 3  
Tot. Bathrms. 1.1  
Location N;Res;  
View N;Res;  
Site 7841 sf  
Quality Q4  
Age 76



### Subject Rear



### Subject Street

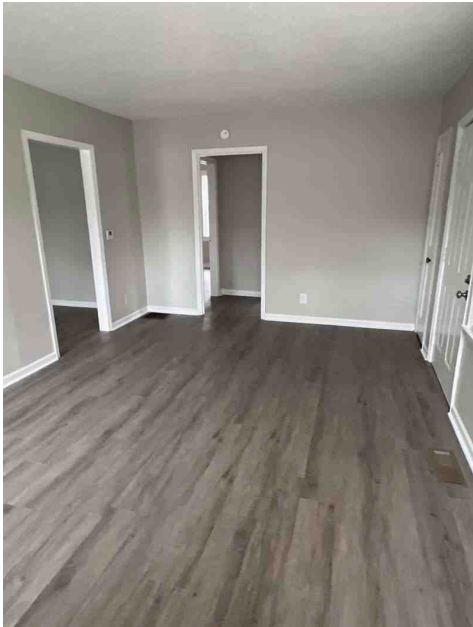
## Subject Interior Photo Page

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				

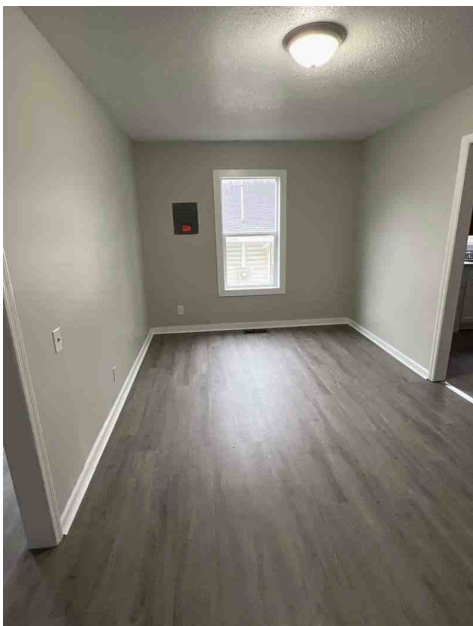


### Living

224 Oregon St  
Sales Price  
Gross Living Area 1,151  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location N;Res;  
View N;Res;  
Site 7841 sf  
Quality Q4  
Age 76



### Living Contd



### Dining

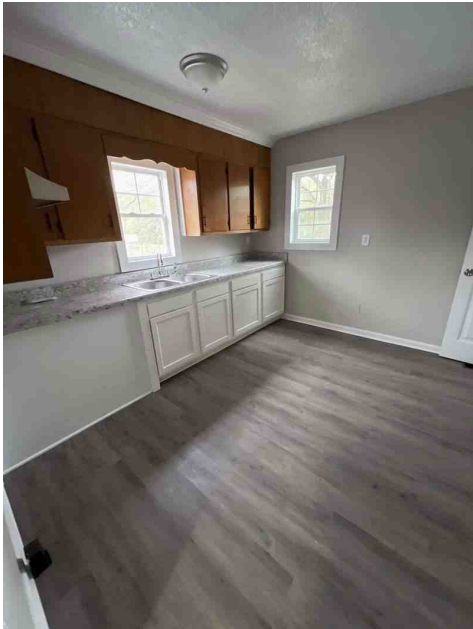
## Subject Interior Photo Page

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				



### Dining

224 Oregon St  
Sales Price  
Gross Living Area 1,151  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location N;Res;  
View N;Res;  
Site 7841 sf  
Quality Q4  
Age 76



### Kitchen



### Bedroom

## Subject Interior Photo Page

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				



### Bedroom Contd

224 Oregon St  
Sales Price  
Gross Living Area 1,151  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location N;Res;  
View N;Res;  
Site 7841 sf  
Quality Q4  
Age 76



### Bath (Half)



### Bedroom

## Subject Interior Photo Page

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				



### Bedroom Contd

224 Oregon St  
Sales Price  
Gross Living Area 1,151  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location N;Res;  
View N;Res;  
Site 7841 sf  
Quality Q4  
Age 76



### Bath



### Bedroom

## Subject Interior Photo Page

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				



### Basement

224 Oregon St  
Sales Price  
Gross Living Area 1,151  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location N;Res;  
View N;Res;  
Site 7841 sf  
Quality Q4  
Age 76



### Subject Below grade

Damage to duct work noted



### Subject Basement.

Moisture noted

## Photograph Addendum

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				



**Right**



**Left**



**settlement crack appears significant in size.  
Nearly 1 full inch**



**There appears to be progressive separation  
from chimney and dwelling.**



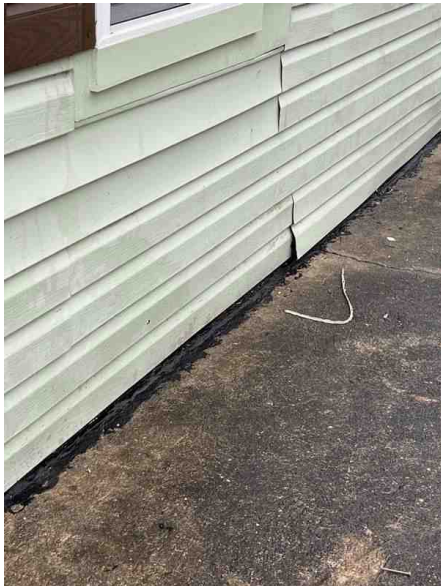
**Updated HVAC**



**Crawl Area**

## Photograph Addendum

Borrower	Sulthan Mohammad						
Property Address	224 Oregon St						
City	Birmingham	County	Jefferson	State	AL	Zip Code	35224
Lender/Client	Premier Money Source, Inc.						



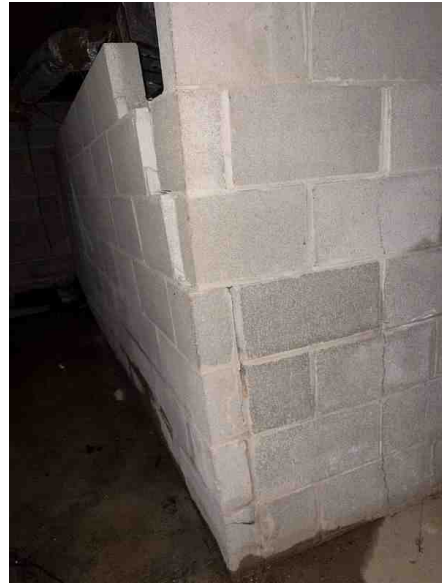
**There appears to have been previous attempts to stop the flow of moisture in the basement area with tar/caulk.**



**Appears to be settlement on exterior brick**



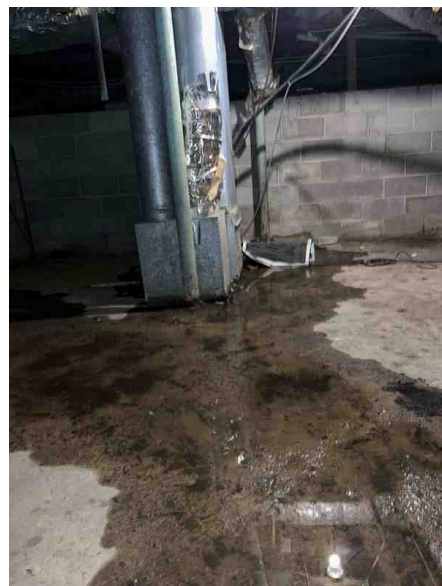
**Moisture damage under window seal. Recommend a general contractor view/access/correct as needed**



**Blocks have seperated from wall dividing crawl area and basement and are now leaning**



**Seperation of block and moisture in basement & crawl area**



**Significant moisture below grade in basement. Appears to be standing against mechanics (Furnac**

*Jason Carter*  
 Serial# DBA7C1F5  
 esign.alamode.com/verify

## Comparable Photo Page

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				



### Comparable 1

201 Oregon St	
Prox. to Subject	0.07 miles NE
Sale Price	112,500
Gross Living Area	1,036
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	7750 sf
Quality	Q4
Age	52



### Comparable 2

1212 Portland St	
Prox. to Subject	0.73 miles S
Sale Price	117,500
Gross Living Area	1,070
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	9583 sf
Quality	Q4
Age	84



### Comparable 3

3160 Loblolly Ln	
Prox. to Subject	1.49 miles NW
Sale Price	225,000
Gross Living Area	1,518
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	36126 sf
Quality	Q3
Age	57

## Comparable Photo Page

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL
Lender/Client	Premier Money Source, Inc.				
				Zip Code	35224



### Comparable 7

600 Panama St  
 Prox. to Subject 0.55 miles N  
 Sale Price 125,000  
 Gross Living Area 1,148  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;CtySky  
 Site 9583 sf  
 Quality Q4  
 Age 69

### Comparable 8

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

### Comparable 9

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

## Comparable Photo Page

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				



### Comparable 4

304 Oregon St	
Prox. to Subject	0.04 miles S
Sale Price	114,800
Gross Living Area	958
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7828 sf
Quality	Q4
Age	75



### Comparable 5

201 Oregon St	
Prox. to Subject	0.07 miles NE
Sale Price	112,500
Gross Living Area	1,036
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	7750 sf
Quality	Q4
Age	52



### Comparable 6

4300 8th Ave	
Prox. to Subject	0.74 miles SE
Sale Price	99,000
Gross Living Area	1,345
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	11326 sf
Quality	Q4
Age	68

## Listing Photo Page

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				



### Listing 1

Proximity to Subject  
List Price  
Days on Market  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Age/Year Built

### Listing 2

Proximity to Subject  
List Price  
Days on Market  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Age/Year Built

### Listing 3

Proximity to Subject  
List Price  
Days on Market  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Age/Year Built

## Photograph Addendum

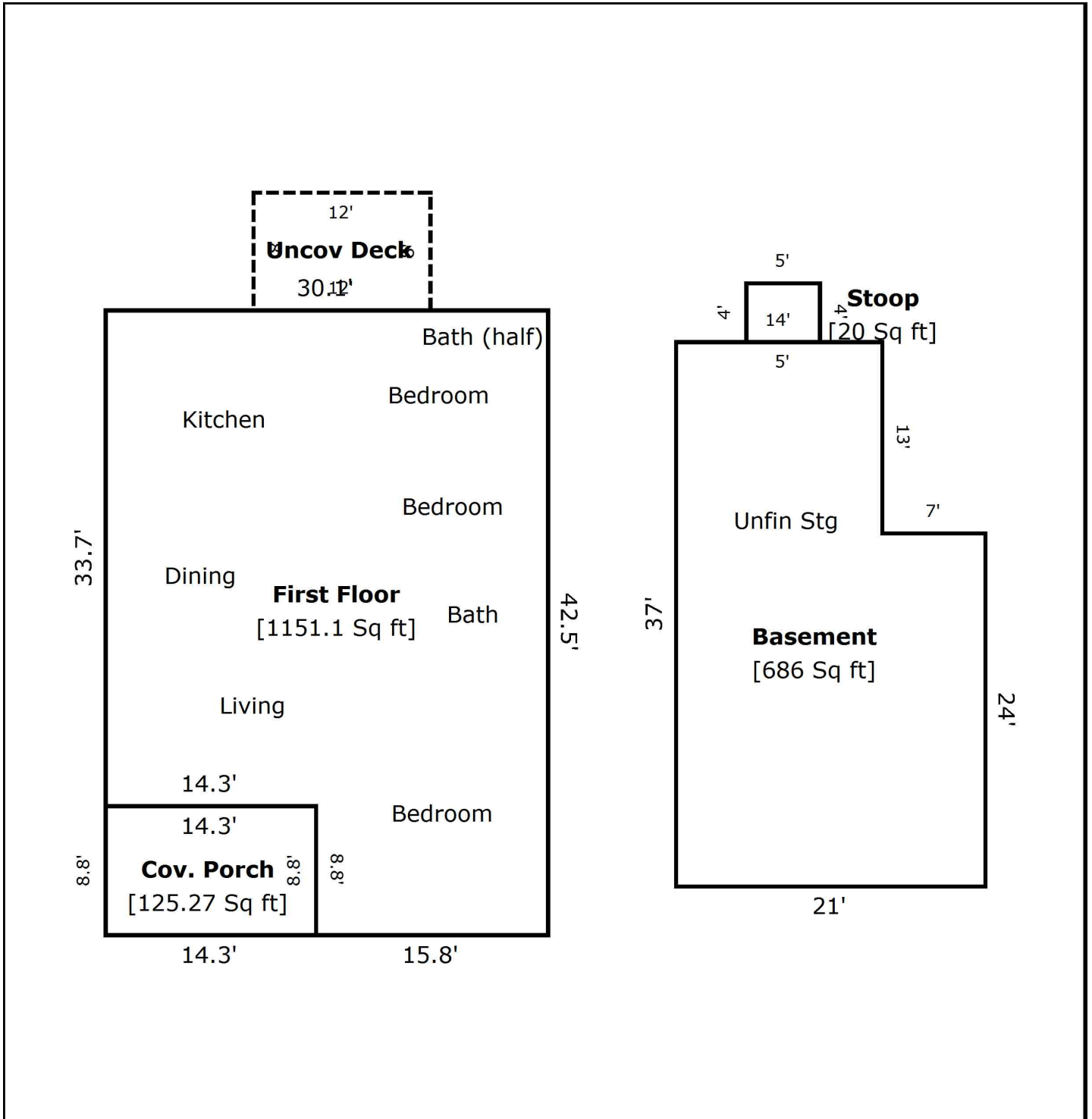
Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				



**Partial Crawlspace**

## Building Sketch

Borrower	Sulthan Mohammad						
Property Address	224 Oregon St						
City	Birmingham	County	Jefferson	State	AL	Zip Code	35224
Lender/Client	Premier Money Source, Inc.						



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1151.1 Sq ft	$30.1 \times 33.7 = 1013$ $8.8 \times 15.8 = 138.1$
<b>Total Living Area (Rounded):</b>	<b>1151 Sq ft</b>	
Non-living Area	Area	Calculation Details
Uncov Deck	96 Sq ft	$12 \times 8 = 96$
Basement	686 Sq ft	$14 \times 13 = 182$ $24 \times 21 = 504$
Cov. Porch	125.3 Sq ft	$8.8 \times 14.3 = 125.3$
Stoop	20 Sq ft	$5 \times 4 = 20$

# Market Conditions Addendum to the Appraisal Report

002360  
File No. V-0038861

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 **224 Oregon St** City **Birmingham** State **AL** ZIP Code **35224**

Borrower **Sulthan Mohammad**

**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)	5	2	5	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.83	0.67	1.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	2	8	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	3.00	4.80	<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	\$112,500	\$90,750	\$89,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	6	409	7	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	-	\$100,000	\$109,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	-	125	35	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.00%	91.57%	97.84%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **The Greater Alabama MLS indicated 2 of 12 (16.7%) of the closed sales in the market area between 03/26/2023 and 03/26/2024 contained seller concessions. Concessions ranged between \$5,000 and \$5,000, and the median concession was \$5,000. For 7-12 months prior, 1 of 5 transactions (20.0%) had concessions. For 4-6 months prior, 1 of 2 transactions (50.0%) had concessions. For the 3 months prior to the effective date, no transactions had concessions reported.**

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. **The Market Conditions Addenda was completed with data from Greater Alabama MLS with an effective date of 03/26/2024.**

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.

**Due to the inadequate sample size of closed sales found within the past 12 months, no predictions regarding trends or change in the market have been made.**

**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   
Appraiser Name **Jason Easter**  
Company Name **Easter Appraisal Services, LLC**  
Company Address **429 Green Springs Highway, Suite 161 #214, Birmir**  
State License/Certification # **R01300** State **AL**  
Email Address **Jaseaster@gmail.com**

Signature \_\_\_\_\_  
Supervisory Appraiser Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
Email Address \_\_\_\_\_

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

## Analytics Addendum

Borrower	Sulthan Mohammad						
Property Address	224 Oregon St						
City	Birmingham	County	Jefferson	State	AL	Zip Code	35224
Lender/Client	Premier Money Source, Inc.						



This chart groups 20 properties in the subject market by size.  
 Subject Property: 1151 sf;  
 GLA Range: 950 sf - 1,489 sf; GLA Median: 1,183 sf; GLA Average: 1,209 sf;



This graph demonstrates the months of housing supply per month by taking the active number of listings during that month and dividing by the average number of sales per month over the 12 months trailing.



For each month from 03-27-2023 to 03-26-2024 this chart shows the median price for both sales and listings in the subject market.

## Analytics Addendum

Borrower	Sulthan Mohammad						
Property Address	224 Oregon St						
City	Birmingham	County	Jefferson	State	AL	Zip Code	35224
Lender/Client	Premier Money Source, Inc.						



For each month from 03-27-2023 to 03-26-2024 this chart shows the number of properties for both sales and listings in the subject market.



For each month starting 03-27-2023 through 03-26-2024 this chart shows the number of properties both listed and sold in the subject market.

# Supplemental Addendum

File No. V-0038861

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				

**PREDOMINANT VALUE IN RELATION TO THE SUBJECT PROPERTY:**

THE SUBJECT PROPERTY IS NOT OVER-BUILT FOR THE IMMEDIATE AREA. THE AREA HAS A NUMBER OF HOMES EQUAL TO OR LARGER THAN THE SUBJECT IN GLA AND VALUE. LIMITED SALES OF SIMILAR PROPERTIES HAVE SKEWED THE PREDOMINANT VALUE. THE MARKET IS A LARGE GEOGRAPHICAL AREA; THIS IS TYPICAL FOR THIS MARKET. A NUMBER OF SMALLER HOMES ARE REFLECTED IN THE HIGH/LOW/PREDOMINANT VALUE. THE SUBJECT PROPERTY IS ONE OF THE LARGER HOMES FOR THE NEIGHBORHOOD BUT NOT ATYPICAL. THE GREATER DETERMINANT OF THE PREDOMINANT VALUE DISPARITY IS THAT SALES ARE LIMITED. MARKETABILITY OF THE SUBJECT PROPERTY SHOULD NOT BE AFFECTED NEGATIVELY BY THIS FACT.

**I Certify, As The Appraiser, That I Have Completed All Aspects Of This Valuation, Including Reconciling My Opinion Of Value, Free Of Influence From The Client, Client's Representatives, Borrower, Or Any Other Party To The Transaction.**

**Market Conditions**

Predominant Value In Relation To The Subject Property:

The Subject Property Is Not Greatly Under-built For The Immediate Area. The Defined Sales Market Has A Number Of Smaller Homes That Are Equal To Or Close In Gla To The Subject. These Developments Are In "Small Pockets" That Are Surrounded By Much Larger, More Costly Properties. Limited Sales Of The Larger Properties Have Skewed The Predominant Value. The Market Is A Large Geographical Area That Does Have Much Larger Homes But Naturely They Do Not Compete With The Subject Property. Marketability Of The Subject Property Should No Be Affected Negatively By This Fact.

**Adverse Environmental Disclaimer:**

The Opinion Of Value Formed In This Report Is Based Upon The Assumption That The Property Is Not Negatively Affected By The Existence Of Hazardous Substances Or Detrimental Environmental Conditions. The Appraiser's Routine Inspections Of And Inquiries About The Subject Property Did Not Develop Any Information That Indicated Any Apparent Significant Hazardous Substances Or Detrimental Environmental Conditions Which Would Affect The Property Negatively. It Is Possible That Tests And Inspections Made By A Qualified Expert Would Reveal The Existence Of Hazardous Materials And Environmental Conditions On Or Around The Property That Would Negatively Affect Its Value.

**Conditions Of Improvements:**

The Appraiser Is Not A Home Inspector Nor An Expert In This Field And Makes No Warranties, Guarantees, Express Or Implied Or Makes Any Representation As To The Structural Stability Or The Condition Of The Subject Improvements Or Any Of Its Components. The Appraiser Has Assumed That There Are No Such Conditions That Would Make The Property More Or Less Valuable And Because The Appraiser Is Not An Expert In This, This Appraisal Report Must Not Be Considered As A Condition Assessment Of The Property. The Appraiser Recommends That If The Exterior Of The Subject Is Covered By Dryvit/Exterior Insulation And Finishing System (Eifs)/Synthetic Stucco Or Comparable System Or If The Condition Of The Subject Is A Concern, That A Qualified Home Inspector Be Employed.

**Building Inspections:**

As We Are Not Qualified To Render Building Inspections, We Recommend That A Professional Building Inspector Or Home Inspector Inspect The Property. The Appraiser Shall Not Be Held Responsible For The Structural Integrity Or Problems Associated With The Property. It Is Assumed That All Mechanical, Electrical, Air Conditioning, Heating, And Ventilation Systems Are In Proper Working Order At The Time Of Inspection. Therefore, This Report Should Not Be Considered A Condition/Inspection Report.

**Fema/flood Hazard Area:**

As We Are Not Professional Civil Engineers, We Are Not Qualified To Render Exact Ad Vice Concerning Flood Zone Matters. We Consult The Appropriate Maps, Ascertain As Best As Possible The Location And Render An Opinion. In Many Cases It Is Impossible To Determine Whether Or Not The Subject Property Is In A Flood Zone: Either Partially Of All Of The Property. A Survey By A Qualified Civil Engineer Is Highly Recommended To Examine The Entire Property To Determine It's Proper Flood Zone Location.

**Wood And Building Infestation:**

We Are Not Qualified To Render Mold, Mildew, Fungus, Spores, Bacterial, Termites, And Other Wood Infestation Inspection Services And These Types Of Services Are Beyond The Scope Of Our Assignment. The Appraiser Provides An Opinion Of Value. This Appraisal Does Not Guarantee That The Property Is Free Of Defects. It Is Assumed That The Property Is Free Of The Above Listed Matters As Of The Effective Date Of The Appraisal. The Appraiser Does Not Warrant The Condition Of The Property. We Strongly Suggest The Client And The Borrower Retain The Services Of A Qualified Inspector To Provide A Professional Inspection Of The Property. Therefore, This Report Should Not Be Considered A Wood Infestation Or Mold Report.

**Highest & Best Use:**

The Highest & Best Use Is The Current Single Family Residential Use Because Of The Sfr Zoning And That The Subject Property's Improvements Continue To Contribute Value To The Land. The Single Family Residential Improvement Offers Physical Utility And Conforms To The Legal Encumbrances Cited In The Zoning And Deed Covenants. The Economic Demand And Feasibility Of The Single Family Residential Improvement Is Supported. The Subject Present Use Is Legally Permissible, Physically Possible, Financially Feasible & Maximally Productive Use. Conclusion: As Improved, The Subject In Its Current Use, Is In Its Stated Highest And Best Use.

**The User Of This Report:**

This Appraisal Report Is Prepared For The Sole And Exclusive Use Of The Lender, **Premier Money Source, Inc.**, To Assist The Mortgage Lending Decision. The Appraiser Is Not A Home Inspector. This Report Should Not Be Relied Upon To Disclose Any Conditions Present In The Subject Property. The Appraisal Report Does Not Guarantee That The Property Is Free Of Defects. A Professional Home Inspection Is Always Recommended.

**Final Reconciliation:**

The Final "Opinion Of Value" Is A Reconciliation Of The Three Approaches To Value With The Most Reliance Placed On The Market Approach. <This Assignment Was Made Subject To The Regulations Of The State Of **Alabama Real Estate Appraiser's Board**.>

**DISCLAIMER\*\*\*\*\*I Am Not A Home Inspector. A Home Inspection by a Licensed Home Inspector Is Always Strongly Recommended.**

## Supplemental Addendum

File No. V-0038861

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				

### • Comparable Summary

Comparables Summary &amp; Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	114,800	7.5	14.5	123,430	35.78
Comp #2:	112,500	3.8	20.2	116,830	30.2
Comp #3:	99,000	16.3	16.3	82,905	34.02

ESTIMATED INDICATED VALUE OF THE SUBJECT: 108,000

### • Indicated Weight Value

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

### Required Repairs:

The following items are considered health and safety repairs and should they not be completed in their entirety, value and/or marketability may be effected.

1. Subject to inspection by structural engineer to access below grade area (All load bearing walls below main level; See photo addendums) to determine if structural/support system is compromised and correct where advised or suggested.
2. General contractor to view standing moisture in basement and determine course of action to cure moisture. Repair any damaged mechanics of the home such as HVAC, Water Heater, Duct Work, Electrical Wiring, etc. Both of these repairs should be cleared by the respective licensed professional via letter on letterhead.

### -Revision-Listing photo added

1. Cost for structural engineer to inspect: \$500-\$750
2. Repairs to crawlspace retaining wall - \$2500
3. Re-secure chimney if structural engineer requires or advises. Est Cost to cure \$3100
3. Waterproof below grade area, sealing all cracks, regrading if necessary. Est Cost to cure \$6000.
4. Inspect/repair; or replace HVAC unit in basement; Repair/replace all damaged duct work - \$4500
5. Licensed electrician to inspect all electrical components to ensure fire or shock hazards are not present. Particularly in below grade area but also on main level. \$1800
6. Repair/replace damaged siding -\$500
- 7 Install handrails in basement - \$250
8. Recommend installing working sump pump - \$1500
9. Repair/repaint or replace gable vent on front and rear. Est cost to cure \$500
10. Paint top cabinets to match bottom cabinets in kitchen. \$750

### Total Estimated Cost to Cure:

\$22150

**Courthouse Retrieval System - Jefferson County, AL**  
**Report on Parcel :21-00-35-3-002-008.000**      **Generated :3/22/2024**

**General Information**

GONDAL TALAL  
 AHMAD  
  
 224 OREGON ST  
 BIRMINGHAM, AL  
 35224-1929

Parcel ID:	21-00-35-3-002-008.000	Special Int:		Land C Map:	
Alt-Parcel ID:		Map Sort:	21 00 35 3	Acct No:	282275
Subdivision:	HOBSON 4/103 21-35-3	Plat:	904	Page:	103
Property Address:	224 OREGON ST BIRMINGHAM, AL 35224-1929	Book:		Lot:	8
Telephone:	()-	Subdv Block:	1	District:	34
		Parcel:	0	SSD2:	
		SSD1:	070		
		Ward:	34		

Tax Year:	2023	Dimensions:	50 X 155	Description:	LOT 8 BLK 1 HOBSON 17 R 4
Land Value:	4800	Acreage:	0.18	Property Type:	RESIDENTIAL
Improvement Value:	80500	Square Feet:	1155	Land Use:	111 HOUSEHOLD UNITS
Total Value:	85300	Geo Code:	33.5111617 : -86.93046865	Improvement Type:	111 -HOUSEHOLD UNITS
Assessed Value:	17060	Census Tract:	35	Zoning Code:	R4 R4
City Tax:		Census Block:	1	Owner Type:	
County Tax:		Gas Source:	NATURAL	Road Type:	PAVED CURB AND GUTTER
Total Tax:	1236.85	Electric Source:	NONE	Topography:	ROLLING
Last Sale Date:	2024-02-12	Water Source:	PUBLIC	District Trend:	
Last Sale Amount:	107500	Sewer Source:	PUBLIC		
Book/Page:	/				
Document No:	2024011645				
Exemption Amount:					
Exemption Reason:					

Land Data For Parcel			
Land Type	Land Size	Land Amount	Land Use
			111

**Building Information**

Improvement Type: 111-HOUSEHOLD UNITS

Building Number: 1  
 Bedrooms: 3

**Tax Rec - Page 2**

Report on Parcel 21-00-35-3-002-008.000

<http://www.crsdata.com/classic/labels/ge47505.htm>

Condition:			
Occupancy:			
Last Appraisal Date:			
Year Built:	1948	Effective Year:	1987
Building Data Source:			
Structural Framing:			
Foundation:	WOOD SUBFLOOR		
Floor System:			
Exterior Wall:	ALUMINUM SIDING		
Common Wall:			
Roof Framing:	HIP-GABLE		
Roof Cover Deck:	ASPHALT SHINGLES		
Cabinet Mill Work:			
Floor Finish:	CARPET & UNDERLAY		
Interior Finish:	DRYWALL(SHEETROCK)		
Heat & Air:	HEAT/AC FHA/AC		
Air Conditioning:			
Bathroom Tile:			
Building Quality:			
Building Shape:			

Full Bathrooms:	1
Half Bathrooms:	
Total Rooms:	6
Stories:	1
Dwelling Units:	
Partitions:	
Plumbing Fixtures:	
Fireplace?	Y

Dimensions	
Total Area	1155
Base Area	

**Extra Features - No Extra Feature Data Available for Parcel: 21-00-35-3-002-008.000**

**Sales & Deed History**

Sales Data			
Date:	2024-02-12	Amount:	107500
Instrument:	WARRANTY DEED		
Owner:	GONDAL TALAL AHMAD		
Quality:			
Book:		Page:	
Document No:	2024011645		
Date:	2024-02-02	Amount:	55000
Instrument:	WARRANTY DEED		
Owner:	GONDAL TALAL		
Quality:			
Book:		Page:	
Document No:	2024008665		
Date:	2022-10-27	Amount:	41248
Instrument:	FORECLOSURE		
Owner:	AMERICAS FIRST FEDERAL CR UN		
Quality:			
Book:		Page:	
Document No:	2022111684		

**Deed Data**  
No Deed Data Available for Parcel...

**Tax Rec - Page 3**

Report on Parcel 21-00-35-3-002-008.000

<http://www.crsdata.com/classic/labels/ge47505.htm>

Date:	2017-03-21	Amount:	12500	Instrument:	WARRANTY DEED
Owner:	MOODY FABIAN D			Quality:	
Book:		Page:			
Document No: 2017028497					
Date:	2013-09-09	Amount:	10	Instrument:	WARRANTY DEED
Owner:	LEE PROPERTIES LLC			Quality:	
Book:	201364	Page:	7172		
Document No: 20130912001004770					
Date:	2013-03-01	Amount:	10	Instrument:	WARRANTY DEED
Owner:	LEE REGINALD D ATKINS			Quality:	
Book:	201360	Page:	28519		
Document No: 20130301000205290					
Date:	2011-03-14	Amount:	8000	Instrument:	-na-
Owner:	LEE PROPERTIES LLC			Quality:	
Book:	201102	Page:	29906		
Document No:					
Date:	2005-03-15	Amount:	10	Instrument:	-na-
Owner:	BALDWIN AGEE & ERNEST &			Quality:	
Book:	200504	Page:	5505		
Document No:					
Date:	1978-08-28	Amount:	27950	Instrument:	-na-
Owner:	JONES NORRIS LANDIA			Quality:	
Book:	1649	Page:	597		
Document No:					

**Trust Deed Information**

Lender Name:	AMERICAS FIRST FEDERAL CREDIT UNION	Loan Amount:	90000
Property Address:	224 OREGON ST / BIRMINGHAM 35224-1929	Date:	2/9/2024
Borrower:	NEWMAN CLINTON JEFFERSON JR NEWMAN BRANDI	Fixed/Initial Interest Rate:	-na-
Mailing Address:	224 OREGON ST / BIRMINGHAM, 35224-1929	Trust Book:	

**Tax Rec - Page 4**

Report on Parcel 21-00-35-3-002-008.000

<http://www.crsdata.com/classic/labels/ge47505.htm>

Seller:		Trust Page:	
Sale Amount:	41248	Trust Doc No:	2024011327
Warranty Book:		Date Recorded:	2/9/2024
Page:		Rate Type:	
Warranty Doc No:		Maturity Year:	2034
		Term:	10 years
		Loan Type:	CASH

Lender Name:	AMERICAS FIRST FEDERAL CREDIT UNION	Loan Amount:	40000
Property Address:	224 OREGON ST / BIRMINGHAM 35224-1929	Date:	10/5/2017
Borrower:	MOODY FABIAN D	Fixed/Initial Interest Rate:	-na-
Mailing Address:	224 OREGON ST / BIRMINGHAM, AL 35224-1929	Trust Book:	
Seller:		Trust Page:	
Sale Amount:	12500	Trust Doc No:	2017111182
Warranty Book:		Date Recorded:	10/26/2017
Page:		Rate Type:	
Warranty Doc No:		Maturity Year:	2032
		Term:	15 years
		Loan Type:	CASH

Lender Name:	WELLS FARGO FINANCIAL ALABAMA	Loan Amount:	47,052.95
Property Address:	224 OREGON ST / BIRMINGHAM 35224-1929	Date:	11/14/2005
Borrower:	BALDWIN AGEE GODFREY PIERCE	Fixed/Initial Interest Rate:	-na-
Mailing Address:	4845 MONROE DR / BESSEMER, AL 35022	Trust Book:	200563
Seller:		Trust Page:	9774
Sale Amount:	27950	Trust Doc No:	
Warranty Book:	1649	Date Recorded:	12/16/2005
Page:	0597	Rate Type:	
Warranty Doc No:		Maturity Year:	2035
		Term:	30 years
		Loan Type:	CASH

Lender Name:	FIRST FINANCIAL	Loan Amount:	36400
Property Address:	224 OREGON ST / BIRMINGHAM 35224-1929	Date:	2/14/2005

# Tax Rec - Page 5

Report on Parcel 21-00-35-3-002-008.000

<http://www.crsdata.com/classic/labels/ge47505.htm>

Borrower:	VISSER JOHN K	Fixed/Initial Interest Rate:	8.00%
Mailing Address:	224 OREGON ST / BIRMINGHAM , AL 35224	Trust Book:	200502
Seller:		Trust Page:	7580
Sale Amount:	27950	Trust Doc No:	
Warranty Book:	1649	Date Recorded:	2/14/2005
Page:	0597	Rate Type:	ARM
Warranty Doc No:		Maturity Year:	
		Term:	
		Rate Change Frequency:	
		Change Date:	3/16/2005
		Loan Type:	

Information Deemed Reliable, but Not Guaranteed  
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# Location Map

Borrower	Sulthan Mohammad			
Property Address	224 Oregon St			
City	Birmingham	County Jefferson	State AL	Zip Code 35224
Lender/Client	Premier Money Source, Inc.			



# Aerial Map

Borrower	Sulthan Mohammad				
Property Address	224 Oregon St				
City	Birmingham	County	Jefferson	State	AL Zip Code 35224
Lender/Client	Premier Money Source, Inc.				



# Flood Map

Borrower	Sulthan Mohammad			
Property Address	224 Oregon St			
City	Birmingham	County	Jefferson	State AL      Zip Code 35224
Lender/Client	Premier Money Source, Inc.			

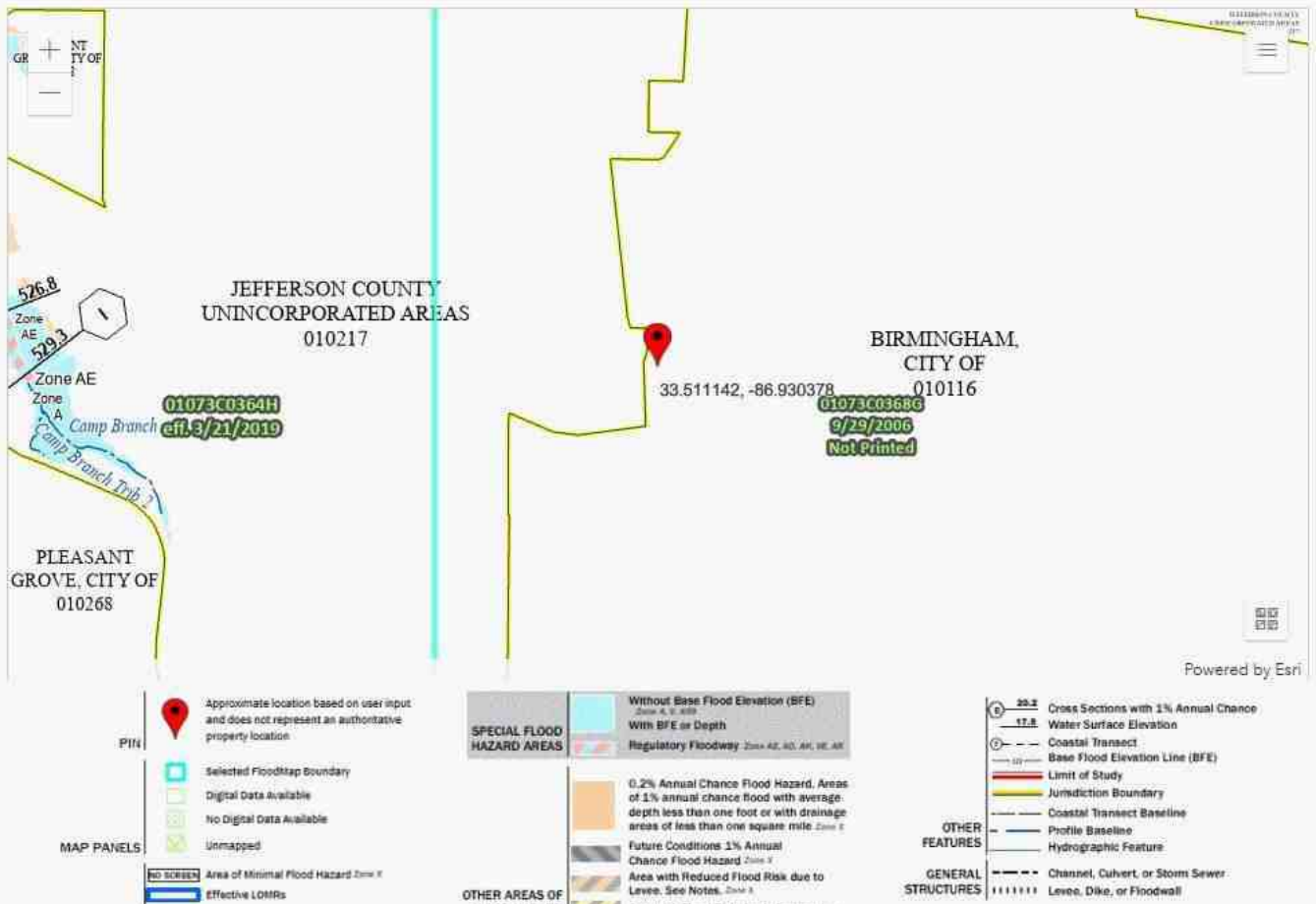
The flood map for the selected area is number **01073C0368G**, effective on **9/29/2006**

## DYNAMIC MAP



You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer »](#)



Powered by Esri

# E&O Insurance



301 E. Fourth Street, Cincinnati, OH 45202

## DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

**THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.**

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP4119631-23**

Renewal of:

Program Administrator: **Herbert H. Landy Insurance Agency Inc.  
100 River Ridge Drive, Suite 301 Norwood, MA 02062**

Item 1. **Named Insured:** **Jason Easter**

Item 2. **Address:** **429 Green Springs Hwy Suite 161-214**

City, State, Zip Code: **Birmingham, AL 35209**

Item 3. **Policy Period:** From **02/17/2023** To **02/17/2024**  
(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

A. \$ **1,000,000** **Damages Limit of Liability – Each Claim**

B. \$ **1,000,000** **Claim Expenses Limit of Liability – Each Claim**

C. \$ **1,000,000** **Damages Limit of Liability – Policy Aggregate**

D. \$ **1,000,000** **Claim Expenses Limit of Liability – Policy Aggregate**

Item 5. **Deductible (Inclusive of Claim Expenses):**

A. \$ **0.00** **Each Claim**

B. \$ **0.00** **Aggregate**

Item 6. **Premium:** \$ **598.00**

Item 7. **Retroactive Date (if applicable):** **02/17/2023**

Item 8. **Forms, Notices and Endorsements attached:**

**D42100 (03/15) D42300 AL (05/13) IL7324 (07/21)**

**D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)**

Authorized Representative

# State of Alabama



This is to certify that

**Jason Lane Easter**

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

**Certified Residential Real Property Appraiser**

*With all rights, privileges and obligations appurtenant thereto.*

LICENSE NUMBER: R01300  
EXPIRATION DATE: 09/30/2023

*Stjiva V Brooks*

Executive Director  
ALABAMA REAL ESTATE APPRAISERS BOARD

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Condition Ratings and Definitions

#### C1

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

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

#### C2

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

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

#### C3

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

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

#### C4

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

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

#### C5

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

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

#### C6

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

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

### Quality Ratings and Definitions

#### 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 residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

### Q3

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

### 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

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

### Example:

3.2 indicates three full baths and two half baths.

