

APPRAISAL OF REAL PROPERTY

LOCATED AT

113 Sugar Creek Rd
Winter Haven, FL 33880

Beg 1380 Ft S & 1255 Ft W Of Ne Cor Of Sec Run W 100 Ft N 220 Ft E 100 Ft S 220 Ft To Pob Being Lot 7 Of Unrec Sugar C

FOR

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

OPINION OF VALUE

295,000

AS OF

08/13/2024

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Uniform Residential Appraisal Report

002520
File # V-0044016

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 113 Sugar Creek Rd City Winter Haven State FL Zip Code 33880
Borrower Steven Cavender **Owner of Public Record** Steven B Cavender County Polk
Legal Description Beg 1380 Ft S & 1255 Ft W Of Ne Cor Of Sec Run W 100 Ft N 220 Ft E 100 Ft S 220 Ft To Pob Being Lot 7 Of Unrec Sugar Creek
Assessor's Parcel # 25-28-28-000000-011130 **Tax Year** 2023 **R.E. Taxes \$** 2,738
Neighborhood Name Sugar Creek **Map Reference** 25-28-28 **Census Tract** 0147.03
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). Polk County Public Records/Matrix/Stellar Multiple Listing Service, No MLS Listing in the past 12 months
 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.
Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	86 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %		
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	10	Low	0	Multi-Family	1 %	
Neighborhood Boundaries Lake Mattie Road to the north, US Hwy 27 to the east, Bomber Road to the south, and Reynolds Road/Hwy 98 to the west.		4,100	High	123	Commercial	12 %	
Neighborhood Description Refer to the Supplemental Addendum.		310	Pred.	5	Other	%	

Market Conditions (including support for the above conclusions) Refer to the Supplemental Addendum.

Dimensions 100x220 **Area** 22000 sf **Shape** Rectangular **View** N;Res;Res
Specific Zoning Classification RL-2 **Zoning Description** Residential Low
Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe
Utilities **Public** **Other (describe)** **Public** **Other (describe)** **Off-site Improvements - Type** **Public** **Private**
 Electricity Water Street Asphalt
 Gas None Sanitary Sewer Septic Alley None
FEMA Special Flood Hazard Area Yes No **FEMA Flood Zone** X **FEMA Map #** 12105C0340G **FEMA Map Date** 12/22/2016
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 See attached addenda.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Av	Floors	Laminate/Gd
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Concrete Block/Av	Walls	Drywall/Av
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Metal/Gd	Trim/Finish	Wood/Av
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	None/None	Bath Floor	CeramicTile/Gd
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Alum. Assorted/Av	Bath Wainscot	Composite/Gd
Year Built 1976	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None/None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 30	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Av	<input checked="" type="checkbox"/> Driveway	# of Cars 1
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Electric	<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence Chain Link	<input checked="" type="checkbox"/> Garage	# of Cars 1
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Concr	<input checked="" type="checkbox"/> Porch Entry	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Pole Barn	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
Finished area above grade contains: 7 Rooms 4 Bedrooms 2.0 Bath(s) 1,361 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). Entry porch, patio, tankless water heater, fence, pole barn
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;Kitchen-remodeled-less than one year ago;Bathrooms-remodeled-less than one year ago;Overall condition of the improvements is considered renovated. Updates in the past year include remodeled kitchen, remodeled bathrooms, metal roof, tankless water heater, fusebox, HVAC compressor, laminate flooring, tile bathroom flooring, and light fixtures. The electric and water utilities were turned on at the time of inspection.
 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
 The subject's room placement design/floorplan has no adverse bearing on the value or marketability of the property. There is no functional obsolescence associated with the room design.

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There are 25 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 225,000 to \$ 589,995		There are 137 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 150,000 to \$ 435,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	113 Sugar Creek Rd Winter Haven, FL 33880	991 Whisper Lake Dr Winter Haven, FL 33880	506 Sidney Cir Winter Haven, FL 33880
Proximity to Subject		3.33 miles E	3.00 miles E
Sale Price		\$ 270,000	\$ 254,000
Sale Price/Gross Liv. Area		\$ 170.24 sq.ft.	\$ 184.33 sq.ft.
Data Source(s)		StellarMLS#T3495747;DOM 5	StellarMLS#P4930063;DOM 68
Verification Source(s)		Polk PR/ 13060-1459	Polk PR/ Listing Agent's Office
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	0
Concessions		Cash;0	0
Date of Sale/Time		s03/24;c01/24	0
Location	N;Res;Res	N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	22000 sf	7148 sf	+21,387
View	N;Res;Res	N;Res;Res	
Design (Style)	DT1;Ranch	DT1;Ranch	
Quality of Construction	Q4	Q4	
Actual Age	48	37	0
Condition	C2	C3	+20,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	7 4 2.0	7 4 2.0	7 4 2.0
Gross Living Area	1,361 sq.ft.	1,586 sq.ft.	-9,900
Basement & Finished Rooms Below Grade	0sf	0sf	0
Functional Utility	Average	Average	
Heating/Cooling	Central	Central	
Energy Efficient Items	None	None	
Garage/Carport	1ga1dw	2ga2dw	-8,000
Porch/Patio/Deck	Entry,Patio	Entry	0
Extra Features	Pole Barn	None	+2,000
Contract Date	N/A	01/29/2024	0
Equity Close Date	N/A	03/27/2024	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 25,487	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 40,157
Adjusted Sale Price of Comparables		Net Adj. 9.4% Gross Adj. 22.7% \$ 295,487	Net Adj. 15.8% Gross Adj. 17.4% \$ 294,157

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) **Polk County Public Record/Stellar/Matrix MLS system**

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) **Polk County Public Record/Stellar/Matrix MLS system**

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	05/01/2018	09/15/2023	07/13/2018	05/20/2022
Price of Prior Sale/Transfer	\$0	\$100	\$143,000	\$160,000
Data Source(s)	Polk / 10730-1931	Polk / 12925-1553	Polk / 10549-373	Polk / 12289-1857
Effective Date of Data Source(s)	08/13/2024	08/13/2024	08/13/2024	08/13/2024

Analysis of prior sale or transfer history of the subject property and comparable sales Refer to the Supplemental Addendum.

Summary of Sales Comparison Approach Refer to the Supplemental Addendum.

Indicated Value by Sales Comparison Approach \$ **295,000**

Indicated Value by: Sales Comparison Approach \$ **295,000** Cost Approach (if developed) \$ **279,182** Income Approach (if developed) \$ **0**

Refer to the Supplemental Addendum.

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

\$ **295,000**, as of **08/13/2024**, which is the date of inspection and the effective date of this appraisal.

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INTENDED USE: The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value.

INTENDED USER: The intended user of this appraisal report is the lender/client. No additional intended users are identified by the appraiser.

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.

USPAP 3 Year Disclosure

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.

Highest and Best Use

The subject's current use as a single family residence is its highest and best use being legally permissible, physically possible, financially feasible, and most profitable use.

Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®)

Appraiser followed the Square Footage-Method for Calculating: ANSI® Z765-2021 ("ANSI standard") when measuring, calculating and reporting the gross living area and non-gross living areas (basement, additional structures, etc.) of the subject property.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Site value is derived through extraction of MLS

listed vacant lot sale located in the local neighborhood market area. (MLS #O6214715, 205 Grove Ridge Dr, Winter Haven, FL, 33880, \$64,900, sale date 07/23/2024, 11,243sf, \$5.77sf) Site value is greater than 30% of the total improved value of the subject and is typical for the marketplace for larger site size.

Table with columns for Cost Approach details including: ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE, DWELLING, Garage/Carport, Depreciation, and Total Estimate of Cost-New. Values include 1,361 Sq.Ft. @ \$ 123.29, 328 Sq.Ft. @ \$ 47.55, and Total Estimate of Cost-New of 189,353.

COST APPROACH

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Table for Income Approach showing Estimated Monthly Market Rent \$ 0, Gross Rent Multiplier 0, and Indicated Value by Income Approach \$ 0. Summary: The Income Approach was not developed not being within the scope of the assignment.

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Form for Project Information for PUDs including fields for: Is the developer/builder in control of the Homeowners' Association (HOA)?, 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?, Does the project contain any multi-dwelling units?, Are the units, common elements, and recreation facilities complete?, Are the common elements leased to or by the Homeowners' Association?, Describe common elements and recreational facilities.

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

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

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

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

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

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

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

APPRAISER

Signature [Handwritten Signature]
Name Franklin Hartselle Baker II
Company Name Central Florida Residential Appraisal and Consulting Corp.
Company Address 11042 Wurdermanns Way, Orlando, FL 32825
Telephone Number 407-230-6855
Email Address hart_baker_cfrac@yahoo.com
Date of Signature and Report 08/19/2024
Effective Date of Appraisal 08/13/2024
State Certification # Cert Res RD3444
or State License #
or Other (describe) State #
State FL
Expiration Date of Certification or License 11/30/2024

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

113 Sugar Creek Rd
Winter Haven, FL 33880
APPRAISED VALUE OF SUBJECT PROPERTY \$ 295,000

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

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

COMPARABLE SALES

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

Supplemental Addendum

File No. V-0044016

Borrower	Steven Cavender				
Property Address	113 Sugar Creek Rd				
City	Winter Haven	County	Polk	State	FL
				Zip Code	33880
Lender/Client	Premier Money Source, Inc.				

• **URAR: Neighborhood - Description**

The subject property is located in an established mixed use area in central Polk County, including the city of Winter Haven and east Lakeland, consisting predominately of conventionally built medium density single family homes of varying age, size, and quality with complimentary land uses. It is convenient to typical residential amenities including schools, shopping, restaurants, recreation, and employment centers. There does not appear to be any negative factors affecting the marketability of homes in the area.

Distance to Clarence Boswell elementary school is 1.2 miles, to Jere L Stambaugh middle school is 3.6 miles, and to Auburndale high school is 3.8 miles.

• **URAR: Neighborhood - Market Conditions**

Property values are considered to be stable over the past 6 months for SFRs most similar to the subject in age and GLA, located within the neighborhood boundary area, with the current inventory of active listings not under contract in balance. Points and closing costs are a point of negotiation, and unless excessive, do not effect value or marketability. All types of financing are currently available with none offering a particular advantage.

Average estimated selling time is 1-2 months for SFRs most similar to the subject in age and GLA within the subject neighborhood. The estimated time to sell through the current inventory is +/-2 months at the current rate of sales as reported by the Orlando Regional Realtor Association.

Distressed properties, bank owned and preforeclosure short sales, are a presence in the marketplace with 3% of sales in the current 0-3 month time period, 0% in the prior 4-6 months, and 2% in the prior 7-12 months.

The included 1004MC Graph Addendum pages reflect a time period of 2 years preceding the effective date of this report, indicating a market trend of increasing values in the prior year, transitioning to stable values in the current year.

Single family residences in the year built and GLA range of the subject property, include a sale price range of \$150,000-435,000 and median sale value of \$255,000.

The list price to sale price adjustment on the active listing/pending sale comps. is the current median difference of 0%.

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

No prior sale of the subject within the past 3 years. There is a prior sale of the comps. within 12 months of their most recent sale.

Prior sale of comp. 1 was a quit claim deed.

Prior sale of comp. 7 was a deed transfer.

Prior sale of comp. 8 was a deed transfer.

Prior sale of the subject was a deed transfer and is below current market value.

Prior Sale History of the Subject on the Polk County Property Appraiser website:

OR Book/Page	Date	Type/Inst	Vacant/Improved	Grantee	Sales Price
10730/01931	05/2018	M	I	CAVENDER STEVEN B JR	\$0
10177/01540	06/2017	M	I	CAVENDER STEVEN BLAKE	\$0
2950/1595	03/1991	W	I	CAVENDER JERRY L	\$100
1921/0316	07/1977	A	E		\$33,539
1670/0321	11/1975	W	E		\$7,200

• **URAR: Site - Adverse Conditions or External Factors**

The appraiser is not aware of information from public record or of any studies concerning environmental hazards in the community. The appraiser is not an expert in environmental conditions.

Septic wastewater system is typical for homes located in the local subject market area, is accepted in the marketplace without a sewer system alternative, and does not have an adverse impact on marketability.

Comp. 5 has septic wastewater system like the subject demonstrating acceptance in the marketplace.

• **URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach**

The subject is a renovated 48 year old single family home of lower quality concrete block construction. Research of the local subject market area for the most recent sales of existing houses in the local and extended market area considered to be the most reliable alternatives to the subject property with regard to quality, values, location, and appeal to market.

Most weight given to comps. 1, 2, 3, and 4 as the most recent and similar improvement sales, comps. 1 and 2 model match in 4 bedroom design, and comps. 3 and 4 in renovated condition. Secondary consideration given to sales comp. 5 and to the active listing/pending sale comps. 6, 7, and 8. Line item adjustments considered differences in bedroom, bathroom, car storage, site size, extra features, condition, with all characteristics of the subject property bracketed by the comps. Comp. 5 is presented to bracket the site size of the subject and represents the low sales comp. value. Comps. 3 and 4 are in equivalent level of renovated condition to the subject with comps. 1, 2, 5, 6, 7, and 8 adjusted for lower level of updated condition and or average condition.

Supplemental Addendum

File No. V-0044016

Borrower	Steven Cavender						
Property Address	113 Sugar Creek Rd						
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Lender/Client	Premier Money Source, Inc.						

The comparable sales utilized in the appraisal have an adjusted value range of \$263,990 to \$317,520 the subject property identifies within this range, thus reflecting the estimated market value of \$295,000.

Final reconciliation takes into consideration the market trend of stable values, supporting sales bracketing all features of the subject, with the final estimate of value at midrange of the adjusted sales values weighted to sales comps. 1, 2, 3, and the additional market support of the active listing/pending sale comps.

Distance guidelines were increased to greater than 1 mile from the subject, due to their not being more proximate developments similar to the subject improvements and age, quality, GLA, with all comps. located within the neighborhood boundary area, and considered to be similar to the subject in market location influences.

Paired data analysis of the bracketed sales contained within this report, along with consideration of historical paired data analysis retained within the appraiser's work files based on prior appraisals located in the subject's marketplace, are the basis for the line item adjustments for differences with the subject in bedroom, car storage, condition, extra features, and age.

GLA adjustments are factored at \$44/sf with consideration of the sale price/gross living area ratio of the sales comps. Age adjustments are applied for difference greater than 10 years factored at \$1,000 per year. The adjustment for difference in site size is factored at 25% of the vacant site value indicated the Cost Approach.

Comps. 8 is more than 30% difference in age with the subject. Comps. 5 and 8 are more than 25% larger in GLA than the subject. The largest single line item adjustment is greater than 10% of the sale price and or MLS list price of the subject. The total item adjustments for differences with the subject exceed the 15% net adjustment guideline on comp. 2 and the 25% gross adjustment guideline on comps. 5 and 7.

The final estimate of value is -5% below the predominant neighborhood value, is not an underimprovement conforming to the neighborhood as supported by the market data, sales, and listing comps. presented in this report, and is not adverse to value or marketability.

Original MLS List Price of the Comps.

- 1 \$270,000, no MLS list price change
- 2 \$270,000, MLS list price decreased to \$260,000, on 06/04/2024
- 3 \$289,000, MLS list price decreased to \$271,990, on 04/11/2024
- 4 \$310,000, no MLS list price change
- 5 \$300,000, MLS list price decreased to \$289,000, on 01/03/2024
- 6 \$275,000, no MLS list price change
- 7 \$289,900, no MLS list price change
- 8 \$325,000, MLS list price decreased to \$298,000, on 08/09/2024

Signature Policy of the Appraiser

All reports prepared by Franklin Hartselle Baker II must only be signed by Franklin Hartselle Baker II.

• URAR: Reconciliation - Reconciliation and Final Value Conclusion

Most weight is given to the Sales Comparison Approach as it best reflects the interactions of the marketplace of recent sales most similar in improvements.

The Cost Approach was performed and is a less reliable indicator of value due to the greater age of the improvements, large depreciation schedule value, and lower value inconsistent with the Sales Comparison Approach sale values.

The Income Approach was considered but not developed. The Income Approach was applicable but not necessary for credible assignment results. While rental data does exist, single family properties in this market are not typically purchased as investments for their income producing ability. The majority of single family properties in this market are purchased predominantly for owner occupation.

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

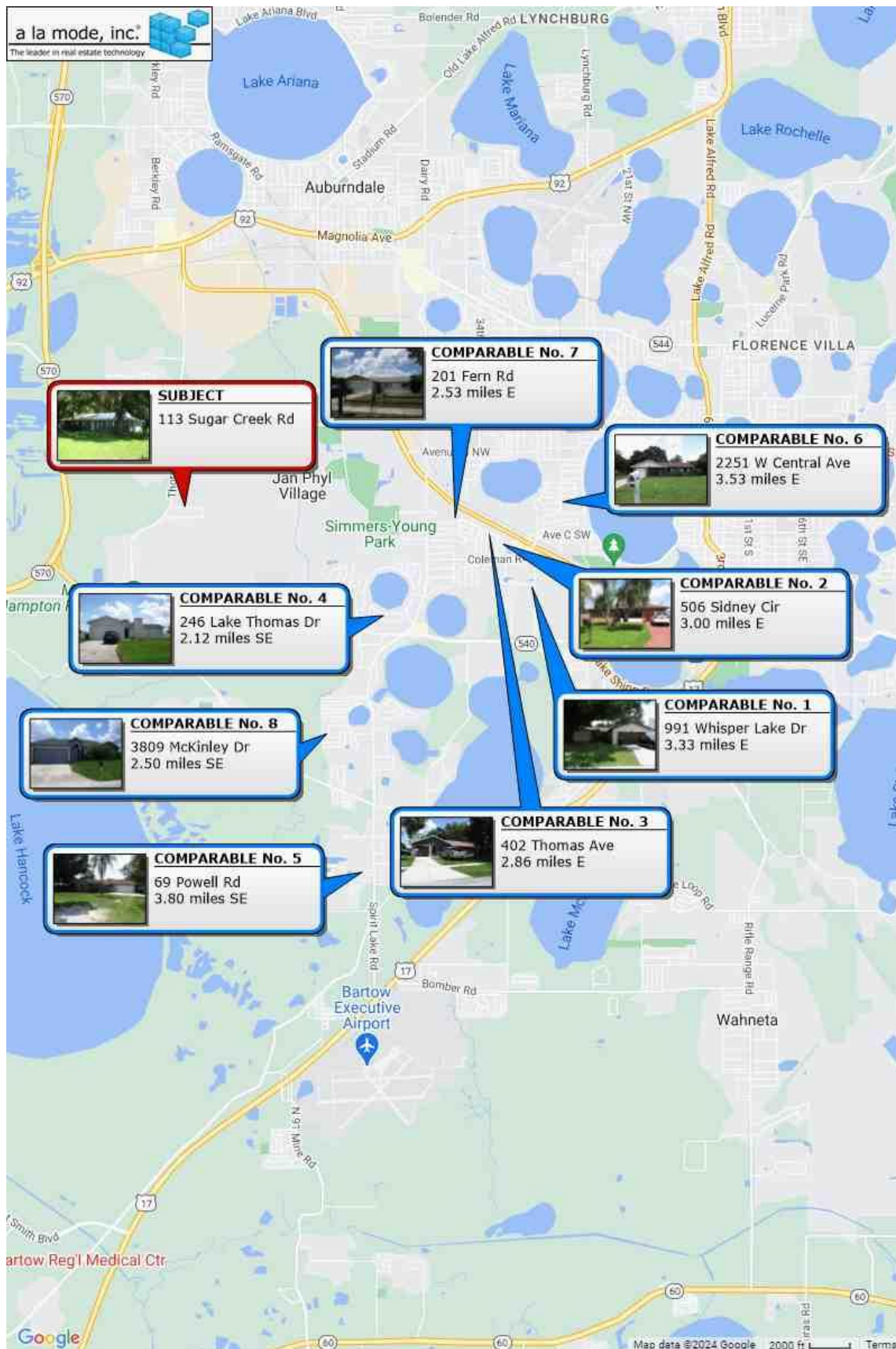
Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the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

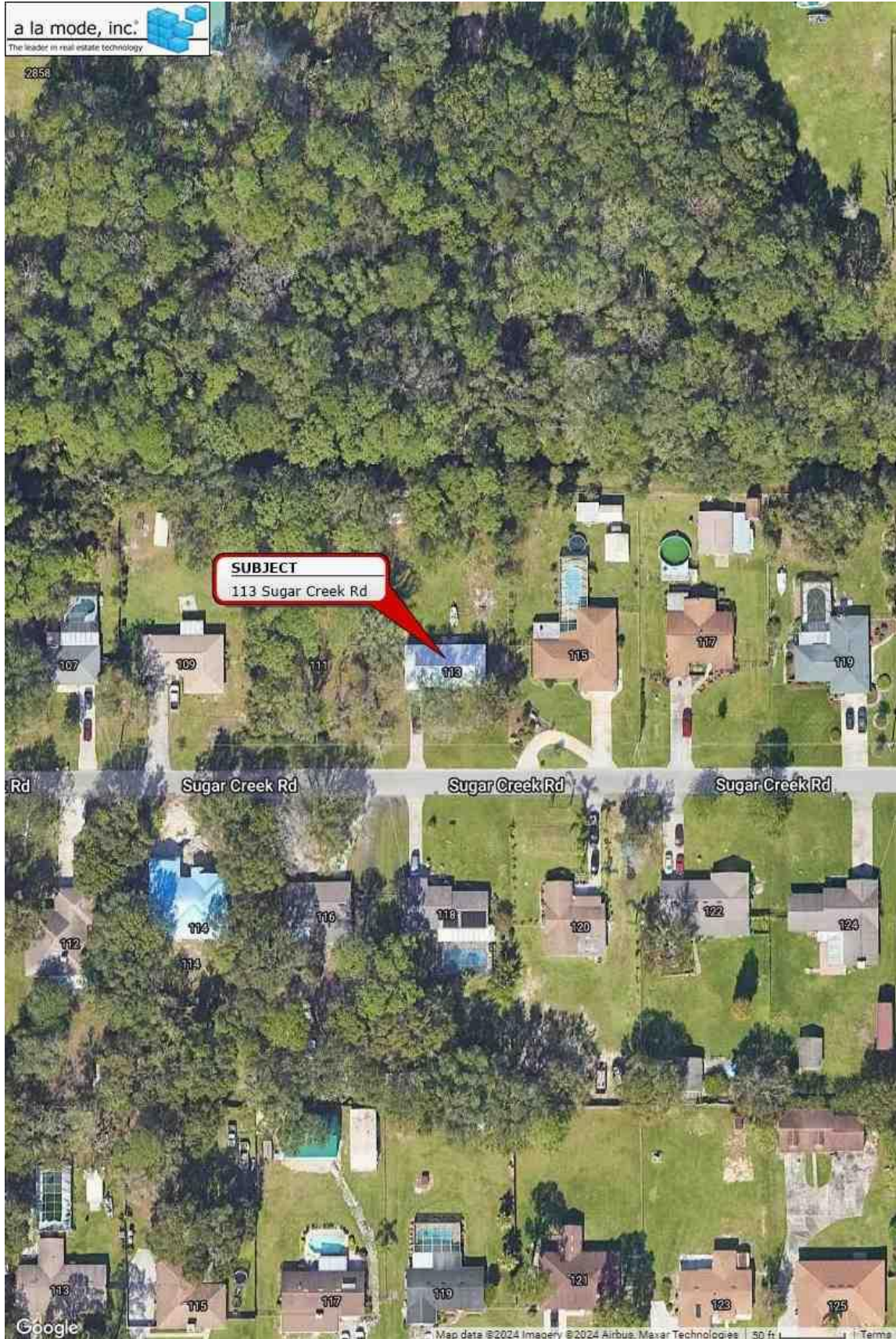
Location Map

Borrower	Steven Cavender				
Property Address	113 Sugar Creek Rd				
City	Winter Haven	County	Polk	State	FL
Lender/Client	Premier Money Source, Inc.				
				Zip Code	33880



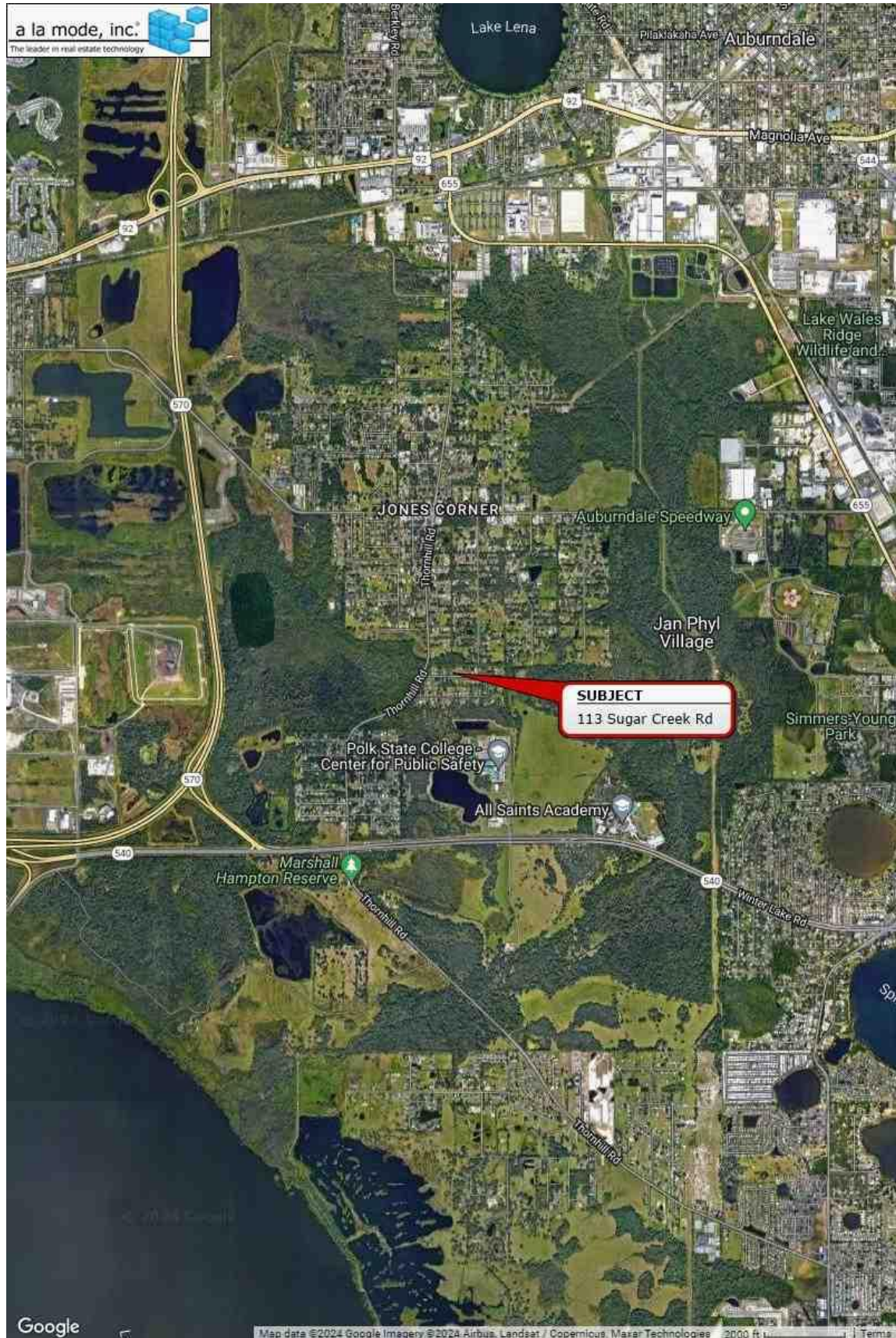
Aerial Map 1

Borrower	Steven Cavender						
Property Address	113 Sugar Creek Rd						
City	Winter Haven	County	Polk	State	FL	Zip Code	33880
Lender/Client	Premier Money Source, Inc.						



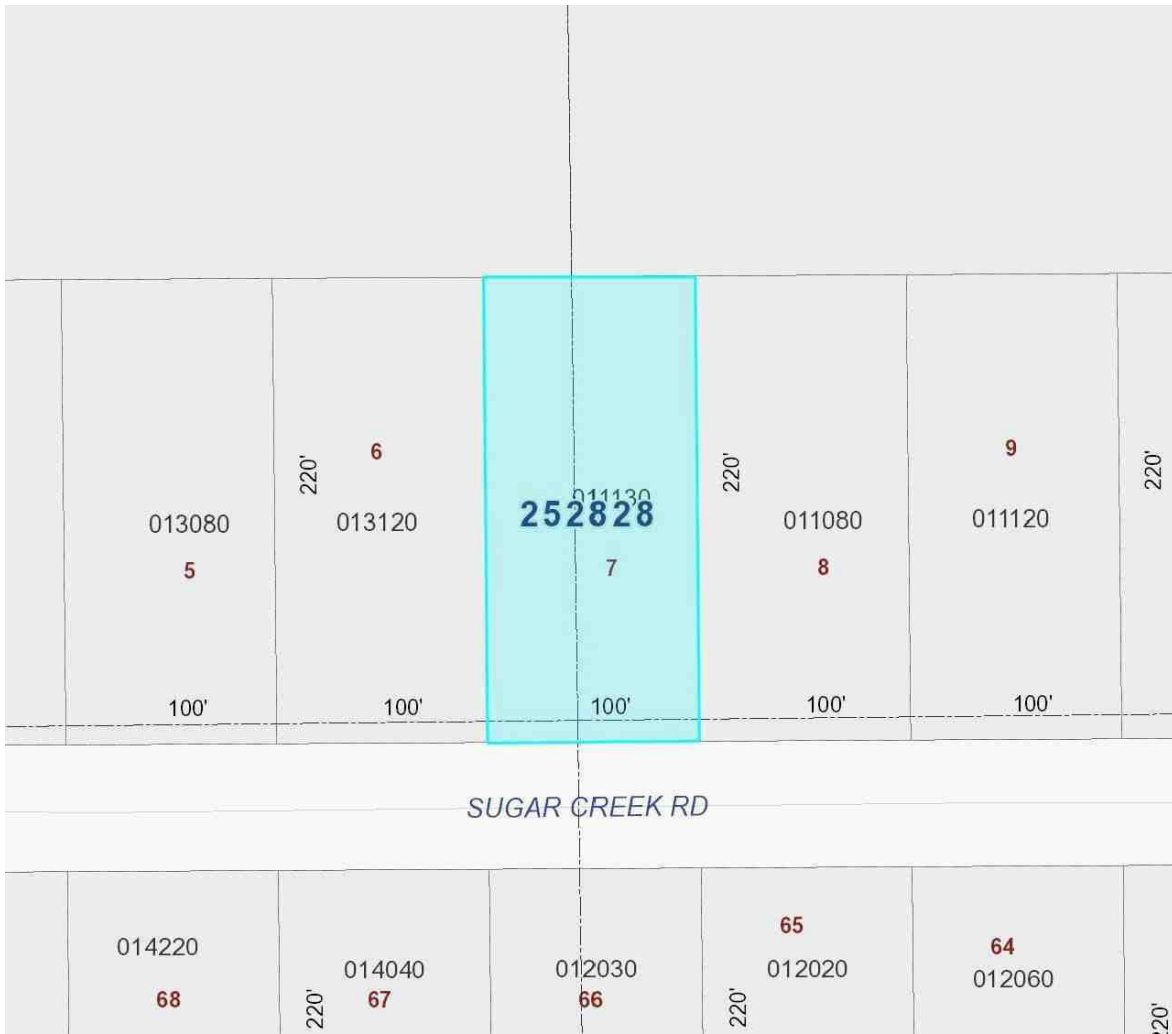
Aerial Map 2

Borrower	Steven Cavender						
Property Address	113 Sugar Creek Rd						
City	Winter Haven	County	Polk	State	FL	Zip Code	33880
Lender/Client	Premier Money Source, Inc.						



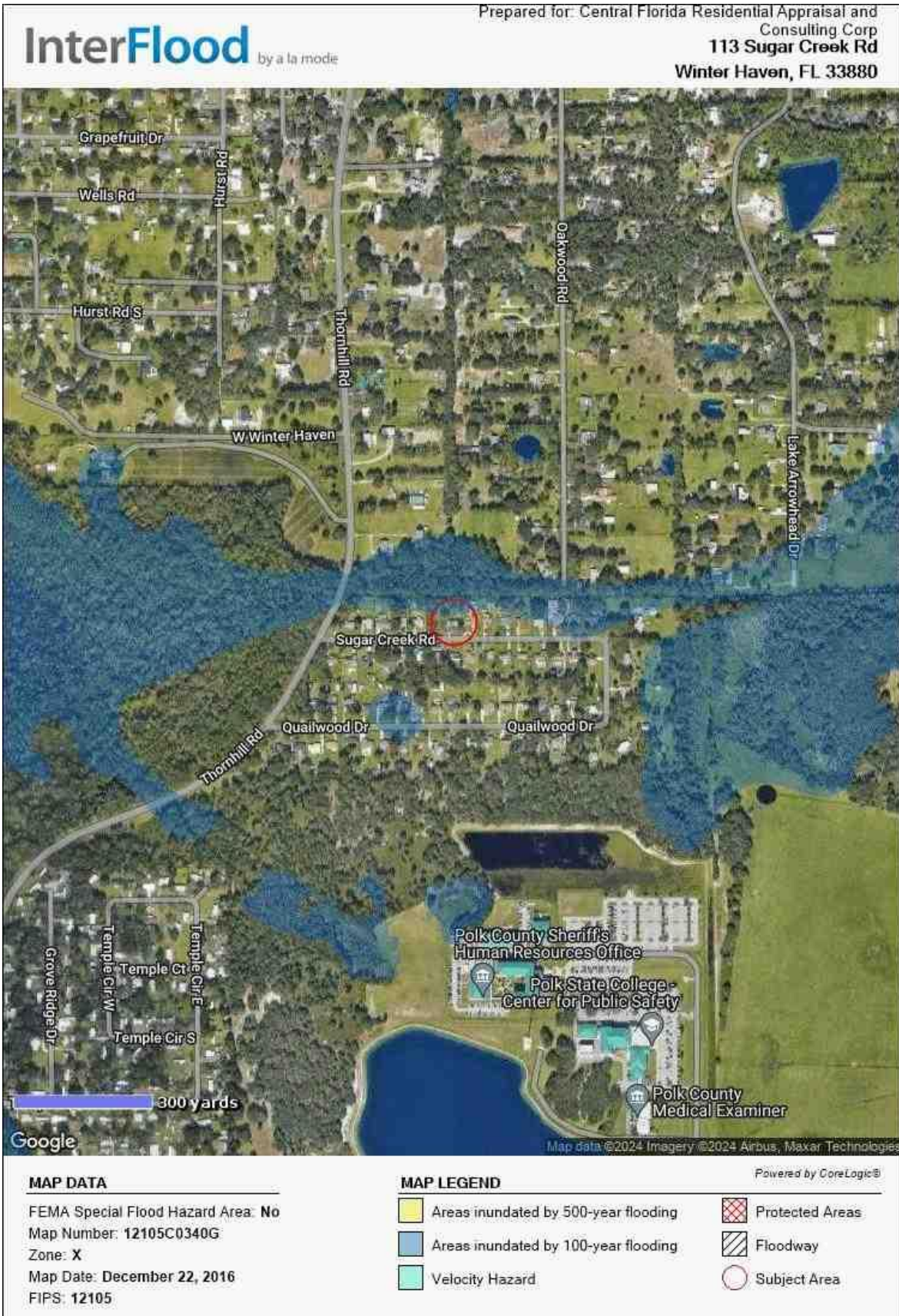
Plat Map

Borrower	Steven Cavender				
Property Address	113 Sugar Creek Rd				
City	Winter Haven	County	Polk	State	FL
Lender/Client	Premier Money Source, Inc.				
				Zip Code	33880



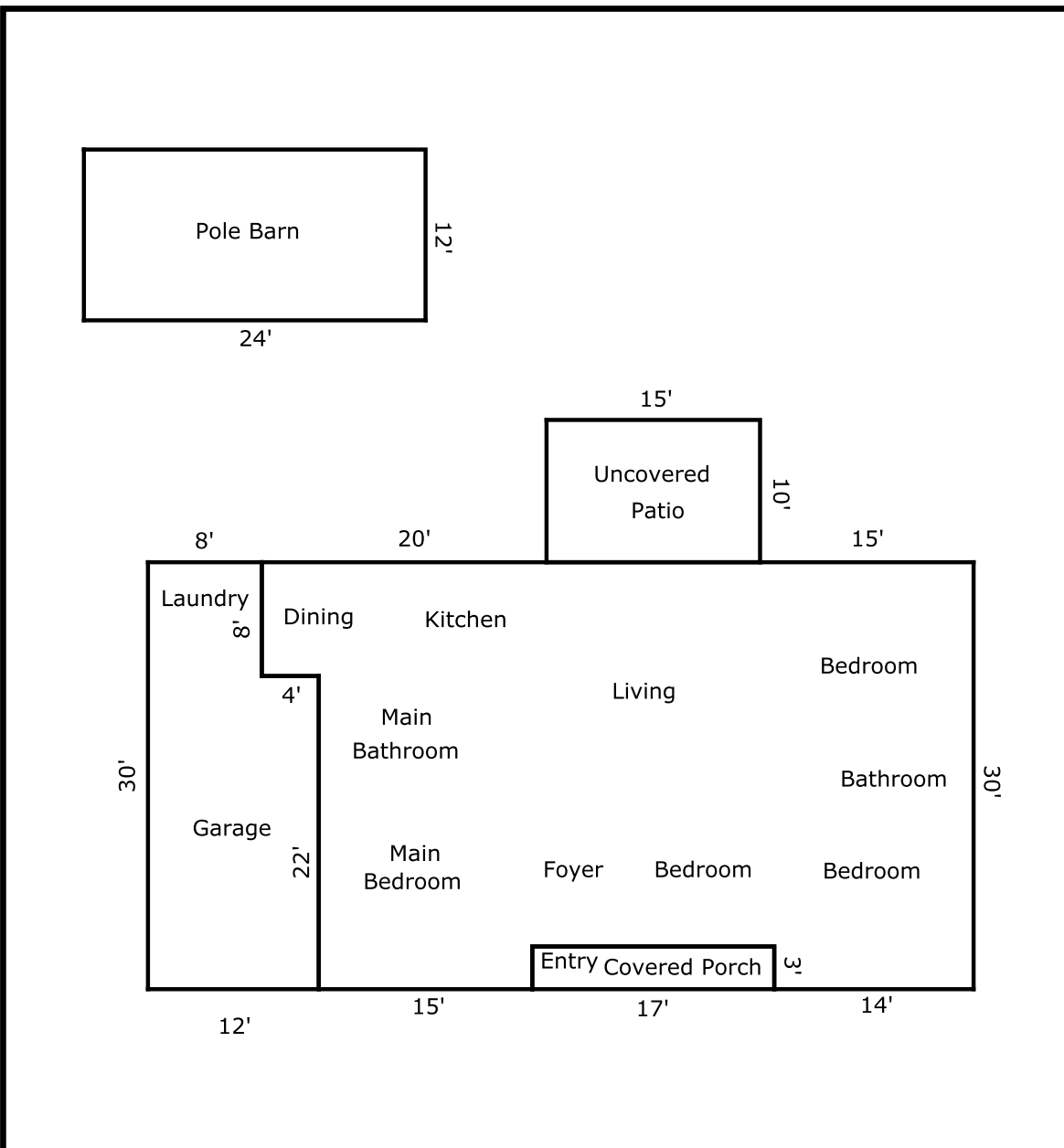
Flood Map

Borrower	Steven Cavender				
Property Address	113 Sugar Creek Rd				
City	Winter Haven	County	Polk	State	FL
Lender/Client	Premier Money Source, Inc.	Zip Code	33880		



Building Sketch

Borrower	Steven Cavender				
Property Address	113 Sugar Creek Rd				
City	Winter Haven	County	Polk	State	FL
				Zip Code	33880
Lender/Client	Premier Money Source, Inc.				




TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1361 Sq ft	$8 \times 4 = 32$ $46 \times 27 = 1242$ $3 \times 14 = 42$ $15 \times 3 = 45$
Total Living Area (Rounded):	1361 Sq ft	
Non-living Area		
Second Floor	288 Sq ft	$24 \times 12 = 288$
Concrete Patio	150 Sq ft	$15 \times 10 = 150$
Open Porch	51 Sq ft	$3 \times 17 = 51$
1 Car Attached	328 Sq ft	$8 \times 8 = 64$ $22 \times 12 = 264$

Property Card



POLK COUNTY
PROPERTY APPRAISER

Marsha M. Faux, CFA, ASA

Home Page | **Property Search** | Map Search | Downloads | Links | Employment | FAQ | Phone Numbers

Change Browser Language | Translate

Parcel Details: 25-28-28-00000-011130

Item # 25-28-28-00000-011130

Owners [Recently Purchased](#) [Property](#) [Click here](#)

CAVENDER STEVEN B JR 100%

Mailing Address [Address Change here](#)

Address Line 1: **2401 TINDEL CAMP RD**

Address Line 2: **LANE WALES FL 33998-7539**

Physical Street Address [Looking for the address?](#) [Click here](#)

Address Line 1: **113 SUGAR CREEK RD**

Address Line 2:

Postal City and Zip

City/State/Zip: **WINTER HAVEN FL 33880**

Parcel Information

Municipality / Tasting District: **UNINCORP/SWF/WHD (Code: 90900)**

Neighborhood: **330130.00**
Show Recent Sales in this Neighborhood

Subdivision: **NOT IN SUBDIVISION**

Property (DOR) Use Code: **SFR up to 2.49 AC (Code: 0109)**


Acreage: **0.51**

Community Redevelopment Area: **NOT IN CRA**

Property Desc | [Open/Print Property Desc](#)

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Area Map | [Open Interactive Map](#)



Mapping Worksheets (plans) for 252828

Mapping Worksheet HTML (opens in new tab) | Mapping Worksheet Printout PDF

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue Off Book/Page number. **Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search.** Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at 863-234-4200 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the online records of the Clerk of the Circuit Court. In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Invoicing Department at 863-234-4516. If the Type List is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to obtain "R" Type Instruments.

Off Book/Page	Date	Type Inst	Variant/Improved	Grantee	Sales Price
10172/01331	05/2018	M	I	CAVENDER STEVEN B JR	\$0
10177/00540	04/2017	M	I	CAVENDER STEVEN BLAKE	\$0
2959/1595	03/1991	W	I	CAVENDER JERRY L.	\$100
1921/0316	07/1977	A	B		\$33,339
1876/0321	11/1975	W	B		\$7,200

Exemptions

Important Notice: In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from \$500 to \$5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022.

Notes: The drop down menu below provides information on the amount of exemption applied to each taxing district. The \$50,000 homestead exemption may be allocated to one or more owners. The \$10,000 second \$25,000 married homestead exemption reflects the name of the first owner only.

Code	Ex #	Description	% Ownership	Renewal C#	Year Expires	HS#	Value
		Senior Exemption/Additional Homestead Exemption for Persons 65 and Older: For the 2024 tax year, the allowable total household adjusted gross income received during 2023 could not exceed \$76,614. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Temporarily claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at info@polk-county.net with your name, property address, and confirmation of your request.					

Buildings

BUILDING 1 (SF - Single Family)

Building Characteristics

Total Under Roof: 1,740 sqft
Living Area (as originally constructed): 1,361 sqft
Actual Year Built: 1976
Effective Year: 1976

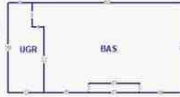
Building BAS Note: The base area (living area or square feet living area) of a building is the originally designed building footprint / plan of the cooled and heated area of the building. In most cases, a base area will remain constant throughout the life of the building. A base area can be converted to a subarea (Example: A portion of the base is "out-put" and used as a porch or pool). It is not, however, standard appraisal practice to convert a base area to a base area unless there was an error when initially entering the data.

Element	Units	Information
STYLE		SINGLE FAMILY
UNITS	1	1 UNIT
STORY HEIGHT INFO ONLY		1 Story for info only
SUBSTRUCT		Continuous Wall
FRAME / CONST TYPE		MASONRY/BLOCK
EXTERIOR WALL		UNFINISHED
ROOF STRUCTURE		HIP SHINGLE
Room: Bedroom	3	
Room: Full Bath	2	
Room: Half Bath	0	
Fireplace	N	
Central Heating / AC	Y	

Building Subareas

Building Sub Area Note: A sub area is an individual component of a building that may or may not be cooled/heated. The percent in a subarea description is the percent of the base rate applied to the value of the sub area. (Example: UGR UNFINISHED GARAGE 50% indicates this sub area is valued at 50% of the base area rate). If sub area changes over time, the contributory value may also change.

Code	Description	Heated	Total
BAS	BASE AREA	Y	1,361
UDP	UDP UNFIN. OPEN PORCH 30%		51
UGR	UGR UNFINISHED GARAGE 50%		328
Total Under Roof			1,740
Total Living Area			1,361



Extra Features (Current)

LN	Code	Description	HLF	Length	Width	Units	Year Built
1	AVT1	PAV1D Sid	1	0	0	1	1990

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the appropriate permit issuing agency to obtain information. This property is located in the UNINCORP/SWF/WHD taxing district. The acronym of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated POLK COUNTY).

Land Lines

LN	Land Desc	Ac/Greenbelt	Land Unit Type	Front	Depth	Units
1	Residential	N	A	0	0	1.00

* For Zoning/Future Land Use contact POLK County at the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Friday, August 16, 2024 at 2:08:08 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Code	Description	Value
and Value		\$36,000
Building Value		\$168,526
Misc. Items Value		\$500
and Classified Value		\$0
Net Market Value		\$205,026
Cap Differential and Portability		\$41,469
Agriculture Classification		\$0
Baseball Value		\$163,557
Ismpst Value (County)		\$0
Exable Value (County)		\$163,557

*This property contains a Non Homestead Cap with a differential of \$41,469.

Values by District (2024)

District Description	Proposed Tax Rate	Assessed Value	Proposed Assessed Taxes	Exemption	Proposed Tax Savings	Taxable Value	Proposed Taxes
BOARD OF COUNTY COMMISSIONERS	6.685200	\$163,557	\$1,093.41	\$0	\$0.00	\$163,557	\$1,093.41
POLK COUNTY PARKS HSTU	0.528200	\$163,557	\$86.46	\$0	\$0.00	\$163,557	\$86.46
POLK COUNTY LIBRARY HSTU	0.199200	\$163,557	\$32.47	\$0	\$0.00	\$163,557	\$32.47
POLK COUNTY STORMWATER HSTU	0.094100	\$163,557	\$15.39	\$0	\$0.00	\$163,557	\$15.39
POLK COUNTY SCHOOL BOARD - STATE	3.048000	\$205,026	\$624.92	\$0	\$0.00	\$205,026	\$624.92
POLK COUNTY SCHOOL BOARD - LOCAL	2.249000	\$205,026	\$460.90	\$0	\$0.00	\$205,026	\$460.90
SOUTHWEST FLA WATER HSTU DIST	0.199900	\$163,557	\$33.23	\$0	\$0.00	\$163,557	\$33.23
Assessed Taxes:			\$2,264.77		\$0.00		\$2,264.77

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
1	SW001	POLK WASTE & RECYCLING-COLL	1.00	204.21	\$204.21
2	SW002	POLK WASTE & RECYCLING-DISP	1.00	73.00	\$73.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	281.00	\$281.00
Total Assessments					\$618.21

Taxes

Year	Assessment
2023	\$618.21
2024 Proposed	\$618.21

Exempt District: UNINCORP/SWF/WHD (Code: 90900) | UNINCORP/SWF/WHD (Code: 90900)

Usage Rate: \$1,187.00

Ad Valorem Assessments: \$2,264.77

Non-Ad Valorem Assessments: \$618.21

Total Taxes: \$2,882.98

Notes: Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.

Subject Photo Page

Borrower	Steven Cavender						
Property Address	113 Sugar Creek Rd						
City	Winter Haven	County	Polk	State	FL	Zip Code	33880
Lender/Client	Premier Money Source, Inc.						



Subject Front

113 Sugar Creek Rd
Sales Price
Gross Living Area 1,361
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;Res
View N;Res;Res
Site 22000 sf
Quality Q4
Age 48



Subject Rear



Subject Street

Comparable Photo Page

Borrower	Steven Cavender				
Property Address	113 Sugar Creek Rd				
City	Winter Haven	County	Polk	State	FL
				Zip Code	33880
Lender/Client	Premier Money Source, Inc.				



Comparable 1

991 Whisper Lake Dr
 Prox. to Subject 3.33 miles E
 Sale Price 270,000
 Gross Living Area 1,586
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 7148 sf
 Quality Q4
 Age 37



Comparable 2

506 Sidney Cir
 Prox. to Subject 3.00 miles E
 Sale Price 254,000
 Gross Living Area 1,378
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;RtnPond
 Site 8002 sf
 Quality Q4
 Age 44



Comparable 3

402 Thomas Ave
 Prox. to Subject 2.86 miles E
 Sale Price 272,000
 Gross Living Area 1,265
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 7362 sf
 Quality Q4
 Age 56

Comparable Photo Page

Borrower	Steven Cavender				
Property Address	113 Sugar Creek Rd				
City	Winter Haven	County	Polk	State	FL
Zip Code	33880				
Lender/Client	Premier Money Source, Inc.				



Comparable 4

246 Lake Thomas Dr
 Prox. to Subject 2.12 miles SE
 Sale Price 310,000
 Gross Living Area 1,424
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 12611 sf
 Quality Q4
 Age 40



Comparable 5

69 Powell Rd
 Prox. to Subject 3.80 miles SE
 Sale Price 277,000
 Gross Living Area 1,816
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 25465 sf
 Quality Q4
 Age 48



Comparable 6

2251 W Central Ave
 Prox. to Subject 3.53 miles E
 Sale Price 275,000
 Gross Living Area 1,481
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 14244 sf
 Quality Q4
 Age 56

Comparable Photo Page

Borrower	Steven Cavender			
Property Address	113 Sugar Creek Rd			
City	Winter Haven	County	Polk	State FL Zip Code 33880
Lender/Client	Premier Money Source, Inc.			



Comparable 7

201 Fern Rd
 Prox. to Subject 2.53 miles E
 Sale Price 275,000
 Gross Living Area 1,481
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 8250 sf
 Quality Q4
 Age 49



Comparable 8

3809 McKinley Dr
 Prox. to Subject 2.50 miles SE
 Sale Price 298,000
 Gross Living Area 1,750
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;Res
 View N;Res;Res
 Site 6686 sf
 Quality Q4
 Age 19

Comparable 9

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

Photograph Addendum

Borrower	Steven Cavender						
Property Address	113 Sugar Creek Rd						
City	Winter Haven	County	Polk	State	FL	Zip Code	33880
Lender/Client	Premier Money Source, Inc.						



Front Entry Door



Front



Street



Side/Front



Side



Side/Rear

Photograph Addendum

Borrower	Steven Cavender						
Property Address	113 Sugar Creek Rd						
City	Winter Haven	County	Polk	State	FL	Zip Code	33880
Lender/Client	Premier Money Source, Inc.						



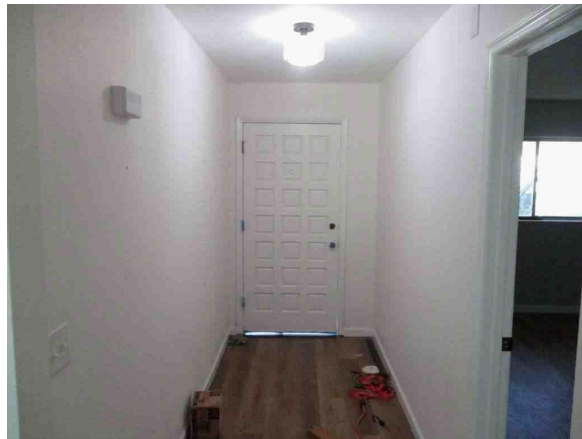
Side/Rear



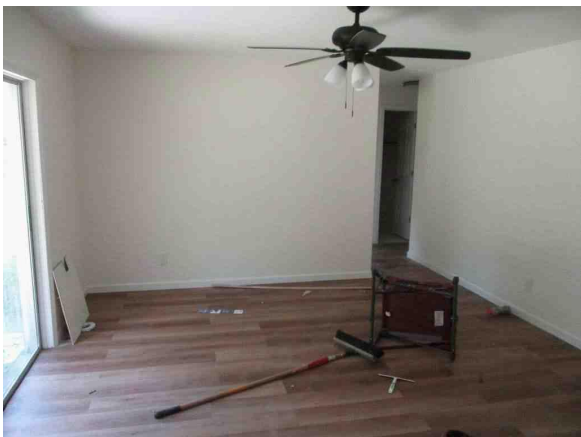
Side



Garage



Foyer



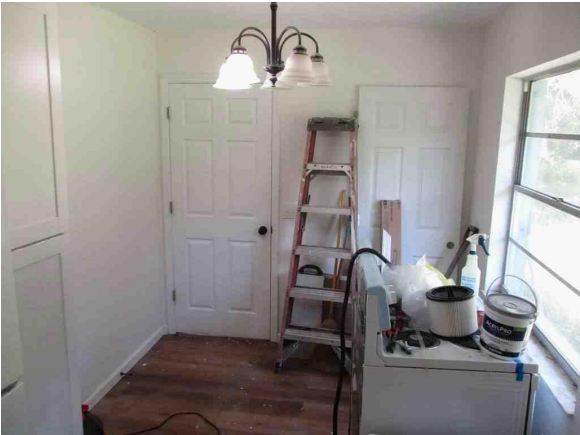
Living Room



Living Room

Photograph Addendum

Borrower	Steven Cavender						
Property Address	113 Sugar Creek Rd						
City	Winter Haven	County	Polk	State	FL	Zip Code	33880
Lender/Client	Premier Money Source, Inc.						



Dining Area



Kitchen



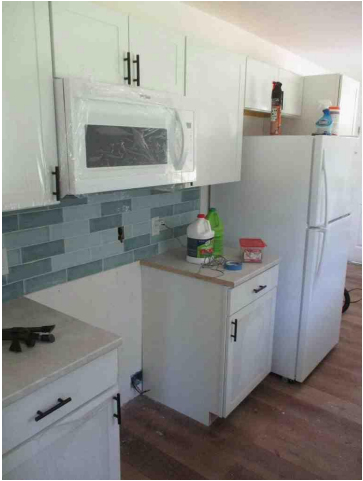
Kitchen



Kitchen



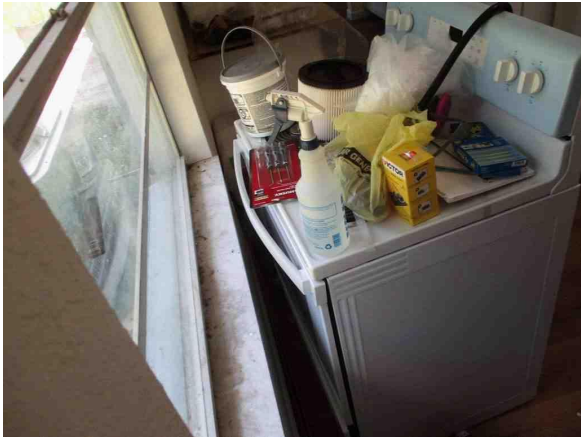
Kitchen



Kitchen

Photograph Addendum

Borrower	Steven Cavender						
Property Address	113 Sugar Creek Rd						
City	Winter Haven	County	Polk	State	FL	Zip Code	33880
Lender/Client	Premier Money Source, Inc.						



Range/Oven



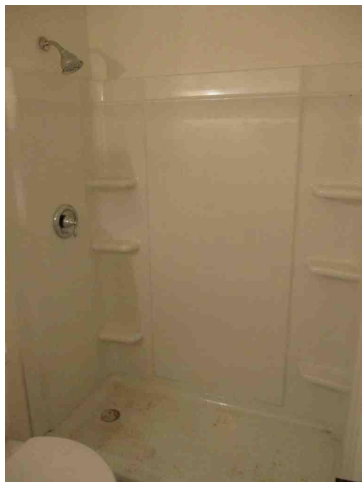
Main Bedroom



Main Bathroom



Main Bathroom



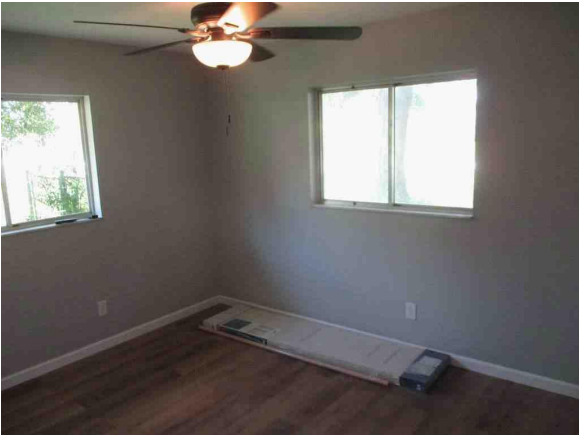
Main Bathroom



Bedroom 2

Photograph Addendum

Borrower	Steven Cavender						
Property Address	113 Sugar Creek Rd						
City	Winter Haven	County	Polk	State	FL	Zip Code	33880
Lender/Client	Premier Money Source, Inc.						



Bedroom 3



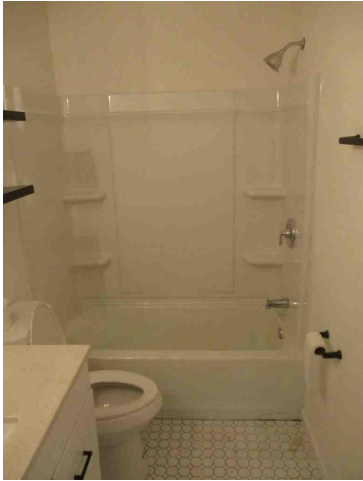
Bedroom 4



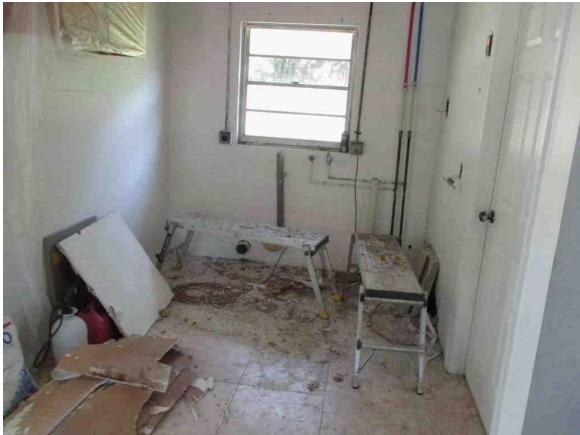
Bathroom 2



Bathroom 2



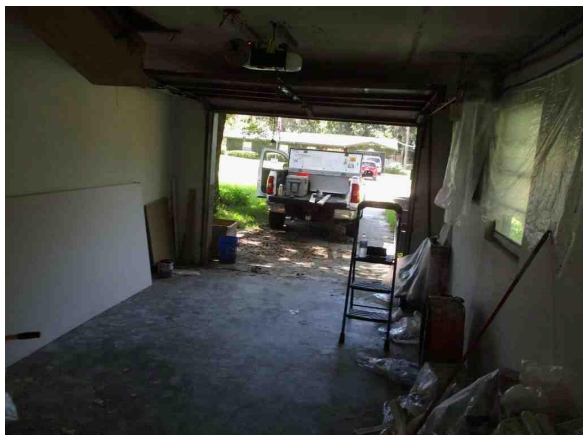
Bathroom 2



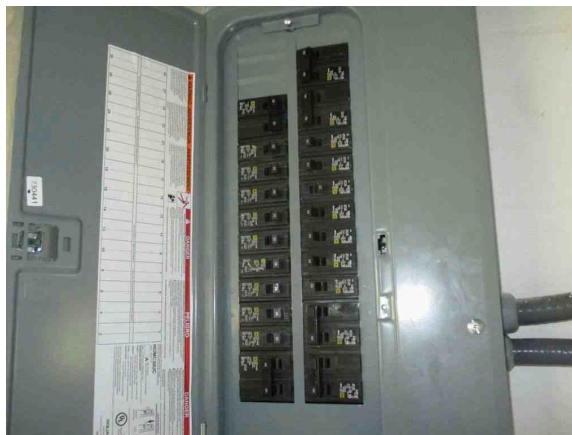
Laundry

Photograph Addendum

Borrower	Steven Cavender						
Property Address	113 Sugar Creek Rd						
City	Winter Haven	County	Polk	State	FL	Zip Code	33880
Lender/Client	Premier Money Source, Inc.						



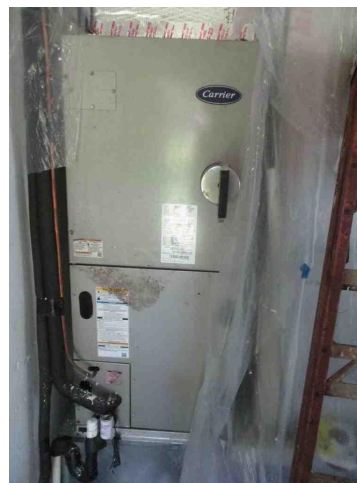
Garage



Fusebox



Tankless Water Heater



HVAC Air Handler



HVAC Compressor



Pole Barn

Market Conditions Addendum to the Appraisal Report

File No. 002520
V-0044016

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 **113 Sugar Creek Rd** City **Winter Haven** State **FL** ZIP Code **33880**

Borrower **Steven Cavender**

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)	60	40	37	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	10.00	13.33	12.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	22	11	25	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.2	0.8	2.0	<input checked="" type="checkbox"/> Declining	<input 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	\$256,000	\$247,500	\$260,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	27	29	36	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$247,500	\$269,000	\$269,900	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	70	132	44	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	96.62	100	100	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent? Yes No Declining Stable 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.). **Stellar MLS indicates there were 140 closed sales during the past 12 months and 65 of those sales contained seller concessions which is 46% of the total transactions in this market area. Prior Months 7-12: 63 Sales; 26 with concessions; 41% of sales for this period. 4-6: 37 Sales; 17 with concessions; 46% of sales for this period. 0-3: 40 Sales; 22 with concessions; 55% of sales for this period. The concessions ranged between \$500 and \$19,970. The median concession amount is \$7,725.**

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). **Stellar MLS indicates there were 140 closed sales during the past 12 months and 2 of those sales were either foreclosures or short sales which is 1% of the total transactions in this market area. Prior Months 7-12: 63 Sales; 1 foreclosures or short sales; 2% of sales for this period. 4-6: 37 Sales; 0 foreclosures or short sales; 0% of sales for this period. 0-3: 40 Sales; 1 foreclosures or short sales; 3% of sales for this period.**

Cite data sources for above information. **Stellar MLS was the data source used to complete the Market Conditions Addendum.**

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.

Effective Date: **Tuesday, August 13, 2024**

The sales and listings used for the basis of the Market Conditions Addendum are for all detached SFR sales and active listings not under contract built between 1966-1986, GLA range of 1,157-1,565sf, located within the subject neighborhood boundary area using the Stellar MLS system.

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 Franklin Hartselle Baker II	Supervisory Appraiser Name
Company Name Central Florida Residential Appraisal and Consulting Corp.	Company Name
Company Address 11042 Wurdermanns Way, Orlando, FL 32825	Company Address
State License/Certification # Cert Res RD3444 State FL	State License/Certification # State
Email Address hart_baker_cfrac@yahoo.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

USPAP COMPLIANCE ADDENDUM

File No.: V-0044016

Borrower Steven Cavender		Order #	
Property Address 113 Sugar Creek Rd			
City Winter Haven	County Polk	State FL	Zip Code 33880
Lender/Client Premier Money Source, Inc.		Client Reference #	

Only those items checked apply to this report.

PURPOSE, FUNCTION AND INTENDED USE OF THE APPRAISAL

- The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Real Estate Owned (REO) purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- The purpose of the appraisal is to _____, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for _____. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.

TYPE OF APPRAISAL AND APPRAISAL REPORT

- This is a self contained Appraisal written in a summary Report format and the USPAP Departure Rule has not been invoked.
- This is a Limited Appraisal written in a _____ Report format and the USPAP Departure Rule has been invoked as disclosed in the body or addenda of the report. The client has agreed that a Limited Appraisal is sufficient for its purposes.

SCOPE (EXTENT) OF REPORT

- the appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other Statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac form 439 or Fannie Mae form 1004b (dated 6/93), when applicable.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 36 day(s) utilizing market conditions pertinent to the appraisal assignment
- A reasonable exposure time for the subject property is 44 day(s) utilizing market conditions pertinent to the appraisal assignment


APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and nor personal interest with respect to the parties involved, unless otherwise stated within the report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have or have not made a personal inspection of the property that is the subject of this report. (If more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraisal property.)
- No one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

NOTE: In the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence

APPRAISER'S AND SUPERVISORY APPRAISER'S SIGNATURE

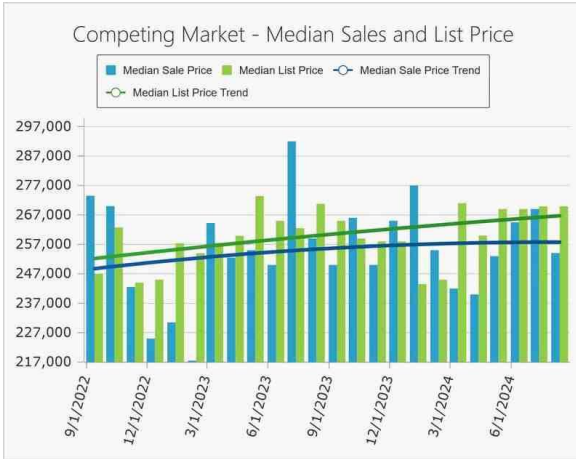
APPRAISER
 Signature: 
 Name: Franklin Hartselle Baker II
 Date of Report (Inspection): 08/13/2024
 State License/Certification #: Cert Res RD3444
 State of License/Certification: FL
 Expiration Date of License/Certification: 11/30/2024

SUPERVISORY-APPRAISER (only if required)
 Signature: _____
 Name: _____
 Date of Report (Inspection): _____
 State License/Certification #: _____
 State of License/Certification: _____
 Expiration Date of License/Certification: _____

- | | |
|---|--|
| <input type="checkbox"/> Did inspect subject property | <input type="checkbox"/> Inspected Comparables |
| <input type="checkbox"/> Interior & Exterior | <input type="checkbox"/> Interior & Exterior |
| <input type="checkbox"/> Exterior only | <input type="checkbox"/> Exterior only |

1004MC Graph Addendum 1

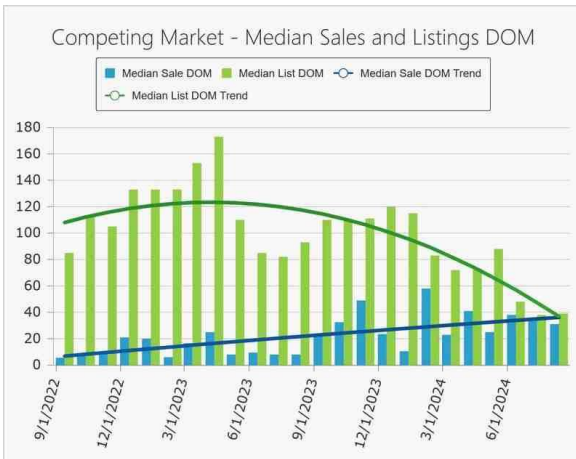
Borrower	Steven Cavender				
Property Address	113 Sugar Creek Rd				
City	Winter Haven	County	Polk	State	FL
				Zip Code	33880
Lender/Client	Premier Money Source, Inc.				



Comments:



Comments:



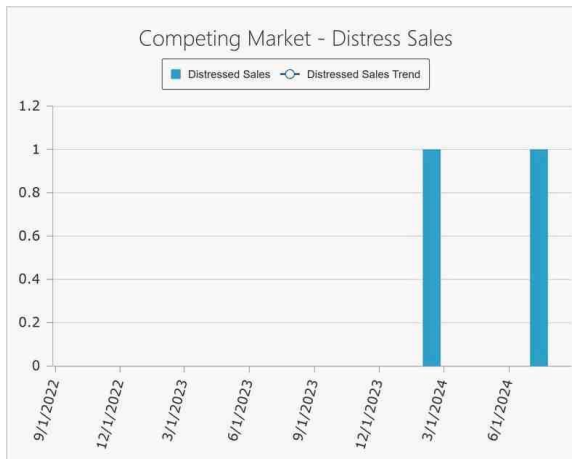
Comments:



Comments:

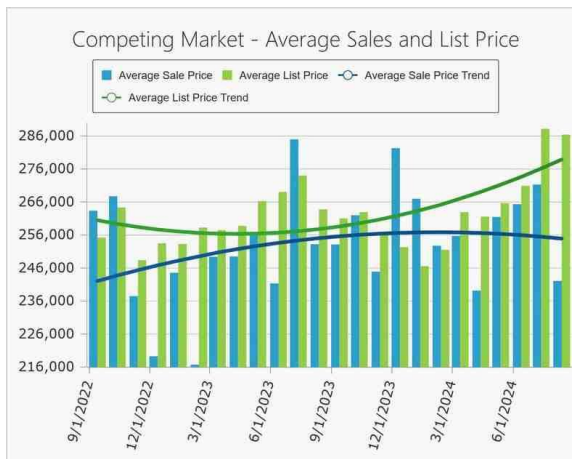
1004MC Graph Addendum 2

Borrower	Steven Cavender				
Property Address	113 Sugar Creek Rd				
City	Winter Haven	County	Polk	State	FL
				Zip Code	33880
Lender/Client	Premier Money Source, Inc.				



Comments:

Comments:



Comments:

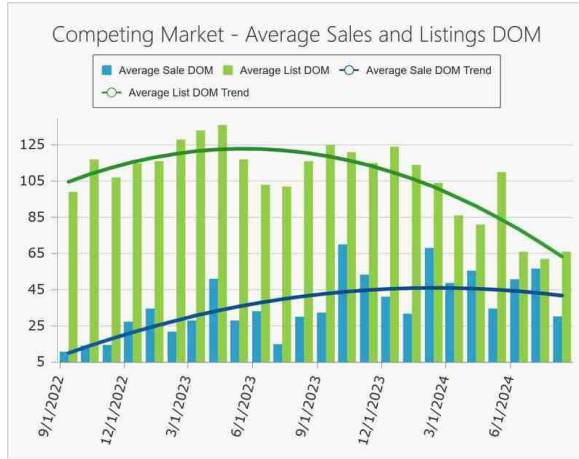
Comments:

1004MC Graph Addendum 3

Borrower	Steven Cavender				
Property Address	113 Sugar Creek Rd				
City	Winter Haven	County	Polk	State	FL
Lender/Client	Premier Money Source, Inc.	Zip Code	33880		



Comments:



Comments:



Comments:

Comments:

Appraisal License 2024



Ron DeSantis, Governor

Melanie S. Griffin, 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

BAKER, FRANKLIN HARTSELLE II

11042 WURDERMANN'S WAY
ORLANDO FL 32825-5931

LICENSE NUMBER: RD3444

EXPIRATION DATE: NOVEMBER 30, 2024

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.

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

**REAL ESTATE APPRAISERS
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL101753-01

Renewal of: NAX40PL101753-00

1. Named Insured: Franklin H Baker II

2. Address: 11042 Wurdermanns Way
Orlando, FL 32825

3. Policy Period: **From: June 5, 2024** **To: June 5, 2025**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.

4. Limit of Liability:	Each Claim	Policy Aggregate
Damages Limit of Liability	4A. \$ 500,000	4C. \$ 1,000,000
Claim Expenses Limit of Liability	4B. \$ 500,000	4D. \$ 1,000,000

5. Deductible (Inclusive of Claims Expenses):	Each Claim	Aggregate
	5A. \$500	5B. \$1,000

6. Policy Premium: \$ 646 **State Taxes/Surcharges:** \$ 6.46

7. Retroactive Date: June 5, 2014

8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:

OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. Program Administrator: OREP Insurance Services, LLC – appraisers@orep.org

10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: May 9, 2024

By: _____

Isaac Peck

Authorized Representative