Northstar Appraisal
400 Riverside Street
Unit B4
Portland, ME 04103
Telephone Number: 207-878-2903 **Fax Number:** 207-878-2679

INVOICE NUMBER
10011201M
DATE
1/12/2010

TO:

Residential Mortgage Services
24 Christopher Toppi Drive
South Portland, ME 04106

Telephone Number: 207-775-6105 **Fax Number:** 207-775-4819
Alternate Number: **E-Mail:**

REFERENCE

Internal Order #:	10011201M
Lender Case #:	
Client File #:	GRECO
Main File # on form:	231-1056352
Other File # on form:	GRECO
Federal Tax ID:	01-0537605
Employer ID:	NORTHSTAR APPRAISAL

DESCRIPTION

Lender: Residential Mortgage Services **Client:** Residential Mortgage Services
Purchaser/Borrower: GRECO, Michaela D
Property Address: 120 Allen Avenue
City: Portland
County: Cumberland **State:** ME **Zip:** 04103-3806
Legal Description: CCRD Book 22830 Page 209

FEES	AMOUNT
3 Unit 1025 FHA w/1004MC	625.00
SUBTOTAL	625.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	0.00
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	
		TOTAL DUE	$

Reviewed for Code Compliance
Inspection Required
Approved with Conditions
Date: 12/18/17

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Date of Valuation

12/23/2009

120 Allen Avenue
CCRD Book 22830 Page 209
Portland, ME 04103-3806

For

Residential Mortgage Services
24 Christopher Toppi Drive
South Portland, ME, 04106

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SUBJECT

Borrower GRECO, Michaela D | Owner of Public Record Asail, George | County Cumberland

Legal Description CCRD Book 22830 Page 209

Assessor's Parcel # 342-B-014 | Tax Year 2010 | R.E. Taxes $ 5,007.00

Neighborhood Name North Deering/Morrills Corner | Map Reference NAVTEQ/GDT | Census Tract 0021.01

Occupant ☐ Owner ☒ Tenant ☐ Vacant | Special Assessments $ N/A | ☐ PUD HOA $ N/A ☐ per year ☐ per month

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)

Lender/Client Residential Mortgage Services | Address 24 Christopher Toppi Drive, South Portland, ME 04106

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). MREIS MLS#915439 subject listed $329,900 - $309,000 10/29/2008 expired 10/04/2009. The subject property is not currently listed on the open market as per MREIS MLS for this purchase transaction.

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. The appraiser has reviewed the purchase and sale agreement and noted no adverse conditions.

Contract Price $ 285,000 | Date of Contract 12/13/2009 | Is the property seller the owner of public record? ☒ Yes ☐ No | Data Source(s) Municipal Public Rec.

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. 5,000 Seller concession $5000 noted as per purchase and sale agreement is a typical condition and concession of financing and has been considered by the appraiser.

NEIGHBORHOOD

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

Neighborhood Characteristics			2-4 Unit Housing Trends			2-4 Unit Housing			Present Land Use %	
Location	☐ Urban	☒ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit 55 %
Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$ (000)	(yrs)	2-4 Unit 10 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	150 Low	New	Multi-Family 10 %
								450+ High	175+	Commercial 10 %
								285 Pred.	80	Other Vac.15 %

Neighborhood Boundaries North Deering to Morrills Corner neighborhood generally defined and bound by Walton Street to the south, Canco Road to the east, Interstate 95 to the west and city lines to the north.

Neighborhood Description North Deering to Morrills Corner is a suburban neighborhood of overall average market appeal. Access to neighborhood schools, shopping and support services and employment centers in Portland and South Portland is convenient and within 1-5 miles. Present land use is typical and similar to and consistent with competing neighborhoods with residential as the primary use and market accepted secondary mixed-use commercial influences. Competing neighborhoods are dispersed. No unfavorable factors affecting marketability noted.

Market Conditions (including support for the above conclusions) Local real estate markets have slowed the past 1-3 years following national market trends of reductions in units sold and areas of declining values. These trends can be quite significant in some submarkets within the past 3-12 months following the national economic recession. Some submarkets remain generally stable as properties may continue to sell at or within 1-5% of previous sale prices of the past 1-4 years. REO/Foreclosure properties are present but generally compete within their own submarket.

SITE

Dimensions 50 feet road frontage per city maps | Area .115 acres per city | Shape Rectangular | View Neighborhood

Specific Zoning Classification R-5 - Residential | Zoning Description 6000 sq.ft., 3000 sq.ft. per unit and 50 feet road frontage min. size req.

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 Grandfathered improvements on legally nonconforming lots can be rebuilt on same footprint within one year.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☒	☐	Street Paved Asphalt	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	☐	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 2300510007C | FEMA Map Date 12/8/1998

Are the utilities and/or 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	☐ Two ☒ Three ☐ Four	☐ Concrete Slab	☐ Crawl Space	Foundation Walls	PrdConc&Block/Avg.	Floors	HW/Tile/Avg-Gd
☒ Accessory Unit (describe below)		☒ Full Basement	☐ Partial Basement	Exterior Walls	Vinyl/Average+	Walls	Drywall/Avg-Gd
# of Stories 2.5	# of bldgs. 1	Basement Area	1,300 sq.ft.	Roof Surface	AsphaltShingle/Gd-	Trim/Finish	Wood/Average+
Type ☒ Det. ☐ Att.	☐ S-Det./End Unit	Basement Finish	Unit #3 in GBA %	Gutters & Downspouts	Aluminum/Average	Bath Floor	Tile/Average+
☒ Existing ☐ Proposed	☐ Under Const.	☒ Outside Entry/Exit	☐ Sump Pump	Window Type	Doublehung/Avg-Gd	Bath Wainscot	Fiberglass/Avg.
Design (Style)	Woodframe	Evidence of ☐ Infestation		Storm Sash/Insulated	Insulated/Avg-Good	**Car Storage**	
Year Built	+/- 1930	☐ Dampness	☐ Settlement	Screens	Avg-Good	☐ None	
Effective Age (Yrs)	15-20	**Heating/Cooling**		**Amenities**		☒ Driveway	# of Cars +/- 4 - 6
Attic	☐ None	☐ FWA	☒ HWBB ☐ Radiant	☒ Fireplace(s) # 2	☐ Woodstove(s) #	Driveway Surface	Paved Asphalt
☐ Drop Stair	☒ Stairs	☒ Other EBB	Fuel Oil/Electric	☐ Patio/Deck	☐ Fence	☒ Garage	# of Cars 2
☒ Floor	☐ Scuttle	Cooling ☐ Central Air Conditioning		☐ Pool	☒ Porch 4 Porch	☐ Carport	# of Cars
☒ Finished	☒ Heated	☐ Individual	☐ Other	☒ Other Shed		☒ Att.	☐ Det. ☐ Built-in

# of Appliances	Refrigerator 3	Range/Oven 3	Dishwasher	Disposal	Microwave	Washer/Dryer	Other (describe)

Unit # 1 contains:	6 Rooms	3 Bedrooms	1 Bath(s)	1,300 Square Feet of Gross Living Area			
Unit # 2 contains:	8 Rooms	4 Bedrooms	2 Bath(s)	1,892 Square Feet of Gross Living Area			
Unit # 3 contains:	3 Rooms	1 Bedrooms	1 Bath(s)	576 Square Feet of Gross Living Area			
Unit # 4 contains:	Rooms	Bedrooms	Bath(s)	Square Feet of Gross Living Area			

Additional features (special energy efficient items, etc.). 20 x 20 foot oversized attached one car finished garage; 8 x 23 foot front enclosed porch; 6 x 11 foot open masonry entry porch; 6 x 11 foot enclosed porch; 7 x 13 foot enclosed entry; 8 x 20 foot shed. Two subject fireplaces have been considered a quality/appeal amenity and have not been specifically adjusted for as an additional feature.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject has been adequately maintai exhibits overall average to good condition as a result of periodic maintenance and interior and exterior cosmetic and system updates. C quality of construction, finish and appeal is average to good and includes: extensive hardwood and ceramic tile flooring; two brick firepla built-ins; ceiling fans; wood doors; period features; etc..

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IMPROVEMEN

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

Is the property subject to rent control? ☐ Yes ☒ No If Yes, describe

COMPARABLE RENTAL DATA

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1	COMPARABLE RENTAL # 2	COMPARABLE RENTAL # 3
Address	120 Allen Avenue Portland, ME 04103-3806	22 Fessenden Street Portland	548 St. John Street Portland	731 Washington Avenue Portland
Proximity to Subject		2.12 miles	2.20 miles	1.46 miles
Current Monthly Rent	$ 1,900	$ 2,200	$ 2,865	$ 1,230
Rent/Gross Bldg. Area	$ 0.50 sq.ft.	$ 0.75 sq.ft.	$ 1.29 sq.ft.	$ 0.35 sq.ft.
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
Data Source(s)	Owner/Broker	MREIS MLS# 928665	MLS#948723/MunicipalPublicRec	MLS#880966/MunicipalPublicRec
Date of Lease(s)	1 Year and/or TAW	1 Year and/or Tenant At Will	1 Year and/or Tenant At Will	1 Year and/or Tenant At Will
Location	Suburb/Average	Suburb/Average	Suburb/Average	Suburb/Average
Actual Age	+/- 80 years	99 years	68 years	109 years
Condition	Avg-Good	Avg-Good	Avg-Good	Avg-Good
Gross Building Area	3,768	2,931	2,216	3,475

Unit Breakdown	Rm Count			Size Sq. Ft.	Rm Count			Size Sq. Ft.	Monthly Rent	Rm Count			Size Sq. Ft.	Monthly Rent	Rm Count			Size Sq. Ft.	Monthly Rent
	Tot	Br	Ba	3,768	Tot	Br	Ba	2,931	2,200	Tot	Br	Ba	2,216	2,865	Tot	Br	Ba	3,475	1,230
Unit # 1	6	3	1	1,300	5	2	1	1,266	$ 1,050	4	2	1	784	$ 850	6	3	1	1,420	$ Owner
Unit # 2	8	4	2	1,892	7	3	1	1,665	$ 1,150	3	1	1	484	$ 715	8	4	1	2,055	$ 1,230
Unit # 3	3	1	1	576					$	3	1	1	484	$ 700					$
Unit # 4									$	2	1	1	464	$ 600					$

Utilities Included	Water/Sewer/Heat	Water/Sewer	Water/Sewer/Heat	Water/Sewer/Heat
Other	1 Car Att. Garage	On Site Parking	Offstreet Parking	On Site Parking
Other	4Porch/Shed	3Porch/Shed	None	4Porch/2Shed

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) Variances in demonstrated rents due primarily to differences in location, condition, size, bedroom and bath count, amenities, offstreet parking and included utilities. Comparable Rental #1 demonstrates rents for three bedroom units which do not include heat. Comparable Rental #2 demonstrates rents for one bedroom units which include heat. Comparable Rental #3 demonstrates rents for four bedroom units which do not include heat and are inferior in bath count.

SUBJECT RENT SCHEDULE

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Leases			Actual Rents			Opinion of Market Rent		
	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents
Unit #	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	06/01/2009	06/01/2010	$ 1,200	$	$ 1,200	$ 1,200	$	$ 1,200
2	Vacant	Vacant	Vacant			1,300		1,300
3	TAW	TAW	700		700	700		700
4								

Comment on lease data	All actual rent data provided by the owner and broker. Leases have not been reviewed.	Total Actual Monthly Rent	$ 1,900	Total Gross Monthly Rent	$ 3,200
		Other Monthly Income (itemize)	$	Other Monthly Income (itemize)	$
		Total Actual Monthly Income	$ 1,900	Total Estimated Monthly Income	$ 3,200

Utilities included in estimated rents ☐ Electric ☒ Water ☒ Sewer ☐ Gas ☒ Oil ☐ Trash collection ☐ Cable ☐ Other

Comments on actual or estimated rents and other monthly income (including personal property) All actual rental data provided by the owner and broker. Leases have not been reviewed. Actual and estimated rents include water and sewer and heat with tenants paying their own electric. The estimated market rents are supported by comparable rentals when adjusted for market differences. Tenant paid electric heat for Unit #2 on the third floor and Unit #3 in the basement is considered nominal overall and not unfavorable or adverse to marketability or market value with no adjustment warranted.

PRIOR SALE HISTORY

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) MREIS MLS & Municipal 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) MREIS MLS & Municipal Public Records

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	None	None	09/30/2008	None
Price of Prior Sale/Transfer	N/A per MREIS MLS &	N/A per MREIS MLS &	$195,000 per MLS#901181	N/A per MREIS MLS &
Data Source(s)	Municipal Public Records	Municipal Public Records	Municipal Public Records	Municipal Public Records
Effective Date of Data Source(s)	12/23/2009	12/23/2009	12/23/2009	12/23/2009

Analysis of prior sale or transfer history of the subject property and comparable sales Per MREIS and municipal public records, the subject propert sold or transfered within the past three years. No prior sales or transfers within one year noted for the comparable sales.

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FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	120 Allen Avenue Portland, ME 04103-3806	21 Eleanor Street Portland		1439 Congress Street Portland		731 Washington Avenue Portland	
Proximity to Subject		0.26 miles		2.38 miles		1.46 miles	
Sale Price	$ 285,000		$ 307,000		$ 296,000		$ 288,579
Sale Price/Gross Bldg. Area	$ 75.64 sq.ft.	$ 86.58 sq.ft.		$ 70.78 sq.ft.		$ 83.04 sq.ft.	
Gross Monthly Rent	$ 3,200	$ 2,970		$ 3,300 (est.)		$ 2,330 (est.)	
Gross Rent Multiplier	89.06	103.37		89.70		123.85	
Price per Unit	$ 95,000	$ 102,333		$ 98,667		$ 144,290	
Price per Room	$ 16,765	$ 17,056		$ 15,579		$ 20,613	
Price per Bedroom	$ 35,625	$ 51,167		$ 29,600		$ 41,226	
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No		☐ Yes ☒ No		☐ Yes ☒ No	
Data Source(s)		MREIS MLS# 927184		MREIS MLS# 921769		MREIS MLS# 880966	
Verification Source(s)		Municipal Public Records		Municipal Public Records		Municipal Public Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(–) Adjustment	DESCRIPTION	+(–) Adjustment	DESCRIPTION	+(–) Adjustment
Sale or Financing Concessions		FHA None Applied		Conventional None Applied		Conventional None Applied	
Date of Sale/Time		10/02/2009		12/08/2009		03/16/2009	
Location	Suburb/Average	Suburb/Average		Suburb/Average		Suburb/Average	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	.115 acres per city	.309 acres	-1,940	.122 acres	Nominal	.342 acres	-2,270
View	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
Design (Style)	Woodframe	Woodframe		Woodframe		Woodframe	
Quality of Construction	Avg-Good	Avg-Good		Avg-Good		Avg-Good	
Actual Age	+/- 80 years	79 years	Nominal	94 years	Nominal	109 years	Nominal
Condition	Avg-Good	Avg-Good		Avg-Good		Avg-Good	
Gross Building Area	3,768	3,546	+2,220	4,182	-4,140	3,475	+2,930
Unit Breakdown	Total / Bdrms / Baths	Total / Bdrms / Baths		Total / Bdrms / Baths		Total / Bdrms / Baths	
Unit # 1	6 / 3 / 1	6 / 2 / 1	+2,500	6 / 3 / 1		6 / 3 / 1	
Unit # 2	8 / 4 / 2	6 / 2 / 1	+7,500	6 / 3 / 1	+5,000	8 / 4 / 1	+2,500
Unit # 3	3 / 1 / 1	6 / 2 / 1	-2,500	7 / 4 / 1	-7,500		+5,000
Unit # 4							
Basement Description	Full Basement	Full Basement		Full Basement		Full Basement	
Basement Finished Rooms	Unit #3 in GBA	Unfinished Utility	-2,000	Unfinished Utility	-2,000	Unfinished	-2,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FHW/EBB/None	FHW/None	Nominal	FHW/None	Nominal	FHW/None	Nominal
Energy Efficient Items	None	None		None		None	
Parking On/Off Site	1CarAtt.Gar.Ovrsz	Offstreet Parking	+2,000	Offstreet Parking	+2,000	Offstreet Parking	+2,000
Porch/Patio/Deck	4 Porches/Shed	4Porch/3Shed	-1,000	4 Porch	500	4Porch/2Shed	-500
Net Adjustment (Total)		☒ + ☐ –	$ 6,780	☐ + ☒ –	$ 6,140	☒ + ☐ –	$ 7,660
Adjusted Sale Price of Comparables		Net 2.2 % Gross 7.1 %	$ 313,780	Net 2.1 % Gross 7.1 %	$ 289,860	Net 2.7 % Gross 8.2 %	$ 296,239
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		$ 104,593		$ 96,620		$ 148,120	
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		$ 17,432		$ 15,256		$ 21,160	
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		$ 52,297		$ 28,986		$ 42,320	

SALES COMPARISON APPROACH

Value per Unit $ 99,000 X 3 Units = $ 297,000 | Value per GBA $ 79 X 3,768 GBA = $ 297,672

Value per Rm. $ 16,000 X 17 Rooms = $ 272,000 | Value per Bdrms. $ 37,000 X 8 Bdrms. = $ 296,000

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. Site size adj. +/- $10,000 per acre based on privacy and utility. Bedrooms adj. $2500 each. Full bath differential adj. $2500. GBA adj. $10 per sq.ft. No unit adjustments warranted due to the GBA and room count adjustments. Full, unfinished basement utility adj. $2000. Car storage adj. $2000 per oversized attached bay. Porches and sheds adj. $500 each. The appraiser acknowledges two comparable sales exceed one mile from the subject due to a lack of more similar, recent sales of three unit properties in the subject's immediate neighborhood. The data utilized represents the best and most recent available for comparison. All comparable sales given consideration in the final estimate of value. The appraiser acknowledges Comp. #3, a two unit dwelling, was included for comparison due to its similar location and similar four bedroom unit utility.

Indicated Value by Sales Comparison Approach $ 295,000

INCOME

Total gross monthly rent $ 3,200 X gross rent multiplier (GRM) 93 = $ 297,600 Indicated value by the Income Approach

Comments on income approach including reconciliation of the GRM The Income Approach is supportive but has not been weighted due to estimated rents for the subject and/or comparables due to vacancy, owner occupancy and/or below market rents.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 295,000 **Income Approach $** 297,600 **Cost Approach (if developed) $**

The Income Approach is relatively supportive but has not been weighted due to estimated subject and/or comparable rents due to vacancy, owner occupancy and/or below market rents. The Cost Approach has been considered but not applied as per FHA guidelines due to lack of applicability due to existing older construction. The Sales Comparison Approach has been weighted in the final reconciliation of value due to the reliability of market data.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have b completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ s 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 a 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

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be expanded and defined to include the greater community neighborhood and/or dispersed competitive property submarkets.

No personal property or nonrealty items included in the final estimate of value.

The subject property meets HUD/FHA minimum standards.

The appraiser estimates monthly taxes at $418 and monthly homeowner's hazard insurance at $45.

The appraiser notes the subject region is experiencing a slow sales market where a significant reduction in sales activity was noted during the last quarter of 2008. This reduction in sales activity was due most directly to the national economic financial crisis, the national credit crisis and national recession. Presently, approximately one year since the financial crisis and most severe shocks of the national recession, some regional submarkets are showing stable values and increasing sales activity as 2009 has progressed through the fourth quarter. Some regional submarkets are showing declining values or continued declining values. In some regional submarkets, market data is too little, too varied and/or too inconsistent to identify a trend.

The appraiser notes declining value adjustments in the direct sales comparison approach have been applied to comparable sales sold within the past 0 - 10 months as the limited comparable sale data available within the past 0 - 10 months does not present adequate or reliable data to determine a consistent or quantifiable trend of declining values in the subject submarket in terms of properties similar to the subject in neighborhood/location and/or property type.

Due to a lack of more similar, recent market data in the city of Portland in the subject's three unit submarket and price range, the appraiser was required to use one two comparable sales which exceed one mile from the subject and one comparable sale which exceeds six months since the date of sale. Additionally, three comparable rentals exceed one mile from the subject and two unit and four unit comparable rentals were utilized. The data utilized represents the best and most recent available for comparison. All comparable sales given consideration in the final estimate of value.

The appraiser acknowledges Comp. #3, a two unit dwelling which exceeds six months since the date of sale and one mile from the subject due to a lack of more similar, recent three unit comparable sales available in the subject city within the past year, was included for comparison due to its similar location and similar four bedroom unit .

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 estimate is based on a review of area land sales and listings of which include: MLS#928126, 573 Allen Avenue, Portland, .17 acres, sold $40,000 08/06/2009. MLS#954723, Morse Street, Portland, .24 acres, sold $60,000. MLS#95724, 395 Allen Avenue, Portland, .23 acres, currently listed $79,000. Site value estimate is also generally verified with the subject's current municipal site assessment and current market/assessment ratio.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE			=$ 50,000
Source of cost data	DWELLING	Sq.Ft. @ $		=$
Quality rating from cost service Effective date of cost data		Sq.Ft. @ $		=$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				=$
	Garage/Carport	Sq.Ft. @ $		=$
	Total Estimate of Cost-New			=$
	Less Physical	Functional	External	
	Depreciation			=$( )
	Depreciated Cost of Improvements			=$
	"As-is" Value of Site Improvements			=$
Estimated Remaining Economic Life (HUD and VA only) 40-45 Years	**INDICATED VALUE BY COST APPROACH**			=$ 50,000

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 N//A

Total number of phases N/A Total number of units N/A Total number of units sold N/A

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

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion. N/A

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source N/A

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion. N/A

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options. N/A

Describe common elements and recreational facilities. N/A

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planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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

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

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

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

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

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

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

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

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject t satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the property will be performed in a professional manner.

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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, including all units. 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 and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I 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

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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
Name Timothy S. Farnham
Company Name Northstar Appraisal
Company Address 400 Riverside Street, Unit B4
Portland, ME 04103
Telephone Number 207-878-2903
Email Address tfarnham@maine.rr.com
Date of Signature and Report 01/12/2010
Effective Date of Appraisal 12/23/2009
State Certification # CR739
or State License #
or Other (describe) State #
State ME
Expiration Date of Certification or License 12/31/2010

ADDRESS OF PROPERTY APPRAISED
120 Allen Avenue
Portland, ME 04103-3806

APPRAISED VALUE OF SUBJECT PROPERTY $ 295,000

LENDER/CLIENT
Name
Company Name Residential Mortgage Services
Company Address 24 Christopher Toppi Drive, South Portland, ME 04106
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address

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

SUBJECT PROPERTY

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

COMPARABLE SALES

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

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Borrower GRECO, Michaela D

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)	9	9	4	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	1.50	3.00	1.33	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	26	22	19	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	17.3	7.3	14.3	☐ Declining	☒ Stable	☐ 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	288,579	307,000	289,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	114	48	48	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	299,000	299,000	299,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	72	64	102	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	97	93	96	☐ Increasing	☒ Stable	☐ 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.). Seller concession trends for the past 12 months have remained generally stable and essentially unchanged in the subject submarket. Seller concessions of up to 5% are typical. Seller concessions of more than 5% are not typical.

*The market sample (*) included for statistical analysis in this appraisal is defined broadly to include all 2-4 unit properties in the subject city of Portland (Approx. Pop. +/- 65,000) in the $250,000 - $375,000 price range excluding properties located on the urban Portland peninsula. This search reported a total of approximately 41 units and does not include expired or withdrawn listings. To collect a sample size large**

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).

Foreclosure sales are not a significant factor in the subject submarket as foreclosure or REO properties generally compete within their own market. While not significant, foreclosure sales do compete in the subject submarket and are a factor in the overall market and have increased as a percentage of sales activity in both the subject submarket and the overall market during the past 12-24 months. **large enough for practica and relevant statistical application and analysis, this sample area was extended beyond the subject's immediate neigborhood as defined on page one of this appraisal (Page 1 of 7 1025) due to a lack of adequate, similar sales and/or listings in the subject's immediate neighborhood.

Cite data sources for above information. MLS statistics and charts. Local news media. Observation and data collection associated with appraisal files. State economic and planning information including employment, retail sales and statewide real property sales data. Various finance industry sources relative to rate and credit issues. Appraisal Instititute published and on-line data. Additional sources not cited.

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.

The statistics reported above are calculated through the specific MREIS MLS/Excel program designed and implemented by MREIS MLS specifically for the 1004MC form and are derived from the market sample (*) identified above. The appraiser notes the following overall market trends interpolated from the reported statistics derived from the identified market sample(*): stable sales volume and absorption rates yearly overall; stable listing inventory yearly overall; stable months of housing supply yearly overall; stable median sale prices yearly overall; stable median sales DOM yearly overall; stable median list prices yearly overall; stable median listings DOM yearly overall; stable median list to sale ratios yearly overall. Overall trends in the subject market appear stable yearly overall. These trends are deemed relevant and applicable to the subject property, subject neighborhood and subject submarket. See Page 1 of 7 1025 regarding declining value adjustments to comparable sales.

If the subject is a unit in a condominium or cooperative project , complete the following: N/A **Project Name:** N/A

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	N/A	N/A	N/A	☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings	N/A	N/A	N/A	☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ 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. N/A

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

APPRAISER		
Signature		Signature
Appraiser Name	Timothy S. Farnham	Supervisory Appraiser Name
Company Name	Northstar Appraisal	Company Name
Company Address	400 Riverside Street, Unit B Portland, ME 04103	Company Address
State License/Certification #	CR739 State ME	State License/Certification # State

Date: 12/18/17

Reviewed for Code Compliance Approved Conditions Approved with Conditions

CITY OF PORTLAND MAINE RESURGAM

Street	City	State	Zip Code

General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.

	Currently Rented	Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1	Yes ☒ No ☐	06/01/2010	$ 1,200	$ 1,200	Electricity	☐	☒
Unit No. 2	Yes ☐ No ☒	Vacant	$ Vacant	$ 1,300	Gas	☐	☐
Unit No. 3	Yes ☒ No ☐	TAW	$ TAW	$ 700	Fuel Oil	☒	☐
Unit No. 4	Yes ☐ No ☐		$	$	Fuel (Other)	☐	☐
Total			$ 1,200	$ 3,200	Water/Sewer	☒	☐
					Trash Removal	☐	☐

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years *(for new properties the applicant's projected income and expenses must be provided)*. This Operating Income Statement and any previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures *(e.g. Applicant/Appraiser 288/300)*. If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. *(Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item)* Income should be based on the current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

Annual Income and Expense Projection for Next 12 months

Income *(Do not include income for owner-occupied units)*	By Applicant/Appraiser	Adjustments by Lender's Underwriter
Gross Annual Rental *(from unit(s) to be rented)* (Market)	$ 38,400	$
Other Income *(include sources)*	+	+
Total	$ 38,400	$
Less Vacancy/Rent Loss	− 1,920 (5 %)	− (%)
Effective Gross Income	$ 36,480	$

Expenses *(Do not include expenses for owner-occupied units)*		
Electricity	500	
Gas		
Fuel Oil		
Fuel (Type -)		
Water/Sewer	1,500	
Trash Removal		
Pest Control		
Other Taxes or Licenses		
Casual Labor This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.	500	
Interior Paint/Decorating This includes the costs of contract labor and materials that are required to maintain the interiors of the living unit.	500	
General Repairs/Maintenance This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.	500	
Management Expenses These are the customer expenses that a professional management company would charge to manage the property.	500	
Supplies This includes the costs of items like light bulbs, janitorial supplies, etc.	500	
Total Replacement Reserves - See Schedule on Pg. 2	1,033	
Miscellaneous		
Total Operating Expenses	$ 5,533	$

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Equipment	Replacement Cost	Remaining Life		By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ $ 450 ea.	÷ 15 Yrs.	x 3 Units =	$ 90	$
Refrigerators	@ $ 550 ea.	÷ 15 Yrs.	x 3 Units =	$ 110	$
Dishwashers	@ $ ea.	÷ Yrs.	x Units =	$	$
A/C Units	@ $ ea.	÷ Yrs.	x Units =	$	$
C. Washer/Dryers	@ $ ea.	÷ Yrs.	x Units =	$	$
HW Heaters	@ $ ea.	÷ Yrs.	x Units =	$	$
Furnace(s)	@ $ 5,000 ea.	÷ 15 Yrs.	x 1 Units =	$ 333	$
(Other)	@ $ ea.	÷ Yrs.	x Units =	$	$
Roof	@ $ 5,000	÷ 10 Yrs.	x One Bldg. =	$ 500	$

Carpeting (Wall to Wall)

				Remaining Life			
(Units)	Total Sq. Yds.	@ $	Per Sq. Yd.	÷ Yrs.	=	$	$
(Public Areas)	Total Sq. Yds.	@ $	Per Sq. Yd.	÷ Yrs.	=	$	$

Total Replacement Reserves. (Enter on Pg. 1) $ 1,033 $

Operating Income Reconciliation

$ 36,480 (Effective Gross Income) − $ 5,533 (Total Operating Expenses) = $ 30,947 (Operating Income) ÷ 12 = $ 2,579 (Monthly Operating Income)

$ $ 2,579 (Monthly Operating Income) − $ (Monthly Housing Expense) = $ (Net Cash Flow)

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the **subject property** to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's **primary residence** to the borrower's stable monthly income.

Appraiser's Comments *(Including sources for data and rationale for the projections)*

Timothy S. Farnham — Appraiser Name

Appraiser Signature

01/12/2010 — Date

Underwriter's Comments and Rationale for Adjustments

Underwriter Name

Underwriter Signature

Date

Date: 12/18/17

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CITY OF PORTLAND MAINE RESURGAM

Freddie Mac

Fannie

Lender Residential Mortgage Services

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor/Unit 1	1300.0	1300.0
GLA2	Second Floor/Unit 2	1300.0	1300.0
GLA3	Basement/Unit 3	576.0	576.0
GLA4	Third Floor/Unit 2	592.0	592.0
P/P	Porch	66.0	
	Enclosed Porch	184.0	
	Enclosed Porch	66.0	316.0
GAR	Garage	400.0	400.0
OTH	Enclosed Entry	91.0	
	Attached Shed	160.0	251.0
Net LIVABLE Area	(Rounded)		3768

LIVING AREA BREAKDOWN

Breakdown		Subtotals
First Floor/Unit 1		
26.0	x	5800.0
Second Floor/Unit 2		
26.0	x	5800.0
Basement/Unit 3		
12.0	x	4876.0
Third Floor/Unit 2		
7.0	x	1510.0
6.0	x	840.0
12.0	x	3630.0
6 Items	(Rounded)	376

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Approved with Conditions

CITY OF PORTLAND MAINE

Date: 12/18/17

Reviewed for Code Compliance
Approved
Approved with Conditions
Denied

CITY OF PORTLAND MAINE

Subject Front

120 Allen Avenue

Sales Price:	285,000
GBA:	3,768
Age:	+/- 80 years

Subject Rear

Subject Street

Reviewed for Code Compliance
Inspector Signature
Approved with Conditions
Date: 12/18/17
CITY OF PORTLAND MAINE RESURGAM

Subject Front

120 Allen Avenue

Sales Price:	285,000
GBA:	3,768
Age:	+/- 80 years

Subject Rear

Subject Street

Reviewed for Code Compliance
Inspector Signature
Approved with Conditions
Date: 12/18/17
CITY OF PORTLAND MAINE RESURGAM

Comparable 1

21 Eleanor Street

Sales Price:	307,000
GBA:	3,546
Age:	79 years

Comparable 2

1439 Congress Street

Sales Price:	296,000
GBA:	4,182
Age:	94 years

Comparable 3

731 Washington Avenue

Sales Price:	288,579
GBA:	3,475
Age:	109 years

Reviewed for Code Compliance
Inspection Required
Approved with Conditions
Date: 12/18/17
CITY OF PORTLAND MAINE RESURGAM

Northstar Appraisal

400 Riverside Street, Unit B4 ◇ Portland, Maine 04103 ◇ Phone: (207) 878-2903 ◇ Fax: (207) 878-2679

State of Maine

DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION

BOARD OF REAL ESTATE APPRAISERS

License # CR739

Be it known that: **TIMOTHY S. FARNHAM**
has qualified as required by Title 032 MRSA Chapter 000123 and is licensed as an

CERTIFIED RESIDENTIAL APPRAISER

ISSUE DATE
Jan 01, 2010

EXPIRATION DATE
Dec 31, 2010

Anne L. Head

Director, Office of Licensing & Registration

Authorizing signature

Reviewed for Code Compliance
Inspection Required
Approved with Conditions

Date: 12/18/17

CITY OF PORTLAND MAINE RESURGAM