APPRAISAL REPORT OF REAL PROPERTY

LOCATED AT

1009 Oakwood Dr
Keller, TX 76248-4002
ONE THOUSAND OAKS ADDITION BLOCK 2 LOT 14

FOR

Longhorn Investments
17103 Preston Road, Suite 250
Dallas, TX 75248

OPINION OF VALUE

900,000

AS OF

09/02/2022

BY

Liberty Lebrun
Homewood Appraisal Group, LLC
613 Homewood Dr
Plano, TX 75025
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Uniform Residential Appraisal Report

File # HOME-LL2209021146

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 1009 Oakwood Dr | City Keller | State TX | Zip Code 76248-4002
Borrower Crossroad Houses LLC | Owner of Public Record Patton Felicia Patton Bryan | County Tarrant
Legal Description ONE THOUSAND OAKS ADDITION BLOCK 2 LOT 14
Assessor's Parcel # 2078333 | Tax Year 2021 | R.E. Taxes $ 8,918
Neighborhood Name One Thousand Oaks Add | Map Reference 23104 | Census Tract 1139.53
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [ ] PUD | HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client Longhorn Investments | Address 17103 Preston Road, Suite 250, Dallas, TX 75248
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? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 0;The subject is for sale by owner and is not listed in the NTREIS MLS.

CONTRACT

I [X] 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. Non-arms length sale;The sale of the subject property appears to be a non-arm's length transaction. Contract is an assignment of contract and the original contract was not provided to appraiser.
Contract Price $ 545,000 | Date of Contract 08/24/2022 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Tax Rolls
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 [X] No
If Yes, report the total dollar amount and describe the items to be paid. $0;;None noted per contract.

NEIGHBORHOOD

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %	
Location	[ ] Urban	[X] Suburban [ ] Rural	Property Values	[X] Increasing	[ ] Stable [ ] Declining	PRICE		AGE	One-Unit	80 %
Built-Up	[X] Over 75%	[ ] 25-75% [ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance [ ] Over Supply	$ (000)		(yrs)	2-4 Unit	2 %
Growth	[ ] Rapid	[X] Stable [ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths [ ] Over 6 mths	150	Low	0	Multi-Family	3 %
						4,100	High	65	Commercial	10 %
						475	Pred.	8	Other	5 %

Neighborhood Boundaries The subject neighborhood is bounded to the north by Vacant Land, to the east by Pearson Ln, to the south by Keller Pkwy, and to the west by Hwy 377.
Neighborhood Description The subject neighborhood is located in Keller, a suburban area of Tarrant County. Public education is provided by the Keller ISD.The subject neighborhood is located within closed proximity to schools, places of worship, shopping and places of business/employment. The subject neighborhood has average appeal to the local market. 5% Other refers to streets, alleys, parks, etc.
Market Conditions (including support for the above conclusions) Currently within the subject neighborhood, 31 properties are listed for sale, 16 properties are pending sale and 106 properties have sold in the past six months. The average marketing period for properties within the subject neighborhood is 24 days, therefore the exposure time is 24 days. Conventional financing is most prevalent within the subject neighborhood.

SITE

Dimensions 135x285x135x285 | Area 37812 sf | Shape Rectangular | View N;Res;Res
Specific Zoning Classification SF-36 | Zoning Description Single Family Residential
Zoning Compliance [X] 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? [X] Yes [ ] No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements – Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Concrete	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 48439C0080K | FEMA Map Date 09/25/2009
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe
No adverse easements, encroachments, environmental conditions or land uses are apparent at this time.

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	[ ] One [X] One with Accessory Unit	[X] Concrete Slab	[ ] Crawl Space	Foundation Walls	Concrete/G	Floors	Wd,Crp,Tile/G
# of Stories	1	[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Brk Veneer/G	Walls	Drywall/G
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	0 sq.ft.	Roof Surface	Comp/G	Trim/Finish	Paint/G
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	Metal/G	Bath Floor	Tile/G
Design (Style)	Neo-Eclectic	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Single Hung/G	Bath Wainscot	Tile/G
Year Built	1974	Evidence of [ ] Infestation		Storm Sash/Insulated	Vin/G	Car Storage	[ ] None
Effective Age (Yrs)	5	[ ] Dampness	[ ] Settlement	Screens	Half/G	[X] Driveway	# of Cars 3
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface	Concrete
[X] Drop Stair	[ ] Stairs	[ ] Other	Fuel Elec	[X] Fireplace(s) # 1	[X] Fence Wood	[X] Garage	# of Cars 3
[ ] Floor	[ ] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck Con	[X] Porch Con	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[ ] Other None	[X] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 10 Rooms 4 Bedrooms 3.0 Bath(s) 3,463 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). None noted
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;Kitchen-updated-less than one year ago;Bathrooms-updated-less than one year ago;The subject property is being remodeled and when completed will be in C2 condition with no depreciation, no evidence of remodeling or notable deterioration and no repairs will be needed at that time.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe

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Uniform Residential Appraisal Report

File # HOME-LL2209021146

There are 21 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 549,000 to $ 1,500,000 .

There are 98 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 475,000 to $ 4,100,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1009 Oakwood Dr Keller, TX 76248-4002	604 Castleman Ct Keller, TX 76248		600 Castleman Ct Keller, TX 76248		1301 Limestone Creek Dr Keller, TX 76248	
Proximity to Subject		1.40 miles SE		1.42 miles SE		0.96 miles SE	
Sale Price	$ 545,000		$ 935,000		$ 808,000		$ 658,000
Sale Price/Gross Liv. Area	$ 157.38 sq.ft.	$ 353.63 sq.ft.		$ 256.51 sq.ft.		$ 200.67 sq.ft.	
Data Source(s)		NTREIS#20123756;DOM 2		NTREIS#20080457;DOM 14		NTREIS#20057640;DOM 5	
Verification Source(s)		Realist		Realist		Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Cash;0		ArmLth Cash;0		ArmLth Conv;0	
Date of Sale/Time		s08/22;c07/22		s07/22;c06/22		s06/22;c05/22	
Location	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	37812 sf	1.04 ac	0	1.87 ac	-54,557	8756 sf	+36,320
View	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Design (Style)	DT1;Neo-Eclectic	DT1;Neo-Eclectic		DT1;Neo-Eclectic		DT2;Neo-Eclectic	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	48	27	0	49	0	22	0
Condition	C2	C2		C3	+100,000	C3	+100,000
Above Grade Room Count (Total / Bdrms. / Baths)	10 / 4 / 3.0	9 / 4 / 3.0	0	9 / 4 / 2.1	+1,500	9 / 4 / 3.0	0
Gross Living Area	3,463 sq.ft.	2,644 sq.ft.	+65,520	3,150 sq.ft.	+25,040	3,279 sq.ft.	+14,720
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central/CAC	Central/CAC		Central/CAC		Central/CAC	
Energy Efficient Items	C Fans	C Fans		C Fans		C Fans	
Garage/Carport	3ga3dw	5ga5dw	-20,000	2ga2dw	+10,000	2ga2dw	+10,000
Porch/Patio/Deck	Yes/Yes/None	Yes/Cvrd/None	0	Yes/Yes/None		Yes/Cvrd/None	0
Swimming Pool	Gunite	Gunite		Gunite		Gunite	
Guest Quarters	Yes	Workshop	0	Storage Build	+20,000	None	+50,000
Net Adjustment (Total)		☒ + ☐ -	$ 45,520	☒ + ☐ -	$ 101,983	☒ + ☐ -	$ 211,040
Adjusted Sale Price of Comparables		Net Adj. 4.9 % Gross Adj. 9.1 %	$ 980,520	Net Adj. 12.6 % Gross Adj. 26.1 %	$ 909,983	Net Adj. 32.1 % Gross Adj. 32.1 %	$ 869,040

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Realist

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

Data Source(s) Realist

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				11/02/2021
Price of Prior Sale/Transfer				$0
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	09/02/2022	09/02/2022	09/02/2022	09/02/2022

Analysis of prior sale or transfer history of the subject property and comparable sales No prior sales or transfers were noted for the subject property within three years prior to the effective date of this appraisal. 1301 Limestone Creek Dr recorded transfer from Andersonbrotherholdings LLC to Catamount Properties 2018 LLC via Warranty Deed (DOC#221320027), additionally on 10/20/2021 from Keating Carl & Margaret to Andersonbrotherholdings LLC via Warranty Deed (DOC#221307119). Texas is a non-disclosure state, therefore real property sale prices are not disclosed in Assessor Records (CAD) and not available to the appraiser.

Summary of Sales Comparison Approach See next page.

Indicated Value by Sales Comparison Approach $ 900,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 900,000 **Cost Approach (if developed) $** 882,843 **Income Approach (if developed) $**

Most weight was placed on the Sales Comparison Analysis, as this approach is most indicative of Market Value. Cost Approach sets lower limit of value. Income approach is not utilized, as it is not part of lender scope of work.

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: per attached scope of work.

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 $ 900,000 **, as of** 09/02/2022 **, which is the date of inspection and the effective date of this appraisal.**

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Uniform Residential Appraisal Report

File # HOME-LL2209021146

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	1009 Oakwood Dr Keller, TX 76248-4002	316 Brian Dr Keller, TX 76248		611 Santa Barbara Dr Keller, TX 76248		1201 Melissa Dr Keller, TX 76262	
Proximity to Subject		1.12 miles W		0.68 miles SW		0.95 miles NE	
Sale Price	$ 545,000		$ 475,000		$ 585,000		$ 849,900
Sale Price/Gross Liv. Area	$ 157.38 sq.ft.	$ 174.12 sq.ft.		$ 201.17 sq.ft.		$ 244.22 sq.ft.	
Data Source(s)		NTREIS#20100749;DOM 11		NTREIS#20106917;DOM 4		NTREIS#20116787;DOM 26	
Verification Source(s)		Realist		Realist		Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Cash;0		ArmLth Conv;400	-400	Listing	
Date of Sale/Time		s08/22;c07/22		s08/22;c07/22		c08/22	
Location	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	37812 sf	20168 sf	+22,055	13678 sf	+30,168	39683 sf	0
View	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Design (Style)	DT1;Neo-Eclectic	DT1;Neo-Eclectic		DT2;Neo-Eclectic	0	DT1;Neo-Eclectic	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	48	40	0	31	0	42	0
Condition	C2	C3	+150,000	C3	+100,000	C2	
Above Grade Room Count (Total / Bdrms. / Baths)	10 / 4 / 3.0	9 / 4 / 4.0	-5,000	9 / 4 / 2.1	+1,500	9 / 4 / 3.2	-2,000
Gross Living Area	3,463 sq.ft.	2,728 sq.ft.	+58,800	2,908 sq.ft.	+44,400	3,480 sq.ft.	-1,360
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central/CAC	Central/CAC		Central/CAC		Central/CAC	
Energy Efficient Items	C Fans	C Fans		C Fans		C Fans	
Garage/Carport	3ga3dw	2gd2dw	+10,000	2ga2dw	+10,000	3gd3dw	0
Porch/Patio/Deck	Yes/Yes/None	Yes/Cvrd/None	0	Yes/Cvrd/None	0	Yes/Cvrd/None	0
Swimming Pool	Gunite	None	+100,000	Gunite		Gunite	
Guest Quarters	Yes	Storage Build	+20,000	None	+50,000	Yes	
Net Adjustment (Total)		☒ + ☐ -	$ 355,855	☒ + ☐ -	$ 235,668	☐ + ☒ -	$ -3,360
Adjusted Sale Price of Comparables		Net Adj. 74.9 % Gross Adj. 77.0 %	$ 830,855	Net Adj. 40.3 % Gross Adj. 40.4 %	$ 820,668	Net Adj. 0.4 % Gross Adj. 0.4 %	$ 846,540

SALE HISTORY

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	09/02/2022	09/02/2022	09/02/2022	09/02/2022

Analysis of prior sale or transfer history of the subject property and comparable sales See page 2 of URAR

ANALYSIS / COMMENTS

Analysis/Comments Summary of Sales Comparison Approach;

Comparables were adjusted for considered market reaction to known differences from the subject property commonly referred to as matched pair analysis. Comparable 5 was adjusted to seller paid concessions. Comparables 2, 3, 4 and 5 were adjusted for a significant difference in site size at a rate of $1.25 per square foot. Comparables 2, 3, 4 and 5 were adjusted for a difference in condition. Comparables 2, 4, 5 and 6 were adjusted for a difference in bathroom count. Gross Living Area adjustments were made at $80 per square foot. Comparables 1, 2, 3, 4 and 5 were adjusted for a difference in garage size. Comparable 4 was adjusted for the lack of an in ground swimming pool. Due to the size and/or condition the subject property will be in, it may have been necessary to adjust comparables beyond the lender preferred 10% line, 15% net and 25% gross adjustment parameters. All comparables noted herein are located within the subject defined neighborhood and are considered to be among the most reliable indicators of market value currently available for the subject property. The most recent, proximate, and similar homes are utilized in the report. Adjusted prices of comparable properties were weighted in proportion to their gross adjustment percentage in the determination of value for the Sales Comparison Approach.

**In an effort to develop proper adjustments for specific features identified with the subject property it was necessary to utilize a range of comparables from within the subject neighborhood; individual comparables do not represent the subject as whole and will likely be vastly different, hence the need for adjustments. The comparables noted herein represent some of the most reliable indicators of market value currently available for the subject property.

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Market Conditions Addendum to the Appraisal Report

File No. HOME-LL2209021146

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 1009 Oakwood Dr City Keller State TX ZIP Code 76248-4002

Borrower Crossroad Houses LLC

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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	51	24	23	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	8.50	8.00	7.67	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	58	40	46	☐ Declining	☐ Stable	☒ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6.8	5.0	6.0	☐ 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	710,000	801,000	810,000	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	9.00	6.00	9.00	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	709,750	784,950	822,500	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market	11	9	14	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	100.00%	106.22%	100.00%	☐ 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 paid concessions are not typical within the subject neighborhood and have not been prevalent for the past twelve months. 24% of all comparable sales had seller concessions.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. NTREIS

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.

Total # of Comparable Sales have been stable over the past 12 months. Total # of Comparable Active Listings have been increasing over the past 12 months. Median Comparable Sales Prices have been increasing over the past 12 months. Median Comparable List Prices have been increasing over the past 12 months. Median Comparable Sales Days on Market have been stable over the past 12 months. Median Comparable Listing Days on Market have been stable over the past 12 months. Overall, values appear to be increasing among comparable properties.

CONDO/CO-OP PROJECTS

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)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ 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.

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

APPRAISER

Signature Liberty LeBrun	Signature
Appraiser Name Liberty Lebrun	Supervisory Appraiser Name
Company Name Homewood Appraisal Group, LLC	Company Name
Company Address 613 Homewood Dr, Plano, TX 75025	Company Address
State License/Certification # 1350170 State TX	State License/Certification # State
Email Address Liberty.LeBrun@homewoodag.com	Email Address

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ADDITIONAL COMMENTS

Analysis of Highest and Best Use:
1. Legally permissible-The subject property is built within the tolerances set forth in the above zoning information.
2. Economically feasible-The test of economically feasible is irrelevant as the subject is existing construction with substantial remaining economic life.
3. Physically possible-The test of physically possible is irrelevant as the subject is existing construction.
4. Maximally Productive-The subject is maximally productive based on the fact that it is built in accordance with the applicable zoning ordinance.

The subject property has not been affected by any natural disaster, and there has been no effect on marketability or value as a result of the disaster.

Utilities were on and functioning at the time of inspection.

The finished area and finished square footage was measured to ANSI standard ANSI Z765-2021.

Site value of more than 30% of total value is typical for the subject neighborhood. There is no negative affect on marketability of properties within the subject neighborhood that have site value in excess of 30% of total value.

Note regarding predominant value:
Predominant value is the most common value for a property that is recognized within the defined subject area. The subject property is superior to properties that fall within the predominant range of value. As has been seen through the comparables noted herein and the range of values, properties that fall above and below predominant value are marketable. Therefore there is no apparent affect on marketability of the subject property for being valued above the predominant value for the area.

COST APPROACH

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 by use of the Extraction/Allocation Method. Comparables were analyzed and 46% was applied.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data RS Means Residential Cost Book

Quality rating from cost service Custom Effective date of cost data 2022

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Cost approach is based on RS Means Cost Data book. Local multiplier was incorporated. See attached building sketch for dwelling square foot calculations. Physical depreciation is for wear and tear based on the age/life method.

OPINION OF SITE VALUE				=$	406,109
DWELLING	3,463 Sq.Ft. @ $	114.08		=$	395,059
	0 Sq.Ft. @ $			=$	
Fireplaces + Baths				=$	23,083
Garage/Carport	762 Sq.Ft. @ $	48.61		=$	37,041
Total Estimate of Cost-New				=$	455,183
Less	Physical	Functional	External		
Depreciation	28,449			=$(	28,449)
Depreciated Cost of Improvements				=$	426,734
"As-is" Value of Site Improvements				=$	50,000
INDICATED VALUE BY COST APPROACH				**=$**	882,843

Estimated Remaining Economic Life (HUD and VA only) 75 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

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

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

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

Describe common elements and recreational facilities.

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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 Liberty LeBrun
Name Liberty Lebrun
Company Name Homewood Appraisal Group, LLC
Company Address 613 Homewood Dr
Plano, TX 75025
Telephone Number (210) 326-3548
Email Address Liberty.LeBrun@homewoodag.com
Date of Signature and Report 09/07/2022
Effective Date of Appraisal 09/02/2022
State Certification #
or State License # 1350170
or Other (describe) State #
State TX
Expiration Date of Certification or License 12/31/2023

ADDRESS OF PROPERTY APPRAISED
1009 Oakwood Dr
Keller, TX 76248-4002
APPRAISED VALUE OF SUBJECT PROPERTY $ 900,000

LENDER/CLIENT
Name No AMC
Company Name Longhorn Investments
Company Address 17103 Preston Road, Suite 250, Dallas, TX 75248
Email Address crodgers@longhorninvestments.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

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

COMPARABLE SALES

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

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Assumptions, Limiting Conditions & Scope of Work

File No.: HOME-LL2209021146

Property Address:	1009 Oakwood Dr	City: Keller	State: TX	Zip Code:	76248-4002
Client:	Longhorn Investments	Address:	17103 Preston Road, Suite 250, Dallas, TX 75248		
Appraiser:	Liberty Lebrun	Address:	613 Homewood Dr, Plano, TX 75025		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch s included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Due to the limited extent of the appraiser' s observation of the property, it is assumed that all major components of the subject, and comparables, are built to community standards typical of the era when the improvements were built or updated. We do not research building permits, well or sewage disposal information. I/We do not know if building permits were obtained or what building codes were in effect at the time of the improvement's construction or modification. No verification of building or land use permits is performed. We assume that all hidden components (including but not limited to framing, foundation, plumbing, electrical, insulation, HVAC systems) exist, were built to local standards and are in working order. Typically, crawl spaces and attics are not entered or viewed. It is assumed that there are no structural defects hidden by floor or wall coverings and that all mechanical equipment, appliances, electrical components, and roofing are functional. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraisal does not serve as a warranty on the complete condition of the property.

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Certifications

File No.: HOME-LL2209021146

Property Address: 1009 Oakwood Dr City: Keller State: TX Zip Code: 76248-4002

Client: Longhorn Investments Address: 17103 Preston Road, Suite 250, Dallas, TX 75248

Appraiser: Liberty Lebrun Address: 613 Homewood Dr, Plano, TX 75025

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 credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

– I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

– Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three–year period immediately preceding acceptance of this assignment.

– I have 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 that were in effect at the time this report was prepared.

– I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.

– Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

– Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

–The only purpose the appraiser intends for this appraisal report is to communicate a credible opinion of the market value of the subject property, as defined in this report, to the above referenced client. That client is the only user the appraiser intends of this report. The only use the appraiser intends for this appraisal is to assist the client, as its sole intended use, with the client's internal decision–making purposes relative to placing a mortgage on the property. Because the appraiser has not identified any borrower, purchaser, or seller as an intended user of this appraisal, such unnamed parties should not rely on the appraisal for their own purposes, or for any purposes whatsoever. Payment for the appraisal, either directly or indirectly, or receipt of a copy of the appraisal report by any other third party does NOT means the party is an intended user of the appraisal. If such parties require an appraisal for their own use, the appraiser advises them to obtain an appraisal from an appraiser of their own choosing. This appraisal report shall not serve as the basis for any appraisal contingency in a purchase agreement relating to the property or any property purchase decision.

–This appraisal report is not a home inspection and should not be relied on to disclose faults, defects, or property condition problems present at the subject property. The appraiser is not a home inspector. A formal home inspection for the subject property was not provided to the appraiser. The appraiser does not guarantee or imply that the property is free from defects. A professional home inspection is recommended on all property purchase transactions.

DEFINITION OF MARKET VALUE *:

Market value means 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 and 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 acting in what they consider their own best interests;

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.

*** This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.**

SIGNATURES

Client Contact: Client Name: Longhorn Investments

E-Mail: Address: 17103 Preston Road, Suite 250, Dallas, TX 75248

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Liberty Lebrun	Supervisory or Co-Appraiser Name:
Company: Homewood Appraisal Group, LLC	Company:
Phone: (210) 326-3548 Fax:	Phone: Fax:
E-Mail: Liberty.LeBrun@homewoodag.com	E-Mail:
Date Report Signed: 09/07/2022	Date Report Signed:
License or Certification #: 1350170 State: TX	License or Certification #: State:
Designation:	Designation:
Expiration Date of License or Certification: 12/31/2023	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 09/02/2022	Date of Inspection:

GP RESIDENTIAL

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Risk and Disclaimers/Disclosures

File No. HOME-LL2209021146

Borrower	Crossroad Houses LLC						
Property Address	1009 Oakwood Dr						
City	Keller	County	Tarrant	State	TX	Zip Code	76248-4002
Lender/Client	Longhorn Investments						

Risk and Disclaimers/Disclosures

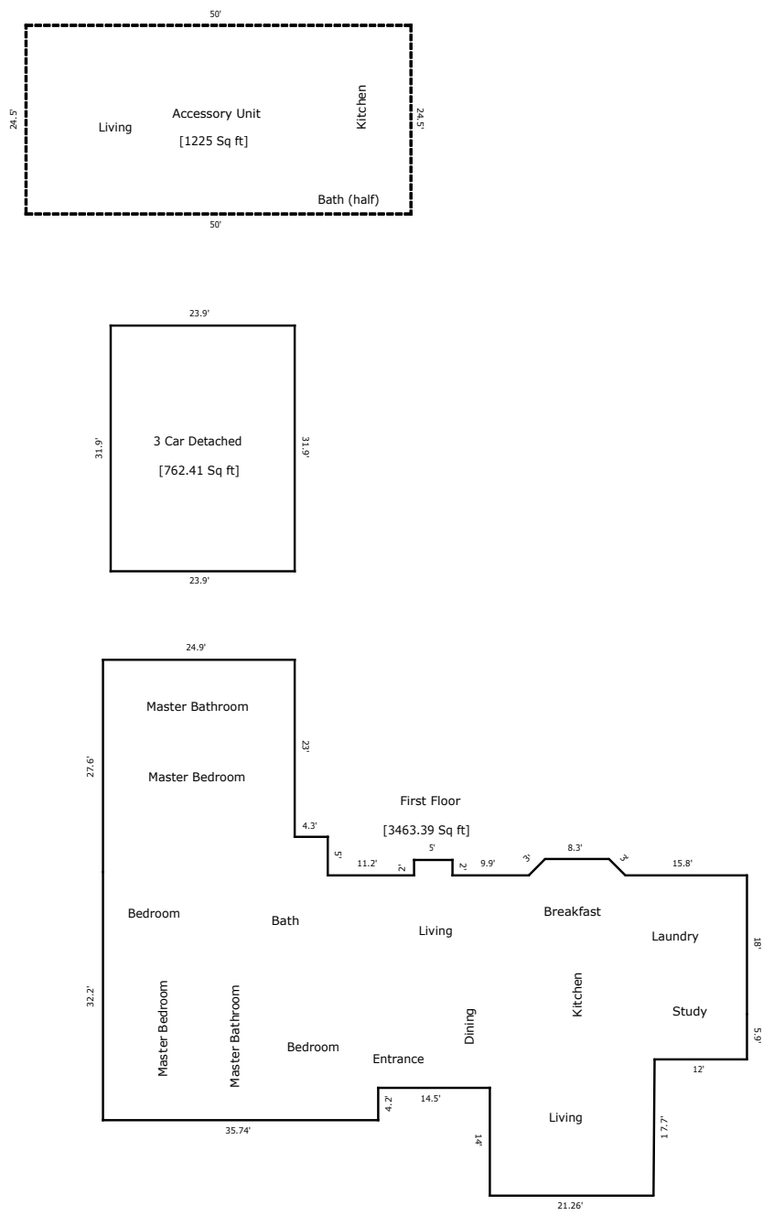
The only purpose the appraiser intends for this appraisal report is to communicate a credible opinion of the market value of the subject property, as defined in this report, to the above referenced client. That client is the only user the appraiser intends of this report. The only use the appraiser intends for this appraisal is to assist the client, as its sole intended use, with the client's internal decision-making purposes relative to placing a mortgage on the property. Because the appraiser has not identified any borrower, purchaser, or seller as an intended user of this appraisal, such unnamed parties should not rely on the appraisal for their own purposes, or for any purposes whatsoever. Payment for the appraisal, either directly or indirectly, or receipt of a copy of the appraisal report by any other third party does NOT means the party is an intended user of the appraisal. If such parties require an appraisal for their own use, the appraiser advises them to obtain an appraisal from an appraiser of their own choosing. This appraisal report shall not serve as the basis for any appraisal contingency in a purchase agreement relating to the property or any property purchase decision.

This appraisal report is not a home inspection and should not be relied on to disclose faults, defects, or property condition problems present at the subject property. The appraiser is not a home inspector. A formal home inspection for the subject property was not provided to the appraiser. The appraiser does not guarantee or imply that the property is free from defects. A professional home inspection is recommended on all property purchase transactions.

Due to the limited extent of the appraiser' s observation of the property, it is assumed that all major components of the subject, and comparables, are built to community standards typical of the era when the improvements were built or updated. We do not research building permits, well or sewage disposal information. I/We do not know if building permits were obtained or what building codes were in effect at the time of the improvement's construction or modification. No verification of building or land use permits is performed. We assume that all hidden components (including but not limited to framing, foundation, plumbing, electrical, insulation, HVAC systems) exist, were built to local standards and are in working order. Typically, crawl spaces and attics are not entered or viewed. It is assumed that there are no structural defects hidden by floor or wall coverings and that all mechanical equipment, appliances, electrical components, and roofing are functional. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraisal does not serve as a warranty on the complete condition of the property.

Building Sketch

Borrower	Crossroad Houses LLC						
Property Address	1009 Oakwood Dr						
City	Keller	County	Tarrant	State	TX	Zip Code	76248-4002
Lender/Client	Longhorn Investments						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		**Calculation Details**		
First Floor	3463.39 Sq ft	5 × 2	=	10
		0.5 × 2.12 × 2.12	=	2.25
		0.5 × 2.12 × 2.12	=	2.25
		8.3 × 2.12	=	17.61
		24.9 × 23	=	572.7
		29.2 × 5	=	146
		83.64 × 23.9	=	1999.06
		0.5 × 0.03 × 3.7	=	0.06
		71.61 × 3.7	=	264.95
		35.74 × 4.2	=	150.12
		0.5 × 0.11 × 14	=	0.79
		21.26 × 14	=	297.6
		0.5 × 21.26 × 0	=	0
Total Living Area (Rounded):	**3463 Sq ft**			
Non-living Area				
3 Car Detached	762.41 Sq ft	23.9 × 31.9	=	762.41

Subject Photo Page

Borrower	Crossroad Houses LLC						
Property Address	1009 Oakwood Dr						
City	Keller	County	Tarrant	State	TX	Zip Code	76248-4002
Lender/Client	Longhorn Investments						

Subject Front

1009 Oakwood Dr

Sales Price	545,000
Gross Living Area	3,463
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;Res
View	N;Res;Res
Site	37812 sf
Quality	Q3
Age	48

Subject Rear

Subject Street

Photograph Addendum

Borrower	Crossroad Houses LLC						
Property Address	1009 Oakwood Dr						
City	Keller	County	Tarrant	State	TX	Zip Code	76248-4002
Lender/Client	Longhorn Investments						

Pool Filtration System

Pool

3 Car Garage

Accessory Unit

Accessory Living

Accessory Living

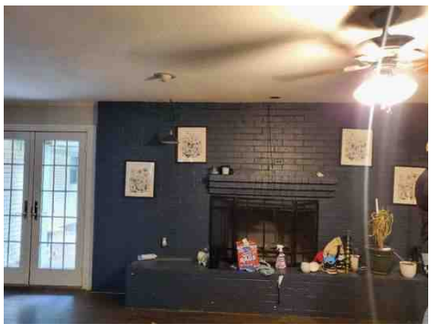
Accessory Kitchen

Accessory Bathroom

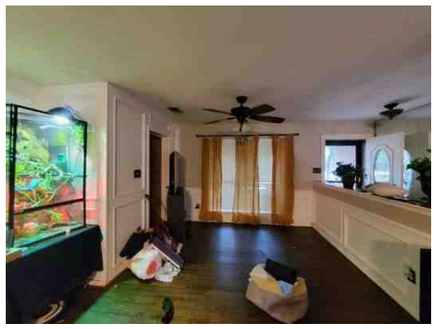
No Photo

Interior Photos

Borrower	Crossroad Houses LLC						
Property Address	1009 Oakwood Dr						
City	Keller	County	Tarrant	State	TX	Zip Code	76248-4002
Lender/Client	Longhorn Investments						



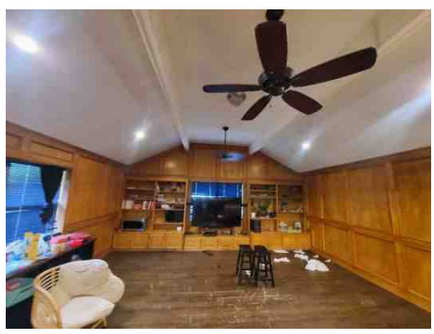
Living



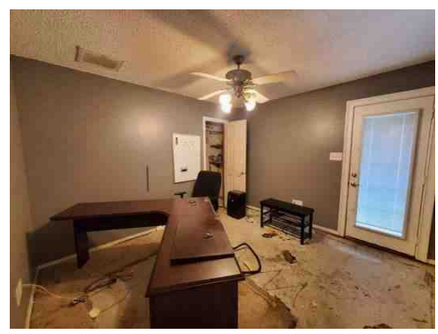
Dining Room

Kitchen

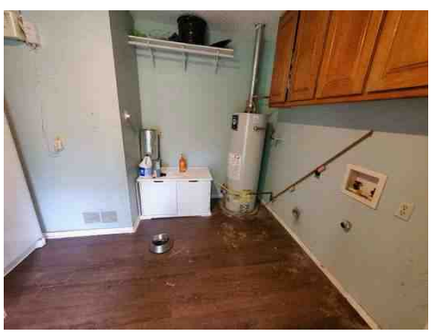
Breakfast



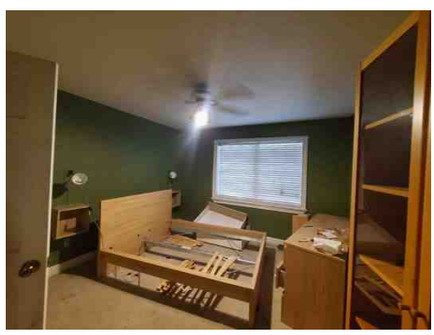
Living



Study

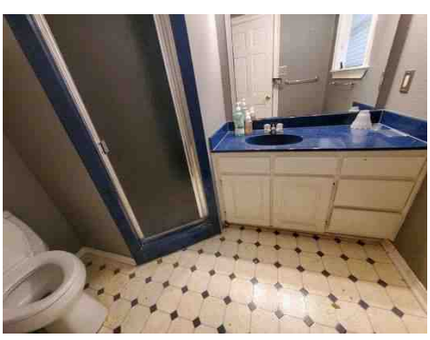


Laundry



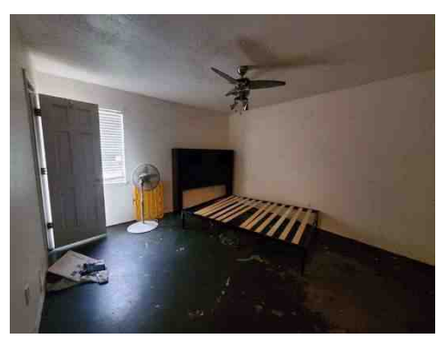
Bedroom

Bathroom

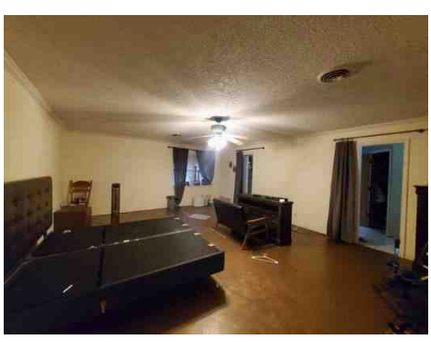


Master Bath

Master Bedroom



Bedroom



Master Bedroom

Master Bath

No Photo

Flood Map

Borrower	Crossroad Houses LLC						
Property Address	1009 Oakwood Dr						
City	Keller	County	Tarrant	State	TX	Zip Code	76248-4002
Lender/Client	Longhorn Investments						

InterFlood by a la mode

Prepared for: Homewood Appraisal Group, LLC
1009 Oakwood Dr
Keller, TX 76248

Powered by CoreLogic®

MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **48439C0080K**
Zone: **X**
Map Date: **September 25, 2009**
FIPS: **48439**

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Location Map

Borrower	Crossroad Houses LLC						
Property Address	1009 Oakwood Dr						
City	Keller	County	Tarrant	State	TX	Zip Code	76248-4002
Lender/Client	Longhorn Investments						

Comparable Photo Page

Borrower	Crossroad Houses LLC						
Property Address	1009 Oakwood Dr						
City	Keller	County	Tarrant	State	TX	Zip Code	76248-4002
Lender/Client	Longhorn Investments						

Comparable 1

604 Castleman Ct

Prox. to Subject	1.40 miles SE
Sale Price	935,000
Gross Living Area	2,644
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;Res
View	N;Res;Res
Site	1.04 ac
Quality	Q3
Age	27

Comparable 2

600 Castleman Ct

Prox. to Subject	1.42 miles SE
Sale Price	808,000
Gross Living Area	3,150
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;Res
View	N;Res;Res
Site	1.87 ac
Quality	Q3
Age	49

Comparable 3

1301 Limestone Creek Dr

Prox. to Subject	0.96 miles SE
Sale Price	658,000
Gross Living Area	3,279
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;Res
View	N;Res;Res
Site	8756 sf
Quality	Q3
Age	22

Comparable Photo Page

Borrower	Crossroad Houses LLC						
Property Address	1009 Oakwood Dr						
City	Keller	County	Tarrant	State	TX	Zip Code	76248-4002
Lender/Client	Longhorn Investments						

Comparable 4

316 Brian Dr

Prox. to Subject	1.12 miles W
Sale Price	475,000
Gross Living Area	2,728
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	4.0
Location	N;Res;Res
View	N;Res;Res
Site	20168 sf
Quality	Q3
Age	40

Comparable 5

611 Santa Barbara Dr

Prox. to Subject	0.68 miles SW
Sale Price	585,000
Gross Living Area	2,908
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;Res
View	N;Res;Res
Site	13678 sf
Quality	Q3
Age	31

Comparable 6

1201 Melissa Dr

Prox. to Subject	0.95 miles NE
Sale Price	849,900
Gross Living Area	3,480
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	3.2
Location	N;Res;Res
View	N;Res;Res
Site	39683 sf
Quality	Q3
Age	42

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

License

LIBERTY CARRIE LEBRUN
[illegible]

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Licensed Residential Real Estate Appraiser

Appraiser: **Liberty Carrie LeBrun**
License #: **TX 1350170 L** License Expires: **12/31/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Licensed Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Commissioner

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/21/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
BIBERK
P.O. Box 113247
Stamford, CT 06911

CONTACT NAME:
PHONE (A/C, No, Ext): 844-472-0967 FAX (A/C, No): 203-654-3613
E-MAIL ADDRESS: customerservice@biBERK.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Liability & Fire Insurance Company	20052
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Homewood Appraisal Group LLC

613 Holmwood Dr
Plano, TX 75025

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE / OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY / PRO-JECT / LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability (Errors & Omissions): Claims-Made			N9PL078776	01/01/2022	01/01/2023	Per Occurrence/ Aggregate	$1,000,000/ $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Homewood Appraisal Group LLC
613 Holmwood Dr
Plano, TX 75025

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE Rakesh Gupta

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Scope of Work - Page 1

SOW for 1009 Oakwood Keller Texas 76248		
Item	**Job Description**	**Cost**
Interior		
Demo	Demo kitchen and bathrroms	$2,500.00
Paint	all new paint thoughout the house	$4,000.00
Flooring	replace floors entire house	$20,000.00
Plumbing	Move laundry room to hall room	$5,000.00
Electrical	Fix any electrical issues and replace circuit breaker	$6,000.00
Kitchen Remodel	All new cabinets, appliances, sink, garbage disposal, vent hood	$40,000.00
Gas	Have Gas line checked on fireplace	$500.00
ceiling	remove all popcorn ceiling and repaint	$4,000.00
New Doors	New front door and back door, and interior doors	$6,000.00
windows	Replace any windows that need updating	$7,000.00
Bathroom remodel	replace all exsisiting vanities, toilets	$5,000.00
	update Shower stalls New tile and fixtures	$5,000.00
lighting	Update all lighting throughout the house	$2,000.00
baseboards	replace all baseboards	$2,500.00
have AC's Checked	Update AC's	$3,000.00
Mother In-Law Suite		
Plumbing	Attach to Main house plumbing	$5,000.00
Elextrical	Have all electrical checked and replaced where needed	$3,000.00
Flooring	Install all new flooring	$4,000.00
Kitchen	New cabinets, new appliances	$7,000.00
Bathroom	add shower new vanity and new toilet	$5,000.00

Scope of Work - Page 2

AC	Install New AC	$5,000.00
Paint	Paint interior	$2,000.00
Lighting	all new lighting	$1,500.00
Roof	install new Roof	$5,000.00
Eterior	Replace siding and Paint	$2,000.00
Exterior		
Clean	powerwash driveways, clean up all debri	$500.00
Trees	trim trees that need it	$2,500.00
Gutters	clean out gutters	$1,200.00
Pool	Clean pool and deck	$500.00
Pool Equipment	Replace pool equipment	$5,000.00
Garage	Replace broken garage door	$2,700.00
Garage flooring	Add New grage floor	$3,000.00
Garage exterior	Paint	$1,000.00
Add Sod	All New SOD on area behind pool	$3,000.00
Fence	Fix electric Gate. update side with new wood fence	$5,000.00
0% budget increase	Contigency Budget: for unforseen inssues or needed expenses	$0.00
	Total	$176,400.00