

PPM & Appraisal
2216 SW 137TH Place
Oklahoma City, OK 73170

August 28, 2002

Country Home Mortgage Inc.
927 N Flood Ave #107
Norman, OK 73069

Re: Property: 2800 Brompton Dr
Norman, OK 73072-2233
Borrower: Phillip & Heather Spencer
File No.: F080220

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.


The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

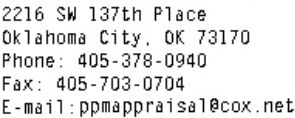
This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,


Heath E. Boyles
Appraiser



REFERENCE

Keith Siess
Country Home Mortgage Inc.
927 N Flood Ave #107
Norman, OK 73069

Fax Number:**Alternate Number:**

E-Mail: keith@homeloansokc.com

Internal Order #:

Lender Case #:

Client File #:

Main File # on form: F080220

Other File # on form:

Federal Tax ID:

Employer ID:

Lender: Country Home Mortgage Inc.

Purchaser/Borrower: Phillip & Heather Spencer

Property Address: 2800 Brompton Dr

City: Norman

County: Cleveland

Legal Description: Berkeley Addition Lot 1&2 & S15' Lot 3 Block 004

Client: Country Home Mortgage Inc.

State: OK

Zip: 73072-2233

AMOUNT

Full Appraisal

300.00

SUBTOTAL

300.00

AMOUNT

Check #:

Date:**Description:**

Check #:

Date:

Description:

Check #:

Date:**Description:**

SUBTOTAL

TOTAL DUE

\$

300.00

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	2800 Brompton Dr
	Legal Description	Berkeley Addition Lot 1&2 & S15' Lot 3 Block 004
	City	Norman
	County	Cleveland
	State	OK
	Zip Code	73072-2233
	Census Tract	2015.06
	Map Reference	281
SALES PRICE	Sale Price	\$ 120,000
	Date of Sale	Pending
CLIENT	Borrower / Client	Phillip & Heather Spencer
	Lender	Country Home Mortgage Inc.
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,690
	Price per Square Foot	\$ 72.19
	Location	Berkeley
	Age	10 yrs/eff5
	Condition	Avg
	Total Rooms	8
	Bedrooms	3
	Baths	2
APPRAISER	Appraiser	Heath E. Boyles
	Date of Appraised Value	8/27/02
VALUE	Final Estimate of Value	\$ 124,000

Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. F080220

SUBJECT	Property Address		2800 Brompton Dr		City Norman		State OK		Zip Code 73072-2233										
	Legal Description		Berkeley Addition Lot 1&2 & S15' Lot 3 Block 004		County Cleveland														
	Assessor's Parcel No.		NC29BEREK 4 1002		Tax Year 2001		R.E. Taxes \$ 1,015.00		Special Assessments \$ 0.00										
	Borrower		Phillip & Heather Spencer		Current Owner HSU Simon Yunsheng		Occupant:		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant										
	Property rights appraised		<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold		Project Type		<input type="checkbox"/> PUD <input type="checkbox"/> Condominium (HUD/VA only)		HOA \$ 12.50 /Mo.										
	Neighborhood or Project Name		Berkeley		Map Reference 281		Census Tract 2015.06												
	Sale Price \$		120,000		Date of Sale Pending		Description and \$ amount of loan charges/concessions to be paid by seller None												
	Lender/Client		Country Home Mortgage Inc.		Address 927 N Flood Ave #107, Norman, OK 73069														
	Appraiser		Heath E. Boyles		Address 2216 SW 137th Place, Oklahoma City, OK 73170														
	NEIGHBORHOOD	Location		<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant occupancy		Single family housing		Present land use %		Land use change							
Built up		<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner 95		PRICE \$(000) 115 Low 5		One family 100		<input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely									
Growth rate		<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input type="checkbox"/> Tenant		AGE (yrs) 160 High 10		2-4 family		<input type="checkbox"/> In process									
Property values		<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input checked="" type="checkbox"/> Vacant (0-5%)		Predominant		Multi-family		To: _____									
Demand/supply		<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply		<input type="checkbox"/> Vac.(over 5%)		125-130 5-10		Commercial											
Marketing time		<input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.																	
Note: Race and the racial composition of the neighborhood are not appraisal factors.																			
Neighborhood boundaries and characteristics: Subject neighborhood is bounded by;																			
Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):																			
The subject area is conveniently located near easy access to shopping, employment, recreational facilities, and schools. No adverse conditions were observed that would negatively effect the marketability of the subject at the time of inspection. The appeal to market is average.																			
Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):																			
The market is considered stable within the subject neighborhood at this time. Marketing information indicates that a normal holding period for properties in this area should fall within 180 days. No discounting for holding periods will be necessary.																			
PUD	Project Information for PUDs (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																		
	Approximate total number of units in the subject project N/A				Approximate total number of units for sale in the subject project N/A														
SITE	Describe common elements and recreational facilities: N/A																		
	Dimensions 75*36.36*45*100*72						Topography		Level at base										
	Site area 6,800 MOL						Size		Typical										
	Specific zoning classification and description Residential						Shape		Rectangular										
	Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning						Drainage		Appears adequate										
	Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)						View		Residential										
	Utilities		Public		Other		Off-site Improvements		Type		Public		Private						
	Electricity		<input checked="" type="checkbox"/>				Street		Asphalt		<input checked="" type="checkbox"/>		<input type="checkbox"/>						
	Gas		<input checked="" type="checkbox"/>				Curb/gutter		Concrete		<input checked="" type="checkbox"/>		<input type="checkbox"/>						
	Water		<input checked="" type="checkbox"/>				Sidewalk		Concrete		<input checked="" type="checkbox"/>		<input type="checkbox"/>						
Sanitary sewer		<input checked="" type="checkbox"/>				Street lights		Yes		<input checked="" type="checkbox"/>		<input type="checkbox"/>							
Storm sewer		<input type="checkbox"/>		None observed		Alley		Concrete		<input checked="" type="checkbox"/>		<input type="checkbox"/>							
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): There are no apparent adverse easements, encroachments, assessments, slide areas, or zoning issues found with the subject property.																			
DESCRIPTION OF IMPROVEMENTS	GENERAL DESCRIPTION						EXTERIOR DESCRIPTION			FOUNDATION			BASEMENT		INSULATION				
	No. of Units		1		Foundation		Concrete		Slab		100%		Area Sq. Ft.		N/A				
	No. of Stories		1		Exterior Walls		BV/wd		Crawl Space		N/A		% Finished		N/A				
	Type (Det./Att.)		Det		Roof Surface		Composition		Basement		N/A		Ceiling		N/A				
	Design (Style)		Traditional		Gutters & Dwnspts.		Aluminum		Sump Pump		N/A		Walls		N/A				
	Existing/Proposed		Existing		Window Type		Single hung		Dampness		None found		Floor		N/A				
	Age (Yrs.)		10		Storm/Screens		Screens		Settlement		None apparent		Outside Entry		N/A				
	Effective Age (Yrs.)		5		Manufactured House		No		Infestation		None apparent								
	ROOMS		Foyer		Living		Dining		Kitchen		Den		Family Rm.		Rec. Rm.				
	Basement																		
Level 1				1		2		1						3					
Level 2																			
Finished area above grade contains:												8 Rooms;		3 Bedroom(s);		2 Bath(s);		1,690 Square Feet of Gross Living Area	
INTERIOR		Materials/Condition		HEATING		Yes		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:					
Floors		Crpt/vinyl/tile (avg)		Type		Force air		Refrigerator		<input type="checkbox"/> None <input type="checkbox"/>		Fireplace(s) # 1 <input type="checkbox"/>		None <input type="checkbox"/>					
Walls		Drywall (avg)		Fuel		Gas		Range/Oven		<input checked="" type="checkbox"/> Stairs <input type="checkbox"/>		Patio Open+cvrd <input type="checkbox"/>		Garage # of cars					
Trim/Finish		Stain wood (avg)		Condition		Avg		Disposal		<input checked="" type="checkbox"/> Drop Stair <input checked="" type="checkbox"/>		Deck <input type="checkbox"/>		Attached 2					
Bath Floor		Vinyl (avg)		COOLING		Yes		Dishwasher		<input checked="" type="checkbox"/> Scuttle <input type="checkbox"/>		Porch Covered <input type="checkbox"/>		Detached					
Bath Wainscot		None		Central		X		Fan/Hood		<input checked="" type="checkbox"/> Floor <input type="checkbox"/>		Fence Wood fence <input type="checkbox"/>		Built-In					
Doors		Hollow core (avg)		Other		None		Microwave		<input type="checkbox"/> Heated <input type="checkbox"/>		Pool <input type="checkbox"/>		Carport					
Hard wood (avg)				Condition		Avg		Washer/Dryer		<input type="checkbox"/> Finished <input type="checkbox"/>				Driveway 2					
COMMENTS	Additional features (special energy efficient items, etc.): Subject property features, ceiling fans throughout, thermo pane windows, decorative crown molding, underground sprinkler system, security system, stereo system, and a functional floor plan.																		
	Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: No unusual functional or external obsolescence was observed. The condition of improvements is average. The quality of construction is average.																		
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: No adverse environmental conditions were observed at the time of inspection. Concerned parties should seek professional inspection.																			

Freddie Mac Form 70 6/93

PAGE 1 OF 2

Fannie Mae Form 1004 6/93

Form UA2 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. F080220

COST APPROACH

ESTIMATED SITE VALUE = \$ 12,700

ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:

Dwelling 1,690 Sq. Ft. @\$ 68.83 = \$ 116,323

Sq. Ft. @\$ =

=

Garage/Carport 433 Sq. Ft. @\$ 18.75 = 8,119

Total Estimated Cost New = \$ 124,442

Less Physical Functional External

Depreciation 10,366 =\$ 10,366

Depreciated Value of Improvements =\$ 114,076

"As-is" Value of Site Improvements =\$

INDICATED VALUE BY COST APPROACH =\$ 126,776

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): The Cost Approach calculations were estimated using the Marshall & Swift Residential Cost Estimator. Physical depreciation was calculated using the economic age-life method. The estimated remaining economic life is 65-70 years.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
2800 Brompton Dr		4113 Mayfair		2904 Glasgow Dr		2824 Brompton Dr	
Address Norman		Norman		Norman		Norman	
Proximity to Subject		0.33 miles		0.38 miles		0.06 miles	
Sales Price	\$ 120,000		\$ 122,000		\$ 136,800		\$ 135,000
Price/Gross Living Area	\$ 72.19 /sq ft	\$ 71.98 /sq ft		\$ 75.87 /sq ft		\$ 78.03 /sq ft	
Data and/or Verification Source	Inspection CAD	MLS#115095 DOM 55 Assessor rec.		MLS#132550 DOM 11 Assessor rec.		MLS#122967 DOM 14 Assessor rec.	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions		None found		None found		None found	
Date of Sale/Time		1/18/02		8/09/02		4/04/02	
Location	Berkeley	Berkeley		Berkeley		Berkeley	
Leasehold/Fee Simple	Fee simple	Fee simple		Fee simple		Fee simple	
Site	6,800 MOL	6800 MOL		8200 MOL		13000 MOL	-8,000
View	Residential	Residential		Residential		Residential	
Design and Appeal	Traditional	Traditional		Traditional		Traditional	
Quality of Construction	Avg	Avg		Avg		Avg	
Age	10 yrs/eff5	5yrs		8 yrs		5 yrs	
Condition	Avg	Avg		Avg		Avg	
Above Grade Room Count	Total Bdrms Baths 8 3 2	Total Bdrms Baths 6 3 2		Total Bdrms Baths 6 3 2		Total Bdrms Baths 6 3 2	
Gross Living Area	1,690 Sq. Ft.	1,695 Sq. Ft.	0	1,803 Sq. Ft.	-4,287	1,730 Sq. Ft.	-1,561
Basement & Finished Rooms Below Grade	N/A N/A	None None		None None		None None	
Functional Utility	Functional	Functional		Functional		Functional	
Heating/Cooling	Ch+a	Ch+a		Ch+a		Ch+a	
Energy Efficient Items	Thermo windows	Thermo windows		Thermo windows		Thermo windows	
Garage/Carport	2 Attached	2 Attached		2 Attached		2 Attached	
Porch, Patio, Deck, Fireplace(s), etc.	Cvrd porch+patio 1	Covered porch 1		Cvrd prch+patio None	+1,000	Covered porch 1	
Fence, Pool, etc.	Wood fence	Wood fence		Wood fence		Wood fence	
Amenities	Security/sprinkler	Garage door lift	+2,000	Security/door lift	+500	Sprinkles	+500
Net Adj. (total)		+ - \$ 2,000		+ - \$ 2,787		+ - \$ 9,061	
Adjusted Sales Price of Comparable		Net 1.6 % Gross 1.6 % \$ 124,000		Net 2.0 % Gross 4.2 % \$ 134,013		Net 6.7 % Gross 7.5 % \$ 125,939	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):

See Attached Addendum

RECONCILIATION

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Date, Price and Data Source, for prior sales within year of appraisal	None found County Assessor	None found County Assessor		None found County Assessor		None found County Assessor	

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: The subject property is currently under contract for \$120,000. The contract appears to be a standard sales agreement. No prior one year sales were found

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 124,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier 0.00 = \$ *****

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications. Conditions of Appraisal: The value is estimated for the subject in it's present condition. No repairs required

Final Reconciliation: * See Attached Addendum *

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93). I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 8/27/02 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 124,000

APPRaiser: Signature Name Heath E. Boyles Date Report Signed August 29, 2002 State Certification # State Or State License # 90069/Trainee State OK

SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature Name James T Shepard Date Report Signed August 28, 2002 State Certification # State Or State License # 11758 State OK

☐ Did ☒ Did Not Inspect Property

Freddie Mac Form 70 6/93

PAGE 2 OF 2

Fannie Mae Form 1004 6-93

Form UA2 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

Supplemental Addendum

File No. F080220

Borrower/Client	Phillip & Heather Spencer				
Property Address	2800 Brompton Dr				
City	Norman	County	Cleveland	State	OK
				Zip Code	73072-2233
Lender	Country Home Mortgage Inc.				

Comments on Sales Comparison:

The search for sales comparables produced good results. The comparables chosen are similar to the subject in most ways, and are believed to be the best indicators of value in the subject neighborhood at the time of inspection.

Comparable #3 was adjusted for significant difference in site size using county land values. Comparables 2 & 3 were adjusted for superior number of bathrooms, and difference in square footage using \$38 per square foot of difference from the subject.

Any adjustments not specifically mentioned were made using County Assessor Data, Paired Sales Analysis, and Extraction.

Most weight was given to comparable #1 due to it's lowest net and gross adjustment percentages.

Note: All net and gross adjustments conform to Fannie Mae guidelines.

Comments on Final Reconciliation:

From the three approaches to value, the Income Approach was omitted due to lack of data. In addition little weight was given to the Cost Approach due to difficulty determining depreciation, however it does support the final value. Most weight was given to the Sales Comparison Approach due to recent and similar sales in the subject neighborhood.

After careful consideration of all the facts and application of a computerized valuation model, and subject to the limiting conditions of this report if any, it is my opinion that the Sales Comparison Approach indicates a value of \$124,000 as of the date of inspection.

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 considers his 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 judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER’S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. 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.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report 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 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.
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.
5. 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.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, 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 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.
7. 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.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. 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 completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

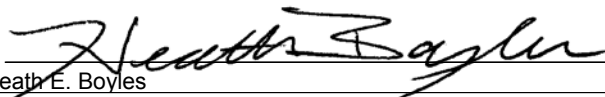
APPRAISER’S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to 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 the estimate of market 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.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity 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 as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

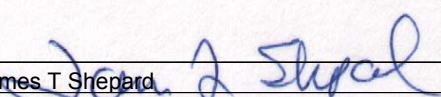
SUPERVISORY APPRAISER’S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser’s certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 2800 Brompton Dr, Norman, OK 73072-2233

APPRAISER:

Signature: 
Name: Heath E. Boyles
Date Signed: August 29, 2002
State Certification #: _____
or State License #: 90069/Trainee
State: OK
Expiration Date of Certification or License: 1/31/2005

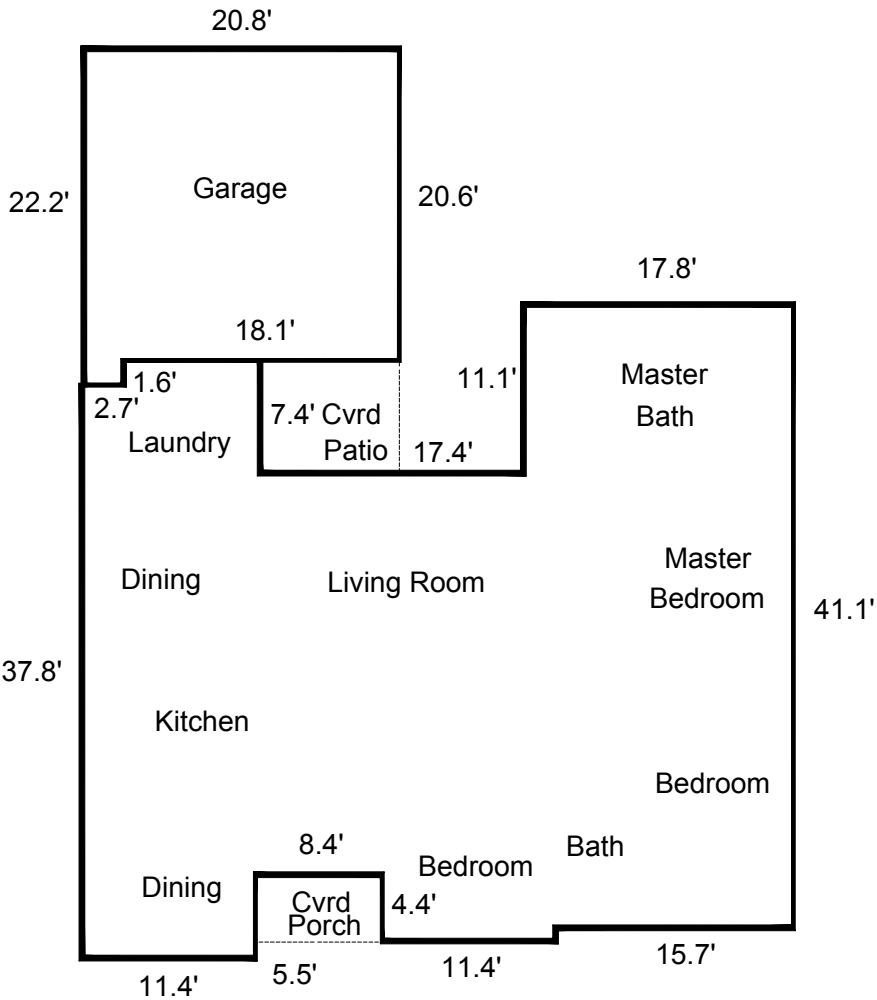
SUPERVISORY APPRAISER (only if required):

Signature: 
Name: James T. Shepard
Date Signed: August 28, 2002
State Certification #: _____
or State License #: 11758
State: OK
Expiration Date of Certification or License: 10/31/2003

☐ Did ☒ Did Not Inspect Property

Building Sketch

Borrower/Client	Phillip & Heather Spencer				
Property Address	2800 Brompton Dr				
City	Norman	County	Cleveland	State	OK
				Zip Code	73072-2233
Lender	Country Home Mortgage Inc.				



Sketch by Apex IV Windows™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1690.50	1690.50
P/P	Front Covered Porch	37.80	
	Back Covered Patio	67.34	105.14
GAR	Garage	432.80	432.80
TOTAL LIVABLE (rounded)			1691

LIVING AREA BREAKDOWN				
Breakdown				Subtotals
First Floor				
17.8	x	41.1		731.58
0.9	x	2.1		1.89
9.3	x	30.9		287.37
9.0	x	33.9		305.10
8.1	x	26.5		214.65
2.7	x	32.3		87.21
5.5	x	11.4		62.70
7 Calculations Total (rounded)				1691

Subject Photo Page

Borrower/Client Phillip & Heather Spencer			
Property Address 2800 Brompton Dr			
City Norman	County Cleveland	State OK	Zip Code 73072-2233
Lender Country Home Mortgage Inc.			

Subject Front

2800 Brompton Dr	
Sales Price	122,000
Gross Living Area	1,690
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2
Location	Berkeley
View	Residential
Site	6,800 MOL
Quality	Avg
Age	10 yrs/eff5



Subject Rear



Subject Street



Comparable Photo Page

Borrower/Client Phillip & Heather Spencer			
Property Address 2800 Brompton Dr			
City Norman	County Cleveland	State OK	Zip Code 73072-2233
Lender Country Home Mortgage Inc.			

Comparable 1

4113 Mayfair	
Prox. to Subject	0.33 miles
Sale Price	122,000
Gross Living Area	1,695
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Berkeley
View	Residential
Site	6800 MOL
Quality	Avg
Age	5yrs

Comparable 2

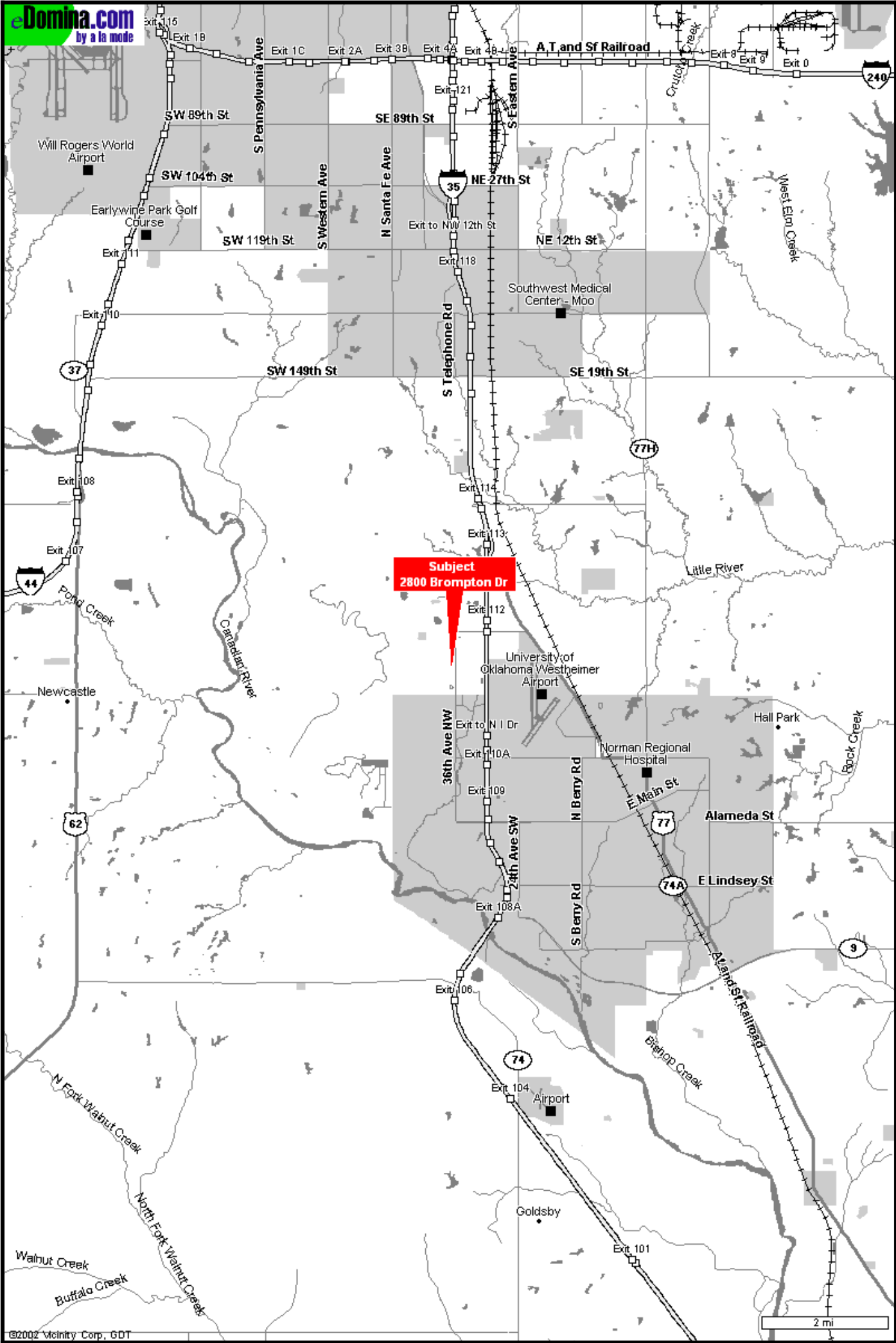
2904 Glasgow Dr	
Prox. to Subject	0.38 miles
Sale Price	136,800
Gross Living Area	1,803
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Berkeley
View	Residential
Site	8200 MOL
Quality	Avg
Age	8 yrs

Comparable 3

2824 Brompton Dr	
Prox. to Subject	0.06 miles
Sale Price	135,000
Gross Living Area	1,730
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Berkeley
View	Residential
Site	13000 MOL
Quality	Avg
Age	5 yrs

Location Map

Borrower/Client Phillip & Heather Spencer			
Property Address 2800 Brompton Dr			
City Norman	County Cleveland	State OK	Zip Code 73072-2233
Lender Country Home Mortgage Inc.			



Location Map

Borrower/Client Phillip & Heather Spencer				
Property Address 2800 Brompton Dr				
City	Norman	County	Cleveland	State OK
				Zip Code 73072-2233
Lender Country Home Mortgage Inc.				

