

Appraisal Update and/or Completion Report

387-6054306
File No. 137vaidenfinal

The purpose of this report form is to provide the lender/client with an accurate update of an appraisal and/or to report a certification of completion.The appraiser must identify the service(s) provided by selecting the appropriate report type.

Property Address137 Vaiden RdUnit #
CityLouisburgStateNCZip Code27549-7904
Legal DescriptionSEE ATTACHED DEEDCountyFRANKLIN
BorrowerJOSE MANUELFIGUEROA-SANCHEZContract Price\$ 230,000Date of Contract03/30/2023Effective Date of Original Appraisal03/15/2023
Property Rights Appraised[X] Fee Simple[] Leasehold[] Other (describe)Original Appraised Value\$ 277,000
Original AppraiserLEONARD C BREEDLOVECompany NameTRIANGLE EAST APPRAISALS, ONC
Original Lender/ClientUNITED COMMUNITY BANKAddress100 P.O. BOX 671, BLAIRSVILLE, GA 30514-5401

SUMMARY APPRAISAL UPDATE REPORT

INTENDED USE:

The intended use of this appraisal update is for the lender/client to evaluate the property that is the subject of this report to determine if the property has declined in value since the date of the original appraisal for a mortgage finance transaction.

INTENDED USER:

The intended user of this appraisal update is the lender/client.

SCOPE OF WORK:

The appraiser must, at a minimum: (1) concur with the original appraisal, (2) perform an exterior inspection of the subject property from at least the street, and (3) research, verify, and analyze current market data in order to determine if the property has declined in value since the effective date of the original appraisal.

HAS THE MARKET VALUE OF THE SUBJECT PROPERTY DECLINED SINCE THE EFFECTIVE DATE OF THE PRIOR APPRAISAL?

YesNo

APPRaiser's CERTIFICATION:

The appraiser certifies and agrees that:
1. I have, at a minimum, developed and reported this appraisal update in accordance with the scope of work requirements stated in this appraisal update report and concur with the analysis and conclusions in the original appraisal.
2. I performed this appraisal update 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 update was prepared.
3. I have updated the appraisal by incorporating the original appraisal report.
4. I have summarized my analysis and conclusions in this appraisal update and retained all supporting data in my work file.

SUPERVISORY APPRAISER'S CERTIFICATION:

The Supervisory Appraiser certifies and agrees that:
1. I directly supervised the appraiser for this appraisal update assignment, have read the appraisal update 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 update report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

X

CERTIFICATION OF COMPLETION

INTENDED USE:

The intended use of this certification of completion is for the lender/client to confirm that the requirements or conditions stated in the appraisal report referenced above have been met.

INTENDED USER:

The intended user of this certification of completion is the lender/client.

HAVE THE IMPROVEMENTS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS STATED IN THE ORIGINAL APPRAISAL REPORT?

X

YesNoIf No, describe any impact on the opinion of market value. painting complete and rail installed. SUBJECT PROPERTY WILL MEET MINIMUM FHA AND HUD STANDARDS AS OUTLINED IN HUD HANDBOOKS 4000.1

APPRaiser's CERTIFICATION:

I certify that I have performed a visual inspection of the subject property to determine if the conditions or requirements stated in the original appraisal have been satisfied.

SUPERVISORY APPRAISER'S CERTIFICATION:

I accept full responsibility for this certification of completion.

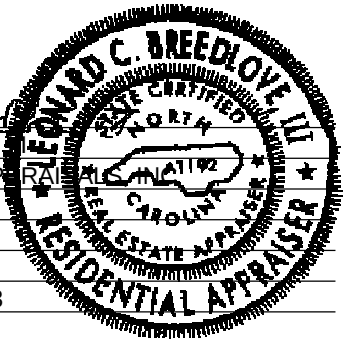
SIGNATURES

ADDITIONAL CERTIFICATION:

I/we certify that if this 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 report containing a copy or representation of my signature, the 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

SignatureLeonard C. Breedlove
NameLEONARD C. BREEDLOVE
Company NameTRIANGLE EAST APPRAISALS, INC.
Company AddressPO BOX 7189
ROCKY MOUNT, NC 27804
Telephone Number252-443-3120
Date of Signature and Report04/13/2023
Effective Date of Appraisal Update
Date of Inspection04/12/2023
State Certification #A 1192
or State License #
or Other (describe)State #
StateNC
Expiration Date of Certification or License06/30/2023



SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUPERVISORY APPRAISER

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

Freddie Mac Form 442 March 2005

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Fannie Mae Form 1004D March 2005
1004D_05 040105

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INTERIOR PHOTOS

Borrower: JOSE MANUELFIGUEROA-SANCHEZ		File No.: 137vaidenfinal
Property Address: 137 Vaiden Rd		Case No.: 387-6054306
City: Louisburg	State: NC	Zip: 27549-7904
Lender: UNITED COMMUNITY BANK		



Comment:
RAILS INSTALLED



Comment:
WINDOWS REGLAZED



Comment:
WINDOWS REGLAZED