# APPRAISAL OF REAL PROPERTY



## LOCATED AT

6447 Mondean St
San Antonio, TX 78240
NCB 15908 BLK C LOT S 90FT W 179.34 OF 11 & S 100 FT OF W 160 FT OF 12 OR A

## FOR

Xavier Martinez
6806 Country Haven San Antonio TX 78240

## OPINION OF VALUE

420,000

## AS OF

09/09/2025

## BY

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# Uniform Residential Appraisal Report

25-35518
File # 25-35518

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 6447 Mondean St | City San Antonio | State TX | Zip Code 78240
Borrower NA | Owner of Public Record Gamez Josephine | County Bexar
Legal Description NCB 15908 BLK C LOT S 90FT W 179.34 OF 11 & S 100 FT OF W 160 FT OF 12 OR A
Assessor's Parcel # 15908-003-0010 | Tax Year 2023 | R.E. Taxes $ 1,570
Neighborhood Name Alamo Farmsteads | Map Reference 41700 | Census Tract 1818.18
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 [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Market Value
Lender/Client Xavier Martinez | Address 6806 Country Haven San Antonio TX 78240
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). According to SABOR the subject property is not listed for sale and there have been no listings in the previous 12 months.

## CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

## 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 | [ ] Increasing | [X] Stable | [ ] Declining | PRICE | AGE | | One-Unit | 89 % |
| Built-Up | [X] Over 75% | [ ] 25-75% | [ ] Under 25% | Demand/Supply | [ ] Shortage | [X] In Balance | [ ] Over Supply | $ (000) | (yrs) | | 2-4 Unit | 1 % |
| Growth | [ ] Rapid | [X] Stable | [ ] Slow | Marketing Time | [X] Under 3 mths | [ ] 3-6 mths | [ ] Over 6 mths | 196 | Low | 31 | Multi-Family | 5 % |
| | | | | | | | | 465 | High | 61 | Commercial | 5 % |
| | | | | | | | | 347 | Pred. | 38 | Other | 0 % |

Neighborhood Boundaries Prue to the North, Eckhert to the South, Babcock to the East, and I-10 to the West.
Neighborhood Description The subject's neighborhood is in the San Antonio metro area, local traffic arteries within 1 mile offer access to: freeways, parks, shopping, recreation and employment. A public school district services the area.
Market Conditions (including support for the above conclusions) See Market Addendum

## SITE

Dimensions Not Published (See Plat Map) | Area 29621 sf | Shape Rectangular | View N;Res;
Specific Zoning Classification R-6 | 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] Private Well | Street Asphalt | [X] | [ ] |
| Gas | [X] | [ ] | Sanitary Sewer | [ ] | [X] Private Septic | Alley None | [ ] | [ ] |

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 48029C0240G | FEMA Map Date 09/29/2010
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
The site exhibits no measurable external obsolescence. The subject features a private septic system and private well which is typical for the area and there is no significant negative impact on marketability. At present time public sewer is not available.

## IMPROVEMENTS

| General Description | | Foundation | | Exterior Description | materials/condition | Interior | materials/condition |
|---|---|---|---|---|---|---|---|
| Units [X] One | [ ] One with Accessory Unit | [X] Concrete Slab | [ ] Crawl Space | Foundation Walls | Concrete-Gd | Floors | Wood//Tile-Gd |
| # of Stories 2 | | [ ] Full Basement | [ ] Partial Basement | Exterior Walls | Stone/Stucco-Gd | Walls | Drywall-Gd |
| Type [X] Det. | [ ] Att. [ ] S-Det./End Unit | Basement Area 0 sq.ft. | | Roof Surface | Asphalt Shingles-Gd | Trim/Finish | Wood-Gd |
| [X] Existing | [ ] Proposed [ ] Under Const. | Basement Finish 0 % | | Gutters & Downspouts | None | Bath Floor | Tile-Gd |
| Design (Style) | Neoeclectic | [ ] Outside Entry/Exit | [ ] Sump Pump | Window Type | Single Hung-Gd | Bath Wainscot | Tile-Gd |
| Year Built | 1979 | Evidence of [ ] Infestation | | Storm Sash/Insulated | Insulated-Gd | Car Storage | [ ] None |
| Effective Age (Yrs) | 30 | [ ] Dampness | [ ] Settlement | Screens | Nylon Mesh-Gd | [X] Driveway | # of Cars 2 |
| Attic | [ ] None | Heating [X] FWA | [ ] HWBB [ ] Radiant | Amenities | [ ] Woodstove(s) # 0 | Driveway Surface | Concrete |
| [ ] Drop Stair | [ ] Stairs | [ ] Other | Fuel Electric | [X] Fireplace(s) # 1 | [X] Fence Wood | [X] Garage | # of Cars 2 |
| [ ] Floor | [X] Scuttle | Cooling [X] Central Air Conditioning | | [X] Patio/Deck Patio | [ ] Porch None | [ ] Carport | # of Cars 0 |
| [ ] Finished | [ ] Heated | [ ] Individual | [ ] Other | [ ] Pool None | [ ] Other None | [X] Att. | [ ] Det. [ ] Built-in |

Appliances [ ] Refrigerator [ ] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 7 Rooms | 3 Bedrooms | 2.1 Bath(s) | 2,479 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). The subject is felt to have typical energy efficient items for its neighborhood.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The subject is well maintained and is not in need of any immediate repairs. Recent improvements include: new well. Per visual inspection the subject is in good overall condition.
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
There were no readily observable items that were considered to be a physical deficiency.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe
The subject has no observed functional obsolescence.



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There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 230,000 to $ 1,720,000 .
There are 43 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 196,100 to $ 465,000 .

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE # 1 | | COMPARABLE SALE # 2 | | COMPARABLE SALE # 3 | |
|---|---|---|---|---|---|---|---|
| Address | 6447 Mondean St San Antonio, TX 78240 | 8815 Lost Woods San Antonio, TX 78240 | | 8826 Lost Bnd San Antonio, TX 78240 | | 6639 Country View Ln San Antonio, TX 78240 | |
| Proximity to Subject | | 0.39 miles S | | 0.31 miles S | | 0.37 miles NW | |
| Sale Price | $ | | $ 345,000 | | $ 335,000 | | $ 465,000 |
| Sale Price/Gross Liv. Area | $ sq.ft. | $ 144.23 sq.ft. | | $ 183.16 sq.ft. | | $ 250.40 sq.ft. | |
| Data Source(s) | | Sabor#1820682;DOM 74 | | Sabor#1872587;DOM 15 | | Sabor#1813680;DOM 54 | |
| Verification Source(s) | | County Tax Rec/Listing Office | | County Tax Rec/Listing Office | | County Tax Rec/Listing Office | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sales or Financing Concessions | | ArmLth Conv;0 | 0 | ArmLth FHA;10400 | 0 | Estate Conv;12619 | 0 |
| Date of Sale/Time | | s02/25;c01/25 | 0 | s07/25;c06/25 | 0 | s12/24;c10/24 | 0 |
| Location | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 29621 sf | 5500 sf | +55,374 | 9361 sf | +46,511 | 1.11 ac | -43,000 |
| View | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Design (Style) | DT2;Neoeclectic | DT2;Neoeclectic | | DT1;Ranch | 0 | DT1;Ranch | 0 |
| Quality of Construction | Q4 | Q4 | | Q4 | | Q4 | |
| Actual Age | 46 | 38 | 0 | 39 | 0 | 61 | 0 |
| Condition | C3 | C3 | | C3 | | C3 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 7 / 3 / 2.1 | 7 / 4 / 2.1 | 0 | 6 / 4 / 2.0 | +5,000 | 6 / 3 / 2.0 | +5,000 |
| Gross Living Area | 2,479 sq.ft. | 2,392 sq.ft. | 0 | 1,829 sq.ft. | +48,800 | 1,857 sq.ft. | +46,700 |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | | 0sf | |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | FWA/CAC | FWA/CAC | | FWA/CAC | | FWA/CAC | |
| Energy Efficient Items | None | None | | None | | None | |
| Garage/Carport | 2ga2dw | 2ga2dw | | 2ga2dw | | 2ga2dw | |
| Porch/Patio/Deck | Patio | Patio | | Patio | | Patio | |
| Fireplace | 1 Fireplace | 1 Fireplace | | 1 Fireplace | | 1 Fireplace | |
| Pool | None | None | | None | | None | |
| | | | | | | | |
| Net Adjustment (Total) | | ☒ + ☐ - | $ 55,374 | ☒ + ☐ - | $ 100,311 | ☒ + ☐ - | $ 8,700 |
| Adjusted Sale Price of Comparables | | Net Adj. 16.1 % Gross Adj. 16.1 % | $ 400,374 | Net Adj. 29.9 % Gross Adj. 29.9 % | $ 435,311 | Net Adj. 1.9 % Gross Adj. 20.4 % | $ 473,700 |

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) SABOR/Datamaster
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) SABOR/Datamaster
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 | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | SABOR/Datamaster | SABOR/Datamaster | SABOR/Datamaster | SABOR/Datamaster |
| Effective Date of Data Source(s) | 09/09/2025 | 09/09/2025 | 09/09/2025 | 09/09/2025 |

Analysis of prior sale or transfer history of the subject property and comparable sales Per SABOR MLS/Datamaster, there have been no previous sales/transfers within the specified time periods. Texas is a non-disclosure state and public record data is limited and often incorrect.

Summary of Sales Comparison Approach Seller concessions have not been adjusted unless they appear to have inflated the purchase price, up to 4 seller paid points are typical for the area. There is no distinct value difference in this area between single and multi-level designs. 3-5 bedrooms are typical for homes of this size in the area and value differences have been considered. Site adjustments reflect buyer preference for larger more functional lots and are made at $100,000 per ac for differences over .25 ac, which is supported by paired sales analysis. Half-bath and 3rd garage stall adjusted $5,000.

Indicated Value by Sales Comparison Approach $ 420,000

RECONCILIATION

**Indicated Value by: Sales Comparison Approach $** 420,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

See Addendum.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This appraisal is being made "as is" . No liability is assumed for the structural or mechanical elements of the property.

**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 $** 420,000 **, as of** 09/09/2025 **, which is the date of inspection and the effective date of this appraisal.**

# Uniform Residential Appraisal Report



## ADDITIONAL COMMENTS

See attached addendum.

## 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) The opinion of site value was derived from recent comparable land sales and/or tear-downs in the area. (SABOR#1826736, 6467 Hollyhock) No one including the intended user or 3rd party should rely on these cost figures below for insurance purposes. While over 30%, the land-to-value ratio is typical for the area and the subject is not felt to be over improved.

| | | | | |
|---|---|---|---|---|
| ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW | OPINION OF SITE VALUE | | | =$ 140,000 |
| Source of cost data | DWELLING | Sq.Ft. @ $ | | =$ |
| Quality rating from cost service Effective date of cost data | 0 | Sq.Ft. @ $ | | =$ |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.) | | | | =$ |
| | Garage/Carport | Sq.Ft. @ $ | | =$ |
| | Total Estimate of Cost-New | | | =$ |
| | Less Depreciation | Physical | Functional | External =$( ) |
| | Depreciated Cost of Improvements | | | =$ |
| | "As-is" Value of Site Improvements | | | =$ |
| Estimated Remaining Economic Life (HUD and VA only) 70 Years | **INDICATED VALUE BY COST APPROACH** | | | **=$** |

## 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.

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.

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.

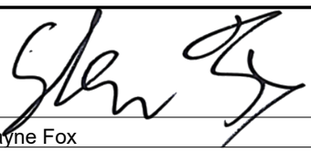
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 
Name Steven Wayne Fox
Company Name Peerless Appraisals, LLC
Company Address 22806 Llano Sound
San Antonio, TX 78258
Telephone Number 210-375-6024
Email Address peerlessappraisals@gmail.com
Date of Signature and Report 09/09/2025
Effective Date of Appraisal 09/09/2025
State Certification # 1360918
or State License #
or Other (describe) State #
State TX
Expiration Date of Certification or License 04/30/2026

ADDRESS OF PROPERTY APPRAISED
6447 Mondean St
San Antonio, TX 78240
APPRAISED VALUE OF SUBJECT PROPERTY $ 420,000

LENDER/CLIENT
Name No AMC
Company Name Xavier Martinez
Company Address 6806 Country Haven San Antonio TX 78240
Email Address xjmartinez2@gmail.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

# Uniform Residential Appraisal Report

25-35518
File # 25-35518

## SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE # 4 | | COMPARABLE SALE # 5 | | COMPARABLE SALE # 6 | |
|---|---|---|---|---|---|---|---|
| Address | 6447 Mondean St<br>San Antonio, TX 78240 | 6802 Country Dawn<br>San Antonio, TX 78240 | | 6674 Pembroke Rd<br>San Antonio, TX 78240 | | | |
| Proximity to Subject | | 0.84 miles NW | | 0.40 miles NW | | | |
| Sale Price | $ | | $ 304,000 | | $ 499,999 | | $ |
| Sale Price/Gross Liv. Area | $ sq.ft. | $ 148.95 sq.ft. | | $ 216.36 sq.ft. | | $ sq.ft. | |
| Data Source(s) | | Sabor#1822333;DOM 114 | | Sabor#1880940;DOM 68 | | | |
| Verification Source(s) | | County Tax Rec/Listing Office | | County Tax Rec/Listing Office | | County Tax Rec/Listing Office | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sales or Financing Concessions | | ArmLth<br>FHA;0 | 0 | Listing | 0 | | |
| Date of Sale/Time | | s02/25;c01/25 | 0 | Active | 0 | | |
| Location | N;Res; | N;Res; | | N;Res; | | | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | | |
| Site | 29621 sf | 12591 sf | +39,096 | 1.11 ac | -43,000 | | |
| View | N;Res; | N;Res; | | N;Res; | | | |
| Design (Style) | DT2;Neoeclectic | DT1;Ranch | 0 | DT1;Ranch | 0 | | |
| Quality of Construction | Q4 | Q4 | | Q4 | | | |
| Actual Age | 46 | 41 | 0 | 56 | 0 | | |
| Condition | C3 | C3 | | C3 | | | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 7 / 3 / 2.1 | 6 / 3 / 2.0 | +5,000 | 7 / 4 / 2.0 | +5,000 | / / | |
| Gross Living Area | 2,479 sq.ft. | 2,041 sq.ft. | +32,900 | 2,311 sq.ft. | +12,600 | sq.ft. | |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | | | |
| Functional Utility | Average | Average | | Average | | | |
| Heating/Cooling | FWA/CAC | FWA/CAC | | FWA/CAC | | | |
| Energy Efficient Items | None | None | | None | | | |
| Garage/Carport | 2ga2dw | 2ga2dw | | 3ga3dw | -5,000 | | |
| Porch/Patio/Deck | Patio | Patio | | Patio | | | |
| Fireplace | 1 Fireplace | 1 Fireplace | | 1 Fireplace | | | |
| Pool | None | None | | None | | | |
| | | | | | | | |
| Net Adjustment (Total) | | ☒ + ☐ - | $ 76,996 | ☐ + ☒ - | $ -30,400 | ☐ + ☐ - | $ |
| Adjusted Sale Price of Comparables | | Net Adj. 25.3 %<br>Gross Adj. 25.3 % | $ 380,996 | Net Adj. 6.1 %<br>Gross Adj. 13.1 % | $ 469,599 | Net Adj. %<br>Gross Adj. % | $ |

## 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) | SABOR/Datamaster | SABOR/Datamaster | SABOR/Datamaster | SABOR/Datamaster |
| Effective Date of Data Source(s) | 09/09/2025 | 09/09/2025 | 09/09/2025 | |

Analysis of prior sale or transfer history of the subject property and comparable sales

## ANALYSIS / COMMENTS

Analysis/Comments

# 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 |
|---|---|---|
| A | Adverse | Location & View |
| ac | Acres | Area, Site |
| AdjPrk | Adjacent to Park | Location |
| AdjPwr | Adjacent to Power Lines | Location |
| ArmLth | Arms Length Sale | Sale or Financing Concessions |
| AT | Attached Structure | Design (Style) |
| B | Beneficial | Location & View |
| ba | Bathroom(s) | Basement & Finished Rooms Below Grade |
| br | Bedroom | Basement & Finished Rooms Below Grade |
| BsyRd | Busy Road | Location |
| c | Contracted Date | Date of Sale/Time |
| Cash | Cash | Sale or Financing Concessions |
| Comm | Commercial Influence | Location |
| Conv | Conventional | Sale or Financing Concessions |
| cp | Carport | Garage/Carport |
| CrtOrd | Court Ordered Sale | Sale or Financing Concessions |
| CtySky | City View Skyline View | View |
| CtyStr | City Street View | View |
| cv | Covered | Garage/Carport |
| DOM | Days On Market | Data Sources |
| DT | Detached Structure | Design (Style) |
| dw | Driveway | Garage/Carport |
| e | Expiration Date | Date of Sale/Time |
| Estate | Estate Sale | Sale or Financing Concessions |
| FHA | Federal Housing Authority | Sale or Financing Concessions |
| g | Garage | Garage/Carport |
| ga | Attached Garage | Garage/Carport |
| gbi | Built-in Garage | Garage/Carport |
| gd | Detached Garage | Garage/Carport |
| GlfCse | Golf Course | Location |
| Glfvw | Golf Course View | View |
| GR | Garden | Design (Style) |
| HR | High Rise | Design (Style) |
| in | Interior Only Stairs | Basement & Finished Rooms Below Grade |
| Ind | Industrial | Location & View |
| Listing | Listing | Sale or Financing Concessions |
| Lndfl | Landfill | Location |
| LtdSght | Limited Sight | View |
| MR | Mid-rise | Design (Style) |
| Mtn | Mountain View | View |
| N | Neutral | Location & View |
| NonArm | Non-Arms Length Sale | Sale or Financing Concessions |
| o | Other | Basement & Finished Rooms Below Grade |
| O | Other | Design (Style) |
| op | Open | Garage/Carport |
| Prk | Park View | View |
| Pstrl | Pastoral View | View |
| PwrLn | Power Lines | View |
| PubTrn | Public Transportation | Location |
| 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 |
| rr | Recreational (Rec) Room | Basement & Finished Rooms Below Grade |
| RT | Row or Townhouse | Design (Style) |
| s | Settlement Date | Date of Sale/Time |
| SD | Semi-detached Structure | Design (Style) |
| 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 |
| Woods | Woods View | View |
| Wtr | Water View | View |
| WtrFr | Water Frontage | Location |
| wu | Walk Up Basement | Basement & Finished Rooms Below Grade |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

# Market Conditions Addendum to the Appraisal Report

25-35518
File No. 25-35518

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 6447 Mondean St City San Antonio State TX ZIP Code 78240

Borrower NA

**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) | 19 | 14 | 10 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Absorption Rate (Total Sales/Months) | 3.17 | 4.67 | 3.33 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Total # of Comparable Active Listings | 9 | 6 | 10 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate) | 2.8 | 1.3 | 3.0 | ☐ 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 | $304,000 | $287,500 | $325,000 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Median Comparable Sales Days on Market | 61 | 59.5 | 23 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Median Comparable List Price | $305,000 | $350,000 | $329,950 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Median Comparable Listings Days on Market | 89 | 55 | 65 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Median Sale Price as % of List Price | 97.46 | 97.84 | 98.37 | ☐ 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.). SABOR indicates there were 43 closed sales during the past 12 months and 19 of those sales contained seller concessions which is 44% of the total transactions in this market area. Prior Months 7-12: 19 Sales; 10 with concessions; 53% of sales for this period. 4-6: 14 Sales; 6 with concessions; 43% of sales for this period. 0-3: 10 Sales; 3 with concessions; 30% of sales for this period. The concessions ranged between $3 and $12,619. The median concession amount is $6,000.

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).
The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. SABOR was the data source used to complete the Market Conditions Addendum. 9/9/2025

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.
According to the data above, supply and demand are in balance with generally stable prices. Typical marketing times are under 90 days. Sellers are typically receiving 98% of asking price. While median sale prices are up for the current quarter, this is felt to be due to a small sample size and not necessarily indicative of increasing values in the area.

## 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 | Signature |
| Appraiser Name Steven Wayne Fox | Supervisory Appraiser Name |
| Company Name Peerless Appraisals, LLC | Company Name |
| Company Address 22806 Llano Sound, San Antonio, TX 78258 | Company Address |
| State License/Certification # 1360918 State TX | State License/Certification # State |
| Email Address peerlessappraisals@gmail.com | Email Address |



Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

# Subject Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |



## Subject Front

6447 Mondean St

| | |
|---|---|
| Sales Price | |
| Gross Living Area | 2,479 |
| Total Rooms | 7 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 29621 sf |
| Quality | Q4 |
| Age | 46 |



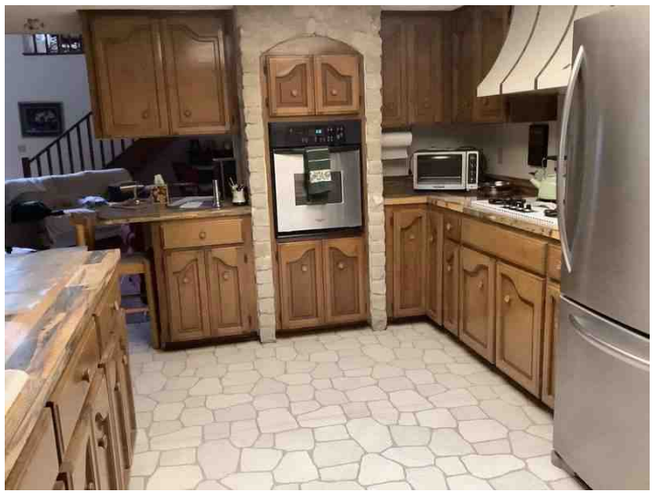
## Subject Rear



## Subject Street

# Photograph Addendum

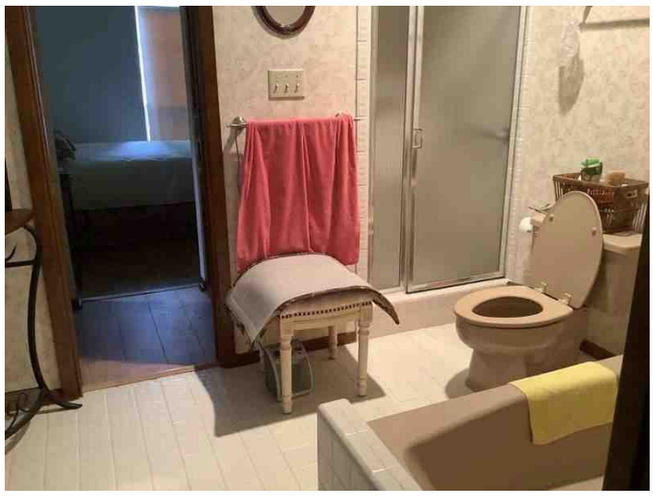
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |



**Kitchen**



**Living Room**



**Bath**



**Bedroom**



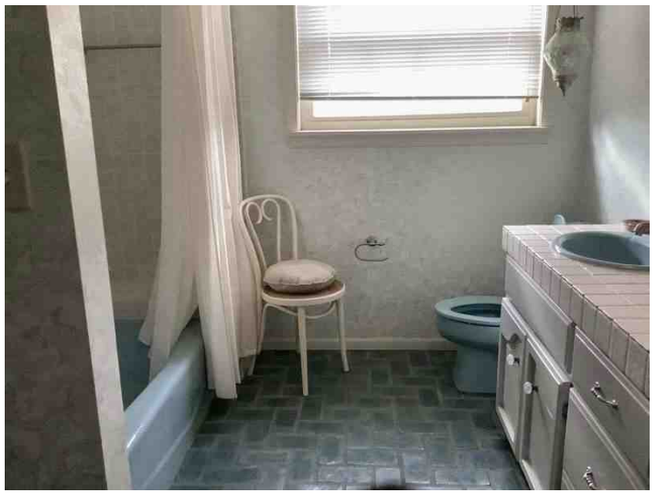
**Bedroom**



**Bedroom**

# Photograph Addendum

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |



**Bath**



**Half-Bath**



**Loft**



**Dining**



**Family**



**Nook**

# Photograph Addendum

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |



**Laundry**



**Garage Interior**



**2 Car Attached Garage**

# Comparable Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |




## Comparable 1

8815 Lost Woods

| | |
|---|---|
| Prox. to Subject | 0.39 miles S |
| Sale Price | 345,000 |
| Gross Living Area | 2,392 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 5500 sf |
| Quality | Q4 |
| Age | 38 |




## Comparable 2

8826 Lost Bnd

| | |
|---|---|
| Prox. to Subject | 0.31 miles S |
| Sale Price | 335,000 |
| Gross Living Area | 1,829 |
| Total Rooms | 6 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res; |
| Site | 9361 sf |
| Quality | Q4 |
| Age | 39 |




## Comparable 3

6639 Country View Ln

| | |
|---|---|
| Prox. to Subject | 0.37 miles NW |
| Sale Price | 465,000 |
| Gross Living Area | 1,857 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res; |
| Site | 1.11 ac |
| Quality | Q4 |
| Age | 61 |

# Comparable Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |




## Comparable 4

6802 Country Dawn

| | |
|---|---|
| Prox. to Subject | 0.84 miles NW |
| Sale Price | 304,000 |
| Gross Living Area | 2,041 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res; |
| Site | 12591 sf |
| Quality | Q4 |
| Age | 41 |




## Comparable 5

6674 Pembroke Rd

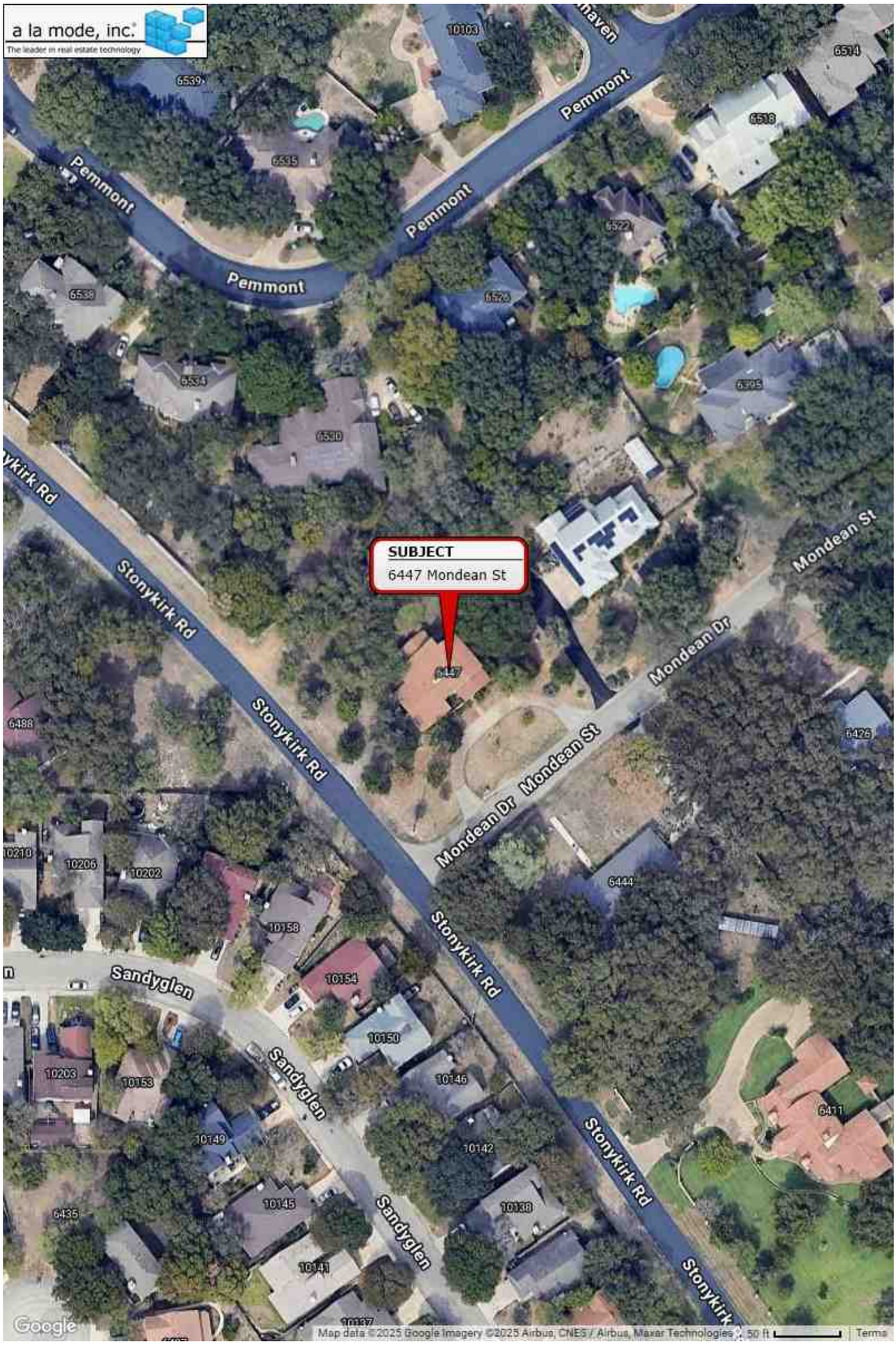
| | |
|---|---|
| Prox. to Subject | 0.40 miles NW |
| Sale Price | 499,999 |
| Gross Living Area | 2,311 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.0 |
| Location | N;Res; |
| View | N;Res; |
| Site | 1.11 ac |
| Quality | Q4 |
| Age | 56 |

## Comparable 6

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

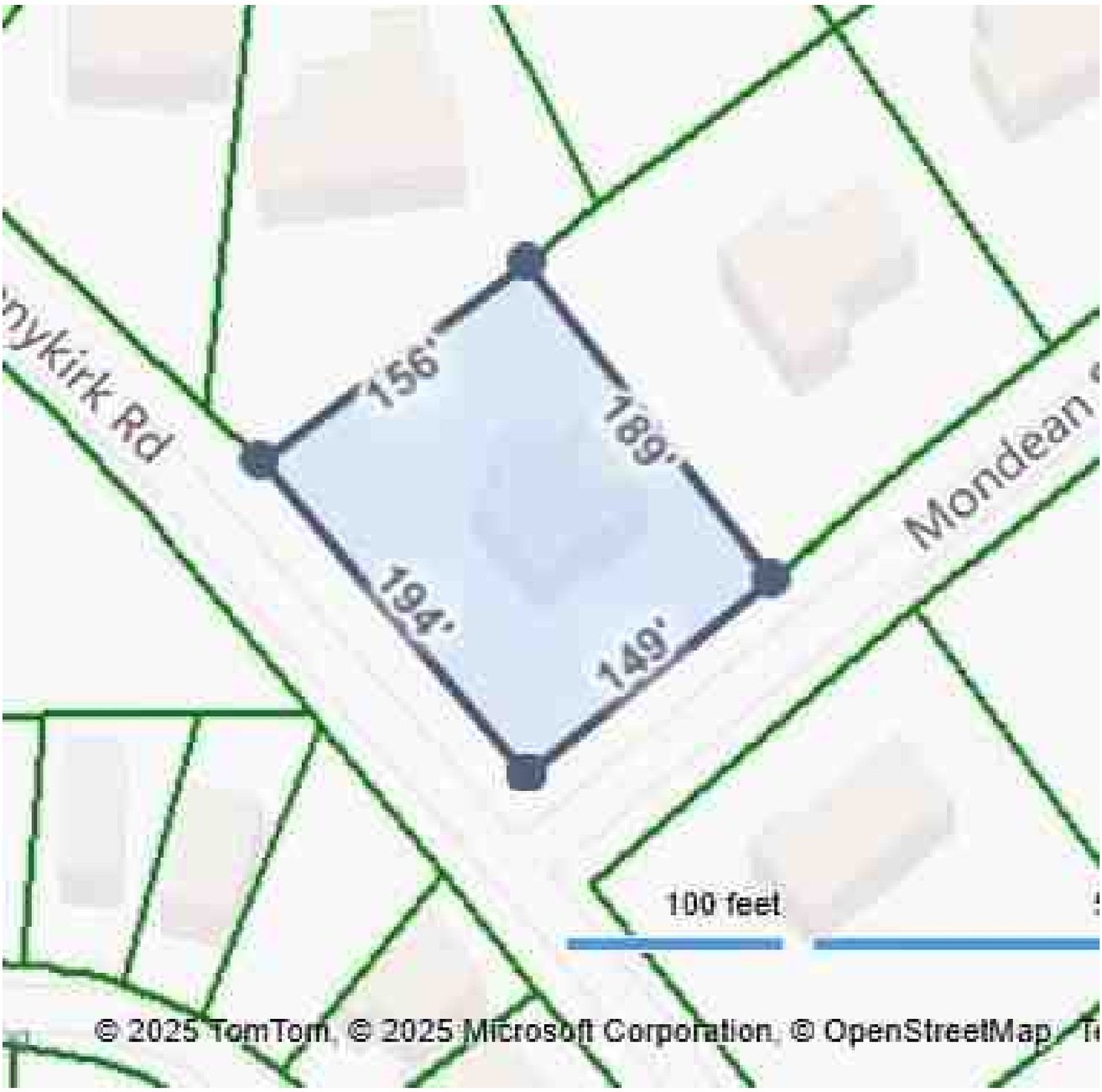
# Location Map

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |



# Plat Map

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |



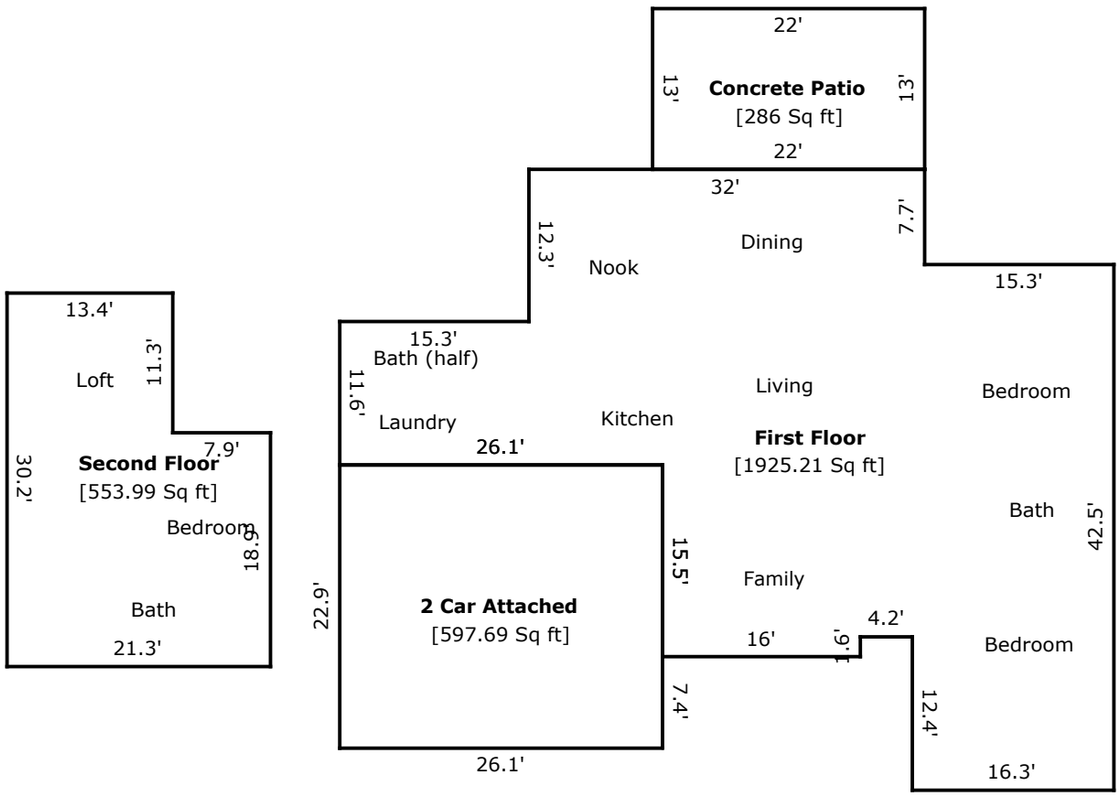
# Location Map

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |



# Building Sketch

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |




TOTAL Sketch by a la mode

**Area Calculations Summary**

| **Living Area** | | **Calculation Details** | |
|---|---|---|---|
| First Floor | 1925.21 Sq ft | 16.3 × 12.4 = | 202.12 |
| | | 11.6 × 15.3 = | 177.48 |
| | | 30.1 × 15.3 = | 460.53 |
| | | 32 × 23.9 = | 764.8 |
| | | 15.5 × 16 = | 248 |
| | | 13.9 × 5.2 = | 72.28 |
| Second Floor | 553.99 Sq ft | 21.3 × 18.9 = | 402.57 |
| | | 11.3 × 13.4 = | 151.42 |
| **Total Living Area (Rounded):** | **2479 Sq ft** | | |
| **Non-living Area** | | | |
| Concrete Patio | 286 Sq ft | 22 × 13 = | 286 |
| 2 Car Attached | 597.69 Sq ft | 22.9 × 26.1 = | 597.69 |

# USPAP ADDENDUM

25-35518
File No. 25-35518

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 days

Additional Certifications

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

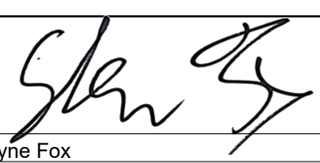
☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- 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.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or 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.
- 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 (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

**APPRAISER:**

Signature: 
Name: Steven Wayne Fox
Date Signed: 09/09/2025
State Certification #: 1360918
or State License #:
State: TX
Expiration Date of Certification or License: 04/30/2026
Effective Date of Appraisal: 09/09/2025

**SUPERVISORY APPRAISER: (only if required)**

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

# Supplemental Addendum

File No. 25-35518

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |

**Additional Comments**

## SCOPE OF WORK

Subject Property Identification:
The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

Sources of Information:
The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an “estimate” unless otherwise noted by the appraiser.

## INTENDED USERS and INTENDED USE

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

## SUBJECT SECTION

Legal Description
-The legal description as shown on pg. 1 of the report is the complete description as found in the county tax appraisal district website:*www.bcad.org*

Occupancy/Utilities
-At the time of inspection the subject property was not occupied and all utilities were on and functioning.

Predominant Price
-The subject’s estimated market value is noted to vary by a difference of 20% or more from that of the neighborhood predominant price. The subject is not felt to be an over improvement for the market.

## HIGHEST AND BEST USE

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

## SITE COMMENTS

Site Dimensions
-The subject’s actual dimensions are available in the normal course of business. A plat map has been included as supplement in this report. Site dimensions visible on the plat map (if any) are approximate and are not typically used to calculate published

site size within county tax records.

Site / Accessibility

-The Subject property is accessible year round in all types of weather conditions.

Private Septic

-The subject features a private septic system which is typical for the area and there is no significant negative impact on marketability. At present time public sewer is not available.

## ADDITIONAL FEATURES/IMPROVEMENTS

Actual Age vs. Effective Age

-It is noted that the subject's actual and effective ages differ by more than 10 years. This can be attributed to general maintenance and regular updating.

Gross Living Area (GLA)

**ANIS Measuring Method Comment: Measurements comply with ANSI standards.**

**This appraisal has been conducted using the Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®) Measuring Standard for measuring, calculating, and reporting gross living area (GLA) and non-GLA areas of the subject property.**

-The subject's GLA per local county Assessor is 2503 square feet.

-The variance from the GLA utilized in the report is nominal.

## COMMENTS ON SALES COMPARISON

Farm List / My Comparable Search Criteria

My Comparable research criteria (which is the data found in the 1004MC) consisted of properties that are within 700 sf +/-, within 15 years age of construction, which sold in the past 12 months and are located in the subject's immediate neighborhood boundaries as identified on page 1. All styles and designs were included in this search. My comparable research did not include any sales price or value parameters.

The research resulted in a total of 43 potential comparable properties to consider, of which 5 were included and gridded in this appraisal report. The comparables provided in the sales grid were selected with preference given to the most recent, most proximate and most similar in size and features. Fannie Mae guidelines of 1 mile, six months, and gross/net/individual (25%/15%/10%) were followed whenever possible.

Industry Guidelines

-Industry guidelines suggest comparable sales be within six months, one mile, and have gross adjustments less than 25%, net adjustments less than 15%, and individual adjustments not exceeding 10%. In this appraisal, these guidelines were not met.

***It was necessary to exceed the recommended six months, one mile and adjustment guideliens due to a lack of more recent comparable sales in closer proximity and the desire to make meaningful adjustments. Time adjustments were not necessary due to generally stable market conditions over the past 6-12 months. Location adjustments were not appropriate due to similar neighborhood characteristics and predominant values.

GLA Adjustments:

The GLA adjustment was derived through paired sales analysis of gridded comparables. After making adjustments for all other measurable factors between the gridded sales, an adjustment of $75 was found to be reasonable to account for the contributory value between the smaller and larger GLA sales. The GLA adjustments are felt to be reasonable, market supported and work to reconcile the comparable sales.

# Supplemental Addendum

File No. 25-35518

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |

## FINAL RECONCILIATION

-While all comparables share many meaningful attributes with the subject property and support the appraised value, Comparable 2 was given the most weight in the value conclusion due to the proximity to subject and recentness of sale.

**APPROACH(ES) TO VALUE**

Cost & Income Approaches NOT COMPLETED
The appraiser has determined that the sales comparison approach is the most relevant analysis in this assignment and that there is sufficient information to develop a credible opinion of value by this approach alone. Development of the cost and income approaches was not part of the scope of work for this assignment, nor were they necessary to develop a credible opinion of value.

## EXTRA COMMENTS

## Smoke/CO Detectors

Smoke/CO detectors were present during inspection

Subject Aerial Photo
-An aerial photo of the subject has been provided in this report.

-There IS NOT any non-residential land usage or potential external influences near the subject property.

**Energy Efficient Items Comments**

The subject has typical energy efficient items for this neighborhood and "none" in the sales grid is to imply that there are no special energy efficient features which exceed the norm for the area that would specifically contribute measurable value.

**Competency Statement**

I am competent in the property type of this assignment and competent in this geographical area of which the property for this assignment is located. I certify that I have access to the appropriate data sources for this assignment and will immediately notify the client and/or AMC in writing if I at any time determine that I am not qualified to complete this assignment. Furthermore, I am aware that any misrepresentation of competency may be subject to the mandatory reporting requirement in Section 1104.160 of the Texas Occupations Code.

## EXTRA COMMENTS

CO Detector/Water Heater Straps:

Local and state code do not require carbon monoxide detectors or water heater straps.

FIRREA Certification Statement:

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

## Appraiser Independence Statement:

# Supplemental Addendum

File No. 25-35518

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower/Client | NA | | | | | | |
| Property Address | 6447 Mondean St | | | | | | |
| City | San Antonio | County | Bexar | State | TX | Zip Code | 78240 |
| Lender | Xavier Martinez | | | | | | |

No, employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the client.

**Agricultural Exemptions Comment**

There are no agricultural exemptions on the subject property. There is no agricultural activity or incentives in this area.

## Appraiser Insurance Requirements

The appraiser is aware that the client has certain insurance requirements in place for vendors of appraisal services. Proof of insurance has been provided and is on file with the entity that engaged this appraiser.

**Disaster Declaration Comments (Severe Storms, Tornadoes, and Flooding)**

**At the time of inspection, the subject property appears to have not been adversely affected from Texas Severe Storms, Straight-line Winds, Tornadoes, and Flooding (DR-4781-TX, 4781-DR-TX Amendment 001, 4781-DR-TX Amendment 002) Incident Period: Apr 26, 2024 and continuing. Declaration Date: May 17, 2024.**

# AIR Statement

**Appraiser Independence Requirements (AIR)**
**Affidavit of Appraiser - Certification of Non-Influence**

The appraiser named respectfully submits and represents to the following:

I hereby acknowledge to the best of my ability the following:

**1.** There have been no written or verbal communications or conversations between the mortgage lender or any staff person thereof and myself, my assistant, or any other staff member working on my behalf during the completion of this particular assignment or review assignment regarding a predetermined value for the subject property of this assignment.

**2.** I acknowledge that I have not been influenced, coerced, extorted, or bribed regarding the outcome of this appraisal report, nor am I knowingly aware of being recommended by any staff member, director, or agent of the mortgage lender's loan production staff, including the loan officer, to complete this assignment.

**3.** I certify that I have been engaged to provide a complete order with the information required for me to agree and complete a full appraisal assignment that meets USPAP guidelines and standards. Included on their order form was the originating lender's company name and address for purposes of inclusion on the appraisal report. No individual names from lender's staff, including loan officer name, was provided to me. No preliminary estimation of value, loan amount, or any similar information was provided to me or communicated to me or any staff person within my company. With respect to a Purchase Transaction, the Purchase Agreement (Sales Contract) was made available in its entirety (as required by USPAP Standard Rule 1- 5a). In the event the loan is an FHA transaction, I understand that the lender may require my identity, including my State Certification number; however, no attempt was made to coerce or influence the outcome of this appraisal report.

**4.** I acknowledge that I have completed this assignment and have only acted with the highest integrity and in a manner considered ethical to my profession, and consistent both with USPAP standards and the Appraiser Independence Requirements rules and regulations.

**5.** I acknowledge that I am not an employee of nor affiliated with the mortgage lender, and that I am not a staff appraiser to any entity that is either wholly or partially owned by the lender/investor or by any entity that is owned in whole or in part by a "Settlement Services" provider. By including this document within this appraisal report, I acknowledge to the best of my ability that all of the above statements are valid and true, I have honestly agreed with them, and that I have no objections or reservations to their contrary.

# Appraiser License

STEVEN WAYNE FOX
29451 NO LE HACE DR
FAIR OAKS RANCH, TX 78015

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

## Certified Residential Real Estate Appraiser

Appraiser: **Steven Wayne Fox**
License #: **TX 1360918 R** License Expires: **04/30/2026**

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: Certified Residential Real Estate Appraiser

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

**Chelsea Buchholtz**
**Executive Director**

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

# REAL ESTATE PROFESSIONAL ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

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

## DEFENSE COSTS WITHIN LIMITS

**THIS POLICY CONTAINS PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS.**

**PLEASE READ YOUR POLICY CAREFULLY.**

**Policy Number:** NRE40PL101569-00 **Renewal of:** New

1. **Named Insured:** Peerless Appraisals, LLC
2. **Address:** 401 E Sonterra Blvd Ste 375
   San Antonio , TX 78258
3. **Policy Period:** **From: November 21, 2024** **To: November 21, 2025**
   12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.
4. **Limit of Liability:**
   **A.** Each **Claim** Limit of Liability **$ 1,000,000**
   **B.** Policy Aggregate Limit of Liability **$ 1,000,000**
5. **Deductible:** **$ 5,000** Each **Claim**
6. **Policy Premium:** **$ 5615**
7. **Retroactive Date: April 3, 2018**
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
   OREP Insurance Services: info@orep.org
   6353 El Cajon Blvd, Suite 124-605
   San Diego, CA 92115
9. **Program Administrator:** OREP Insurance Services, LLC – info@orep.org
10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

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

Date: October 16, 2024 By: Isaac Peck
Authorized Representative



Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE