

**Mines Appraisal Service**  
**14 Bobwhite Trail**  
**Cartersville, GA 30120**  
**770-382-3350**  
 45-3626039

<b>INVOICE</b>	10/16/2013 DATE	13-505 FILE NUMBER	CASE NUMBER
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**Client:** William Vannurden  
 36 Golden Eagle Drive  
 Adairsville, GA  
 30733

Item	Total
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APPRAISAL FEE FOR SERVICES RENDERED	\$ 350.00
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Borrower: N/A  
 406 Webber Road  
 Plainview, Ga 30733-9629  
 Tract 8 Tom White Survey

**Total:** \$ 350.00

Please detach and include the bottom portion with your payment... Thank You!

Inv Date	Insp Date	Appraiser	Client Case #	File #	Client Phone #
10/16/2013	10/16/2013	Robert Emmett Mines, Jr.		13-505	

<b>FROM:</b> William Vannurden 36 Golden Eagle Drive Adairsville, GA 30733	<b>PROPERTY:</b> Borrower: N/A 406 Webber Road Plainview, Ga 30733-9629	<b>Amount Due</b> \$ <u>350.00</u>
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<b>TO:</b> <b>Attention:</b>  Mines Appraisal Service 14 Bobwhite Trail Cartersville, GA 30120	<b>Amount Enclosed</b> \$ _____
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Balance Due upon receipt of Invoice  
 Please return this portion with your payment. Thank You!



**SUMMARY APPRAISAL REPORT OF  
THE PROPERTY LOCATED AT**

406 Webber Road

Plainview, Ga 30733-9629

**as of**

10/16/2013

**for**

William Vannurden  
36 Golden Eagle Drive  
Adairsville, GA  
30733

**by**

Mines Appraisal Service

14 Bobwhite Trail  
Cartersville, GA 30120

Mines Appraisal Service  
14 Bobwhite Trail  
Cartersville, GA 30120  
770-382-3350

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October 16, 2013

William Vannurden  
36 Golden Eagle Drive  
Adairsville, GA  
30733

Property - 406 Webber Road  
Plainview, Ga 30733-9629  
Borrower - N/A  
File No. - 13-505  
Case No. -

Dear :

In accordance with your request, I have prepared an appraisal of the real property located at 406 Webber Road, Plainview, Ga.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the Summary Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 10/16/2013 is :

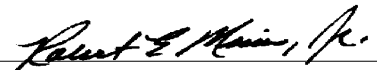
\$125,600

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Mines Appraisal Service



Robert Emmett Mines, Jr.  
GA Certification #CR005521

GA Certification #CG005521

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# Manufactured Home Appraisal Report

File # 13-505

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.

Property Address 406 Webber Road City Plainview State Ga Zip Code 30733-9629  
 Borrower N/A Owner of Public Record William Vannurden County Gordon  
 Legal Description Tract 8 Tom White Survey  
 Assessor's Parcel # 026 086 Tax Year 2012 R.E. Taxes \$ 523 Est  
 Neighborhood Name Plainview Map Reference 026 Census Tract 9707  
 Occupant  Owner  Tenant  Vacant Project Type (if applicable)  PUD  Condominium  Cooperative  Other (describe)  
 Special Assessments \$ N/A HOA \$ per year per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) Market Analysis  
 Lender/Client William Vannurden Address 36 Golden Eagle Drive, Adairsville, GA 30733  
 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 the appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). N/A

Manufactured homes located in either a condominium or cooperative project require the appraiser to inspect the project and complete the Project Information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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. N/A

Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record?  Yes  No Data Source(s) N/A  
 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: N/A

I  did  did not analyze the manufacturer's invoice. Explain the results of the analysis of the manufacturer's invoice or why the analysis was not performed.  
 None Available  
 Retailer's Name (New Construction) Unknown

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

Neighborhood Characteristics				Manufactured Housing Trends				Manufactured Housing			Present Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65.0 %	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input checked="" type="checkbox"/> Over 6 mths	60	Low New	Multi-Family	%	
Neighborhood Boundaries North by hwy 136, South by Hwy 411, East by Hwy 53, and West by 27								250	High 50+	Commercial	%	
								85	Pred. 20	Other	35.0 Vacant %	
Neighborhood Description The subject is located just off of Hwy 53 which provides good access to the City of Rome and Calhoun.												
Market Conditions (including support for the above conclusions) Marketing conditions in the subject area appear declining with marketing times between 3 and 6 months. The trend in this area is for seller to pay up to 3% in closing cost. Based on sales in this area over the past few years, property values appear stable and competitive.												
Dimensions Per Tax Assessors Parcel				Area 5.2 Acres		Shape Irregular		View Typical				
Specific Zoning Classification R3				Zoning Description Residential								
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)				Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe								
Subject is legal use.												
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements-Type	Public	Private					
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>					
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> Propane	Sanitary Sewer	<input type="checkbox"/>	Alley		<input type="checkbox"/>					
FEMA Special Flood Hazard Area		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	<input checked="" type="checkbox"/>	FEMA Map #	13129C0145D						
			FEMA Map Date	09/26/2008								
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If No, describe N/A												
Is the site size, shape and topography generally conforming to and acceptable in the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain N/A												
Is there adequate vehicular access to the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe Public Street												
Is the street properly maintained? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe Public Street												
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe												

# Manufactured Home Appraisal Report

File # 13-505

GENERAL DESCRIPTION				FOUNDATION				EXTERIOR DESCRIPTION materials/condition				INTERIOR materials/condition			
# of Units	<input checked="" type="checkbox"/> One	<input type="checkbox"/> Additions		<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Concrete Runners	Skirting	Conc Blk/Avg	Floors	Cpt/Vyl/Avg						
# of Stories	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Block & Pier	<input type="checkbox"/> Other-att. description	Exterior Walls	Vinyl/Shgt/Avg	Walls	Drywall/B.Avg						
Design (Style)	Mfg			<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Roof Surface	Comp/Shgl/Avg	Trim/Finish	Wd/stn/Avg						
# of Sections	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input checked="" type="checkbox"/> 3	Basement Area sq. ft.		Gutters & Downspouts	None/Avg	Bath Floor	Vinyl/Avg						
<input type="checkbox"/> Other				Basement Finish None %		Window Type	Vinyl/Avg	Bath Wainscot	Fbgl/Avg						
Type	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Att.	<input type="checkbox"/> S-Det./EndUnit	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Storm Sash/Insulated	Thermopane/Avg	Car Storage	<input type="checkbox"/> None						
<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed	<input type="checkbox"/> Under Const.		Evidence of <input type="checkbox"/> Infestation		Screens	None	<input checked="" type="checkbox"/> Driveway	# of Cars	Multi					
Year Built	1998	Effective Age (Yrs)	10	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Doors	6 Panel H.C.	Driveway Surface	Gravel						
Attic	<input checked="" type="checkbox"/> None			Heating	<input checked="" type="checkbox"/> FWA	<input type="checkbox"/> HWBB	<input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s)#	<input checked="" type="checkbox"/> Garage	# of Cars	3+			
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs			<input type="checkbox"/> Other	Fuel	Elec		<input type="checkbox"/> Fireplaces #	<input checked="" type="checkbox"/> Fence	<input checked="" type="checkbox"/> Carport	# of Cars	2			
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle			Cooling	<input checked="" type="checkbox"/> Central Air Conditioning			<input checked="" type="checkbox"/> Patio/Deck	<input type="checkbox"/> Porch	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Detached				
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated			<input type="checkbox"/> Individual	<input type="checkbox"/> Other			<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Other Apt	<input type="checkbox"/> Built-in					
Appliances	<input type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Disposal	<input type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> Other (describe)	Fan hood							
Finished area above grade contains:				8 Rooms	4 Bedrooms	3 Bath(s)	1,728 Square Feet of Gross Living Area Above Grade								
Describe any additions or modifications (decks, rooms, remodeling, etc.)				The subject contains the main double wide manufactured home with an addition of 16x24 addition to the rear with a kitchen, bath, den, and bedroom.											
Installer's Name				N/A	Date Installed				N/A	Model year				N/A	
Is the manufactured home attached to a permanent foundation system?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If No, describe foundation system and the manner of attachment.									
N/A															
Have the towing hitch, wheels, and axles been removed?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If No, explain.									
N/A															
Is the manufactured home permanently connected to a septic tank or sewage system and other utilities?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If No, explain									
N/A															
Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If No, explain									
N/A															
Additional features (special energy efficient items, non-realty items, etc.)				None noted											
The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide®, Marshall & Swift Residential Cost Handbook®, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.															
Quality	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent	Identify source of quality rating			Marshall & Swift						
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is in average condition as compared with manufactured homes of similar age.															
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?															
				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, describe									
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?															
				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If No, describe									
N/A															
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) Tax Assessors valuation and recent lot sales in this area.															
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW															
Source of cost data				Marsha Swift		Effective date of cost data		Current		Quality rating from cost service		Average			
OPINION OF SITE VALUE				\$		37,500				Exterior Dimensions of the Subject Unit					
Section One	672	Sq. ft. @ \$	45	\$	30,240	12	X	56	=	672	Sq. ft.				
Section Two	672	Sq. ft. @ \$	45	\$	30,240	12	X	56	=	672	Sq. ft.				
Section Three	384	Sq. ft. @ \$	45	\$	17,280	16	X	24	=	384	Sq. ft.				
Section Four		Sq. ft. @ \$		\$			X		=		Sq. ft.				
Barn, Garage, fencing, training rink				\$		37,500				Total Gross Living Area:		1,728 Sq. ft.			
				\$						Other Data Identification					
				\$						N.A.D.A. Data Identification Info: Edition Mo: Yr: N/A					
Sub-total:				\$		115,260		MH State:		Region:		Size: ft x ft.			
Cost Multiplier (if applicable):				X		.95		Gray pg.		White pg.		Black SVS pg.			
Modified Sub-total:						109,497		15 years and older Conversion Chart pg.		Yellow pg.					
Physical Depreciation or Condition Modifier:						7,965		Comments:		N/A					
Functional Obsolescence (not used for N.A.D.A.):						N/A									
External Depreciation or State Location Modifier:						N/A									
Delivery, Installation, and Setup (not used for N.A.D.A.):				\$		N/A									
Other Depreciated Site Improvements:				\$		5,000									
Market Value of Subject Site (as supported above):				\$		37,500									
Indicated Value by Cost Approach				\$		144,032		Estimated Remaining Economic Life (HUD and VA only)				35 Years			
Summary of Cost Approach															

# Manufactured Home Appraisal Report

File # 13-505

There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 35000 to \$ 95000		There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 35000 to \$ 95000					
FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
406 Webber Road Address Plainview		138 Thompson Loop Ranger		269 Pleasant Valley Road Adairsville, GA		78 Country Creek Road White, GA	
Proximity to Subject		17.10 miles NE		11.43 miles SE		22.06 miles SE	
Sale Price	\$ N/A	\$ 72,000		\$ 75,000		\$ 92,500	
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 49.45 sq. ft.		\$ 38.27 sq. ft.		\$ 58.99 sq. ft.	
Manufactured Home		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Data Source(s)		External inspection, public		External inspection, public		External inspection, public	
Verification Source(s)		FMLS		FMLS		records, mls # 3368600	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		Cash		Cash		Cash	
Concessions		Typical		Typical		Typical	
Date of Sale/Time		08/07/2013		12/18/2012	+4,500	06/10/2013	
Location	Rural	Rural		Rural		Rural	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5.2 Acres	13.62 Acres	-21,100	2.5+- Acre	+9,500	2.45 Acres	+10,500
View	Typical	Typical		Typical		Typical	
Design (Style)	Mfg	Mfg		Mfg		Mfg	
Quality of Construction	Average	Average		Average		Average	
Actual Age	A15/E5	A11/E10	+3,600	A18/E10	+3,800	A2/E2	-7,400
Condition	Average	Average		Average		Average	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	8 4 3	6 4 2	+3,000	6 3 2	+6,000	6 3 2	+6,000
Gross Living Area	1,728 sq. ft.	1,456 sq. ft.	+4,100	1,960 sq. ft.	-3,500	1,568 sq. ft.	+2,400
Basement & Finished Rooms Below Grade	Crawl Block None	Vinyl None	+2,500	Crawl Block None		Crawl Block None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Heat Pump	Heat Pump		Heat Pump		Heat Pump	
Energy Efficient Items	Average	Average		Average		Average	
Garage/Carport	3 Car Garage	None	+6,000	Carport	+5,000	2 car Det	+2,000
Porch/Patio/Deck	Wrap, Pool deck	Porch, Deck	+2,500	Porch, Deck	+2,500	Porch, Deck	+2,500
Fireplace	One	None	+1,200	One		One	
Fencing	Wood, Wire	None	+4,000	None	+4,000	Fence	
Additonal	Barn, Paddock, Storage	None	+20,000	Storage	+18,000	Storage	+18,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 25,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 49,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 34,000
Adjusted Sale Price of Comparables		Net Adj. 35.83%		Net Adj. 66.40%		Net Adj. 36.76%	
		Gross Adj. 94.44%	\$ 97,800	Gross Adj. 75.73%	\$ 124,800	Gross Adj. 52.76%	\$ 126,500

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain N/A

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) Public records

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

Data Source(s) Public Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 4).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	None Noted other	11/09/2012	None noted other	None noted other
Price of Prior Sale/Transfer	than stated above	Foreclosure	than stated above	than stated above
Data Source(s)	Public records	Public records	Public records	Public records
Effective Date of Data Source(s)	10/16/2013	10/16/2013	10/16/2013	10/16/2013

Analysis of prior sale or transfer history of the subject property and comparable sales As of the date of inspection the subject has not sold other than stated above in the past 36/12 months other than stated above. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. As information, the Fannie Mae definition of market value includes exposure time, so it is required for any appraisal where the Fannie Mae definition is used, such as lender work. t.EXPOSURE TIME: the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. \*\*\* See Additional Comments \*\*\*

Summary of Sales Comparison Approach The comparables analyzed here are recent closed sales and or listings located in the subject market area. They are the most similar and most recent sales available. All five are considered good indicators of value for the subject property. The adjustments made to the sales represent the appraiser's attempt to compensate for significantly dissimilar features or conditions. These adjustments were administered as follows. Differences in effective age were adjusted at 1% per year. Differences in the amount of gross living area was adjusted at \$15.00 per square foot. \*\*\* See Additional Comments \*\*\*

Indicated Value by Sales Comparison Approach \$ 125,600

Indicated Value by: Sales Comparison Approach \$ 125,600 Cost Approach \$ 144,032 Income Approach (if developed) \$

The subject is valued "as is".

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. The subject is valued "as is".

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 \$ 125,600 , as of 10/16/2013 , which is the date of inspection and the effective date of this appraisal.

# Manufactured Home Appraisal Report

File # 13-505

ADDITIONAL COMMENTS

INCOME PUD INFORMATION

**INCOME APPROACH TO VALUE (not required by Fannie Mae.)**

Estimated Monthly Market Rent \$ 650                      X Gross Rent Multiplier 80                      = \$ 52,000                      Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)                      Based on the similar sales in the subjects market area they ranged from a low of \$40,000 to a high of \$65000 with rental values in the area being in the range of \$500 per month to 675 per month. \*\*\* See Additional Comments \*\*\*

**PROJECT INFORMATION FOR PUDs (if applicable)**

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

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

Legal name of project                      N/A

Total number of phases                      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(s)

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.

**Manufactured Home Appraisal Report**

File # 13-505

This report form is designed to report an appraisal of a one-unit manufactured home; including a manufactured home in a planned unit development (PUD). A Manufactured home located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show 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 this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject 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.



**Manufactured Home Appraisal Report**

File # 13-505

**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 also developed the cost approach to value as support for the sales comparison approach. I have adequate comparable market and cost data to develop reliable sales comparison and cost approaches for this appraisal assignment. I further certify that I considered the income approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I 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.

**Manufactured Home Appraisal Report**

File # 13-505

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 *Robert E. Mines, Jr.*  
 Name Robert Emmett Mines, Jr.  
 Company Name Mines Appraisal Service  
 Company Address 14 Bobwhite Trail  
Cartersville, GA 30120  
 Telephone Number 770-382-3350  
 Email Address minesappraisal@bellsouth.net  
 Date of Signature and Report October 16, 2013  
 Effective Date of Appraisal 10/16/2013  
 State Certification # CR005521  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_  
 State GA  
 Expiration Date of Certification or License 09/30/2014

ADDRESS OF PROPERTY APPRAISED  
406 Webber Road  
Plainview, Ga 30733-9629

APPRAISED VALUE OF SUBJECT PROPERTY \$ 125,600

**LENDER/CLIENT**

Name \_\_\_\_\_  
 Company Name William Vannurden  
 Company Address 36 Golden Eagle Drive, Adairsville, GA 30733  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

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

**SUBJECT PROPERTY**

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

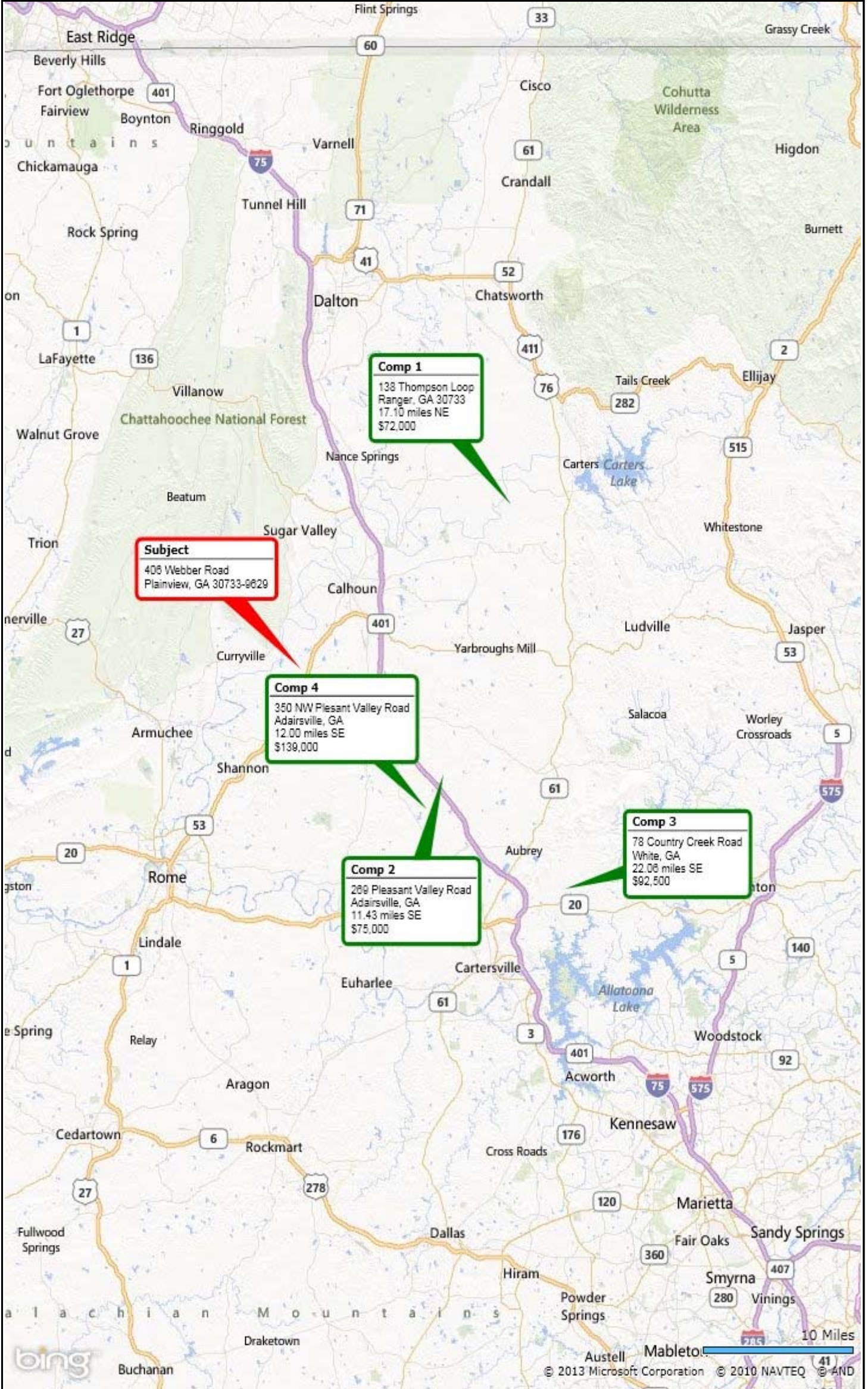
**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_



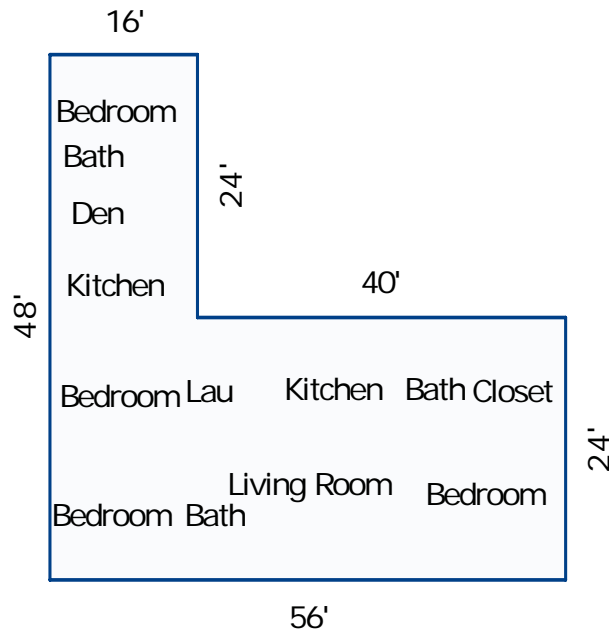
# LOCATION MAP

Borrower or Owner	N/A		
Property Address	406 Webber Road		
City	Plainview	County	Gordon
		State	Ga
		Zip Code	30733-9629
Client	William Vannurden		



# SKETCH ADDENDUM

Borrower or Owner	N/A		
Property Address	406 Webber Road		
City	Plainview	County	Gordon
		State	Ga
		Zip Code	30733-9629
Client	William Vannurden		



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1728.0	1728.0
Net LIVABLE Area		(rounded)	1728

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
56.0	x	24.0	1344.0
24.0	x	16.0	384.0
2 Items			(rounded)
			1728



# PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A						
Property Address	406 Webber Road						
City	Plainview	County	Gordon	State	Ga	Zip Code	30733-9629
Client	William Vannurden						



**FRONT VIEW OF SUBJECT PROPERTY**



**REAR VIEW OF SUBJECT PROPERTY**



**STREET SCENE OF SUBJECT PROPERTY**



**PHOTOGRAPH ADDENDUM**

Borrower or Owner N/A

Property Address 406 Webber Road

City Plainview

County Gordon

State Ga

Zip Code 30733-9629

Client William Vannurden

**COMPARABLE #1**138 Thompson Loop  
Ranger

Price	\$72,000
Price/SF	49.45
Date	08/07/2013
Age	A11/E10
Room Count	6-4-2
Living Area	1,456

**Value Indication** \$97,800**COMPARABLE #2**269 Pleasant Valley Road  
Adairsville, GA

Price	\$75,000
Price/SF	38.27
Date	12/18/2012
Age	A18/E10
Room Count	6-3-2
Living Area	1,960

**Value Indication** \$124,800**COMPARABLE #3**78 Country Creek Road  
White, GA

Price	\$92,500
Price/SF	58.99
Date	06/10/2013
Age	A2/E2
Room Count	6-3-2
Living Area	1,568

**Value Indication** \$126,500



# PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A						
Property Address	406 Webber Road						
City	Plainview	County	Gordon	State	Ga	Zip Code	30733-9629
Client	William Vannurden						



406 Webber Road  
Left side



406 Webber Road  
Right Side



406 Webber Road  
Garage

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

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

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. The separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

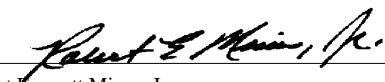


**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

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

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

**ADDRESS OF PROPERTY APPRAISED:** 406 Webber Road, Plainview, Ga 30733-9629

**APPRAISER:**  
 Signature:   
 Name: Robert Emmett Mines, Jr.  
 Date Signed: October 16, 2013  
 State Certification #: CR005521  
 or State License #: \_\_\_\_\_  
 State: GA  
 Expiration Date of Certification or License: 09/30/2014

**SUPERVISORY APPRAISER** (only if required):  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: CG005521  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Did  Did Not Inspect Property

## MANUFACTURED HOUSING APPRAISAL

Borrower	N/A		
Property Address	406 Webber Road		
City	Plainview	County	Gordon
		State	Ga
		Zip Code	30733-9629
Lender/Client	William Vannurden		

FEATURE	SUBJECT	COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6					
Address	406 Webber Road	350 NW Pleasant Valley Road													
	Plainview	Adairsville													
Proximity to Subject		12.00 miles SE													
Sale Price	\$	N/A		\$	139,000		\$			\$			\$		
Sale Price/Gross Liv. Area	\$	sq. ft.		\$	63.18		\$	sq. ft.		\$	sq. ft.		\$	sq. ft.	
Manufactured Home		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No				
Data Source(s)		FMLS, Pub records													
Verification Source(s)		Inspection													
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment			DESCRIPTION	+(-)\$ Adjustment			DESCRIPTION	+(-)\$ Adjustment				
Sale or Financing		Active													
Concessions		Listing													
Date of Sale/Time		Current	-13,900												
Location	Rural	Rural													
Leasehold/Fee Simple	Fee Simple	Fee Simple													
Site	5.2 Acres	12.00	-17,000												
View	Typical	Typical													
Design (Style)	Mfg	MFG													
Quality of Construction	Average	Average													
Actual Age	A15/E5	A34/E5													
Condition	Average	Average													
Above Grade	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths
Room Count	8	4	3	7	4	2									
Gross Living Area	1,728	sq. ft.		2200Est	sq. ft.		sq. ft.				sq. ft.				
Basement & Finished	Crawl Block	Crawl/Block													
Rooms Below Grade	None	None													
Functional Utility	Average	Average													
Heating/Cooling	Heat Pump	Heat Pump													
Energy Efficient Items	Average	Average													
Garage/Carport	3 Car Garage	1 Car Garage				+4,000									
Porch/Patio/Deck	Wrap, Pool deck	Porch				+2,500									
Fireplace	One	One													
Fencing	Wood,Wire	None				+4,000									
Additonal	Barn,Paddock,Storage	None				+20,000									
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$		-3,500		<input type="checkbox"/> + <input type="checkbox"/> -		\$		<input type="checkbox"/> + <input type="checkbox"/> -		\$	
Adjusted Sale Price		Net Adj. 2.52%				Net Adj. %				Net Adj. %					
of Comparables		Gross Adj. 52.16%				135,500				Gross Adj. %					
ITEM	SUBJECT	COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6					
Date of Prior Sale/Transfer	None Noted other	None													
Price of Prior Sale/Transfer	than stated above	Noted with in the past 12 months													
Data Source(s)	Public records	Pub Records													
Effective Date of Data Source(s)	10/16/2013	10/16/2013													
<b>Comment on Sales Comparison</b>		Comparables 4 is a current listing in the subjects market area. Additional adjustments were applied for differences in listings vs sales.													

# PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A						
Property Address	406 Webber Road						
City	Plainview	County	Gordon	State	Ga	Zip Code	30733-9629
Client	William Vannurden						



406 Webber Road  
Left side



406 Webber Road  
Right Side



406 Webber Road  
Garage



# PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A						
Property Address	406 Webber Road						
City	Plainview	County	Gordon	State	Ga	Zip Code	30733-9629
Client	William Vannurden						



406 Webber Road  
Barn



406 Webber Road  
Training Rink



406 Webber Road  
Above Ground Pool

# PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A						
Property Address	406 Webber Road						
City	Plainview	County	Gordon	State	Ga	Zip Code	30733-9629
Client	William Vannurden						



406 Webber Road  
Additonal Kitchen



406 Webber Road  
BEDROOM



406 Webber Road  
BATH



# PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A						
Property Address	406 Webber Road						
City	Plainview	County	Gordon	State	Ga	Zip Code	30733-9629
Client	William Vannurden						



406 Webber Road  
BEDROOM



406 Webber Road  
BATH



406 Webber Road  
Garage Interior

# PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A						
Property Address	406 Webber Road						
City	Plainview	County	Gordon	State	Ga	Zip Code	30733-9629
Client	William Vannurden						



406 Webber Road  
KITCHEN



406 Webber Road  
BEDROOM



406 Webber Road  
BATH

# PHOTOGRAPH ADDENDUM

Borrower or Owner N/A

Property Address 406 Webber Road

City Plainview

County Gordon

State Ga

Zip Code 30733-9629

Client William Vannurden



406 Webber Road  
BEDROOM



406 Webber Road  
BEDROOM



191 Town Creek Drive



**DEPARTMENT OF HOMELAND SECURITY  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
STANDARD FLOOD HAZARD DETERMINATION FORM (SFDHF)**

See The Attached  
Instructions

**O.M.B. No. 1660-0040  
Expires December 31, 2011**

**SECTION I - LOAN INFORMATION**

1. LENDER NAME AND ADDRESS  William Vannurden 36 Golden Eagle Drive Adairsville, GA 30733		2. COLLATERAL (Building/Mobile Home/Personal Property) PROPERTY ADDRESS (Legal Description may be attached)  406 Webber Road Plainview, Ga 30733-9629		
3. LENDER ID NO.	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED		

**SECTION II**

**A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION**

1. NFIP Community Name  UNINCORPORATED AREA	2. County(ies)	3. State	4. NFIP Community Number  130094
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**B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME**

1. NFIP Map Number or Community-Panel Number (Community Name, if not the same as "A")	2. NFIP Map Panel Effective/ Revised Date	3. LOMA/LOMR	4. Flood Zone	5. No NFIP Map
13129C0145D	09/26/2008	<input type="checkbox"/> Yes  Date	X	<input type="checkbox"/>

**C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply)**

1.  Federal Flood Insurance is available (Community participates in NFIP).  Regular Program  Emergency Program of NFIP
2.  Federal Flood Insurance is not available because community is not participating in the NFIP.
3.  Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.  
CBRA/OPA Designation Date: \_\_\_\_\_

**D. DETERMINATION**

**IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA  
(ZONES CONTAINING THE LETTERS "A" OR "V"?)**  YES  NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.  
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.

**E. COMMENTS (Optional)**

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

**F. PREPARER'S INFORMATION**

NAME, ADDRESS, TELEPHONE NUMBER (if other than Lender)  Robert Emmett Mines, Jr. 14 Bobwhite Trail Cartersville, GA 30120 770-382-3350	DATE OF DETERMINATION
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**STANDARD FLOOD HAZARD DETERMINATION FORM INSTRUCTIONS  
PAPERWORK BURDEN DISCLOSURE NOTICE**

Public reporting burden for this data collection is estimated to average 20 minutes per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472, Paperwork Reduction Project (1660-0040) **NOTE: Please do not send your completed form to the above address.**

**SECTION 1**

1. **LENDER NAME:** Enter lender name and address.
2. **COLLATERAL (Building/Mobile Home/Personal Property) PROPERTY ADDRESS:** Enter property address for the insurable collateral. In rural areas, a postal address may not be sufficient to locate the property. In these cases, legal property descriptions may be used and may be attached to the form if space provided is insufficient.
3. **LENDER ID NO:** The lender funding the loan should identify itself as follows: FDIC-insured lenders should indicate their FDIC Insurance Certificate Number; Federally-insured credit unions should indicate their charter/insurance number; Farm Credit institutions should indicate their UNINUM number. Other lenders who fund loans sold to or securitized by FNMA or FHLMC should enter FNMA or FHLMC seller/service number.
4. **LOAN IDENTIFIER:** Optional. May be used by lenders to conform with their individual method of identifying loans.
5. **AMOUNT OF FLOOD INSURANCE REQUIRED:** Optional. The minimum federal requirement for this amount is the lesser of: the outstanding principal loan balance; the value of the improved property, mobile home and/or personal property used to secure the loan; or the maximum statutory limit of flood insurance coverage. Lenders may exceed the minimum federal requirements. National Flood Insurance Program (NFIP) policies do not provide coverage in excess of the value of the building/mobile home/personal property.

**SECTION 2**

**A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION**

1. **NFIP Community Name.** Enter the complete name of the community (as indicated on the NFIP map) in which the building or mobile home is located. Under the NFIP, a community is the political unit that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. A community may be any State or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or Alaska Native village or authorized native organization. (Examples: Brewer, City of; Washington, Borough of; Worchester, Township of; Baldwin County; Jefferson Parish) For a building or mobile home that may have been annexed by one community but is shown on another community's NFIP map, enter the Community Name for the community with land-use jurisdiction over the building or mobile home.
2. **County(ies).** Enter the name of the county or counties in which the community is located. For unincorporated areas of a county, enter "unincorporated areas." For independent cities, enter "independent city."
3. **State.** Enter the two-digit state abbreviation. (Examples: VA, TX, CA)
4. **NFIP Community Number.** Enter the 6-digit NFIP community number. This number can be determined by consulting the NFIP Community Status Book or can be found on the NFIP map; copies of either can be obtained from FEMA's Website <http://msc/fema.gov> or by calling 1-800-358-9616. If no NFIP Community Number exists for the community, enter "none."

**B. NFIP DATA AFFECTING BUILDING/MOBILE HOME**

The information in this section (excluding the LOMA/LOMR information) is obtained by reviewing the NFIP map on which the building/mobile home is located. The current NFIP map may be obtained from FEMA by calling 1-800-358-9616. Scanned copies of the NFIP maps can be viewed on FEMA's website at <http://msc.fema.gov>. Note that even when an NFIP map panel is not printed, it may be reflected on a community's NFIP map index with its proper number, date, and flood zone indicated; enter these data accordingly.

1. NFIP Map Number or Community-Panel Number. Enter the 11-digit number shown on the NFIP map that covers the building or mobile home. (Examples: 480214 0022C; 58103C0075F). Some older maps will have a 9-digit number (Example: 12345601A). Note that the first six digits will not match the NFIP Community Number when the sixth digit is a "C" or when one community has annexed land from another but the NFIP map has not yet been updated to reflect this annexation. When the sixth digit is a "C", the NFIP map is in countywide format and shows the flood hazards for the geographic areas of the county on one map, including flood hazards for incorporated communities and for any unincorporated county contained within the county's geographic limits. Such countywide maps will list an NFIP Map Number. For maps not in such countywide format, the NFIP will list a Community-Panel Number on each panel. If no NFIP map is in effect for the location of the building or mobile home, enter "none."

2. NFIP Map Panel Effective/Revised Date. Enter the map effective date or the map revised date shown on the NFIP map. (Example: 6/15/93) This will be the latest of all dates shown on the map.

3. LOMA/LOMR. If a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) has been issued by FEMA since the current Map Panel Effective/Revised Date that revises the flood hazards affecting the building or mobile home, check "yes" and specify the date of the letter; otherwise, no entry is required. Information on LOMAs and LOMRs is available from the following sources:

\* The community's official copy of its NFIP map should have a copy of all subsequently-issued LOMAs and LOMRs attached to it.

\* For LOMAs and LOMRs issued on or after October 1, 1994, FEMA publishes a list of these letters twice a year as a compendium in the Federal Register. This information is also available on FEMA's website at <http://msc.fema.gov>.

\* A subscription service providing digitized copies of these letters on CD-ROM is also available by calling 1-800-358-9616.

4. Flood Zone. Enter the flood zone(s) covering the building or mobile home. (Examples: A, AE, A4, AR, AR/A, AR/AE, AR/AO, V, VE, V12, AH, AO, B, C, X, D) If any part of the building or mobile home is within the Special Flood Hazard Area (SFHA), the entire building or mobile home is considered to be in the SFHA. All flood zones beginning with the letter "A" or "V" are considered Special Flood Hazard Areas (SFHAs). Each flood zone is defined in the legend of the NFIP map on which it appears. If there is no NFIP map for the subject area, enter "none."

5. No NFIP Map. If no NFIP map covers the area where the building or mobile home is located, check this box.

C. FEDERAL FLOOD INSURANCE AVAILABILITY. Check all boxes that apply; however, note that boxes 1 (Federal Flood Insurance is available ...) and 2 (Federal Flood Insurance is not available ...) are mutually exclusive. Federal flood insurance is available to all residents of a community that participates in the NFIP. Community participation status can be determined by consulting the NFIP Community Status Book, which is available from FEMA and at <http://msc.fema.gov>. The NFIP Community Status Book will indicate whether or not the community is participating in the NFIP and whether participation is in the Emergency or Regular Program. If the community participates in the NFIP, check either Regular Program or Emergency Program. To obtain Federal flood insurance, a copy of this completed form may be provided to an insurance agent.

Federal flood insurance is prohibited in designated Coastal Barrier Resources Areas (CBRA) and Otherwise Protected Areas (OPAs) for buildings or mobile homes built or substantially improved after the date of the CBRA or OPA designation. Information about the Coastal Barrier Resources System may be obtained on FEMA's website at <http://www.fema.gov/nfip/cobra.shtm>.

D. DETERMINATION. If any portion of the building/mobile home is in an identified Special Flood Hazard Area (SFHA), check yes (flood insurance is required). If no portion of the building/mobile home is in an identified SFHA, check no. If no NFIP map exists for the community, check no. If no NFIP map exists, Section B5 should also be checked.

E. COMMENTS. Optional.

F. PREPARER'S INFORMATION. If other than the lender, enter the name, address, and telephone number of the company or organization performing the flood hazard determination. An individual's name may be included, but is not required.

Date of Determination. Enter date on which flood hazard determination was completed.

MULTIPLE BUILDINGS: If the loan collateral includes more than one building, a schedule for the additional buildings/mobile homes indicating the determination for each may be attached. Otherwise, a separate form must be completed for each building or mobile home. Any attachments should be noted in the comment section. A separate flood insurance policy is required for each building or mobile home.

GUARANTEES REGARDING INFORMATION: Determinations on this form made by persons other than the lender are acceptable only to the extent that the accuracy of the information is guaranteed.

FORM AVAILABILITY: Copies of this form are available from the FEMA fax-on-demand line by calling (202) 646-FEMA and requesting form #23103. Guidance on using the form in a printed, computerized, or electronic format is contained in form #23110. This information is also available on FEMA's website <http://www.fema.gov/nfip/sfhdform.shtm>.

PURPOSE OF FORM: In accordance with P.L. 103-325, Sec. 1365, (b) (1), this form has been designated to facilitate compliance with the flood insurance purchase requirements of the National Flood Insurance Reform Act of 1994.

**DEPARTMENT OF HOMELAND SECURITY  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
STANDARD FLOOD HAZARD DETERMINATION**

*See The Attached  
Instructions*

*O.M.B. No. 1660-0040  
Expires October 31, 2008*

**SECTION I - LOAN INFORMATION**

<b>1. LENDER NAME AND ADDRESS</b>  William Vannurden 36 Golden Eagle Drive Adairsville, GA 30733	<b>2. COLLATERAL (Building/Mobile Home Personal Property) PROPERTY ADDRESS</b> <i>(Legal Description may be attached)</i>  406 Webber Road Plainview, Ga 30733-9629	
<b>3. LENDER ID. NO.</b>	<b>4. LOAN IDENTIFIER</b>	<b>5. AMOUNT OF FLOOD INSURANCE REQUIRED</b> \$

**SECTION II****A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION**

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
UNINCORPORATED AREA			130094

**B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME**

1. NFIP Map Number or Community-Panel Number (Community Name, if not the same as "A")	2. NFIP Map Panel Effective/ Revised Date	3. LOMA/LOMR	4. Flood Zone	5. No NFIP Map
13129C0145D	09/26/2008	<input type="checkbox"/> _____ Yes Date	X	<input type="checkbox"/>

**C. NATIONAL FLOOD INSURANCE AVAILABILITY (CHECK ALL THAT APPLY)**

1.  Federal Flood Insurance is available (*community participates in NFIP*).  Regular Program  Emergency Program of NFIP
2.  Federal Flood Insurance is not available because community is not participating in the NFIP.
3.  Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA), Federal Flood Insurance may not be available.  
 CBRA designation date: \_\_\_\_\_

**D. DETERMINATION**

**IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA  
(ZONES BEGINNING WITH LETTERS "A" OR "V")?  YES  NO**

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.

If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.

**E. COMMENTS (Optional):**

**This determination is based on examining the NFIP map, any Federal Emergency Management Agency revision to it, and any other information needed to locate the building/mobile home on the NFIP map.**

**F. PREPARER'S INFORMATION**

NAME, ADDRESS, TELEPHONE NUMBER <i>(if other than Lender)</i>	DATE OF DETERMINATION
Mines Appraisal Service 14 Bobwhite Trail Cartersville, GA 30120 770-382-3350 Robert Emmett Mines, Jr., GA Certification# CR005521 expires 09/30/2014	

