

## APPRAISAL OF REAL PROPERTY



**Date of Valuation:**

03/16/2011

**Located At:**

Listing Appraisal Sample  
Newtown, PA 18940

**For:**

Sample

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## SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	Listing Appraisal Sample
	Legal Description	Newtown, PA 18940
	City	Newtown
	County	Bucks
	State	PA
	Zip Code	18940
	Census Tract	1052.04
	Map Reference	37964
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower/Client	N/A
	Lender	Sample
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,926
	Price per Square Foot	\$
	Location	Average
	Age	23 Years
	Condition	Good
	Total Rooms	8
	Bedrooms	3
	Baths	2.5
APPRAISER	Appraiser	James Dougherty
	Date of Appraised Value	03/16/2011
VALUE	Opinion of Value	\$ 405,000

**UNIFORM RESIDENTIAL APPRAISAL REPORT**

File No. 110078

**Property Description**  
 Property Address Listing Appraisal Sample City Newtown State PA Zip Code 18940  
 Legal Description See Title report County Bucks  
 Assessor's Parcel No. Sample Tax Year 2010 R.E. Taxes \$ 5,443 Special Assessments \$ N/A  
**SUBJECT**  
 Borrower N/A Current Owner Sample Occupant:  Owner  Tenant  Vacant  
 Property rights appraised  Fee Simple  Leasehold Project Type  PUD  Condominium (HUD/VA only) HOA \$ 568.00/year /Mo.  
 Neighborhood or Project Name Kirkwood Map Reference 37964 Census Tract 1052.04  
 Sale Price \$ N/A Date of Sale N/A Description and \$ amount of loan charges/concessions to be paid by seller N/A  
 Lender/Client Sample Address Sample  
 Appraiser James Dougherty Address 214 N Pine Street, Langhorne, PA 19047

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant occupancy	Single family housing		Present land use %		Land use change	
Built up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner 95	PRICE \$ (000)	AGE (yrs)	One family	78	<input checked="" type="checkbox"/> Not likely
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 04	163	Low	2-4 family	0	<input type="checkbox"/> In process	To: <u>N/A</u>
Property values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	1,475	High	Multi-family	2		
Demand/supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply	<input type="checkbox"/> Vac. (over 5%)	Predominant		Commercial	5		
Marketing time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.		376	20	Other	15		

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

Neighborhood boundaries and characteristics: Bounded by Newtown Township limits.

**NEIGHBORHOOD**  
 Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):  
The subject is located in Kirkwood, an established PUD consisting of a mix of detached single family homes and clusters of single family townhomes. The surrounding Newtown market area consists predominately of detached single family homes of varying ages and styles. Clusters of single family townhomes are scattered throughout the subject market area. Shopping, schools, Houses of worship, public transport, and employment centers are all located within the subject market area. No factors noted to detract from property values.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):  
Market statistics demonstrate that prices have remained stable in the subject market area in last 12 months. The following statistics are based on detached 3-bedroom + sales and listings in the subject market area priced between \$375,000 to \$450,000. There were 6 settled sales in the last six months. Their avg DOM was 119 days. Presently there are 6 listings. Their avg DOM is 134 days. That equates to approximately 6 months of supply. It is your Appraiser's opinion that the federal government's home buyer tax credit program along with the stimulus programs are responsible for the current stable conditions. It is anticipated that market conditions should worsen now that the home buyer tax credit program has expired and the majority of the stimulus money has been spent. In addition, there is a dearth of buyers this year as they were accelerated into last year's market place.

**PUD**  
 Project Information for PUDs (if applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)?  Yes  No  
 Approximate total number of units in the subject project N/A Approximate total number of units for sale in the subject project N/A  
 Describe common elements and recreational facilities: N/A

Dimensions	<u>80' x 115'</u>			Topography	<u>Generally Level</u>	
Site area	<u>.21 Acre</u>			Size	<u>Average for area</u>	
Specific zoning classification and description	<u>R1, Residential</u>			Shape	<u>Rectangular</u>	
Zoning compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning			Drainage	<u>Appears adequate</u>	
Highest & best use as improved:	<input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)			View	<u>Tennis Court/Sports Court</u>	
Utilities	Public	Other	Off-site Improvements	Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Street	<u>Macadam</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Curb/gutter	<u>Concrete</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>		Sidewalk	<u>Concrete</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary sewer	<input checked="" type="checkbox"/>		Street lights	<u>Incandescent</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm sewer	<input checked="" type="checkbox"/>		Alley	<u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	<u>Average for area</u>					
Driveway Surface	<u>Macadam</u>					
Apparent easements	<u>None Noted</u>					
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
FEMA Zone	<u>X</u> Map Date <u>5/18/1999</u>					
FEMA Map No.	<u>42017C0431F</u>					

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): No apparent adverse easements, encroachments, or environmental conditions were readily observable. This appraisal is made based on the assumption that none exist. The rear of the subject site abuts the community tennis courts/sports court. Due to the noise this is deemed to be a negative locational external influence.

<b>GENERAL DESCRIPTION</b>	<b>EXTERIOR DESCRIPTION</b>		<b>FOUNDATION</b>		<b>BASEMENT</b>		<b>INSULATION</b>	
No. of Units	<u>1</u>		Foundation	<u>Poured Conc</u>	Slab	<u>None</u>	Area Sq. Ft.	<u>1,070</u>
No. of Stories	<u>2</u>		Exterior Walls	<u>Vinyl Siding</u>	Crawl Space	<u>None</u>	% Finished	<u>50%</u>
Type (Det./Att.)	<u>Detached</u>		Roof Surface	<u>Fib Shingle</u>	Basement	<u>100%</u>	Ceiling	<u>Drywall</u>
Design (Style)	<u>Colonial</u>		Gutters & Dwnspts.	<u>Aluminum</u>	Sump Pump	<u>Yes</u>	Walls	<u>Drywall</u>
Existing/Proposed	<u>Existing</u>		Window Type	<u>Vinyl D/H</u>	Dampness	<u>None Noted</u>	Floor	<u>WW Carpet</u>
Age (Yrs.)	<u>23 Years</u>		Storm/Screens	<u>Insul Glass/yes</u>	Settlement	<u>None Noted</u>	Outside Entry	<u>None</u>
Effective Age (Yrs.)	<u>12 Years</u>		Manufactured House	<u>No</u>	Infestation	<u>None Noted</u>	Below Grade Bsmt	<u></u>

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement							x			x		1,070
Level 1	x	1	1	1		1			.5			1,070
Level 2								3	2		Sitting Rm	857

Finished area above grade contains: 8 Rooms; 3 Bedroom(s); 2.5 Bath(s); 1,927 Square Feet of Gross Living Area

<b>INTERIOR</b>	Materials/Condition	<b>HEATING</b>	Type	<u>FWA</u>	<b>KITCHEN EQUIP.</b>	Refrigerator	<input type="checkbox"/>	<b>ATTIC</b>	None	<input type="checkbox"/>	<b>AMENITIES</b>	Fireplace(s) #	<u>None</u>	<input type="checkbox"/>	<b>CAR STORAGE:</b>	None	<input type="checkbox"/>
Floors	<u>WW,HW,Ceram,Lam/Gd</u>	Fuel	<u>Gas</u>	Range/Oven	<input checked="" type="checkbox"/>	Stairs	<input type="checkbox"/>	Patio	<u>Stone</u>	<input checked="" type="checkbox"/>	Deck	<u>Wood</u>	<input checked="" type="checkbox"/>	Attached	<u>2 car</u>		
Walls	<u>Drywall/Avg/Good</u>	Condition	<u>Good</u>	Disposal	<input checked="" type="checkbox"/>	Drop Stair	<input checked="" type="checkbox"/>	Porch	<u>Small</u>	<input checked="" type="checkbox"/>	Fence	<u>None</u>	<input type="checkbox"/>	Detached			
Trim/Finish	<u>Wood/Avg</u>	COOLING	Central	<u>Yes</u>	Fan/Hood	<input type="checkbox"/>	Floor	<input type="checkbox"/>	Pool	<u>None</u>	<input type="checkbox"/>	Carport		Built-In			
Bath Floor	<u>Ceramic/Good</u>	Other	<u>No</u>	Microwave	<input checked="" type="checkbox"/>	Heated	<input type="checkbox"/>	Driveway	<u>2 car</u>								
Bath Wainscot	<u>None</u>	Condition	<u>Avg</u>	Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>										

Additional features (special energy efficient items, etc.): 200-amp incoming electric service. Small front porch. Small stone patio. Upgraded wood deck. Updated kitchen contained cherrywood wall and base cabinets of average quality, granite counters, and stainless steel appliances. Professionally finished basement.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: See attached "condition of the improvements" addendum.

**COMMENTS**  
 Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: The value estimate is based upon the assumption that the subject property is not negatively affected by hazardous substances detrimental to environmental conditions.

# UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 110078

**Valuation Section**

<p>ESTIMATED SITE VALUE ..... = \$ <u>N/A</u></p> <p>ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:</p> <p>Dwelling 1,927 Sq. Ft. @\$ _____ = \$ _____</p> <p>1,070 Sq. Ft. @\$ _____ = _____</p> <p>_____ = _____</p> <p>Garage/Carport 410 Sq. Ft. @\$ _____ = _____</p> <p>Total Estimated Cost New ..... = \$ _____</p> <p>Less Physical Functional External</p> <p>Depreciation ..... = \$ _____</p> <p>Depreciated Value of Improvements ..... = \$ _____</p> <p>"As-is" Value of Site Improvements ..... = \$ _____</p> <p><b>INDICATED VALUE BY COST APPROACH</b> ..... = \$ <u>N/A</u></p>	<p>Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): <u>Due to the age of the improvement(s), the cost approach was not necessary or applicable. Also, Buyers and sellers do not rely on this approach to help determine pricing.</u></p>
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ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Listing Appraisal Sample Address	Newtown, PA 18940	1 Copperleaf Drive Newtown, PA 18940	22 Copperleaf Drive Newtown, PA 18940	2 Westfield Drive Newtown, PA 18940
Proximity to Subject		0.05 miles NE	0.08 miles SW	2.13 miles SW
Sales Price	\$ <u>N/A</u>	\$ 392,500	\$ 390,000	\$ 365,000
Price/Gross Living Area	\$ <u>N/A</u>	\$ 234.05	\$ 202.49	\$ 199.02
Data and/or Verification Source		TREND/MLS # 5747942 Tax Assessor Records	TREND/MLS # 5579749 Tax Assessor Records	TREND/MLS # 5788840 Tax Assessor Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Sales or Financing Concessions		Conv No Seller Assist	Conv No Seller Assist	Conv No Seller Assist
Date of Sale/Time		12/03/10	10/22/09	01/21/11
Location	Average	Average	Average	Average
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	.21 Acre	.25 Acre	.24 Acre	.20 Acre
View	Sports Court	Average -10,000	Average -10,000	Average -10,000
Design and Appeal	Colonial/Avg	Split Level/Inf +10,000	Colonial/Avg	Colonial/Avg
Quality of Construction	Good	Good	Good	Good
Age	23 Years	21 Years	21 Years	23 Years
Condition	Good	Average/Good +15,000	Average/Good +15,000	Average +30,000
Above Grade Room Count	Total Bdrms: 8 Baths: 3 2.5	Total Bdrms: 7 Baths: 3 2.5	Total Bdrms: 8 Baths: 3 2.5	Total Bdrms: 7 Baths: 3 2.5
Gross Living Area	1,926 Sq. Ft.	1,677 Sq. Ft. +12,450	1,926 Sq. Ft.	1,834 Sq. Ft. +4,600
Basement & Finished Rooms Below Grade	1,070 SQ' 50% Finished	576 SQ' Similar Finish +5,000	1,070 SQ' Similar Finish	Similar Bsmt Area Unfinished +5,000
Functional Utility	Average	Average	Average	Average
Heating/Cooling	FWA/CA	FWA/CA	FWA/CA	FWA/CA
Energy Efficient Items	Standard	Standard	Standard	Standard
Garage/Carport	2 car Garage	1 car Garage +5,000	1 car Garage +5,000	2 car Garage
Porch, Patio, Deck, Fireplace(s), etc.	Deck/Patio/Sm Porch No Fireplace	Similar 1 Fireplace -2,000	Similar No Fireplace	None No Fireplace +6,000
Fence, Pool, etc.	No Pool	No Pool	No Pool	No Pool
Additional Features	None	None	None	None
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 35,450	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 10,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 35,600
Adjusted Sales Price of Comparable		Net 9.0 % Gross 15.1 % \$ 427,950	Net 2.6 % Gross 7.7 % \$ 400,000	Net 9.8 % Gross 15.2 % \$ 400,600

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Comps 1 and 2 were the two most recent settled arms-length comparable sales in the subject tract. Because comp 2 went under contract on 8/25/09 it was given the least amount of weight. Comps 3 and 4 were the two most recent 3-bedroom colonial style sales of similar age and quality in Newtown. Comp 5 is a pending sale. The terms of its contract were verified through its listing office. Comp 5 was very similar in condition to the subject. Comps 1, 2, and 4 all had major component updates, but they were deemed to be inferior to the subject in overall modernization. Comp 3 was very original and in need of updating. \$50 a SQ' was utilized for the difference in square footage. Adjustments were applied to reflect pertinent dissimilarities and are supported by a paired sales analysis. All sales utilized were arms-length transactions. Because it was a short sale, 5 Copperleaf was disregarded. The comps utilized were the best available.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	8/22/08 \$459,000 TREND/Public Rec	No Transfers in the year preceding its settlement date per public records	No Transfers in the year preceding its settlement date per public records	No Transfers in the year preceding its settlement date per public records

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: The subject last transferred 8/22/08 for a consideration of \$459,000 as an arms-length transaction. This is the only recorded transfer in the last 3 years. The subject was listed for sale on 2/14/11 for an asking price of \$459,900. On 3/4/11 its price was reduced to \$449,900.

**INDICATED VALUE BY SALES COMPARISON APPROACH** ..... \$ 405,000

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

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  subject to completion per plans & specifications.

Conditions of Appraisal: See attached table of contents for a reference for all pages of appraisal report. This appraisal is considered incomplete and unreliable unless every page that is referenced in the table of contents is included in this report.

Final Reconciliation: All three approaches were considered. Reliance was placed on the market approach as indicator of value. Due to the age of the improvement(s), the cost approach was not necessary or applicable. Since residential dwellings in the subject's market area are not priced and sold based upon rental income, the income approach is not necessary or applicable.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6-93).

**I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF** 03/16/2011

**(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE** \$ 405,000

<p><b>APPRaiser:</b></p> <p>Signature <u>James Dougherty</u></p> <p>Name <u>James Dougherty</u></p> <p>Date Report Signed <u>03/17/2011</u></p> <p>State Certification # <u>RL001914L</u> State <u>PA</u></p> <p>Or State License # <u>N/A</u> State <u>N/A</u></p>	<p><b>SUPERVISORY APPRAISER (ONLY IF REQUIRED):</b></p> <p>Signature _____</p> <p>Name _____</p> <p>Date Report Signed _____</p> <p>State Certification # _____ State _____</p> <p>Or State License # _____ State _____</p>
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Did  Did Not Inspect Property

## UNIFORM RESIDENTIAL APPRAISAL REPORT MARKET DATA ANALYSIS

These recent sales of properties are most similar and proximate to subject and have been considered in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject. If a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Listing Appraisal Sample Address	Newtown, PA 18940	369 Cambridge Lane Newtown, PA 18940		580 Grant Street Newtown, PA 18940			
Proximity to Subject		2.17 miles SW		1.29 miles SW			
Sales Price	\$ N/A		\$ 412,500		\$ 445,000		\$
Price/Gross Living Area	\$ 0	\$ 199.28		\$ 178.00		\$	
Data and/or Verification Sources		TREND/MLS # 5690097 Tax Assessor Records		TREND/MLS # 5843370 Tax Assessor Records			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions		Conv No Seller Assist		Conv No Seller Assist			
Date of Sale/Time		06/29/10		04/15/11	Pending		
Location	Average	Average		Average			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	.21 Acre	.22 Acre		.21 Acre			
View	Sports Court	Average	-10,000	Average	-10,000		
Design and Appeal	Colonial/Avg	Colonial/Avg		Colonial/Avg			
Quality of Construction	Good	Good		Good			
Age	23 Years	23 Years		21 Years			
Condition	Good	Average/Good	+15,000	Good			
Above Grade Room Count	Total Bdrms: Baths 8 3 2.5	Total Bdrms: Baths 7 3 2.5		Total Bdrms: Baths 7 3 2.5		Total Bdrms: Baths	
Gross Living Area	1,926 Sq. Ft.	2,070 Sq. Ft.	-7,200	2,500 Sq. Ft.	-28,700	Sq. Ft.	
Basement & Finished Rooms Below Grade	1,070 SQ' 50% Finished	Similar Bsmt Area Similar Finish		Similar Bsmt Area 90% Finished	-4,000		
Functional Utility	Average	Average		Average			
Heating/Cooling	FWA/CA	FWA/CA		FWA/CA			
Energy Efficient Items	Standard	Standard		Standard			
Garage/Carport	2 car Garage	1 car Garage	+5,000	2 car Garage			
Porch, Patio, Deck, Fireplace(s), etc.	Deck/Patio/Sm Porch No Fireplace	Deck 1 Fireplace	+2,000 -2,000	Similar 1 Fireplace	-2,000		
Fence, Pool, etc.	No Pool	No Pool		No Pool			
Additional Features	None	None		None			
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,800		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -44,700		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sales Price of Comparable		Net 0.7 % Gross 10.0 % \$ 415,300		Net 10.0 % Gross 10.0 % \$ 400,300		Net % Gross % \$	
Date, Price and Data Source for prior sales within year of appraisal	8/22/08 \$459,000 TREND/Public Rec	No Transfers in the year preceding its settlement date per public records		No Transfers in the year preceding its settlement date per public records			
COMMENTS	Comments:						

**Condition of the Improvements Addendum**

File No. 110078

Borrower/Client	N/A			
Property Address	Listing Appraisal Sample			
City	Newtown	County	Bucks	State PA Zip Code 18940
Lender	Sample			

**Positive Features:**

The subject's level of maintenance is above average as it has updated siding, roof, windows, kitchen, baths, furnace, lighting, entry doors, flooring, and fresh paint. Both the front door and rear sliding door are newer and of good quality. Bay window in the dining room provides exposure to additional natural light. Newer cherrywood kitchen cabinets of average quality, granite counters, and stainless steel appliances, however, the ceramic tile floor does not match the counters and cabinets. The powder room has been updated and shows well. Both full baths have been updated, however, the hall bath has the original toilet and tub, and the master bath has the original shower and vanity, although its vanity top and sink are newer. Three newer ceiling fan fixtures in all three bedrooms. Upgraded carpeting in the master suite. Approximately half of the basement has been professionally finished.

**Negative conditions:**

Functional obsolescence arises due to the subject's 3-bedroom floor plan. In the subject market and price range, most buyers are looking for a 4-bedroom home, especially in a colonial design. Granor-Price, the original developer, offered the subject model as either a 3-bedroom with sitting room or a 4-bedroom with a slightly smaller master bedroom. So although the 4-bedroom version has the exact square footage as the 3-bedroom with sitting room version, the 4-bedroom version has much greater market appeal. Also, even though the subject could be converted into a 4-bedroom at a relatively reasonable costs, most buyers do not want to buy a house only to have to undertake a construction project. Especially in light of the fact that there are currently seven 4-bedroom properties of similar age, style, and quality listed for sale in Newtown Twp between \$440,000-\$499,900. External obsolescence arises as the rear of the subject site abuts the tennis courts/sports court. As a result, there is associated noise pollution. Other more minor negative conditions include the mis-matched kitchen floor, the wall paper in the stairwell and 2nd floor hall, and the semi-gloss paint in the foyer.

**Reconciliation:**

The general market for the subject property is a family. Because the house is clearly well maintained it has appeal to both heads of the household. However, the two biggest factors affecting its marketability are two negative conditions: only three bedrooms and it abuts the sports court. In a sellers' market the negativity of these conditions would be diminished. In the current soft buyers market, these two conditions are exacerbated. Also, although the kitchen and two full baths have been updated, because they were not entirely updated (kitchen floor) (original toilet and tub in hall bath) (original vanity cabinet and shower in master bath), the kitchen and both baths do not have the full positive effect on value and marketability that they would have if they were finished entirely. Please understand, the updated kitchen and baths add value relative to the original kitchen and bath, but at the same time their contributory value is not maximized because of the mis-matched floor and original bath fixtures. Basically, its 3-bedroom floor plan and location adjacent to the sports court are out weighing its high level of maintenance and its updating. At its current \$449,900 price, there are too many 4-bedroom alternatives without the negative external influence of the sports court. All of the above will be reflected in the sale comparison approach.

**Extraordinary Assumptions Addendum**

File No. 110078

Borrower/Client	N/A						
Property Address	Listing Appraisal Sample						
City	Newtown	County	Bucks	State	PA	Zip Code	18940
Lender	Sample						

**The estimate of market value is based on the following extraordinary assumptions:**

- 1) The subject property is not negatively affected by hazardous substances detrimental to environmental conditions.
- 2) The subject property does not have termite damage or any other latent defects.
- 3) All mechanical equipment is sound and in working order.
- 4) All major components of the improvement(s) are sound and in working order.
- 5) There are no code violations.
- 6) There are no encumbrances to title or undue deed restrictions.



Borrower/Client	N/A			File No.	110078
Property Address	Listing Appraisal Sample				
City	Newtown	County	Bucks	State	PA Zip Code 18940
Lender	Sample				

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

- Self Contained (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Summary (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Use (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

**Comments on Standards Rule 2-3**

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

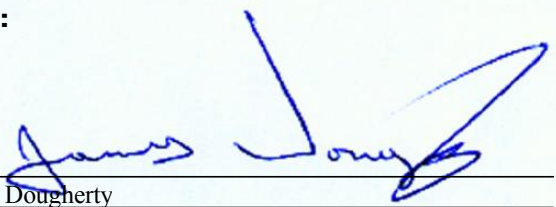
- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) 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 to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have (or have not) made a personal inspection of the property that is the subject of this report. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)
- no one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

**Comments on Appraisal and Report Identification**

Note any USPAP related issues requiring disclosure and any state mandated requirements:

None noted

**APPRAISER:**

Signature: 

Name: James Dougherty

Date Signed: 03/17/2011

State Certification #: RL001914L

or State License #: N/A

State: PA

Expiration Date of Certification or License: 06/30/2011

Effective Date of Appraisal: 03/16/2011

**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



**FIRREA / USPAP ADDENDUM**

Borrower/Client N/A

Property Address Listing Appraisal Sample

City Newtown

County Bucks

State PA

Zip Code 18940

Lender Sample

**Purpose**

The purpose of this appraisal is to estimate the market value of the subject property as defined in this report. The function of this appraisal is to assist the above-named Client in evaluating the subject property for marketing purposes.

**Scope**

The appraisal is based upon the data gathered by the Appraiser during the inspection of the subject property, its neighborhood, and the selection of comparable sales and listings in the subject's market area. Other data sources include public records and multiple listing services. All comparable sales are verified by the named source within the appraisal report. Functional, and or, external inadequacies are noted if present. The cost approach was not developed for the two following reasons: 1) buyers and sellers do not rely on the cost approach to help determine pricing and 2) due to the difficulty in estimating physical depreciation. The subject property is located in an area of primarily owner occupied residential dwellings. The income approach is not considered to be a reliable approach to value since residential dwellings in the subject's market area are not priced and sold based upon rental income. The income approach is therefore not applicable.

**Intended Use / Intended User**

This appraisal is intended to be used as an instrument to assist the Client market the property. The value is estimated as of the date of inspection. It is not intended to be used as a home inspection report. Your Appraiser makes no warranties as to the structural integrity of the subject property or any warranties as to the soundness of any major components. The Lender/Client as stated on page 1 of this report is the only intended user.

**History of Property**

Current listing information: The subject was listed for sale on 2/14/11 for an asking price of \$459,900. On 3/4/11 its price was reduced to \$449,900.

Prior sale: The subject last transferred 8/22/08 for a consideration of \$459,000 as an arms-length transaction. This is the only recorded transfer in the last 3 years.

**Exposure Time / Marketing Time**

3 - 6 months is the typical marketing time in the subject market area. This conclusion is based upon marketing periods of similar properties in the subject market area.

**Personal (non-realty) Transfers**

No personal property was included in the appraisal or valuation process.

**Additional Comments**

The digital photos of the subject property in this report, are original photos that were taken at the time of inspection, and have not been altered or enhanced in any way.

Any digital signature(s) affixed to this report is a digital image controlled by a personal identification number in accordance with USPAP.

The estimate of value is based upon typical terms of trade: a 6% sales commission to participating real estate agents.

Because the reported GLA in public records and MLS is often incorrect, it is estimated for the comps based on any or all of the following: assessor records, MLS, exterior inspection, appraisal files, and knowledge of the specific tract.

Geographic/market competency: The assignment requires geographic/market competency as part of the Scope of Work. I am confirming that I have spent sufficient time to gain adequate knowledge, experience and resources to communicate a credible opinion of market value for the subject property. The necessary understanding of local market conditions provides the connection between a sale and a comparable sale or a rental and a comparable rental. This opinion is based on the appraiser's full time, working knowledge of the subject's specific marketing area, including local supply and demand factors which relate to the subject's property type and its' specific location. Additionally, the appraiser's credentials include on-going formal education, analysis of current market-driven statistics, subscriptions and review of published real estate periodicals and cost manuals, and regularly networking with individuals involved in real estate transactions.

**Certification Supplement**

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser(s): James Dougherty

Supervisory Appraiser(s):

Effective date / Report date: 03/16/2011

Effective date / Report date:

**Building Area Addendum**

Borrower/Client	N/A			
Property Address	Listing Appraisal Sample			
City	Newtown	County	Bucks	State PA Zip Code 18940
Lender	Sample			



Comments:

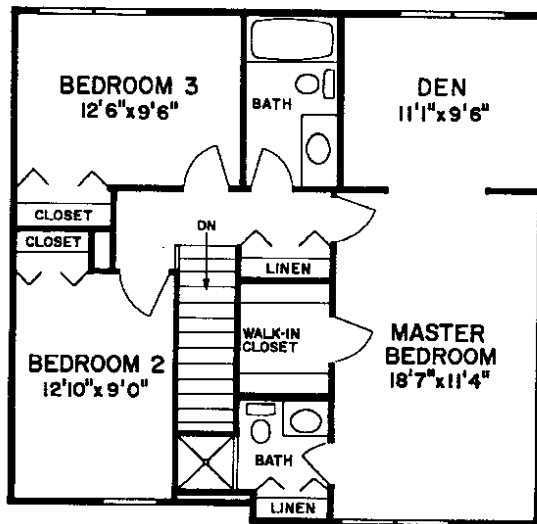
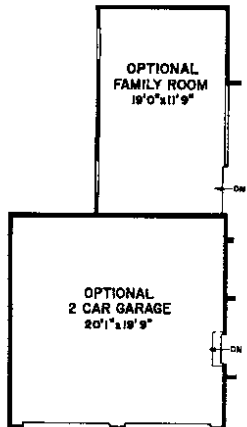
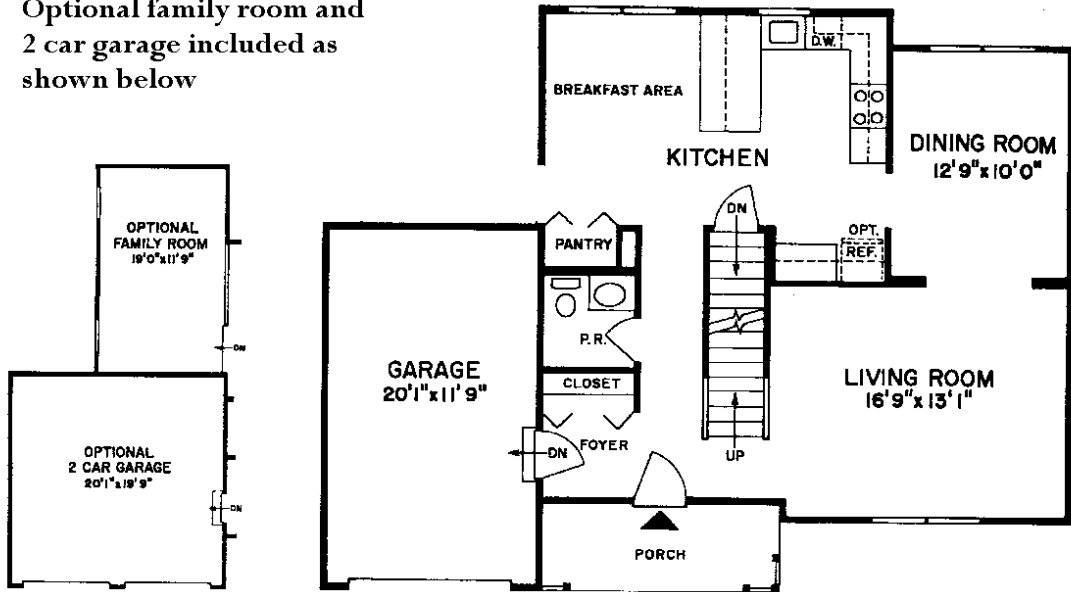
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1069.50	1069.50
GLA2	Second Floor	856.50	856.50
GAR	Garage	410.00	410.00
Net LIVABLE Area		(Rounded)	1926

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
<b>First Floor</b>		
	12.00 x 19.50	234.00
	16.50 x 27.00	445.50
	13.50 x 26.00	351.00
	2.00 x 19.50	39.00
<b>Second Floor</b>		
	28.00 x 30.00	840.00
	1.00 x 16.50	16.50
6 Items	(Rounded)	1926

### Building Sketch

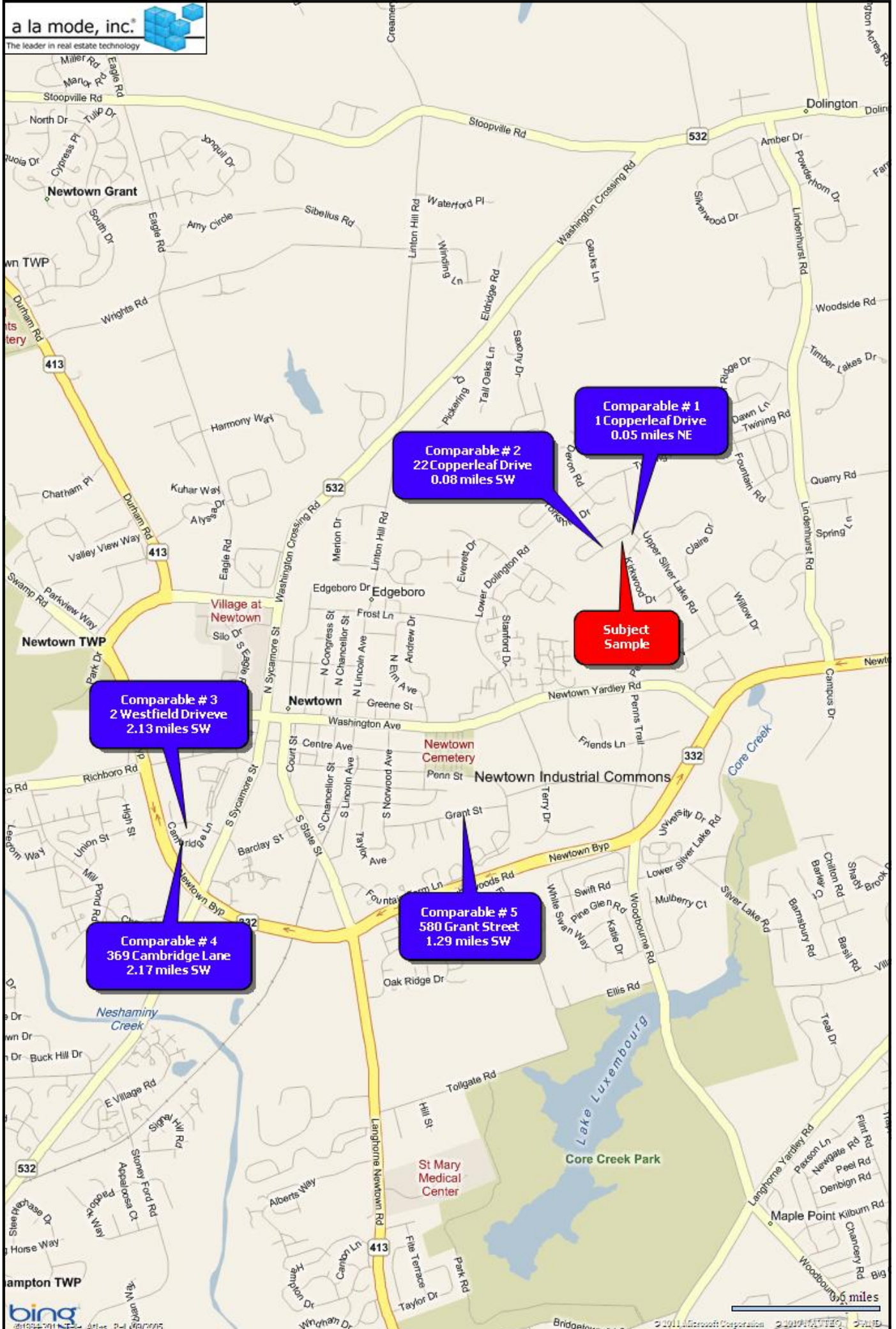
Borrower/Client	N/A			
Property Address	Listing Appraisal Sample			
City	Newtown	County	Bucks	State PA Zip Code 18940
Lender	Sample			

Optional family room and 2 car garage included as shown below



### Location Map

Borrower/Client	N/A			
Property Address	Listing Appraisal Sample			
City	Newtown	County	Bucks	State PA Zip Code 18940
Lender	Sample			





### Subject Photograph Addendum

Borrower/Client	N/A				
Property Address	Listing Appraisal Sample				
City	Newtown	County	Bucks	State	PA Zip Code 18940
Lender	Sample				



**Front**

Comments:



**Rear**

Comments:



**Street Scene**

Comments:



**Street Scene**

Comments:



## Comparable Photos 1-3

Borrower/Client	N/A				
Property Address	Listing Appraisal Sample				
City	Newtown	County Bucks	State PA	Zip Code 18940	
Lender	Sample				



### Comparable 1

1 Copperleaf Drive	
Prox. to Subject	0.05 miles NE
Sales Price	392,500
Gross Living Area	1,677
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.5
Location	Average
View	Average
Site	.25 Acre
Quality	Good
Age	21 Years



### Comparable 2

22 Copperleaf Drive	
Prox. to Subject	0.08 miles SW
Sales Price	390,000
Gross Living Area	1,926
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.5
Location	Average
View	Average
Site	.24 Acre
Quality	Good
Age	21 Years



### Comparable 3

2 Westfield Driveve	
Prox. to Subject	2.13 miles SW
Sales Price	365,000
Gross Living Area	1,834
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.5
Location	Average
View	Average
Site	.20 Acre
Quality	Good
Age	23 Years

### Comparable Photos 4-6

Borrower/Client	N/A			
Property Address	Listing Appraisal Sample			
City	Newtown	County	Bucks	State PA Zip Code 18940
Lender	Sample			



#### Comparable 4

369 Cambridge Lane  
 Prox. to Subject 2.17 miles SW  
 Sales Price 412,500  
 Gross Living Area 2,070  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.5  
 Location Average  
 View Average  
 Site .22 Acre  
 Quality Good  
 Age 23 Years



#### Comparable 5

580 Grant Street  
 Prox. to Subject 1.29 miles SW  
 Sales Price 445,000  
 Gross Living Area 2,500  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.5  
 Location Average  
 View Average  
 Site .21 Acre  
 Quality Good  
 Age 21 Years

#### Comparable 6

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



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

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

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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

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


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

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

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

**ADDRESS OF PROPERTY APPRAISED:** Listing Appraisal Sample, Newtown, PA 18940

**APPRAISER:**

Signature:   
Name: James Dougherty  
Date Signed: 03/17/2011  
State Certification #: RL001914L  
or State License #: N/A  
State: PA  
Expiration Date of Certification or License: 06/30/2011

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

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

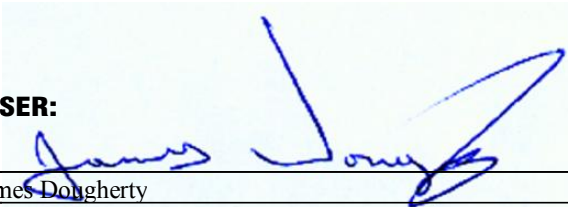
### Additional Appraiser's Certification

Borrower/Client	N/A	File No. 110078
Property Address	Listing Appraisal Sample	
City	Newtown	County Bucks State PA Zip Code 18940
Lender	Sample	

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

- 1) The statements of fact contained in this report are true and correct.
- 2) 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.
- 3) 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.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) 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.
- 7) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- 8) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 9) I have made a personal inspection of the property that is the subject of this report.
- 10) No one provided significant real property appraisal assistance to the person signing this certification.
- 11) As of the date of the report, I have completed the Standards and Ethics Education Requirements of the Appraisal Institute for Associate Members.

**APPRAISER:**

Signature: 

Name: James Dougherty

Date Signed: 03/17/2011

State Certification #: RL001914L

or State License #: N/A

State: PA

Expiration Date of Certification or License: 06/30/2011

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

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

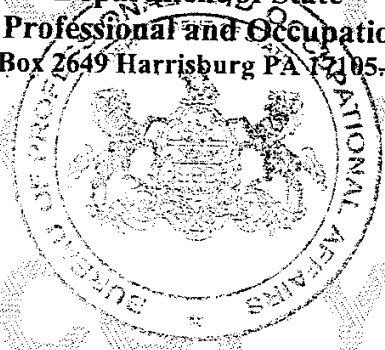
Did  Did Not Inspect Property

### Copy of Appraiser's PA State Certification

Borrower/Client	N/A			
Property Address	Listing Appraisal Sample			
City	Newtown	County	Bucks	State PA Zip Code 18940
Lender	Sample			

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

**Commonwealth of Pennsylvania**  
**Department of State**  
**Bureau of Professional and Occupational Affairs**  
 PO Box 2649 Harrisburg PA 17105-2649



**Certificate Type**  
**Certified Residential Appraiser**

**JAMES M DOUGHERTY**  
**JAMES DOUGHERTY APPRAISERS**  
**214 N PINE STREET**  
**LANGHORNE PA 19047**

**08 0585481**

**Certificate Status**  
**Active**

**Initial Certification Date**  
**10/24/1994**

**Expiration Date**  
**06/30/2011**

*Basil L. Mevoda*  
 Commissioner of Professional and Occupational Affairs

*[Signature]*  
 Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 P.A.C.S. § 4911