APPRAISAL OF REAL PROPERTY



LOCATED AT

139 Booger Ln
Columbia, LA 71418
1.885 ACS 13-4; TRACT 1 SIT IN LOT 1 OF WEAR EST SECS 30 & 31 T13N R4E. see attached

FOR

A Team Realty Inc
22020 Clarendon St, Suite 205
Woodland Hills, CA 91367

OPINION OF VALUE

124,000

AS OF

09/10/2026

BY

Timothy A. Touchet
Touchet Appraisal Firm
861 Parker Lane
Winnsboro, LA 71295
318.367.1010
orders@touchetappraisal.com

Borrower	N/A				File No.	222-212380	
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						

TABLE OF CONTENTS

Cover Page 1
Summary of Salient Features 2
Manufactured Home 3
Additional Comparables 4-6 10
Supplemental Addendum 11
USPAP Identification Addendum 12
Minimum Property Requirements (MPR) Required Repairs 13
Environmental Compliance Record 14
Market Conditions Addendum to the Appraisal Report 15
Tax Assessment - Page 1 16
Tax Assessment - Page 2 17
PCR 18
Location Map 19
Flood Map 20
Location Map 21
Building Sketch (Page - 1) 22
Building Sketch (Page - 2) 23
Building Sketch (Page - 3) 24
Subject Photos 25
Subject Photos 26
Subject Photos 27
Subject Photos 28
Subject Photos 29
Interior Photos 30
Interior Photos 31
Interior Photos 32
Interior Photos 33
Deferred Maintenance 34
Comparable Photos 1-3 35
Comparable Photos 4-6 36
Certification 37
E & O Insurance 38

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	139 Booger Ln
	Legal Description	1.885 ACS 13-4; TRACT 1 SIT IN LOT 1 OF WEAR EST SECS 30 & 31 T13N R4E. see attached
	City	Columbia
	County	Caldwell
	State	LA
	Zip Code	71418
	Census Tract	0003.00
	Map Reference	Google/Interflood/Bing
PRICE & DATE	Contract Price	$
	Date of Contract	
PARTIES	Borrower	N/A
	Lender/Client	A Team Realty Inc
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,294
	Price per Square Foot	$
	Location	Rural
	Age	19
	Condition	C4
	Total Rooms	7
	Bedrooms	4
	Baths	2.0
APPRAISER	Appraiser	Timothy A. Touchet
	Effective Date of Appraisal	09/10/2026
VALUE	Opinion of Value	$ 124,000

Manufactured Home Appraisal Report

222-212380
File # 222-212380

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 139 Booger Ln | City Columbia | State LA | Zip Code 71418
Borrower N/A | Owner of Public Record Housing and Urban Development | County Caldwell
Legal Description 1.885 ACS 13-4; TRACT 1 SIT IN LOT 1 OF WEAR EST SECS 30 & 31 T13N R4E. see attached
Assessor's Parcel # 50006971 | Tax Year 2025 | R.E. Taxes $ 1,122
Neighborhood Name Columbia Heights | Map Reference Google/Interflood/Bing | Census Tract 0003.00
Occupant ☐ Owner ☐ Tenant ☒ Vacant | Project Type (if applicable) ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe)
Special Assessments $ 0 | HOA $ 0 ☐ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) Foreclosure
Lender/Client A Team Realty Inc | Address 22020 Clarendon St, Suite 205, Woodland Hills, CA 91367
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No
Report data source(s) used, offering price(s), and date(s). The subject has not been listed in the past 12 months.

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.

CONTRACT

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

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

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.

Retailer's Name (New Construction)

NEIGHBORHOOD

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

Neighborhood Characteristics				Manufactured Housing Trends				Manufactured Housing		Present Land Use %	
Location	☐ Urban	☒ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	53 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$ (000)	(yrs)	2-4 Unit	2 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	35 Low	2	Multi-Family	%
Neighborhood Boundaries	The subject neighborhood is located in a suburban area of Columbia lying North of LaSalle							200 High	48	Commercial	5 %
Parish, South of I-20, West of Franklin Parish, and East of Highway 34.								145 Pred.	15	Other	40 %

Neighborhood Description The subjects immediate neighborhood is located in the suburban area of Caldwell Parish and has access to schools, and places of business. The subject neighborhood consists of single family dwellings of Q3-Q4 quality construction in C2-C5 condition. The subject is similar in design, quality, and condition to the other properties in the neighborhood.

Market Conditions (including support for the above conclusions) Financing is available at this time with FHA, VA, and conventional loans offered with interest rates ranging from 6.00% to 8.5% The appraiser has observed that the market in Caldwell Parish typically has "slow" times of low turnover and "busy" times of higher turnover. The overall effect is an increasing market when viewed over the course of 6-12 months.

SITE

Dimensions See attached | Area 1.88 ac | Shape Basically Rectangular | View Average
Specific Zoning Classification No Zoning | Zoning Description No Zoning
Zoning Compliance ☐ Legal ☐ Legal Nonconforming (Grandfathered Use) ☒ No Zoning ☐ Illegal (describe) Typical for area. The subject could be rebuilt if destroyed.
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe Per an inspection of the subject and the subjects neighborhood, the subject is currently at its highest and best use.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements – Type	Public	Private
Electricity	☒	☐	Water	☒	☐	Street Paved Asphalt	☒	☐
Gas	☐	☐ None	Sanitary Sewer	☐	☒ Septic Tank	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 22021C0280C | FEMA Map Date 9/5/2012
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe No public sewer available/This is typical for the area.
Is the site size, shape and topography generally conforming to and acceptable in the market area? ☒ Yes ☐ No If No, explain
Is there adequate vehicular access to the subject property? ☒ Yes ☐ No If No, describe
Is the street properly maintained? ☒ Yes ☐ No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe
There were none noted at the time of the inspection. The appraiser is not an environmental expert and is limited a visual inspection of the site and neighborhood.

HUD DATA PLATE

The HUD Data Plate/Compliance Certificate is located on the interior of the subject and contains, among other things, the manufacturer's name, trade/model name, year manufactured and serial number. The HUD Certification Label is located on the exterior of each section of the home.
Is the HUD Data Plate/Compliance Certificate attached to the dwelling? ☒ Yes ☐ No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. Cabinet door
Is a HUD Certification Label attached to the exterior of each section of the dwelling? ☒ Yes ☐ No If No, provide the data source(s) for the HUD Certification Label #'s
The HUD Tags are located at the sides of the manufactured home.

Manufacturer's Serial #(s)/VIN #(s) SRP 011-000-H-C-0312389AB
HUD Certification Label #(s) PFS 1004241 / PFS 1004240
Manufacturer's Name Champion Home Builders | Trade/Model 3816 | Date of Manufacture 07/13/2007
Do the Wind, Roof Load, and Thermal Zones meet the minimum HUD requirements for the location of the subject property? ☒ Yes ☐ No If No, explain

Manufactured Home Appraisal Report

222-212380
File # 222-212380

IMPROVEMENTS

General Description	Foundation	Exterior Description materials/condition	Interior materials/condition
# of Units ☒ One ☐ Additions	☐ Poured Concrete ☒ Concrete Runners	Skirting Vinyl/Avg	Floors Cpt,Vt/Avg
# of Stories ☒ 1 ☐ 2 ☐ Other	☒ Block & Pier ☐ Other-att. description	Exterior Walls Vinyl/Avg	Walls Pann/Avg
Design (Style) Manufactrd/Dble	☐ Full Basement ☐ Partial Basement	Roof Surface Arch/Avg	Trim/Finish Wd/Avg
# of Sections ☐ 1 ☒ 2 ☐ 3	Basement Area 0 sq.ft.	Gutters & Downspouts None	Bath Floor Vt/Avg
☐ Other	Basement Finish 0 %	Window Type VinylDP/Avg	Bath Wainscot Fbrgls/Avg
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	☐ Outside Entry/Exit ☐ Sump Pump	Storm Sash/Insulated Insulated/Avg	Car Storage ☐ None
☒ Existing ☐ Proposed ☐ Under Const.	Evidence of ☐ Infestation	Screens Screens/Avg	☒ Driveway # of Cars 2
Year Built 2007 Effective Age (Yrs) 22	☐ Dampness ☐ Settlement	Doors Insulated/Avg	Driveway Surface Paved
Attic ☒ None	Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities ☐ Woodstove(s) # 0	☐ Garage # of Cars 0
☐ Drop Stair ☐ Stairs	☐ Other Fuel Electric	☐ Fireplace(s) # 0 ☒ Fence CL	☒ Carport # of Cars 2
☐ Floor ☐ Scuttle	Cooling ☒ Central Air Conditioning	☒ Patio/Deck Uncvd ☒ Porch Cvd	☐ Attached ☒ Detached
☐ Finished ☐ Heated	☐ Individual ☐ Other	☐ Pool None ☐ Other None	☐ Built-in

Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☐ Disposal ☒ Microwave ☐ Washer/Dryer ☐ Other (describe)

Finished area **above** grade contains: 7 Rooms 4 Bedrooms 2.0 Bath(s) 2,294 Square Feet of Gross Living Area Above Grade

Describe any additions or modifications (decks, rooms, remodeling, etc.) All items listed above.

Installer's Name Unknown Date Installed Unknown Model Year 2007

Is the manufactured home attached to a permanent foundation system? ☒ Yes ☐ No If No, describe the foundation sytem and the manner of attachment.

Have the towing hitch, wheels, and axles been removed? ☒ Yes ☐ No If No, explain

Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? ☒ Yes ☐ No If No, explain

Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? ☒ Yes ☐ No If No, explain

Additional features (special energy efficient items, non-realty items, etc.) All items listed above.

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 ☐ Poor ☐ Fair ☒ Average ☐ Good ☐ Excellent Identify source of quality rating National Appraisal Estimator

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject manufactured was in C4 condition at the time of inspection. See addendum for details on needed repairs

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

There are no apparent deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property. This report was completed with an assumption that there are no hidden or unapparent conditions. The appraiser is not a home inspector, and takes no responsibility for unapparent or hidden conditions.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

Property is in conformity to general neighborhood.

COST APPROACH

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) A value of $17,000 has been placed on the subject site after comparing to similar land sales in Caldwell Parish.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data National Apprsl Estimator/Local Dealers Effective date of cost data 09/26 Quality rating from cost service Avg

OPINION OF SITE VALUE		$ 17,000	**Exterior Dimensions of the Subject Unit**			
Section One	1,147 Sq. ft. @ $ 82.00	$ 94,054	76.41 X	26.67 =	2,037.9	Sq. ft.
Section Two	1,147 Sq. ft. @ $ 82.00	$ 94,054	15 X	4.08 =	61.2	Sq. ft.
Section Three	Sq. ft. @ $	$	47.83 X	4.08 =	195.1	Sq. ft.
Section Four	Sq. ft. @ $	$	X	=		Sq. ft.
		$	Total Gross Living Area:		2,294	Sq. ft.
		$	**Other Data Identification**			
		$	N.A.D.A. Data Identification Info: Edition Mo: Yr:			
Sub-total:		$ 188,108	MH State:	Region:	Size:	ft. x ft.
Cost Multiplier (if applicable):		x	Gray pg.	White pg.	Black SVS pg.	
Modified Sub-total:		188,108	15 years and older Conversion Chart pg.		Yellow pg.	
Physical Depreciation or Condition Modifier:		-68,979	Comments Physical depreciation as indicated in the Cost Approach, was calculated by			
Functional Obsolescence (not used for N.A.D.A.):			using the "observed age/life" method. External depreciation was noted in the Cost			
External Depreciation or State Location Modifier:		-15,049	Approach due to high construction costs versus current market values. The figures			
Delivery, Installation, and Setup (not used for N.A.D.A.):		$	pertaining to building cost are based on cost date providers, and prior with new			
Other Depreciated Site Improvements:		$ 5,000	construction properties. The appraiser is not building contractor, or expert in construction			
Market Value of Subject Site (as supported above):		$ 17,000	costs, and the information represented is only an estimate.			
Indicated Value by Cost Approach:		$ 126,080	Estimated Remaining Economic Life (HUD and VA only)		38	Years

Summary of Cost Approach Physical depreciation as indicated in the Cost Approach, was calculated by using the "observed age/life" method. This report is not to be used for insurance purposes.

The effective age of the subject is estimated to be 22 years based on the current condition.

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

Manufactured Home Appraisal Report

222-212380
File # 222-212380

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 119,900 to $ 210,000 .
There are 1 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 165,000 to $ 165,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	139 Booger Ln Columbia, LA 71418	314 Gregory Rd Columbia, LA 71418		1219 Highway 865 Winnsboro, LA 71295		1663 Rick St Jena, LA 71342	
Proximity to Subject		6.55 miles NW		23.43 miles E		26.64 miles S	
Sale Price	$		$ 165,000		$ 118,500		$ 127,200
Sale Price/Gross Liv. Area	$ sq.ft.	$ 81.40 sq.ft.		$ 50.90 sq.ft.		$ 61.93 sq.ft.	
Manufactured Home		☒ Yes ☐ No		☒ Yes ☐ No		☒ Yes ☐ No	
Data Source(s)		NELARMLS#216753(DOM 169)		NELARMLS#216690;DOM 599		GCLRAMLS#2521088(DOM 180)	
Verification Source(s)		NELARMLS/Assor/Broker		NELARMLS/Assessor/Broker		Assessor/Buyer/ApprslRec	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth RD;0		REO Cash;0		ArmsLth FHA;$7,197	0
Date of Sale/Time		03/27/2026		12/12/2025		04/09/2026	
Location	Rural	Rural		N;Res;Res		Rural	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1.88 ac	3.00 ac	-8,000	2.00 ac	0	1.50 ac	0
View	Average	Pasture		Average		Residential	
Design (Style)	Manufactrd/Dble	Manufctrd/Dblw		Manufactrd/Dble		Manufctrd/Dblw	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	19	2	-17,000	17		25	+6,000
Condition	C4	C3	-20,270	C4		C4	-5,000
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 2.0	9 / 5 / 3.0	-5,000	9 / 4 / 2.0	0	7 / 3 / 2.0	
Gross Living Area	2,294 sq.ft.	2,027 sq.ft.	+5,340	2,328 sq.ft.		2,054 sq.ft.	+4,800
Basement & Finished	None	None		None		None	
Rooms Below Grade	None	None		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Fau/Cac	Fau/Cac		Fau/Cac		Fau/Cac	
Energy Efficient Items	DPWindows	SPWindows		DPWindows		DPWindows	
Garage/Carport	2gd2dw	2dw	+2,500	2dw	+2,500	2dw	+2,500
Porch/Patio/Deck	Porch/Deck	Porch	+1,000	Porch/Patio	0	Porch	+1,000
Fireplace/Fence	Fence	None	+1,000	Fireplace	0	Fireplace/Fence	-1,000
Other	None	None		None		Shed	-1,500
Net Adjustment (Total)		☐ + ☒ -	$ -40,430	☒ + ☐ -	$ 2,500	☒ + ☐ -	$ 6,800
Adjusted Sale Price of Comparables		Net Adj. 24.5 % Gross Adj. 36.4 %	$ 124,570	Net Adj. 2.1 % Gross Adj. 2.1 %	$ 121,000	Net Adj. 5.3 % Gross Adj. 17.1 %	$ 134,000

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) Tax Records/Courthouse Records/NELARMLS
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) Tax Assessor/Courthouse/NELARMLS

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				
Price of Prior Sale/Transfer				
Data Source(s)	TaxDoc	TaxDoc	TaxDoc	TaxDoc
Effective Date of Data Source(s)	09/10/2026	09/10/2026	09/10/2026	09/10/2026

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not transferred. No sales were found for any of the other sales used for comparison in the last 12 months.

Summary of Sales Comparison Approach The appraiser has searched the local marketing area to find sales comparable to the subject property. All sales used in this report have occurred within the last 12-24 months from the effective date of this report. These sales are felt to be the best sales available in determining an estimated market value for the subject property.

Indicated Value by Sales Comparison Approach $ 124,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 124,000 **Cost Approach $** 126,080 **Income Approach (if developed) $**

In arriving at a final value estimate for the subject property and improvements, most emphasis has been placed on the Sales Comparison Approach, which is most indicative of buyer/seller attitudes within the local marketing area.The indicated value is supported by the Cost Approach. The income approach was not utilized due to the lack of rental data in Caldwell Parish. This is typical of Northeast LA.

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:

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 $ 124,000 **, as of** 09/10/2026 **, which is the date of inspection and the effective date of this appraisal.**

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

Manufactured Home Appraisal Report

ADDITIONAL COMMENTS

Per the client's request, I have completed a full exterior and interior observation/inspection of all readily available areas of the subject, and any improvements located on the property. It is important to note that an appraisal "inspection" does not entail the same duties as a home inspection, and the appraiser is not a home inspector. The appraiser is only able to visually observe and report on deficiencies that are readily available and immediately notable. During the course of the observation, the appraiser does not move personal items, furniture, stored items, or enter areas that require dismantlement for access. This report has been completed under the extraordinary assumption that there are no deficiencies that were obstructed from view or accessibility. Repairs which are obvious, and would be observed by typical market consumer, or included within the photograph addendum, and listed within the additional commentary. It is always recommended that home inspection be completed if intended users are concerned about the property's condition, or need an extensive inspection in order to determine non-functional items or necessary repairs.

The subject site measures 1.88 acres and has been given an estimated value of $17,000 as compared with similar land sales in the subject's marketing area. Site size was obtained from tax assessor parcel information, documentation and/or tax site mapping systems. This report is based on the extraordinary assumption was that this information was reasonably reliable and accurate. If the intended users of the appraisal report require the site size to be guaranteed, a survey may need to be done to verify the precise site size and/or site dimensions.

An extensive search has been made in the subject's marketing area to find sales comparable. All sales used have occurred within 12-24 months from the effective date of this report. The subject's and surrounding marketing areas have remained stable over the last 12-24 months and no adjustments were needed for time as indicated in this report. All adjustments were necessary in determining an estimated market value for the subject property.

Gross Living Area adjustments have been calculated at $25/SF as indicated in this report. In this appraisal, GLA adjustments were determined by using matched pairs analysis and depreciated cost data to ensure accuracy. Matched pairs analysis involves comparing similar properties with differences in GLA to determine the price impact of additional square footage, helping establish a market-driven adjustment. Meanwhile, depreciated cost data accounts for the cost to replace the structure, adjusting for depreciation based on the property's age, condition, and any functional obsolescence. By combining these methods, an appraiser can refine GLA adjustments, ensuring they reflect both the market's sensitivity to size differences and the structural value of the property after accounting for depreciation

After making necessary adjustments and analyzing all sales, the indicated value range for the subject property is $121,000 to $134,000. Most emphasis has been placed on sales #1 and #2 and is supported by sale #3, and #4. The indicated value for the subject property as of September 10, 2026 by the Sales Comparison Approach is $124,000. Comp #1 was the only comparable sale located within the subject's immediate neighborhood in Caldwell Parish. Comp #2 was considered the most comparable sale in overall condition. This property was personally inspected and was an REO manufactured home exhibiting a similar level of deferred maintenance while remaining in overall C4 condition. Comp #3 was located within the neighboring marketing area of LaSalle Parish and was considered comparable in GLA, quality, condition, and site value. Comp #4 was included to bracket the subject's car storage and was also the comparable located closest to the subject.

The appraiser is aware of exceeding the recommended distance guidelines, but these were the closest similar sales available.

The appraiser has performed no valuation services on the subject property in the last 36 months.

INCOME

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

Estimated Monthly Market Rent $	X Gross Rent Multiplier	= $	Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(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.

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

Manufactured Home Appraisal Report

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 the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Manufactured Home Appraisal Report

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.

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

Manufactured Home Appraisal Report

222-212380
File # 222-212380

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

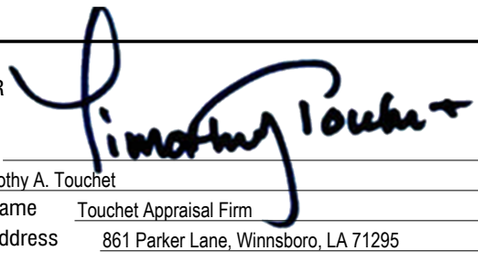
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Timothy A. Touchet
Company Name Touchet Appraisal Firm
Company Address 861 Parker Lane, Winnsboro, LA 71295
Telephone Number 318.367.1010
Email Address orders@touchetappraisal.com
Date of Signature and Report 09/11/2026
Effective Date of Appraisal 09/10/2026
State Certification # 3760
or State License #
or Other
State LA
Expiration Date of Certification or License 12/31/2026

ADDRESS OF PROPERTY APPRAISED

139 Booger Ln
Columbia, LA 71418
APPRAISED VALUE OF SUBJECT PROPERTY $ 124,000

LENDER/CLIENT

Name A Team Realty Inc
Company Name A Team Realty Inc
Company Address 22020 Clarendon St, Suite 205, Woodland Hills, CA 91367
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

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

FHA/VA Case No. 222-212380

Manufactured Home Appraisal Report

222-212380
File # 222-212380

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	139 Booger Ln Columbia, LA 71418	879 Parker Rd Grayson, LA 71435					
Proximity to Subject		4.91 miles S					
Sale Price	$		$ 170,000		$		$
Sale Price/Gross Liv. Area	$ sq.ft.	$ 94.87 sq.ft.		$ sq.ft.		$ sq.ft.	
Manufactured Home		☒ Yes ☐ No		☐ Yes ☐ No		☐ Yes ☐ No	
Data Source(s)		NELARMLS#214710(DOM 76)					
Verification Source(s)		NELARMLS/Assessor/Broker					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmsLth FHA;No conc.					
Date of Sale/Time		07/31/2025					
Location	Rural	Rural					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	1.88 ac	1.25 ac	0				
View	Average	Residential					
Design (Style)	Manufactrd/Dble	Manufactrd/Dble					
Quality of Construction	Q4	Vs/Average					
Actual Age	19	5	-14,000				
Condition	C4	C3	-44,800				
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 2.0	6 / 3 / 2.0		/ /		/ /	
Gross Living Area	2,294 sq.ft.	1,792 sq.ft.	+10,040	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	None None	None None					
Functional Utility	Average	Average					
Heating/Cooling	Fau/Cac	Fau/Cac					
Energy Efficient Items	DPWindows	DPWindows					
Garage/Carport	2gd2dw	2-car/carshed					
Porch/Patio/Deck	Porch/Deck	Deck	+1,000				
Fireplace/Fence	Fence	None	+1,000				
Other	None	Strg/Shed	-1,500				
Net Adjustment (Total)		☐ + ☒ -	$ -48,260	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 28.4 % Gross Adj. 42.6 %	$ 121,740	Net Adj. 0.0 % Gross Adj. 0.0 %	$	Net Adj. % Gross Adj. %	$

SALE HISTORY

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	TaxDoc	TaxDoc		
Effective Date of Data Source(s)	09/10/2026	09/10/2026		

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

ANALYSIS / COMMENTS

Analysis/Comments

Supplemental Addendum

File No. 222-212380

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						

ADDITIONAL COMMENTS:

The other 40% land use is vacant ready for residential development and woods. The subject is not income producing in any way.

No zoning is typical for the subject's marketing area and would not affect the marketability of the subject property. The subject dwelling could be rebuilt if destroyed.

There is no public sewer available. The subjects sewer system is typical for the marketing area and does not affect the marketability or value of the subject. The mechanical system appears to be working properly with no observable evidence of failure, however the appraiser is not an inspector of septic systems and take no responsibility of unapparent of hidden conditions

A reasonable exposure time for the subject property developed independently from the stated marketing time is 3-6 months.

The fee charged by the appraiser for this assignment is $425.00

The appraiser is of the opinion that roadways, railways, and geographic boundaries do not pose a comparability barrier, and have no affect on the comparability of these sales to the subject.

There is no plat map available for the subject.

All site adjustments are based on land sales research in the subject marketing and competing marketing areas. All site adjustments are correct and necessary based on the finding during land sales rearch. The site adjustment are also backed by the appraisers knowledge and 9+ years experience in the subjects marketing area. The subject land value was based on lot sales research in Richland parish.

Depreciated cost was used to determine the contributory value of improvements. Local replacement cost data was sourced from the Craftsman National Building Cost Manual and depreciated using the age/life method. Adjustments made to comparable sales for differences in features, GLA, room count, and improvements (porch/patio, carport, fence, fireplace) were further refined with sensitivity analysis/matched pairs analysis in the subjects marketing area. All comps used in this report were observed for matched pairs analysis, but the adjustments were further supported by years of market observations. Adjustments were further based on standard practices of other professionals in the market, and data collected via conversations and collaborations with other appraisers, brokers/realtors, and valuation experts.

Comps used were equal in design/style/appeal and no adjustments were needed.

The property was measured in accordance with ANSI standard.

*The Louisiana Office of State Fire Marshal says Act 458 of the Louisiana Legislature will ensure that all one- or two-family residential homes sold or leased have at least one working, lifelong and sealed carbon monoxide detector. The device can be in combination with a smoke detector.
*https://www.larealtors.org/act-458-and-it-s-new-requirements-for-carbon-monoxide-detectors

Due to the lack of similar sales in the marketing area, sales were used that included a wide ranges of sales prices. This was unavoidable due to the very low turnover rate in the marketing area. All sales used from the similar and competing marketing area which would be considered by the same buyer pool

I am aware of net adjustments exceeding the 15% adjustment guideline, and gross adjustments to comps exceeding the 25% guideline, but this was due to the lack of more similar sales in the marketing area. These comps were the best and most similar comps available, and exceeding the recommended guideline was unavoidable. All adjustments were based on matched pairs analysis and market research. In real estate appraisals, adjustments are made to comps to account for differences between the comps and the subject property. Exceeding typical thresholds for net and gross adjustments, such as 15% net or 25% gross, can be justified under certain conditions, particularly in areas with low-density populations and low turnover rates for similar homes in marketing areas with Low-Density population and limited comps. In low-density areas, there are fewer properties that are similar to the subject property. This scarcity can result in larger differences between the subject property and available comps, leading to higher adjustments. Due to the limited market activity and fewer transactions, finding comps that are very similar in terms of size, condition, and location may be challenging. As a result, is was necessary to use properties that are not perfect matches and thus require larger adjustments to account for differences.

I am aware of single line adjustments that exceed 10%, but this was due to the lack of more similar sales in the marketing area. These comps were the best and most similar comps available, and exceeding the recommended guideline was unavoidable. All adjustments were based on matched pairs analysis and market research.

All comparables used in this report were located in areas of no zoning. This is typical in the market and does not affect marketability.

There is no noted damaged to the subject property from the recent winter storm, or any natural disaster.

Age adjustments were made based prior experience and knowledge of the market, and based on the typical market reaction for the a new home with no normal use, vs a used old home with the typical wear and tear. Matched pairs analysis indicates a market reaction of $500-$1,000 per year. The market reaction per age is diminished after 20 years old, and more emphasis is placed on the condition of the property vs the actual age.

FHA/VA Case No. 222-212380

USPAP ADDENDUM

File No. 222-212380

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender	A Team Realty Inc						

This report was prepared under the following USPAP reporting option:

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

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

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 3-6 Months

Additional Certifications

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

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

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

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

Additional Comments

The appraiser has performed a prior valuation services on the subject property in the last 36 months dated 03/03/2026

APPRAISER:

Signature: Timothy Touchet

Name: Timothy A. Touchet

Date Signed: 09/11/2026

State Certification #: 3760

or State License #:

State: LA

Expiration Date of Certification or License: 12/31/2026

Effective Date of Appraisal: 09/10/2026

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

222-212380

222-212380

Repairs Required to meet Minimum Property Requirements (MPR) for FHA Insured Financing

Repairs needed to meet the Minimum Property Requirements (MPR) and make the subject structurally sound, free of roof leaks and have operable mechanical systems

Structural repairs needed and estimated repair cost		
	$	
	$	
	$	
	$	
Roof repairs needed and estimated repair cost		
	$	
	$	
	$	
	$	
Mechanical Systems repairs needed and estimated repair cost Plumbing / Fixtures		
	$	
	$	
	$	
	$	
Electrical		
	$	
	$	
	$	
	$	
HVAC		
	$	
	$	
	$	
	$	
Estimated cost to treat and paint defective paint surfaces (home built pre-1978)		
	$	
	$	
	$	
	$	
	$	
Total estimated repair cost and escrow amount	$	

Remarks: Repairs noted at the time of inspection include:

Replace damaged countertops $1,500
Replace damaged exterior door $500
Replace/repair damaged interior trim $250
Replace rotten trim and siding on exterior $2,000

Total Estimated Cost: $4,250

Insurability Statement: Insurable

ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION

File No.: 222-212380

FHA CASE NUMBER: 222-212380

PROPERTY ADDRESS:
139 Booger Ln
Columbia, LA 71418

COMPLIANCE FINDINGS	SOURCE/DOCUMENTATION
1. HISTORIC PRESERVATION Property ☐ is ☒ is not listed on the National Register of Historic Places. Property ☐ is ☒ is not located in an Historical District. Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.	Checked National Register of Historical Places. Checked National Register of Historical Places.
2. FLOODPLAIN Property ☐ is ☒ is not located within a FEMA Special Flood Hazard Area. Note: Flood insurance may be required.	Panel #: Map #: 22021C0280C Date of Map: 9/5/2012
3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D) Property ☐ is ☒ is not located within boundary of runway zone. If "yes", ** has the airport operator declined to aquire the property? ☐ yes ☐ no ** a signed disclaimer is required (24 CFR Part 51D).	Property not within 3,000 feet of the runway clear zone.
4. SUMMARY Additional actions ☐ are ☒ are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.	

Instructions for Completion of Environmental Compliance Record

Environmental Compliance. Single Family Property Disposition is subject to the environmental policy and procedures shown at 24 CFR Part 50, where applicable. An Environmental Compliance Record must be completed for each acquired property prior to listing for sale and the results considered in the development of the terms and condition of the sale. The Contractor shall use the format contained in Exhibit 4, Attachment B-1, for documentation of the review. The compliance record is to be maintained in the individual property file.

Preparing the Compliance Record. To document the results of compliance findings, use copies of the appropriate floodplain and airport runway maps, and the National Register of Historic Places, in order to identify those properties that are subject to these three requirements. Instructions for completing the compliance findings on the Environmental Compliance Record are:

1. Historic Preservation. The National Register of Historic Places identifies specific properties and historic districts which are subject to historic preservation requirements, If a HUD-Owned Property is listed on the register, or the district in which it is located is listed, a deed restriction must be prepared. Consult with counsel for appropriate language to be included in the deed.

2. Floodplain. Based on the floodplain map, properties located in Special Flood Hazard Areas (SFHA) which are being sold with HUD-insured mortgages or with buydowns or cash rebates, are required to have flood insurance. At the time of assignment of a case to the closing agent, the closing agent must be alerted to this requirement and must ensure that the purchaser obtains flood insurance. Such insurance may be purchased from any state licensed agent. If a property is located in a SFHA in a community which is suspended from or is not participating in the National Flood Insurance Program, the property must be offered on an uninsured basis and without a buydown or cash rebate. Listing advertisements must disclose such properties.

3. Airport Runway Clear Zones. Based on airport clear zone maps, properties located within the runway clear zone must be offered to the airport operator before the public listing. Property will be sold to the airport in accordance with the policy on sales to local governments described in Exhibit 2. A decision by the airport operator not to purchase must be documented in the file, preferably in the form of a letter from the airport operator. In the absence of such a letter, a note to the file documenting the verbal response by the airport operator is sufficient

   Bidders on properties located in runway clear zones must provide a signed Notice to Prospective Buyers of Properties Located in Runway Clear Zones and Clear Zones (see Exhibit 4, Attachment B-2). In those few jurisdictions which have properties in runway clear zones, Selling Brokers must be provided with copies of this notice and be advised that it must be included when submitted a bid on a property which is located in a runway clear zone.

Listing for Sale. Any property which is subject to these historic, floodplain, or airport clear zone requirements must be so identified when listing the property for sale

NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES
The remainig statutes and authorities cited at 24 CFR 50.4 do not require compliance because they are not relevant to property disposition actions which do not involve new construction.

Preparer: Timothy A. Touchet
Title: _____ Date: 02/11/2026

Supervisor: _____
Title: _____ Date: _____

Touchet Appraisal Firm

FHA/VA Case No. 222-212380

Market Conditions Addendum to the Appraisal Report

222-212380

File No. 222-212380

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 139 Booger Ln City Columbia State LA ZIP Code 71418

Borrower N/A

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	0	1	0	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	unavailable	0.33	unavailable	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	unavailable	unavailable	2	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	unavailable	unavailable	unavailable	☐ Declining	☒ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	unavailable	165,000	unavailable	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	unavailable	169	unavailable	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	unavailable	unavailable	164,950	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	unavailable	unavailable	69	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	unavailable	unavailable	unavailable	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions are noted in the market at this time. Typically concessions range from 1-6% to help with financing. The mls does not typically disclose seller concession, however when they are available, they are included and analyzed to determine any possible effect on the sales price of the comparable. Based on market research, there is not market date to warrant a concession adjustment when the concession amount is within a reasonable percentage of the sales price; typically 1-6%.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

None noted

Cite data sources for above information. Market Data in the past 12 months; Caldwell Parish;using manufactured home sales.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The appraiser notes that the MLS data does not indicate the present condition of the subject's market. Most properties sold in Caldwell Parish are not found on MLS and are FSOB or sold by a brokerage that is not an MLS member. Therefore, the appraiser is of the opinion that MLS Data for this appraisal report is not a clear indicator of current market conditions. It may appear that the market is either increasing or decreasing based on the absorption rate indicated above, however, after observing this market over the past 10+ years, the appraiser has observed the market to remained overall stable. The analysis above separates market data into three groups: 0-3 months, 4-6, and 7-12. Since the last section is a span of 6 months, the absorption rate may appear higher at time. The appraiser has observed that the market in Northeast LA typically has "slow" times of low turnover and "busy" times of higher turnover. The overall effect is an increasing market when viewed over the course of 12-24 months. There is no way to determine the number of active listing during the prior 4-12 months, since listing dates are not sortable and many of the properties listed during those prior months have either sold, expired, or have been withdrawn.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: **Project Name:**

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature	Signature
Appraiser Name Timothy A. Touchet	Supervisory Appraiser Name
Company Name Touchet Appraisal Firm	Company Name
Company Address 861 Parker Lane, Winnsboro, LA 71295	Company Address
State License/Certification # 3760 State LA	State License/Certification # State
Email Address orders@touchetappraisal.com	Email Address

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

Tax Assessment - Page 1

Parcel/Assessment Number: 0400018301

Concordia Parish Report

Tax Year 2026
(Uncertified)

Property Owner

Name:	BRIGGS, TYRONE &
Mailing Address:	BRIGGS, GWENETTA 230 HAMMETT ADDN CIRCLE VIDALIA , LA 71373
Type:	(RI) Res. Improv.
Ward:	4
Homestead Pct:	100.00
Special Assessment Freeze:	No

Property Information

Physical Address:	230 HAMMETT ADDN ,
Subdivision:	HAMMETT ADDN
Block/Lot:	N/A / 16
S-T-R:	04-07-09

Extended Legal

LOT 16, SUB. OF LOT 3, SYCAMORE PLTN; 06-287 B9-399-401-402 192-673 194-601 295-609 343-643

Deed Transfers

Grantee	Instrument Number	Book	Page	Deed Type	Date	Est. Sale
BRIGGS, GWENETTA; BRIGGS, TYRONE &;;	273039	434	639	CANCEL BOND FOR DEED	8/27/2009	$0
BRIGGS, TYRONE &;;	272655	434	180	CASH SALE DEED	7/28/2009	$38,000
BRASWELL, ALBERT GARFIELD, JR &;;	265826	427	1052	CASH SALE DEED	2/4/2008	$9,897
BRASWELL, MARK ALLEN;	263929	425	695	CASH SALE DEED	8/23/2007	$14,130

Tax Assessment - Page 2

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

PCR

Property Condition Report

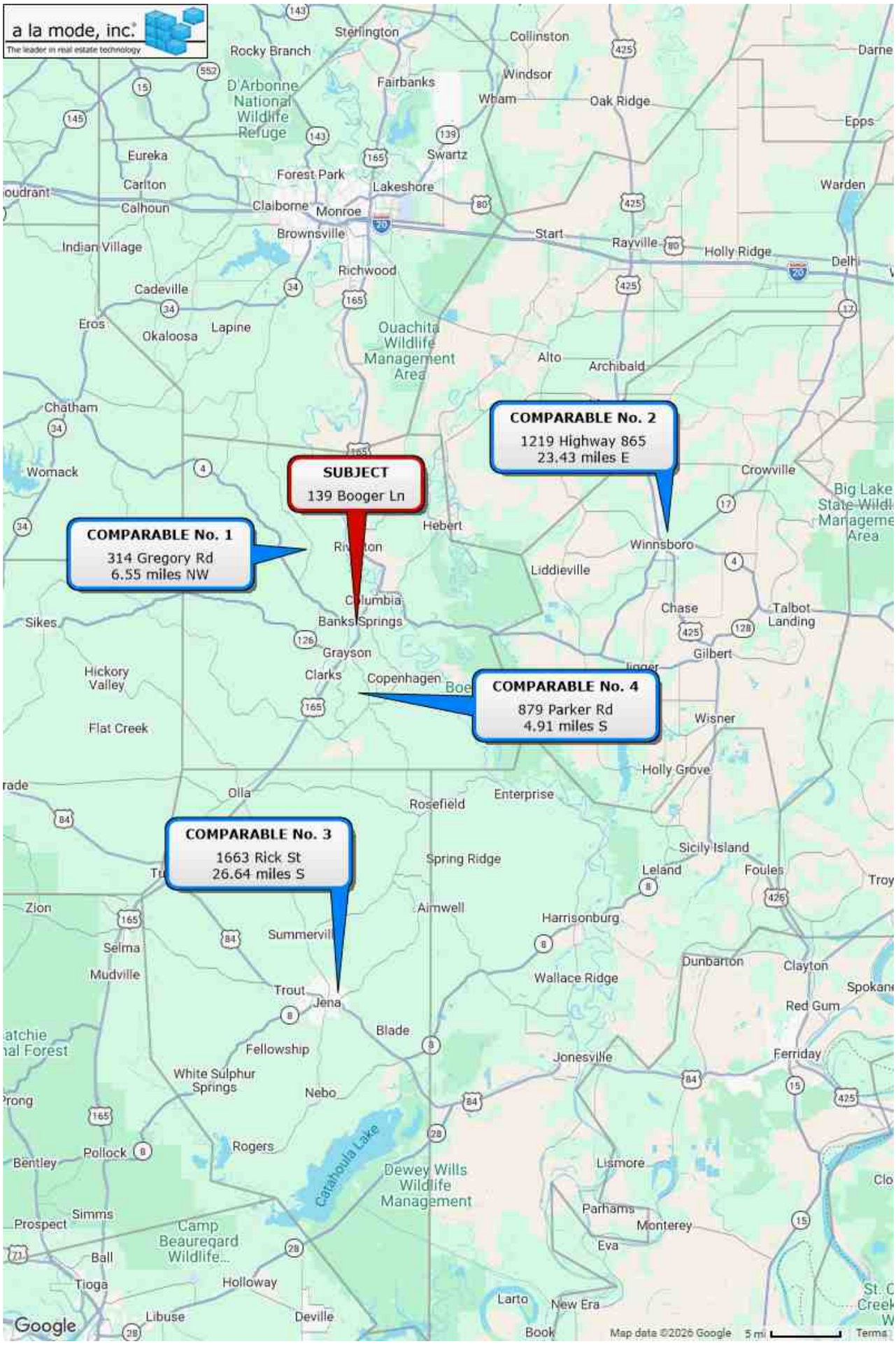
Case Number:	222-212380	**Contract Area:**	2D
Current Step:	1c-Ready to Show Condition	**Address:**	139 BOOGER LN
Step Date:	09/01/2026	**City, St Zip:**	COLUMBIA, LA 71418-0000
HOC:	Denver		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	Yes	Generator
--Heating/Furnace:	**OK**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**N/A**	**Electric supply tested and functional?:**	Yes	Continuity pen
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	Yes	Generator
--Kitchen Cabinets:	**OK**			
--Other:	**N/A**			
Plumbing:	**OK**	**Water supply tested and functional?:**	Yes	Drained
--Sink:	**OK**			
--Other:	**N/A**			
Water Heater:	**OK**	**Water heater functional?:**	Yes	Drained
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	Yes	Flushed
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	Yes	Visual
--Other:	**N/A**			

Location Map

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Flood Map

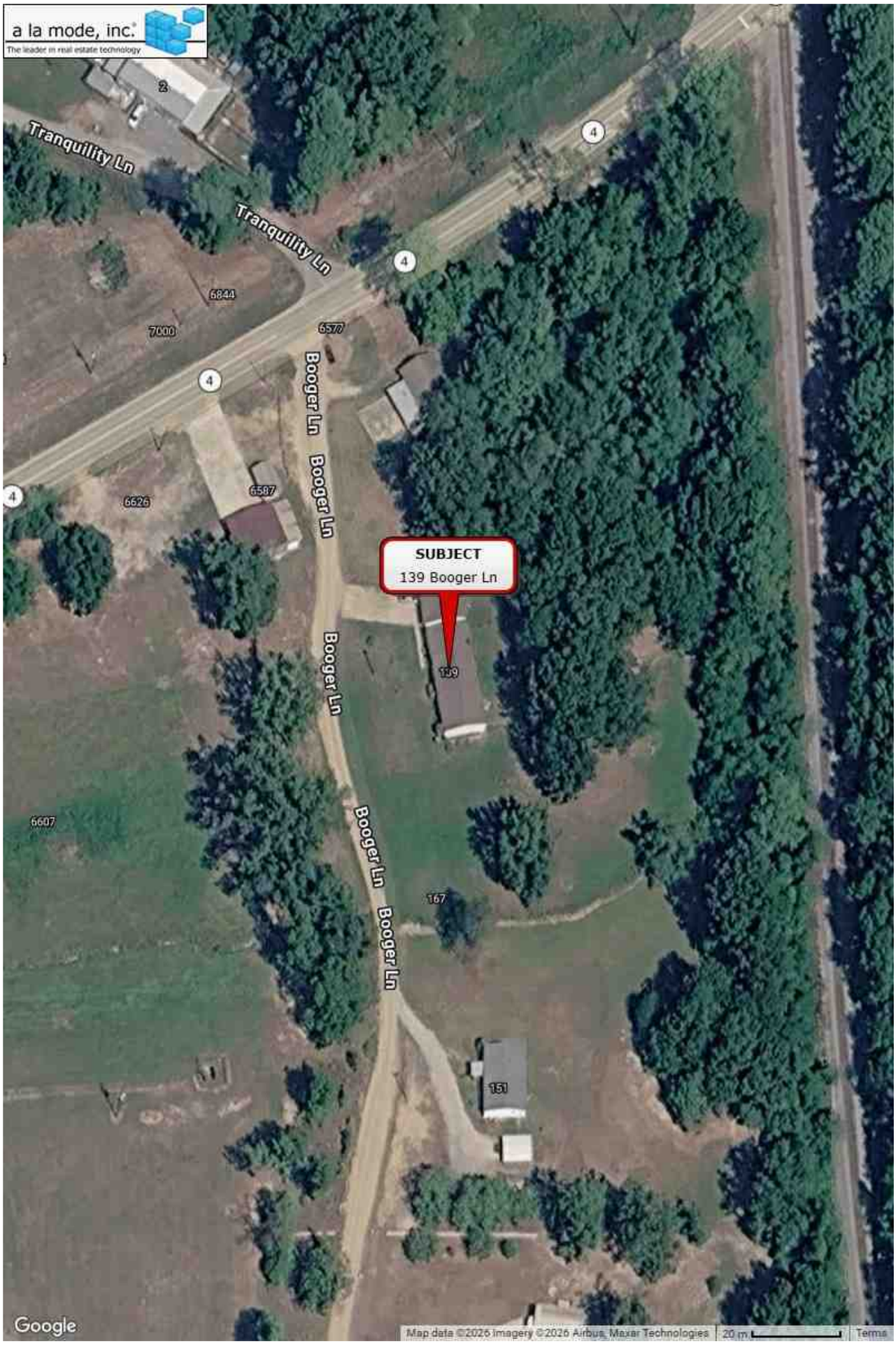
Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



FHA/VA Case No. 222-212380

Location Map

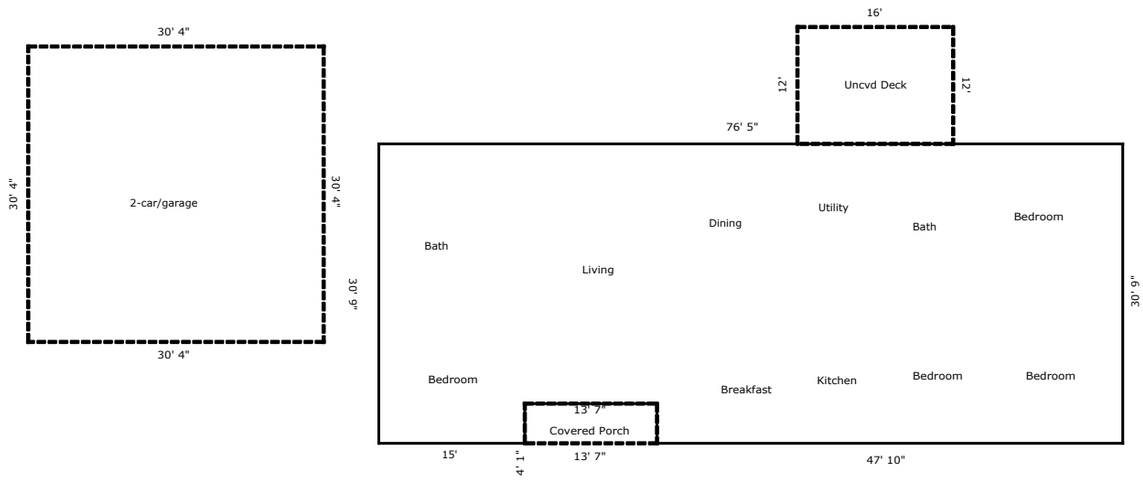
Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



FHA/VA Case No. 222-212380

Building Sketch (Page - 1)

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



TOTAL Sketch by a la mode

FHA/VA Case No. 222-212380

Building Sketch (Page - 2)

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	
First Floor	2294.2 Sq ft
Total Living Area (Rounded):	**2294 Sq ft**
Non-living Area	
Covered Porch	55.41 Sq ft
2 Car Attached	920.52 Sq ft
Uncvd Deck	192 Sq ft

FHA/VA Case No. 222-212380

Building Sketch (Page - 3)

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	2294.2 Sq ft	76.41 × 26.67	= 2037.85
		15 × 4.08	= 61.2
		47.83 × 4.08	= 195.15
Total Living Area (Rounded):	**2294 Sq ft**		
Non-living Area			
Covered Porch	55.41 Sq ft	4.08 × 13.58	= 55.41
2 Car Attached	920.52 Sq ft	30.34 × 30.34	= 920.52
Uncvd Deck	192 Sq ft	12 × 16	= 192

Subject Photos

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Subject Front

139 Booger Ln	
Sales Price	
Gross Living Area	2,294
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Rural
View	Average
Site	1.88 ac
Quality	Q4
Age	19



Subject Rear



Subject Street

FHA/VA Case No. 222-212380

Subject Photos

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Side View of Subject Dwelling



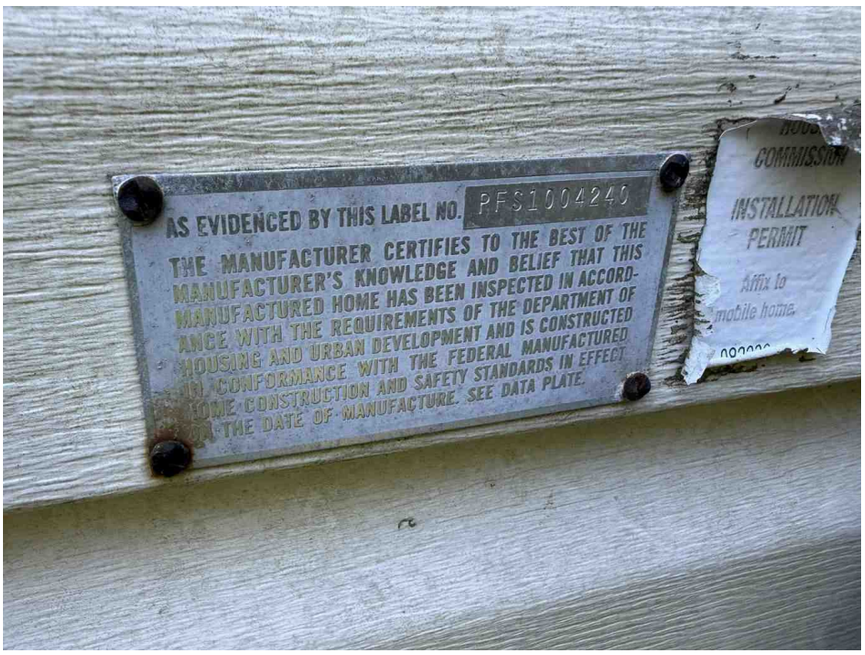
Side View of Subject Dwelling



Subject Street

Subject Photos

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Hud Tag



Hud Tag



Garage Exterior

Subject Photos

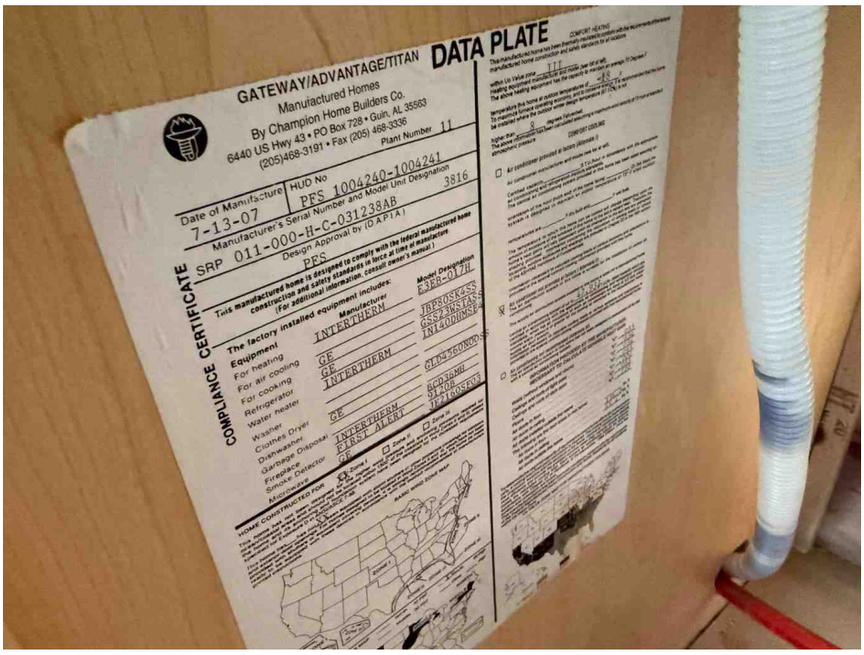
Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Garage interior



Crawl Space



Data Plate

Subject Photos

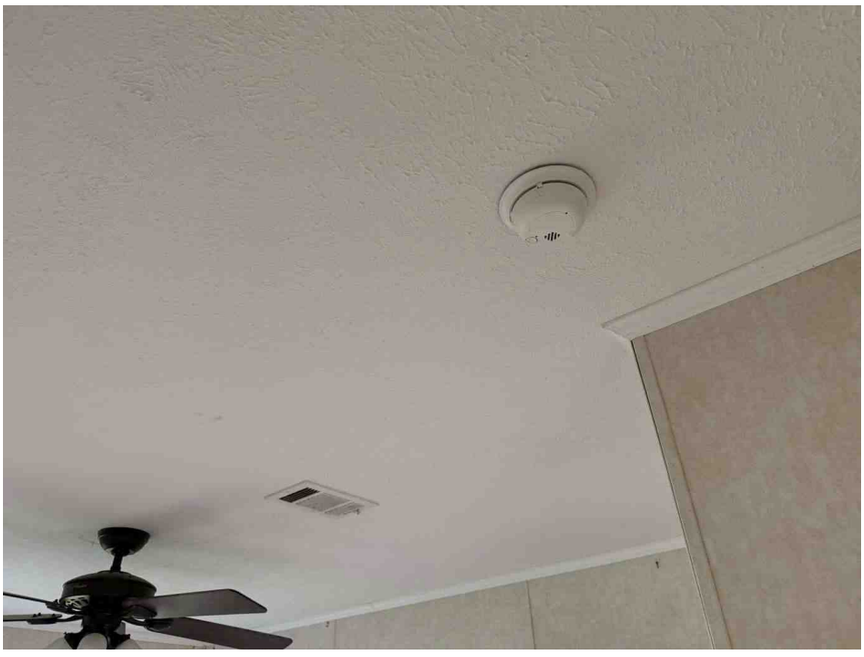
Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Water heater



Interior Air Unit



Smoke/CO2 Detector

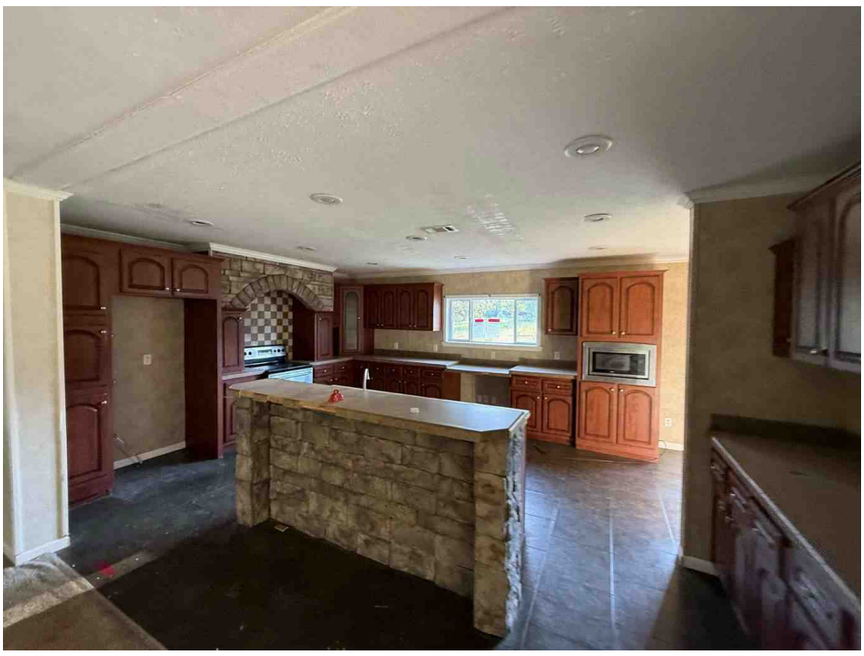
FHA/VA Case No. 222-212380

Interior Photos

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Living Area



Kitchen

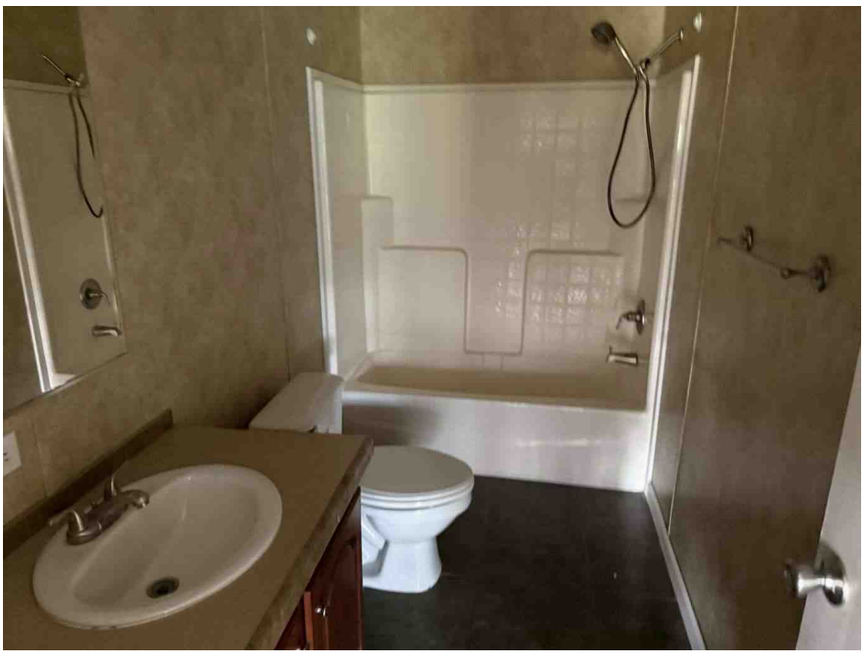


Bathroom

FHA/VA Case No. 222-212380

Interior Photos

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Bathroom



Bedroom



Bedroom

FHA/VA Case No. 222-212380

Interior Photos

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Bedroom



Bedroom



Dining

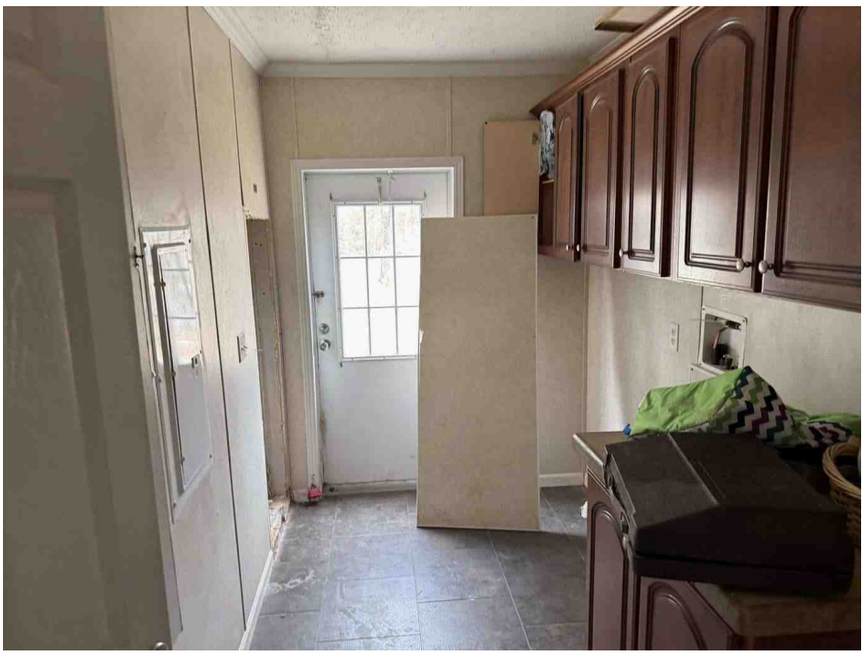
FHA/VA Case No. 222-212380

Interior Photos

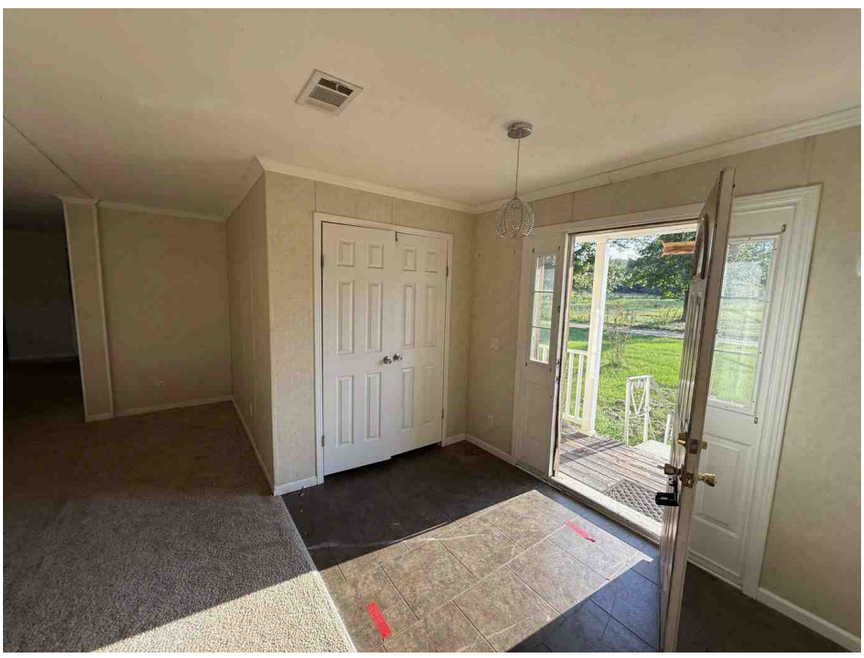
Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Breakfast



Utility



Foyer

FHA/VA Case No. 222-212380

Deferred Maintenance

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Damaged countertops



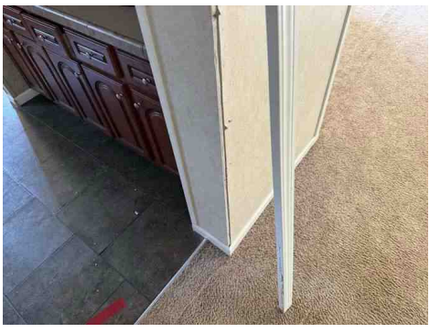
Damaged countertops



Damaged countertops



Damaged countertops



Damaged interior trim



Damaged exterior door



Replace rotten siding



Replace rotten trim

FHA/VA Case No. 222-212380

Comparable Photo Page

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Comparable 1

314 Gregory Rd	
Prox. to Subject	6.55 miles NW
Sales Price	165,000
Gross Living Area	2,027
Total Rooms	9
Total Bedrooms	5
Total Bathrooms	3.0
Location	Rural
View	Pasture
Site	3.00 ac
Quality	Q4
Age	2



Comparable 2

1219 Highway 865	
Prox. to Subject	23.43 miles E
Sales Price	118,500
Gross Living Area	2,328
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;Res
View	Average
Site	2.00 ac
Quality	Q4
Age	17



Comparable 3

1663 Rick St	
Prox. to Subject	26.64 miles S
Sales Price	127,200
Gross Living Area	2,054
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	Rural
View	Residential
Site	1.50 ac
Quality	Q4
Age	25

FHA/VA Case No. 222-212380

Comparable Photo Page

Borrower	N/A						
Property Address	139 Booger Ln						
City	Columbia	County	Caldwell	State	LA	Zip Code	71418
Lender/Client	A Team Realty Inc						



Comparable 4

879 Parker Rd

Prox. to Subject	4.91 miles S
Sale Price	170,000
Gross Living Area	1,792
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Rural
View	Residential
Site	1.25 ac
Quality	Vs/Average
Age	5

Comparable 5

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

Comparable 6

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

Certification



Louisiana Real Estate Appraisers Board

Having complied with the requirements of Chapter 51 of Title 37 of the Louisiana Revised Statutes of 1950 and the requirements of the Louisiana Real Estate Appraisers Board,

Certified Residential Appraiser

license is hereby granted to

Timothy A. Touchet

License Number - APR.03760-CRA
First Issuance Date - 10/15/2021
Expiration Date - 12/31/2026

Chairperson

Secretary

STATE OF LOUISIANA · UNION · JUSTICE · CONFIDENCE · REAL ESTATE APPRAISERS BOARD

E & O Insurance

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

REAL ESTATE APPRAISERS
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS

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

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL104900-02 **Renewal of: NAX40PL104900-01**

1. **Named Insured: Timothy Touchet**

2. **Address:** 861 Parker Lane
Winnsboro, LA 71295

3. **Policy Period:** **From: October 31, 2025** **To: October 31, 2026**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.

4. **Limit of Liability:**

	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**4A. $ 1,000,000**	**4C. $ 1,000,000**
Claim Expenses Limit of Liability	**4B. $ 1,000,000**	**4D. $ 1,000,000**

5. **Deductible** (Inclusive of **Claims Expenses**):

Each **Claim**	Aggregate
5A. $500	**5B. $1,000**

6. **Policy Premium: $ 478**

7. **Retroactive Date: October 31, 2021**

8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sentto:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org

10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

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

Date: August 11, 2025 By: Isaac Peck
Authorized Representative

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