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11-07-2022

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

NOTICE: Not For Use For Condominium Transactions

1. **PARTIES:** The parties to this contract are **Ministerio Gracia** (Seller) and **Carlos J. Lopez** (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. **PROPERTY:** The land, improvements and accessories are collectively referred to as the Property (Property).
   A. LAND: Lot **5** Block **1**, **Hidden Valley Estates** Addition, City of **Mansfield**, County of **Tarrant**, Texas, known as **5312 Hidden Valley Court 76063** (address/zip code), or as described on attached exhibit.
   B. IMPROVEMENTS: The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following **permanently installed and built-in items**, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property attached to the above described real property.
   C. ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, security systems that are not fixtures, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories. "Controls" includes Seller's transferable rights to the (i) software and applications used to access and control improvements or accessories, and (ii) hardware used solely to control improvements or accessories.
   D. EXCLUSIONS: The following improvements and accessories will be retained by Seller and must be removed prior to delivery of possession: **None**.
   E. RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. **SALES PRICE:**
   A. Cash portion of Sales Price payable by Buyer at closing ..... $ **148,720.00**
   The term "Cash portion of the Sales Price" does not include proceeds from borrowing of any kind or selling other real property except as disclosed in this contract.
   B. Sum of all financing described in the attached: [X] Third Party Financing Addendum, [ ] Loan Assumption Addendum, [ ] Seller Financing Addendum ..... $ **1,338,480.00**
   C. Sales Price (Sum of A and B) ..... $ **1,487,200.00**

4. **LEASES:** Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property. (Check all applicable boxes)
   [ ] A. RESIDENTIAL LEASES: The Property is subject to one or more residential leases and the Addendum Regarding Residential Leases is attached to this contract.
   [X] B. FIXTURE LEASES: Fixtures on the Property are subject to one or more fixture leases (for example, solar panels, propane tanks, water softener, security system) and the Addendum Regarding Fixture Leases is attached to this contract.
   [ ] C. NATURAL RESOURCE LEASES: "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party.
      [ ] (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.
      [ ] (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within _____ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.

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5. EARNEST MONEY AND TERMINATION OPTION:

A. DELIVERY OF EARNEST MONEY AND OPTION FEE: Within 3 days after the Effective Date, Buyer must deliver to **Independence Title (Brittania Fisher)** (Escrow Agent) at **2106 E. State Hwy. #105, Southlake, TX 76092** (address): $ **2,000.00** as earnest money and $ **-0-** as the Option Fee. The earnest money and Option Fee shall be made payable to Escrow Agent and may be paid separately or combined in a single payment.

(1) Buyer shall deliver additional earnest money of $ **N/A** to Escrow Agent within **N/A** days after the Effective Date of this contract.

(2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.

(3) The amount(s) Escrow Agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.

(4) Buyer authorizes Escrow Agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases Escrow Agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.

B. TERMINATION OPTION: For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within **0** days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and Escrow Agent shall release any Option Fee remaining with Escrow Agent to Seller; and (ii) any earnest money will be refunded to Buyer.

C. FAILURE TO TIMELY DELIVER EARNEST MONEY: If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money.

D. FAILURE TO TIMELY DELIVER OPTION FEE: If no dollar amount is stated as the Option Fee or if Buyer fails to deliver the Option Fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this paragraph 5.

E. TIME: **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

6. TITLE POLICY AND SURVEY:

A. TITLE POLICY: Seller shall furnish to Buyer at [X] Seller's [ ] Buyer's expense an owner policy of title insurance (Title Policy) issued by **Independence Title** (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:

(1) Restrictive covenants common to the platted subdivision in which the Property is located.

(2) The standard printed exception for standby fees, taxes and assessments.

(3) Liens created as part of the financing described in Paragraph 3.

(4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.

(5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.

(6) The standard printed exception as to marital rights.

(7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.

(8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:

[X] (i) will not be amended or deleted from the title policy; or

[ ] (ii) will be amended to read, "shortages in area" at the expense of [ ] Buyer [ ] Seller.

(9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.

B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

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C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)

[X] (1) Within 3 days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). **If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.** If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at [X] Seller's [ ] Buyer's expense no later than 3 days prior to Closing Date.

[ ] (2) Within N/A days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.

[ ] (3) Within N/A days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; disclosed in the Commitment other than items 6A(1) through (9) above; or which prohibit the following use or activity: **Residential**.
Buyer must object the earlier of (i) the Closing Date or (ii) 5 days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived by Buyer. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property [X] is [ ] is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2A in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, or operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**
Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request. **If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association(s) should be used.**

(3) STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.

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(4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.

(5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.

(6) PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.

(7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller must give Buyer written notice as required by §5.014, Property Code. An addendum containing the required notice shall be attached to this contract.

(8) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, §5.205, Property Code, requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.

(9) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.

(10) NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

(11) REQUIRED NOTICES: The following notices have been given or are attached to this contract (for example, MUD, WCID, PID notices): N/A

7. PROPERTY CONDITION:

A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Any hydrostatic testing must be separately authorized by Seller in writing. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

B. SELLER'S DISCLOSURE NOTICE PURSUANT TO §5.008, TEXAS PROPERTY CODE (Notice): (Check one box only)

[X] (1) Buyer has received the Notice.

[ ] (2) Buyer has not received the Notice. Within N/A days after the Effective Date of this contract, Seller shall deliver the Notice to Buyer. If Buyer does not receive the Notice, Buyer may terminate this contract at any time prior to the closing and the earnest money will be refunded to Buyer. If Seller delivers the Notice, Buyer may terminate this contract for any reason within 7 days after Buyer receives the Notice or prior to the closing, whichever first occurs, and the earnest money will be refunded to Buyer.

[ ] (3) The Seller is not required to furnish the notice under the Texas Property Code.

C. SELLER'S DISCLOSURE OF LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS is required by Federal law for a residential dwelling constructed prior to 1978.

D. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7D(1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

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(Check one box only)

[X] (1) Buyer accepts the Property As Is.

[ ] (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____.

(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

E. LENDER REQUIRED REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, neither party is obligated to pay for lender required repairs, which includes treatment for wood destroying insects. If the parties do not agree to pay for the lender required repairs or treatments, this contract will terminate and the earnest money will be refunded to Buyer. If the cost of lender required repairs and treatments exceeds 5% of the Sales Price, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

F. COMPLETION OF REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, Seller shall complete all agreed repairs and treatments prior to the Closing Date and obtain any required permits. The repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. Seller shall: (i) provide Buyer with copies of documentation from the repair person(s) showing the scope of work and payment for the work completed; and (ii) at Seller's expense, arrange for the transfer of any transferable warranties with respect to the repairs and treatments to Buyer at closing. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days if necessary for Seller to complete the repairs and treatments.

G. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

H. RESIDENTIAL SERVICE CONTRACTS: Buyer may purchase a residential service contract from a provider or administrator licensed by the Texas Department of Licensing and Regulation. If Buyer purchases a residential service contract, Seller shall reimburse Buyer at closing for the cost of the residential service contract in an amount not exceeding $ **-0-**. Buyer should review any residential service contract for the scope of coverage, exclusions and limitations. **The purchase of a residential service contract is optional. Similar coverage may be purchased from various companies authorized to do business in Texas.**

8. BROKERS AND SALES AGENTS:

A. BROKER OR SALES AGENT DISCLOSURE: Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: **N/A**.

B. BROKERS' FEES: All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

9. CLOSING:

A. The closing of the sale will be on or before **June 26**, **2025**, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:

(1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.

(2) Buyer shall pay the Sales Price in good funds acceptable to the Escrow Agent.

(3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents, transfer of any warranties, and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.

(4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

(5) Private transfer fees (as defined by Chapter 5, Subchapter G of the Texas Property Code) will be the obligation of Seller unless provided otherwise in this contract. Transfer fees assessed by a property owners' association are governed by the Addendum for Property Subject to Mandatory Membership in a Property Owners Association.

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10. POSSESSION:

A. BUYER'S POSSESSION: Seller shall deliver to Buyer possession of the Property in its present or required condition, ordinary wear and tear excepted: [X] upon closing and funding [ ] according to a temporary residential lease form promulgated by TREC or other written lease required by the parties. Any possession by Buyer prior to closing or by Seller after closing which is not authorized by a written lease will establish a tenancy at sufferance relationship between the parties. **Consult your insurance agent prior to change of ownership and possession because insurance coverage may be limited or terminated. The absence of a written lease or appropriate insurance coverage may expose the parties to economic loss.**

B. SMART DEVICES: "Smart Device" means a device that connects to the internet to enable remote use, monitoring, and management of: (i) the Property; (ii) items identified in any Non-Realty Items Addendum; or (iii) items in a Fixture Lease assigned to Buyer. At the time Seller delivers possession of the Property to Buyer, Seller shall:

(1) deliver to Buyer written information containing all access codes, usernames, passwords, and applications Buyer will need to access, operate, manage, and control the Smart Devices; and

(2) terminate and remove all access and connections to the improvements and accessories from any of Seller's personal devices including but not limited to phones and computers.

11. SPECIAL PROVISIONS: (This paragraph is intended to be used only for additional informational items. An informational item is a statement that completes a blank in a contract form, discloses factual information, or provides instructions. Real estate brokers and sales agents are prohibited from practicing law and shall not add to, delete, or modify any provision of this contract unless drafted by a party to this contract or a party's attorney.) **The enforceability of the sales contract is contingent upon approval by the bankruptcy court.**

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Expenses payable by Seller (Seller's Expenses):

(a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.

(b) Seller shall also pay an amount not to exceed $ **57,200.00** to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.

(2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS: Taxes for the current year, interest, rents, and regular periodic maintenance fees, assessments, and dues (including prepaid items) will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money

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will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.

15. **DEFAULT:** If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract, Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.
16. **MEDIATION:** It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.
17. **ATTORNEY'S FEES:** A Buyer, Seller, Listing Broker, Other Broker, or Escrow Agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.
18. **ESCROW:**
    A. ESCROW: The Escrow Agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as Escrow Agent. Escrow Agent may require any disbursement made in connection with this contract to be conditioned on Escrow Agent's collection of good funds acceptable to Escrow Agent.
    B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, Escrow Agent may: (i) require a written release of liability of the Escrow Agent from all parties before releasing any earnest money; and (ii) require payment of unpaid expenses incurred on behalf of a party. Escrow Agent may deduct authorized expenses from the earnest money payable to a party. "Authorized expenses" means expenses incurred by Escrow Agent on behalf of the party entitled to the earnest money that were authorized by this contract or that party.
    C. DEMAND: Upon termination of this contract, either party or the Escrow Agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the Escrow Agent. If either party fails to execute the release, either party may make a written demand to the Escrow Agent for the earnest money. If only one party makes written demand for the earnest money, Escrow Agent shall promptly provide a copy of the demand to the other party. If Escrow Agent does not receive written objection to the demand from the other party within 15 days, Escrow Agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and Escrow Agent may pay the same to the creditors. If Escrow Agent complies with the provisions of this paragraph, each party hereby releases Escrow Agent from all adverse claims related to the disbursal of the earnest money.
    D. DAMAGES: Any party who wrongfully fails or refuses to sign a release acceptable to the Escrow Agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
    E. NOTICES: Escrow Agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by Escrow Agent.
19. **REPRESENTATIONS:** All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.
20. **FEDERAL TAX REQUIREMENTS:** If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

Authentisign ID: 354D4C62-0D30-F011-A5F1-000D3A8A9962

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyer at: 521 W. Thomas Road	To Seller at: 5312 Hidden Valley Court
Phoenix, AZ 85013	Mansfield, TX 76063
Phone:	Phone: (214)901-4913
E-mail/Fax:	E-mail/Fax: richard@gracia.church
E-mail/Fax:	E-mail/Fax:
With a copy to Buyer's agent at: cjlopezped@yahoo.com	With a copy to Seller's agent at: dawn@rochaassociates.com

22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (Check all applicable boxes):

- [X] Third Party Financing Addendum
- [ ] Seller Financing Addendum
- [X] Addendum for Property Subject to Mandatory Membership in a Property Owners Association
- [ ] Buyer's Temporary Residential Lease
- [ ] Loan Assumption Addendum
- [ ] Addendum for Sale of Other Property by Buyer
- [ ] Addendum for Reservation of Oil, Gas and Other Minerals
- [ ] Addendum for "Back-Up" Contract
- [ ] Addendum for Coastal Area Property
- [ ] Addendum for Authorizing Hydrostatic Testing
- [ ] Addendum Concerning Right to Terminate Due to Lender's Appraisal
- [ ] Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum
- [ ] Seller's Temporary Residential Lease
- [ ] Short Sale Addendum
- [ ] Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
- [ ] Addendum for Seller's Disclosure of Information on Lead-based Paint and Lead-based Paint Hazards as Required by Federal Law
- [X] Addendum for Property in a Propane Gas System Service Area
- [ ] Addendum Regarding Residential Leases
- [X] Addendum Regarding Fixture Leases
- [ ] Addendum containing Notice of Obligation to Pay Improvement District Assessment
- [ ] Other (list): _____

23. CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's Attorney is:	Seller's Attorney is:
Phone:	Phone:
Fax:	Fax:
E-mail:	E-mail:

Authentisign ID: 354D4C62-0D30-F011-A5F1-000D3A8A9962

EXECUTED the _____ day of _____, _____ (Effective Date).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

Authentisign
Carlos Lopez 05/16/25
Buyer **Carlos J. Lopez**

Authentisign
Richard Garcia 05/13/25
Seller **Ministerio Gracia**

Buyer

Seller

The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC NO. 20-17. This form replaces TREC NO. 20-16.

Authentisign ID: 354D4C62-0D30-F011-A5F1-000D3A8A9962

BROKER INFORMATION
(Print name(s) only. Do not sign)

Other Broker Firm / License No.	**Rocha & Associates Realtors LLC** / **9005860** (Listing Broker Firm / License No.)
represents ☐ Buyer only as Buyer's agent ☐ Seller as Listing Broker's subagent	represents ☐ Seller and Buyer as an intermediary ☒ Seller only as Seller's agent
Associate's Name / License No.	**Dawn Rocha** / **0548821** (Listing Associate's Name / License No.)
Team Name	Team Name
Associate's Email Address / Phone	**dawn@rochaassociates.com** / **(817)689-9180** (Listing Associate's Email Address / Phone)
Licensed Supervisor of Associate / License No.	Licensed Supervisor of Listing Associate / License No.
Other Broker's Address / Phone	**347 Park North Lane** / **(817)689-9180** (Listing Broker's Office Address / Phone)
City / State / Zip	**Keller** / **TX** / **76248** (City / State / Zip)
	Selling Associate's Name / License No.
	Team Name
	Selling Associate's Email Address / Phone
	Licensed Supervisor of Selling Associate / License No.
	Selling Associate's Office Address
	City / State / Zip

Disclosure: Pursuant to a previous, separate agreement (such as a MLS offer of compensation or other agreement between brokers), Listing Broker has agreed to pay Other Broker a fee (**6%**). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.

Authentisign ID: 354D4C62-0D30-F011-A5F1-000D3A8A9962

OPTION FEE RECEIPT

Receipt of $_____ (Option Fee) in the form of _____ is acknowledged.

_____ _____
Escrow Agent **Independence Title (Brittania Fisher)** Date

EARNEST MONEY RECEIPT

Receipt of $_____ Earnest Money in the form of _____ is acknowledged.

_____ _____
Escrow Agent Received by Email Address Date/Time

_____ _____
Address Phone

_____ _____
City State Zip Fax

CONTRACT RECEIPT

Receipt of the Contract is acknowledged.

_____ _____
Escrow Agent Received by Email Address Date

_____ _____
Address Phone

_____ _____
City State Zip Fax

ADDITIONAL EARNEST MONEY RECEIPT

Receipt of $_____ additional Earnest Money in the form of _____ is acknowledged.

_____ _____
Escrow Agent Received by Email Address Date/Time

_____ _____
Address Phone

_____ _____
City State Zip Fax

EXHIBIT G-1

FULLER APPRAISALS - COMPLETE APPRAISAL REPORT

5312 Hidden Valley Court

CLIENT	Ministerios Gracia
LENDER / CLIENT	The Baptist Foundation of California
APPRAISER	David Craig Fuller
FIRM	Fuller Appraisals
EFFECTIVE DATE	November 21, 2023
MARKET VALUE 'AS IS'	$2,170,000

The complete 37-page report follows. Its reconciliation page concludes an 'as is' market value of $2,170,000 as of November 21, 2023.

Complete source document included for authentication and counsel review.

APPRAISAL REPORT

PREPARED FOR:

CLIENT	Ministerios Gracia

LENDER/CLIENT:

LENDER	The Baptist Foundation of California

SUBJECT PROPERTY

ADDRESS	5312 Hidden Valley Ct.
CITY	Mansfield, TX 76063
COUNTY OF	Tarrant

APPRAISAL AS OF:

DATE	11/21/2023

PREPARED BY:

APPRAISER	David Craig Fuller
COMPANY	Fuller Appraisals

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File No. 2126-CF
Case No.

Uniform Residential Appraisal Report

The purpose of this 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 5312 Hidden Valley Ct. City Mansfield State TX Zip Code 76063
Borrower Ministerios Gracia Owner of Public Record Ministerios Gracia County Tarrant
Legal Description Lot 5, Block 1, Hidden Valley Estates Addition
Assessor's Parcel # 07375832 Tax Year 2022 R.E. Taxes $ 25,749
Neighborhood Name Hidden Valley Estates Map Reference Tarrant County Census Tract 1113.18
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments $ 0 [X] PUD HOA $ 800 [X] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Market Evaluation "As Is"
Lender/Client The Baptist Foundation of California Address 3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761
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? [X] Yes [ ] No
Report data source(s) used, offerings price(s), and date(s). DOM 46;Subject property was offered for sale.;Latest Price $2,350,000;Latest Date 10/07/2022;Original Price $2,350,000;Original Date 10/07/2022;MLS# 20449692 & Tax Record

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 down payment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	40 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] OverSupply	$ (000)	(yrs)	2-4 Unit	1 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under3mths	[ ] 3-6 mths	[ ] Over 6 mths	150 Low	1	Multi-Family	1 %
Neighborhood Boundaries	The subject neighborhood boundaries are noted as Mansfield Highway to the north, Rendon New Hope							2,130 High	88	Commercial	5 %
Road to the west, Rendon Bloodworth Road to the south, and Main Street to the east.								556 Pred.	17	Other vcnt.,prk	53 %

Neighborhood Description This area has average to good access to major roadways and public facilities. The subject's neighborhood area is predominantly single family in nature with local retail primarily to the northeast along Main Street. The subject is in close proximity to nearby public schools in the Mansfield ISD. The subject is also located in a private gated estate subdivision with lots being on acreage tracts.

Market Conditions (including support for the above conclusions) This area appears to be stabilizing in property values with demand / supply in balance and marketing time under 3 months. Values had previously sharply increased between 18-36 months ago due to high inflation; however, values appear to be stabilizing due to recent interest rate hikes over the past 18 months.

SITE

Dimensions 185.50' x 625.7', See Survey Area 2.66 ac Shape Rectangular View N;Res;
Specific Zoning Classification No Zoning Zoning Description N/A-No Restrictions
Zoning Compliance [ ] Legal [ ] Legal Nonconforming (Grandfathered Use) [X] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. Please see the Highest and Best Use Comments Section of this report for further details.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	[X]	[ ]	Water	[X] [ ]	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X] [ ]	Alley Gravel	[ ]	[X]

FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map # 48439C0455K FEMA Map Date 09/25/2009
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.
None other than standard utility easements.

IMPROVEMENTS

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units [X] One	[ ] One with Accessory Unit	[X] Concrete Slab	[ ] Crawl Space	Foundation Walls Concrete/Avg		Floors See URAR Page 3	
# of Stories 2.00		[ ] Full Basement	[ ] Partial Basement	Exterior Walls Brick,Stone,Stucco/A		Walls See URAR Page 3	
Type [X] Det.	[ ] Att. [ ] S-Det./End Unit	Basement Area 0	sq. ft.	Roof Surface Composition/A		Trim/Finish Wood/Crown Molding/A	
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish 0	%	Gutters & Downspouts Metal/A		Bath Floor Tile/A	
Design (Style) Traditional		[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type Vinyl/A		Bath Wainscot Tile/A	
Year Built 2005		Evidence of [ ] Infestation		Storm Sash/Insulated Insulated		Car Storage [ ] None	
Effective Age (Yrs) 8		[ ] Dampness	[ ] Settlement	Screens Yes/A		[X] Driveway # of Cars 12	
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities [ ] Woodstove(s) # 0		Driveway Surface Concrete	
[X] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) # 4	[X] Fence Vinyl	[X] Garage	# of Cars 4
[X] Floor	[X] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck Cov	[X] Porch Cov	[X] Carport	# of Cars 2
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[X] Pool In ground	[X] Other Ctdrt,vg,Balcony,Sprk,Ct	[X] Att. [X] Det.	[ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [X] Other (describe) Vent-hood
Finished area **above** grade contains: 13 Rooms 5 Bedrooms 4.2 Bath(s) 6,560 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Good landscaping, decorative covered porch, balcony, outdoor living with fireplace, in ground gunite pool with spa and stone features, kitchen with custom cabinets, marble counter tops, tile backsplash, pull out trash bin, island, some built in shelves, cabinets and entertainment systems, security system (See URAR Page 3 for greater details)
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The subject is in average to good condition with no deferred maintenance noted other than normal wear and tear and age affected areas. No functional obsolescence was noted. The current owner reported that solar panels and new second floor carpeting were installed in 2022 after purchase.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe
None noted

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

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Case No.

Uniform Residential Appraisal Report

There are 24 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 164,000 to $ 1,899,000

There are 84 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 149,900 to $ 2,130,000

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	5312 Hidden Valley Ct. Mansfield, TX 76063	3436 Indian Trail Arlington, TX 76016		2116 Woodmont Drive Arlington, TX 76017		2506 Perkins Rd Arlington, TX 76016	
Proximity to Subject		6.40 miles N		5.41 miles NE		6.85 miles N	
Sale Price	$	$ 2,600,000		$ 2,195,000		$ 2,235,000	
Sale Price/Gross Liv. Area	$ 0 sq. ft.	$ 302.57 sq. ft.		$ 374.38 sq. ft.		$ 293.77 sq. ft.	
Data Source(s)		MLS# 20077159;DOM 97		MLS# 20178941;DOM 0		MLS# 20357872;DOM 20	
Verification Source(s)		Tarrant CAD records		Tarrant CAD records		Tarrant CAD records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Seller;1000		Cash;0		Conv;0	
Date of Sale/Time		s10/22;c09/22		s11/22;c10/22	0	s09/23;c07/23	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	2.66 ac	5.75 ac	-180,000	2.98 ac	0	1.36 ac	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2.00;Traditional	DT2.00;Mediterranean	0	DT1.00;Traditional	0	DT2.00;Mediterranean	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	16	10	-156,000	14	0	25	+201,150
Condition	C3	C3		C3		C3	
Above Grade Room Count	Total 13 / Bdrms 5 / Baths 4.2	Total 12 / Bdrms 5 / Baths 5.2	-12,000	Total 12 / Bdrms 4 / Baths 5.0	0	Total 11 / Bdrms 5 / Baths 5.2	-12,000
Gross Living Area	6,560 sq. ft.	8,593 sq. ft.	-172,805	5,863 sq. ft.	+59,245	7,608 sq. ft.	-89,080
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	Thermals and Solar Panels	Thermals	+50,000	Thermals	+50,000	Thermals	+50,000
Garage/Carport	2ga2gd2cp12dw	4ga12dw	0	3ga2cp10dw	+10,000	3ga10dw	+10,000
Porch/Patio/Deck	Cov Patio/Porch/Balcony	Cov Patio/Porch/Balcony		Cov Patio/Porch	+5,000	Cov Patio/Porch/Balcony	
Fireplaces	4 Fireplaces	4 Fireplaces		2 Fireplaces	+6,000	3 Fireplaces	+3,000
Pool	In ground Gunite	Indoor in ground Gunite	-50,000	In ground Gunite		In ground Gunite	
Other Item	Outdoor Living/Sports Ct	Outdoor Living	0	OutdrLvg/7,442 SF Gym	-220,000	OutdrLvg/Loggias	0
Net Adjustment (Total)		[ ] + [X] -	$ -520,805	[ ] + [X] -	$ -89,755	[X] + [ ] -	$ 163,070
Adjusted Sale Price of Comparables		Net Adj: -20% Gross Adj : 24%	$ 2,079,195	Net Adj: -4% Gross Adj: 16%	$ 2,105,245	Net Adj: 7% Gross Adj: 16%	$ 2,398,070

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [X] 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 - MLS - Owner

My research [ ] did [X] 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 - MLS

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

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	02/18/2022			
Price of Prior Sale/Transfer	$1,930,000			
Data Source(s)	MLS/tax	MLS/tax	MLS/tax	MLS/tax
Effective Date of Data Source(s)	11/13/2023	11/13/2023	11/13/2023	11/13/2023

Analysis of prior sale or transfer history of the subject property and comparable sales The subject was purchased by Ministerios Gracia from Eben S. & Sara M. Conner for a reported purchase price of $1,930,000 on February 18, 2022 as reported to this appraiser by the current owner. The Conners had previously owned the subject since 2011. The subject is also currently listed on the market for sale for a reported listing price of $2,350,000 with a listing date of October 7, 2023, MLS# 20449692. The comparables had not previously sold within the last 12 months.

Summary of Sales Comparison Approach Each of the comparables were considered to be similar to the subject in basic size, age and are in the subject's general marketing area. Sales 2 & 3 were the most similar with Sale 3 being the most recent. The pure average of the sales was $2,168,660. Due to the stabilizing market and due to all sales having fairly similar gross adjusted percentages overall, all comparables were equally weighted in the final value opinion.

Indicated Value by Sales Comparison Approach $ 2,170,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $2,170,000 Cost Approach (if developed) $ 0 Income Approach (if developed) $ 0

For the purpose of this report all three approaches to value were considered. However, due to the subjective nature of the Cost approach and as generally properties in this area are owner-occupied and not income producing properties as would be needed for the Income approach, only the Sales Comparable approach was used for this report. This report is for mortgage collateral purposes.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: The subject is appraised "As Is". No other special conditions are noted with regard to this property.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 2,170,000 , as of 11/21/2023 , which is the date of inspection and the effective date of this appraisal.

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Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

INTENDED USE / USER:

The intended user of this report is for The Baptist Foundation of California only with the intended use of this report for estimating market value of the subject property. This report may not be given to any other individual or party other than The Baptist Foundation of California and Ministerios Gracia, the borrower.

COMMENTS ON THE NEIGHBORHOOD:

The subject area consists generally of average to good quality homes scattered throughout the area with many of the homes being on large acreage tracts. It is a mix of homes that are in average to good condition to many having been completely and recently renovated. Renovation costs widely vary for this area due to amount of renovations, style, design, quality, among others, due to the preferences of either the owner, contractor or investor. Furthermore, the subject's subdivision is somewhat unique for the area as it is a private gated large acreage tracts estate subdivision. There are few of these estate housing developments near the subject as most of the housing developments near the subject are of Q4 quality of construction on smaller more traditional sized lots. Thus, in order to adequately identify sales of homes more similar to the subject's size, lot / site value, acreage, quality of construction, site amenities, among others, this appraiser had to expand the comparable research, in some cases, several miles from the subject. This does not appear to be a detriment as there are plenty of sales having occurred over the last 12-18 months that meet the subject's criteria.

COMMENTS ON THE SUBJECT:

The subject has good landscaping with a water sprinkler system, decorative covered porch with arched open air walls, balcony, covered outdoor living area with attached gas fireplace and built in audio / visual equipment, in ground gunite pool with spa and stone features, appx. 45' x 85' concrete sports court with two basketball goals, galvanized metal roof over the office area, kitchen with custom cabinets, marble counter tops, tile backsplash, pull out trash bin, island, 6 burner gas range, some built in shelves, cabinets and entertainment systems, and security system with video surveillance and security gated entry. The walls are primarily drywall with paint over; however, much of the first floor has decorative walls such as picture frame wood paneling, decorative wainscoting, some tile walls, some plaster walls, some mirrored walls, and upgraded decorative crown molding throughout. The ceilings are also primarily painted drywall throughout; however, some of the ceiling structure, predominantly in the foyer, sitting room, dining room and office area have such features as decorative rotundas, some tile, some stucco, and some vaulted and arched ceilings with wood beams. The living room ceiling is also open to the 2nd floor. There is a host of specialized lighting throughout, including, can lights, ceiling fans with light kits, and decorative chandeliers. There are 3 interior gas fireplaces. The master bath has an upgraded jaccuzi tub and upgraded two shower head with specialized control feature shower. The foyer staircase is somewhat spiral in design with wrought iron hand rails. The media room has a built in screen with audio / visual system, stepped seating and projection system. In 2022, solar panels were installed with new carpet on the second floor.

The inspection of the subject property pertains only to that which is easily accessible and visibly apparent by this appraiser without moving or removing items within the home or on the subject's site. Furthermore, this licensed appraiser is not a licensed inspector, plumber, electrician, contractor or engineer. Thus, this appraiser assumes the information provided with regards to the subject property inspection, site area, site amenities and home, to be accurate; however, not warranted, written or implied. Furthermore, the subject's estimated square footages are this appraiser's best estimate as no plans were provided this appraiser.

Please Note: As required by FNMA, the finished square footage of the subject, above and below grade, is based on the appraiser's field measurements, using ANSI criteria. The subject is a two story detached single family house with (6,560) above-grade finished square feet and (no) below-grade finished square feet. There is (no) above-grade unfinished square feet. The property includes (1,415) sq.ft. attached garage space. This may vary from measurements from building plans, previous appraisals, or county records, due to such ANSI requirements as: including stairs on all floors for multi-level homes, excluding finished area under 7' in the GLA area, and recording any below grade area as basement area. Please see the comments on ANSI measurements following the sketch for further information.

COST APPROACH

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

Provide adequate information for the lender/client to replicate your cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE	=$
Source of cost data	Dwelling 6,560 Sq. Ft. @ $	=$ 0
Quality rating from cost service Effective date of cost data	Sq. Ft. @ $	=$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
	Garage/Carport 1,415 Sq. Ft. @ $	=$ 0
	Total Estimate of Cost-new	=$ 0
	Less Physical 13 Functional External	
	Depreciation 0 0 0	=$ (0)
	Depreciated Cost of Improvements	=$ 0
	"As-is" Value of Site Improvements	=$
Estimated Remaining Economic Life (HUD and VA only) 52 Years	Indicated Value By Cost Approach	=$ 0

INCOME

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

Estimated Monthly Market Rent $ X Gross Multiplier =$ 0 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 Homeowner's Association (HOA)? ☐ Yes ☒ No Unit type(s) ☒ Detached ☐ Attached

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

Legal Name of Project

Total number of phases Total number of units Total number of units sold

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

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

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

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Fuller Appraisals

EXTRA COMPARABLES 4-5-6

File No. 2126-CF
Case No.

Borrower Ministerios Gracia
Property Address 5312 Hidden Valley Ct.
City Mansfield County Tarrant State TX Zip Code 76063
Lender/Client The Baptist Foundation of California Address 3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address 5312 Hidden Valley Ct. Mansfield, TX 76063		3408 Shorewood Ct. Arlington, TX 76016					
Proximity to Subject		5.98 miles N					
Sale Price	$	$ 1,585,000		$		$	
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 271.78 sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)		MLS# 20102199;DOM 52					
Verification Source(s)		Tarrant CAD records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth					
Concessions		Cash;0					
Date of Sale/Time		s08/22;c07/22					
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	2.66 ac	1.30 ac	0				
View	N;Res;	N;Res;					
Design (Style)	DT2.00;Traditional	DT2.00;Traditional					
Quality of Construction	Q3	Q3	+373,248				
Actual Age	16	12	0				
Condition	C3	C3					
Above Grade Room Count	Total 13 / Bdrms 5 / Baths 4.2	Total 14 / Bdrms 5 / Baths 4.1	+6,000	Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area	6,560 sq. ft.	5,832 sq. ft.	+61,880	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf					
Functional Utility	Good	Good					
Heating/Cooling	FWA/Central	FWA/Central					
Energy Efficient Items	Thermals and Solar Panels	Thermals	+50,000				
Garage/Carport	2ga2gd2cp12dw	3ga8dw	+10,000				
Porch/Patio/Deck	Cov Patio/Porch/Balcony	Cov Patio/Porch/Balcony					
Fireplaces	4 Fireplaces	2 Fireplaces	+6,000				
Pool	In ground Gunite	In ground Gunite					
Other Item	Outdoor Living/Sports Ct	OtdrLiv/RV Park/Sports C	0				
Net Adjustment (Total)		[X] + [ ] -	$ 507,128	[ ] + [ ] -	$	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj: 32% Gross Adj : 32%	$ 2,092,128	Net Adj: 0% Gross Adj: 0%	$	Net Adj: 0% Gross Adj: 0%	$

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	02/18/2022			
Price of Prior Sale/Transfer	$1,930,000			
Data Source(s)	MLS/tax	MLS/tax		
Effective Date of Data Source(s)	11/13/2023	11/13/2023		

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

Summary of Sales Comparison Approach

Fuller Appraisals

Comments on the Comparables

File No. 2126-CF
Case No.

Owner Ministerios Gracia
Property Address 5312 Hidden Valley Ct.
City Mansfield County Tarrant State TX Zip Code 76063
Client The Baptist Foundation of California Address 3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761

These are the most similar comparables we found in the past 12 months. Adjustments for the comparables were considered for differences in lot size / value, condition, bathroom count, GLA, fireplace, garage and other amenities where necessary. Lot / site value adjustments were determined based upon MLS data and tax assessment information. Age adjustments were applied at a factor of 1% per year of actual age variances as was determined by a matched pair analysis of the sales and only applied to sales with ages of 5 years or greater from the subject's. Condition adjustments were applied were necessary. Quality of construction adjustments were applied where applicable. No date of sale adjustments were applied as values appear to be stabilizing for the area. Be advised that adjustments for features such as pools, spas, balconies, waterfalls, shops, ponds, arbors, guest quarters, etc. are not meant to reflect the cost to construct such items but rather are estimates of the impact of those features on sales price to the average informed buyer. Also, an across the board adjustment was applied for solar panels. No sales could be identified with such a feature; however, this did not appear to be a detriment as all excellent quality homes similar to the subject tend to have specialized upgrade features to their homes.

SPECIAL NOTE: The home located at 5300 Hidden Valley Ct, in the subject's subdivision, MLS# 14758594, sold in June of 2022 for $1,800,000. Although being 10,651 sq.ft., and typically would be considered a good comparable for the subject, it was of far inferior quality as compared to the subject. If utilizing Marshall & Swift Valuation cost estimator, one quality level below the subject is a variance of $64.00/sq.ft. This sale, based upon the MLS photos, was only one story, lacking the subject's ceiling heights, the interior quality of finish materials, highly decorative circular designs to the subject's exterior, among others, are a few of the differences of quality. This home, for its size, was deemed by this appraiser to be a Q4 quality rating, and constructed more like typical home qualities of homes ranging from $500,000-$800,000 in value. It was also reported to this appraiser that the sale had some possible foundation issues, although this appraiser could not verify this as fact. Thus, this sale was excluded within this study, not being deemed comparable to the subject.

Comparable 1 was similar to the subject in overall quality of construction. However, downward adjustments were noted for the sale's larger lot, younger actual age, bath count, GLA and the sale's superior indoor custom in ground pool reported to be 2,366 SF in total pool room size. An upward adjustment was applied for the subject's solar panels.

Comparable 2 was also similar to the subject in age, lot size / value, and quality of construction. Upward adjustments were applied to GLA variances, garage count, fireplace count, balcony, and solar panels. However, a substantial downward adjustment was applied as the sale was reported to have a 7,442 sq.ft. indoor gym with basketball and pickleball courts.

Comparable 3 was the most recent sale, being of similar quality of construction. While the sale was a smaller lot compared to the subject, the sale was located in a slightly superior subdivision known as Arlington Shores, with a greater amount of more upscale housing as compared to the subject's. Thus, these lot factors were deemed offsetting with the subject and sale having similar overall lot values. Upward adjustments were noted for actual age variances, the subject's solar panels, garage count and fireplace count. Downward adjustments were noted for bath count and GLA variances.

Comparable 4, while being considered a Q3 overall quality category, was still considered to be inferior to the subject's quality. This sale had a few exterior upgrade features such as some custom block, and a few upgraded interior features such as a more modern design and some box ceilings; however, based upon the MLS photos of the sale, the comp had much fewer quality finishes as compared to the subject and lacked the ceiling heights and beveled and circular ceilings of the subject as well as lacking the interior quality of construction materials and design elements. Thus, an upward adjustment of $64.00/SF (based upon one category drop in Marshall & Swift) was applied to account for the sale's inferior interior and exterior quality. Upward adjustments were also applied for bath count, GLA, solar panels, garage count and fireplace count. Although the sale's lot was smaller in size, the sale was located in a slightly superior HOA subdivision with slightly higher values per acre than the subject. Thus, the overall value of the sale's lot was fairly similar to the subject's lot value overall with no adjustment deemed warranted.

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

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

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

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

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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

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

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

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

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

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

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

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

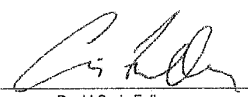
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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

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

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

APPRAISER

Signature 
Name David Craig Fuller
Company Name Fuller Appraisals
Company Address 2927 Trailview Drive
Rockwall, TX 75032
Telephone Number 972-271-1507
Email Address craigfuller@hotmail.com
Date of Signature and Report 11/22/2023
Effective Date of Appraisal 11/21/2023
State Certification # 1380661
or State License #
or Other (describe) State #
State TX
Expiration Date of Certification or License 10/31/2024

ADDRESS OF PROPERTY APPRAISED
5312 Hidden Valley Ct.
Mansfield, TX 76063

APPRAISED VALUE OF SUBJECT PROPERTY $ 2,170,000

LENDER/CLIENT
Name Ty Salter, V.P. & Chief Credit Officer
Company Name The Baptist Foundation of California
Company Address 3210 E. Guasti Rd.,Suite 640
Ontario, CA 91761
Email Address tsalter@bfcal.org

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

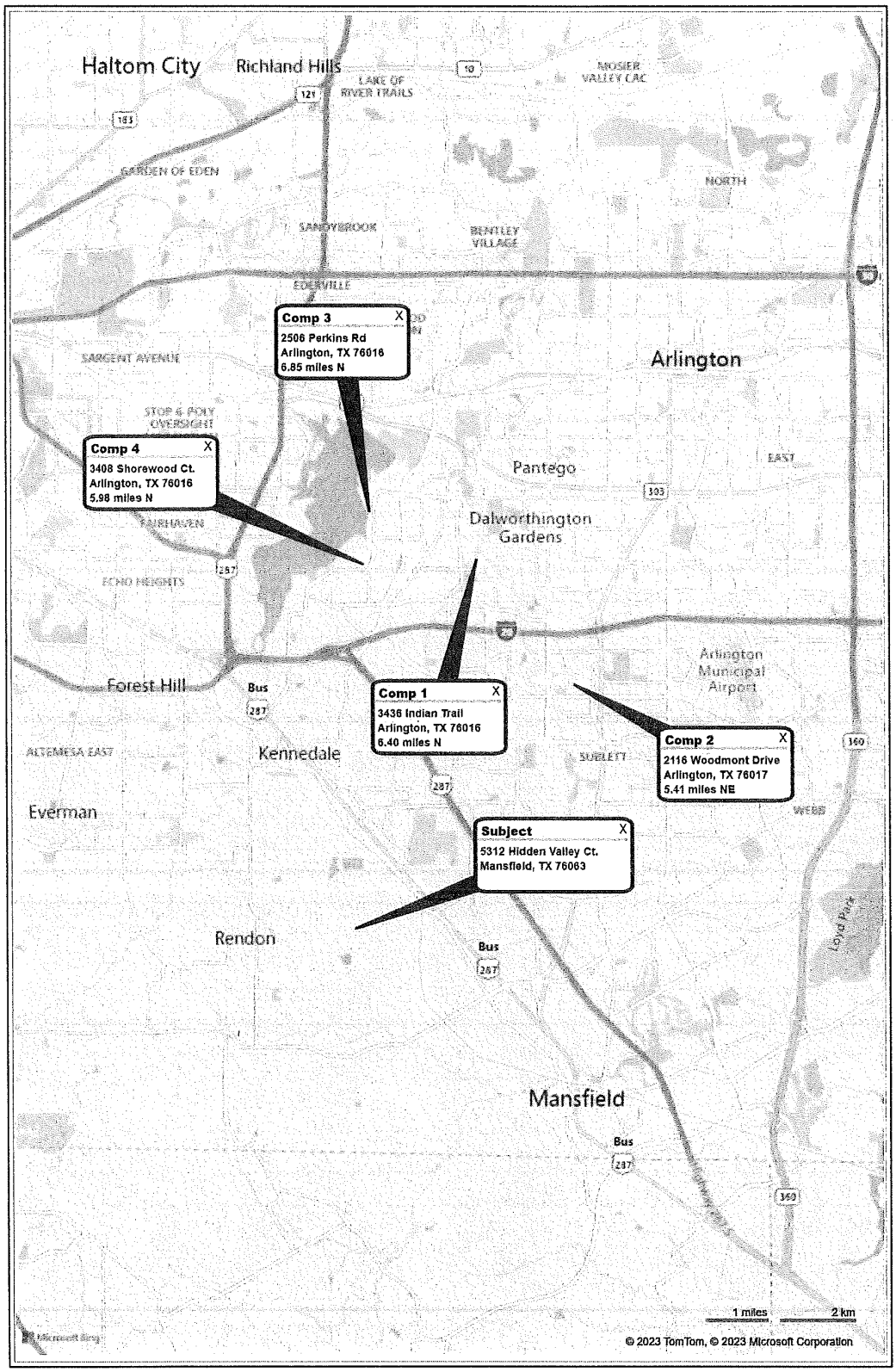
COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

Fuller Appraisals

LOCATION MAP ADDENDUM

File No. 2126-CF
Case No.

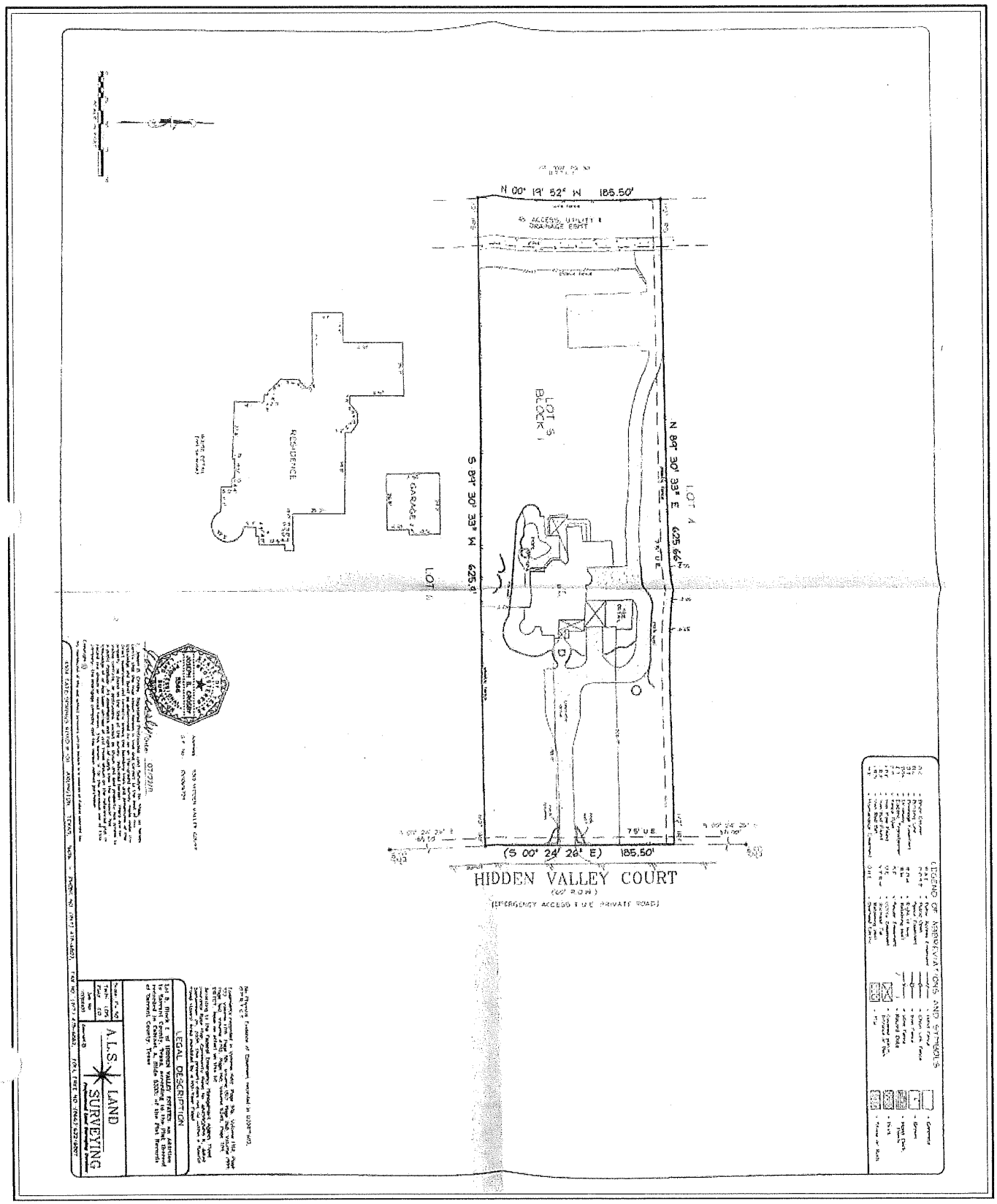
Borrower	Ministerios Gracia						
Property Address	5312 Hidden Valley Ct.						
City	Mansfield	County	Tarrant	State	TX	Zip Code	76063
Lender/Client	The Baptist Foundation of California		Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761			



Survey

File No. 2126-CF
Case No.

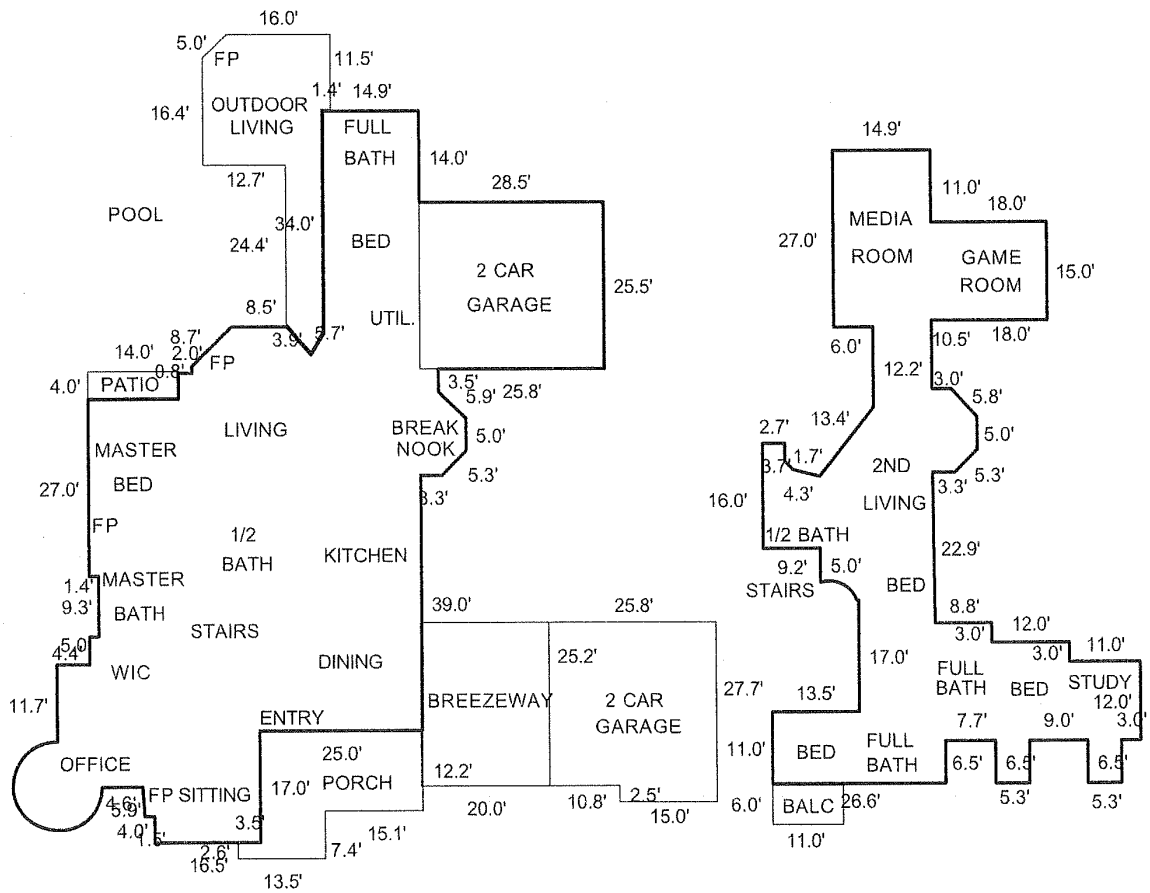
Borrower Ministerios Gracia
Property Address 5312 Hidden Valley Ct.
City Mansfield County Tarrant State TX Zip Code 76063
ender/Client The Baptist Foundation of California Address 3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761



Sketch

File No. 2126-CF
Case No.

Borrower Ministerios Gracia
Property Address 5312 Hidden Valley Ct.
City Mansfield County Tarrant State TX Zip Code 76063
Lender/Client The Baptist Foundation of California Address 3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761



SKETCH CALCULATIONS	Perimeter	Area
Living Area		
First Floor		4102.1
Second Floor		2457.3
Total Living Area		**6559.4**
Garage Area		
Attached Garage		726.8
Detached Garage		687.7
Total Garage Area		**1414.5**
Porch Area		
Porch		388.7
Breezeway		504.0
Total Porch Area		**892.7**
Patio/Deck Area		
Patio		56.0
Outdoor Living		515.2
Balcony		66.0
Total Patio/Deck Area		**637.2**

Fuller Appraisals

ANSI Measurement Requirements

File No. 2126-CF
Case No.

Owner Ministerios Gracia
Property Address 5312 Hidden Valley Ct.
City Mansfield County Tarrant State TX Zip Code 76063
Client The Baptist Foundation of California Address 3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761

ANSI Z765-2021 Approved March 29, 2021

ANSI Z765-2021 is only intended for use with single family, attached or detached houses. It is not intended for multi-family or condominium units.

DECLARATIONS:
(1) ROUNDING: The property was measured to the nearest inch or tenth of a foot; the final SF is reported to the nearest whole SF.

(2) REPORTING OF ABOVE & BELOW GRADE AREAS: Above-grade areas and below grade areas will be clearly identified and will receive separate distinction.

(3) AREAS NOT CONSIDERED FINISHED SQUARE FOOTAGE: Finished areas that meet criteria will be included in square footage. Unfinished above and below grade areas will be clearly identified and will receive separate distinction. Refer to definitions below.

(4) EXTERIOR DIMENSIONS: Unless otherwise stated exterior dimensions were used. If there was no interior inspection this is stated as such when reporting the result of the calculation.

(5) USE OF PLANS: Calculation of SF for a proposed house made using plans will be stated as such when reporting the result of the calculation.

(6) USE OF OTHER METHODS: If direct measurement of the structure is not possible (ex: difficult terrain, obstacles, etc.) then measurements obtained through some other means can be susceptible to inaccuracy. Calculation of square footage developed under such circumstances will be identified as such when reporting the result of the calculations.

DEFINITIONS:

FINISHED: An enclosed area in a house that is suitable for year-round use based upon its geographic region, embodying walls, floors, and ceilings that are similar to the rest of the house. (ANSI Z765-2021 – 2.3)

ABOVE and BELOW-GRADE FINISHED AREAS: The above-grade finished square footage of a house is the sum of finished areas on levels that are entirely above grade. The below-grade finished square footage of a house is the sum of finished areas on levels that are wholly or partly below grade. (ANSI Z765-2021 – 3.6)

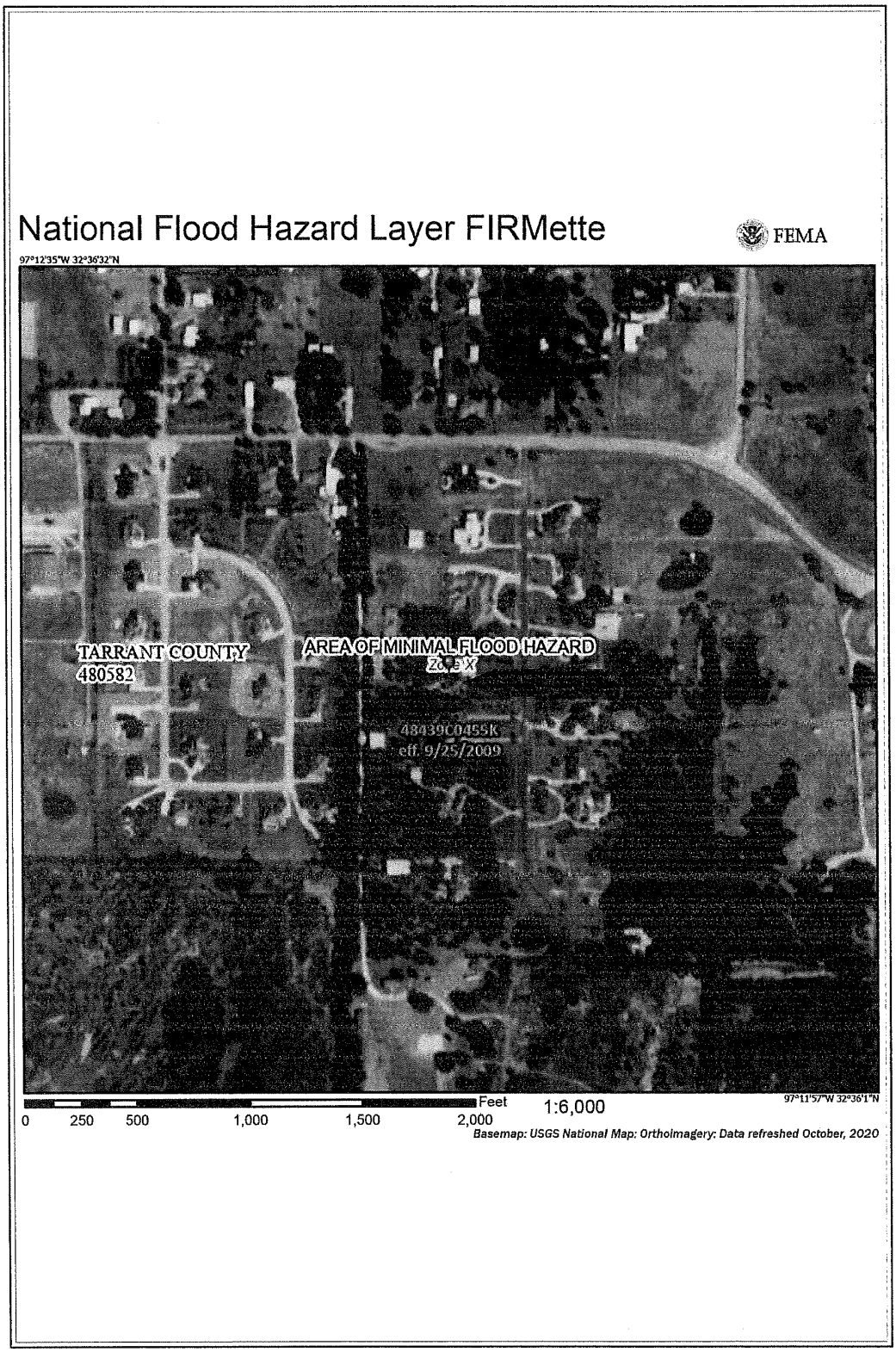
Please Note: The finished square footage of the subject, above and below grade, is based on the appraiser's field measurements, using ANSI criteria. This may vary from measurements from building plans, previous appraisals, or county records, due to such ANSI requirements as: including stairs on all floors for multi-level homes, excluding finished area under 7' in the GLA area, and recording any below grade area as basement area. The square footage for each of the comparables is based on what is reported in the MLS and/or the assessor's record. If there is a discrepancy between what is reported in the MLS and that in the Assessor's Record, the appraiser has used the figure that appears to fit the appearance of the structure. Not all finished area is reported in the assessor's record, nor is that reported in the MLS necessarily based on anything other than a Realtor's estimate. The figures used may or may not be determined based on ANSI criteria. The appraiser makes an assumption that the square footage reported for each comparable is the nearest to what would result from using ANSI measuring criteria; however, this is not warranted as fact, written or implied.

Fuller Appraisals

FLOOD MAP ADDENDUM

File No. 2126-CF
Case No.

Borrower	Ministerios Gracia						
Property Address	5312 Hidden Valley Ct.						
City	Mansfield	County	Tarrant	State	TX	Zip Code	76063
Lender/Client	The Baptist Foundation of California		Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761			



File No. 2126-CF
Case No.

Owner Ministerios Gracia
Property Address 5312 Hidden Valley Ct.
City Mansfield County Tarrant State TX Zip Code 76063
Client The Baptist Foundation of California Address 3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761

The Highest and Best Use is defined by The Appraisal of Real Estate, Fourteenth Edition, Appraisal Institute, 2013, Chapter 16, Page 333, as follows: "the reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value." This definition indicates that there are two types of highest and best use analyses "as if vacant" and "as improved."

First, the highest and best use of the land as vacant must be considered. The site is analyzed as if there were no improvements located on the property. This analysis helps the reader to understand how the current economic forces affect the subject site, as if vacant.

The second method analyzes the subject property "as improved." The existing use may differ from the site's highest and best use. This section will resolve any differences between the highest and best use "as vacant" and the highest and best use "as improved." As the subject site is presently improved with a residential home, both aspects of highest and best use are considered appropriate.

The highest and best use of the subject property must meet the following four criteria: Legally Permissible, Physically Possible, Financially Feasible, and Maximally Productive.

Highest and Best Use "As Vacant"
Legally Permissible: There are a number of permissible uses allowed by right on the subject site. The subject property is in the ETJ of Mansfield, outside of the city limits being in the county only and not located within a zoning district. Thus, the highest and best use "As Is" as a vacant land tract would be to hold for future development in accordance with similar surrounding uses.

Physically Possible: The subject site is a fairly typical residential lot in size and shape for the subject's area. All utilities are available to the subject site. Based upon the present economic climate in this region, the greatest physical possible use is to hold for future residential development.

Financially Feasible: In regards to financial feasibility, the possible uses which could produce an income in excess of what is needed to satisfy capital amortization and operating expenses, as well as provide a return to the land, were considered. However, based upon the present economic climate in this region, the greatest financially feasible use, as vacant, would be to hold for future development.

Maximally Productive: It is the appraiser(s) opinion that the maximally productive and highest and best use of the subject site "as vacant" would be to hold the subject land for future residential development at a time when economic conditions could produce an adequate return from future improvements to the land.

Highest and Best Use "As Improved"
Legally Permissible: There are a number of permissible uses allowed by right on the subject site. The subject property is not located within a zoning district. The subject's existing use as a residential dwelling appears to be in conformity with current governmental and jurisdictional entities.

Physically Possible: The subject site is a fairly typical residential lot in size and shape for the subject's area. All utilities are available to the subject site. Overall, the existing improvements are considered to have good physical and functional characteristics which would meet the standards and desires of similar use purchasers in the subject's market area. However, due to the cost infra-structure invested in the Subject property as a single family dwelling, the cost to retrofit this property to an alternative use does not appear appropriate at this time. Therefore, the greatest physical possible use of the subject is to continue the single family residential use.

Financially Feasible: In regards to financial feasibility, due to the cost infra-structure invested in the Subject property as a single family residential dwelling, the cost to retrofit this property to an alternative use does not appear appropriate at this time. Therefore, the most financially feasible use of the subject appears to be the continued use as a single family home.

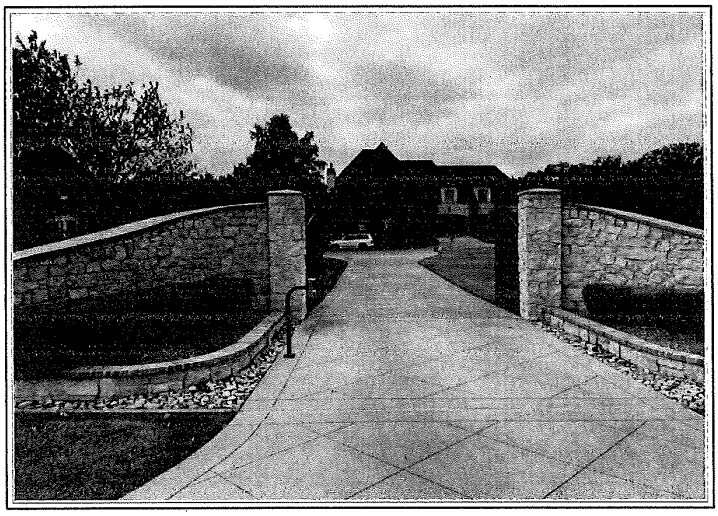
Maximally Productive: It is the appraiser(s) opinion that the maximally productive and highest and best use of the subject site "as improved " would be the continued use of the Subject as single tenant, owner occupied residential dwelling.

Fuller Appraisals

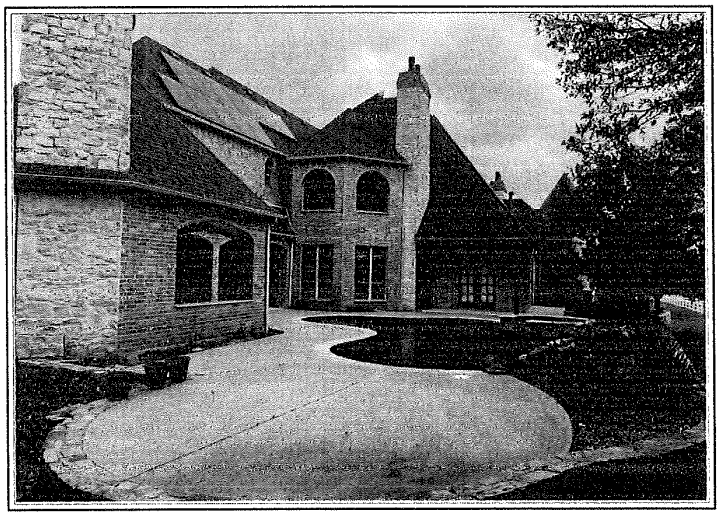
SUBJECT PHOTO ADDENDUM

File No. 2126-CF
Case No.

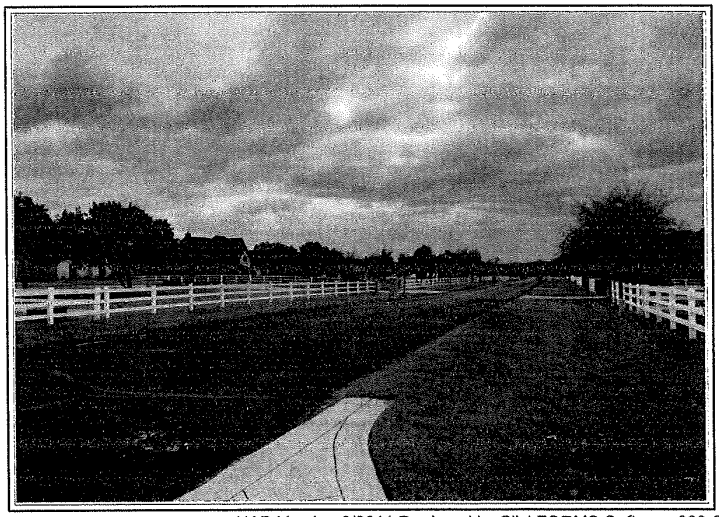
Borrower	Ministerios Gracia						
Property Address	5312 Hidden Valley Ct.						
City	Mansfield	County	Tarrant	State	TX	Zip Code	76063
Lender/Client	The Baptist Foundation of California			Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761		



FRONT OF SUBJECT PROPERTY
5312 Hidden Valley Ct.
Mansfield, TX 76063



REAR OF SUBJECT PROPERTY



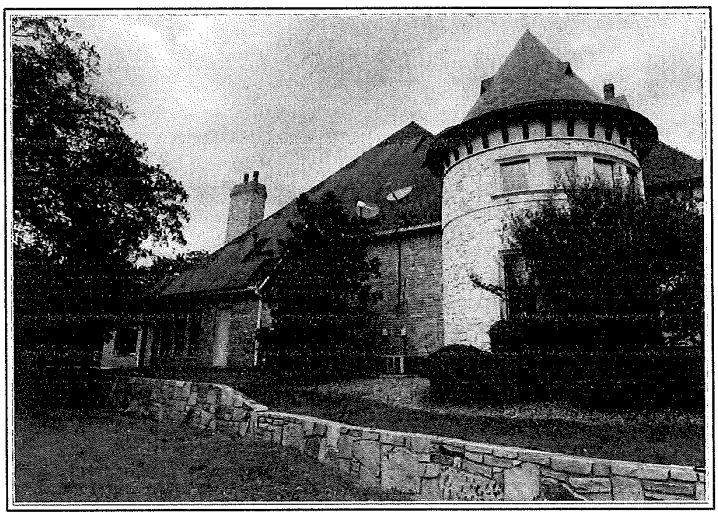
STREET SCENE

Fuller Appraisals

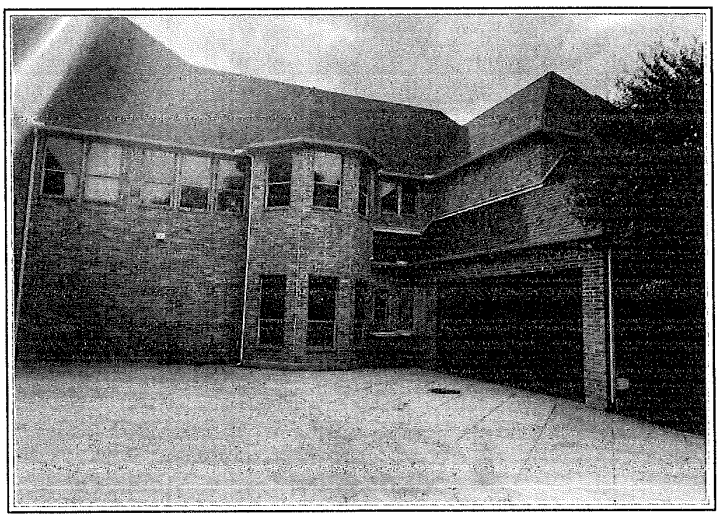
SUBJECT PHOTO ADDENDUM

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Case No.

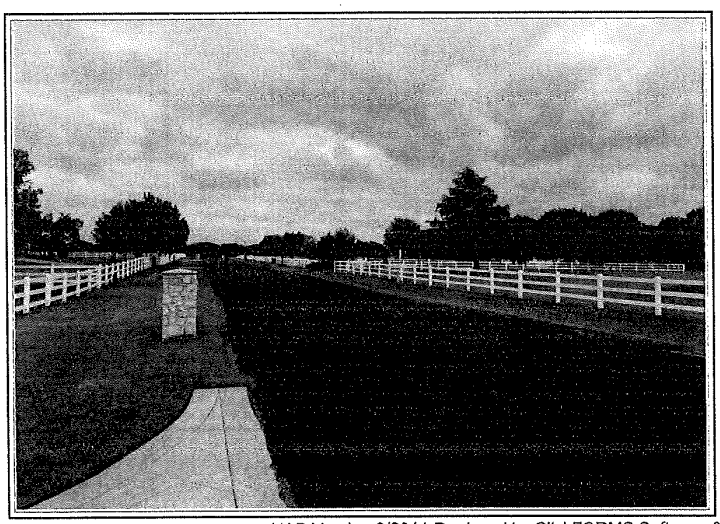
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Left of Subject



Right of Subject



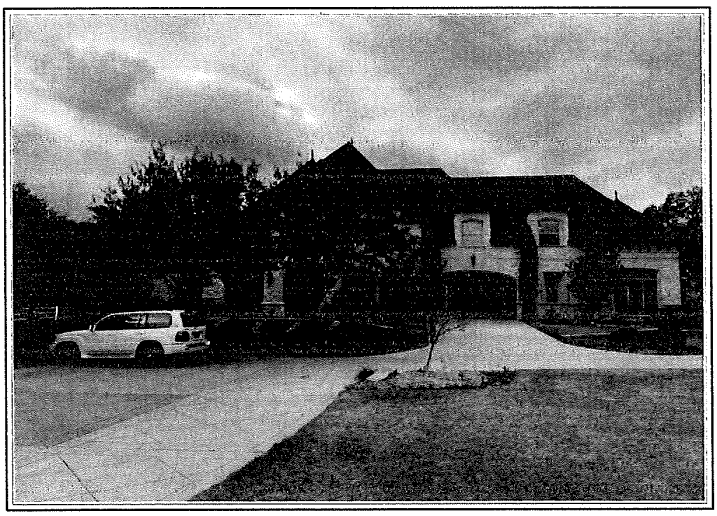
Alternate Street View

Fuller Appraisals

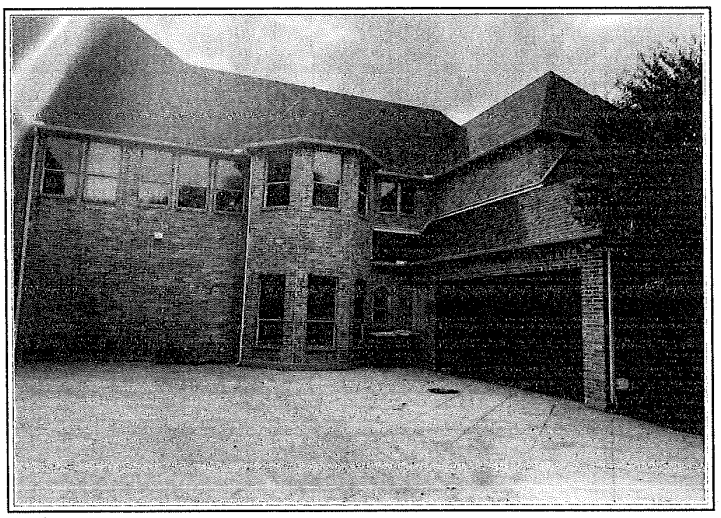
SUBJECT PHOTO ADDENDUM

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Case No.

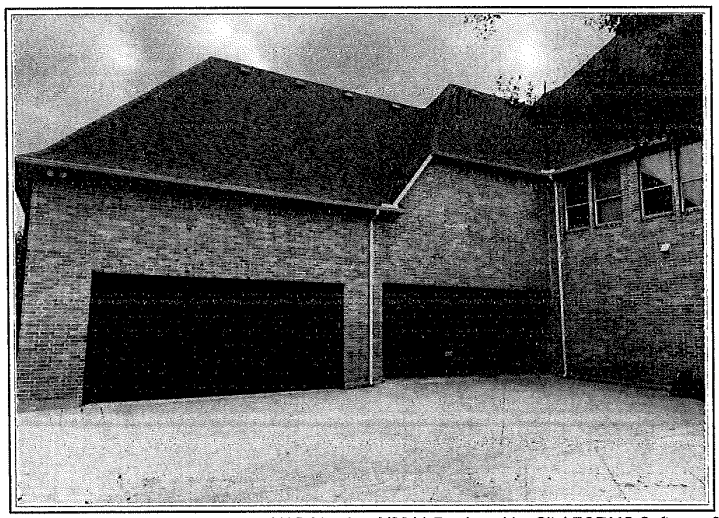
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Lender/Client	The Baptist Foundation of California		Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761			



Front View



Attached Garage



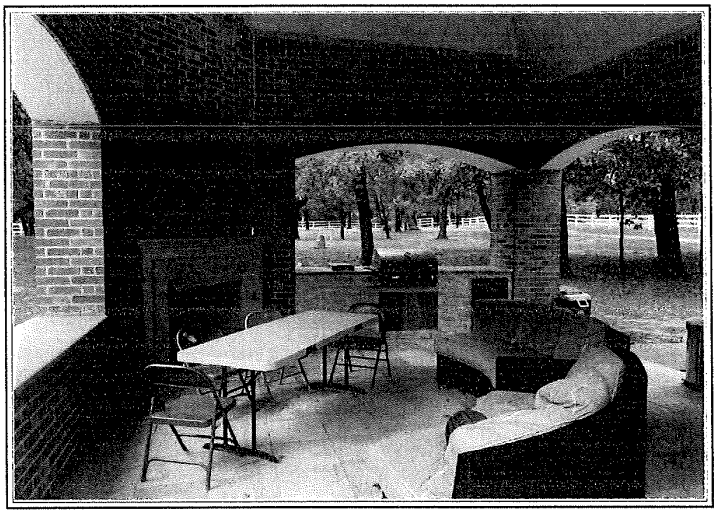
Detached Garage and
Breezeway (2 Car Carport)

Fuller Appraisals

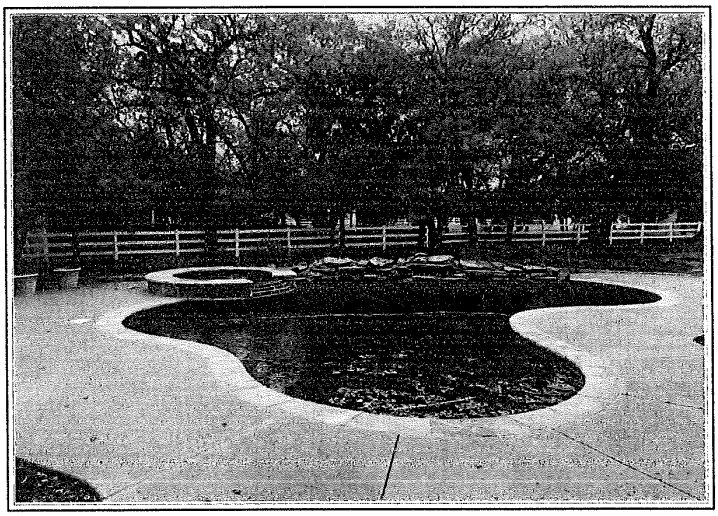
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Case No.

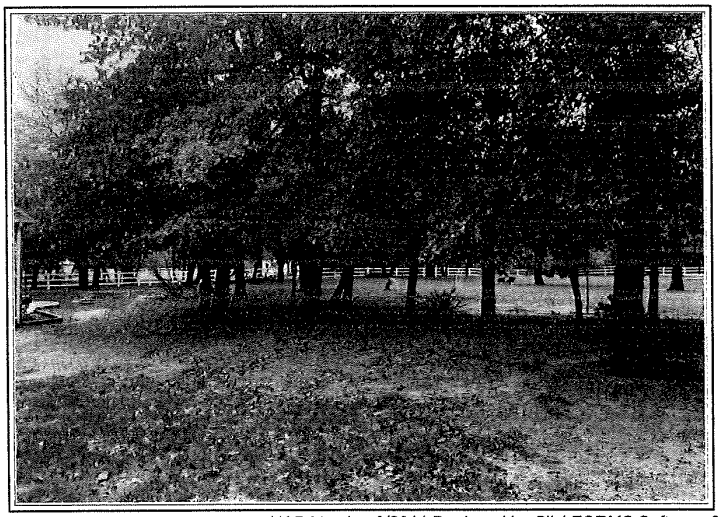
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Outdoor Living



Pool, spa, stone feature



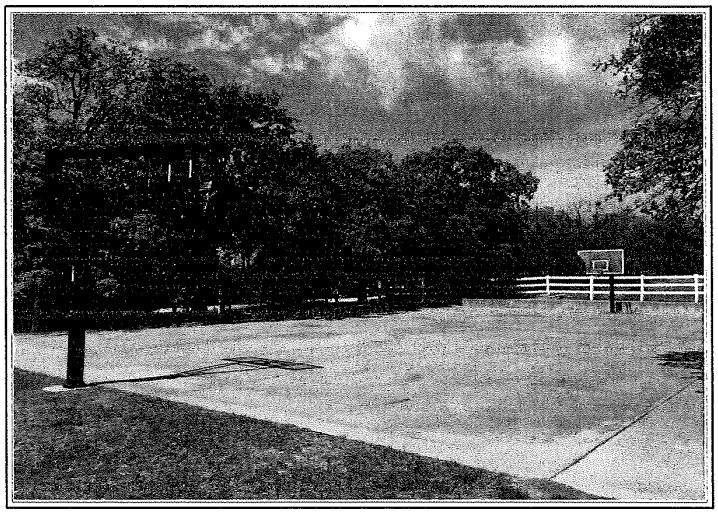
Backyard

Fuller Appraisals

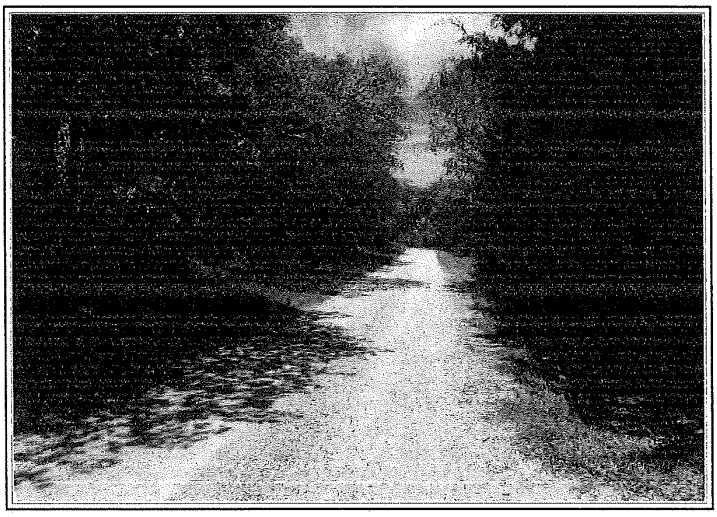
SUBJECT PHOTO ADDENDUM

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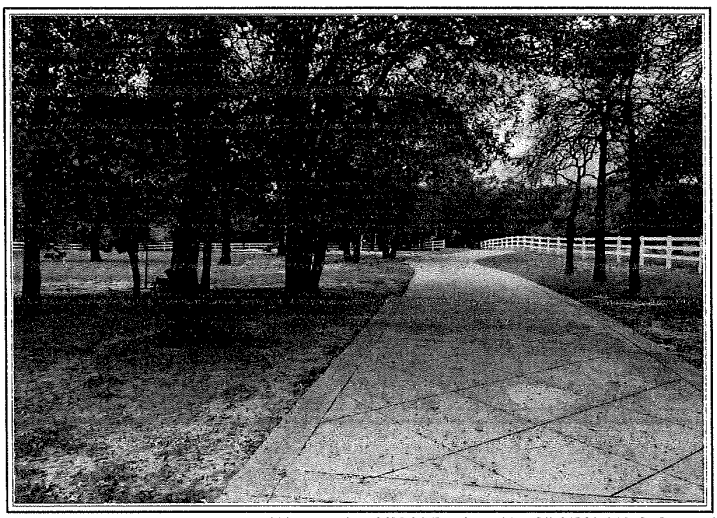
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Sports Court



Private Alley



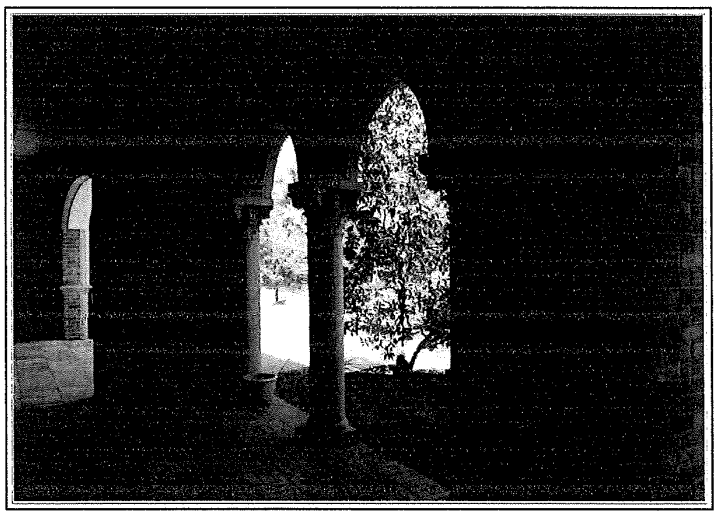
Driveway from alley

Fuller Appraisals

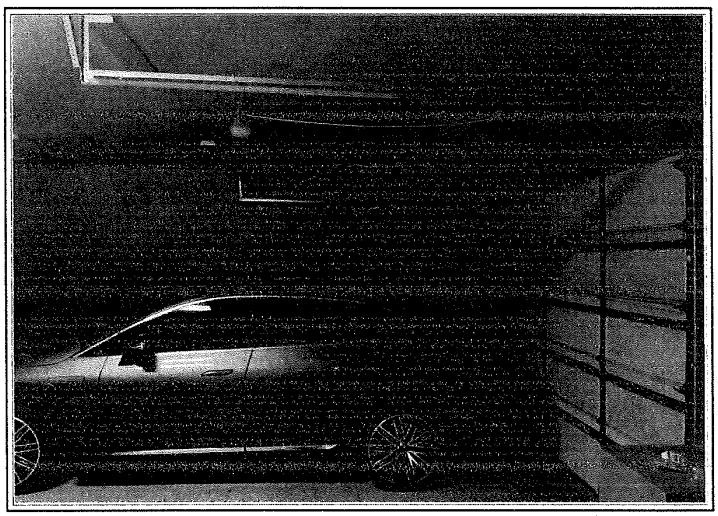
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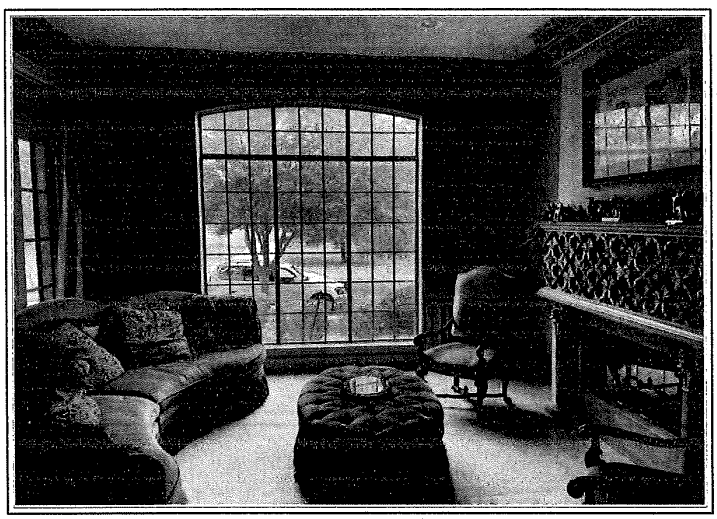
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City	Mansfield	County	Tarrant	State	TX	Zip Code	76063
Lender/Client	The Baptist Foundation of California		Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761			



Covered Porch



Garage Interior



Sitting

Fuller Appraisals

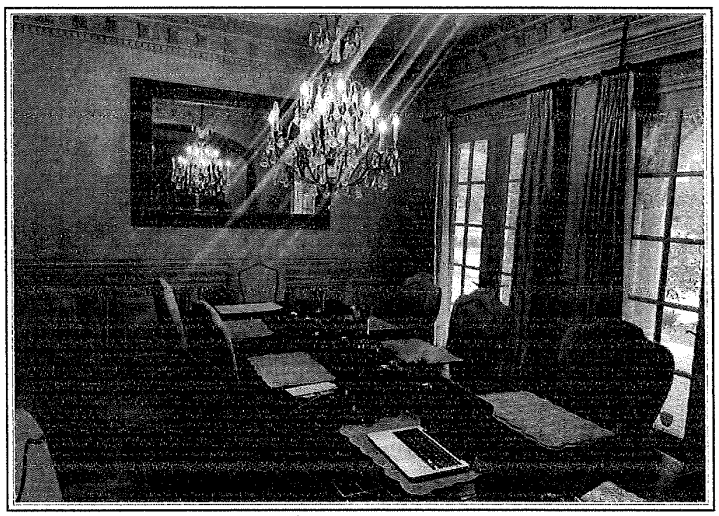
SUBJECT PHOTO ADDENDUM

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Lender/Client	The Baptist Foundation of California		Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761			



Staircase



Dining



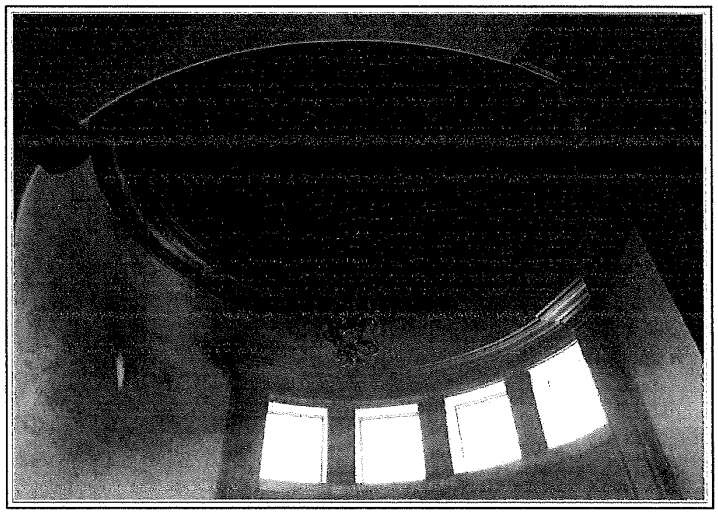
Office

Fuller Appraisals

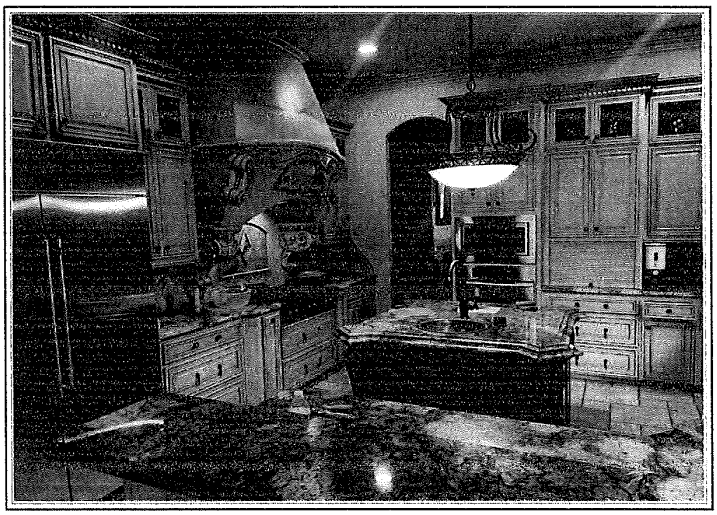
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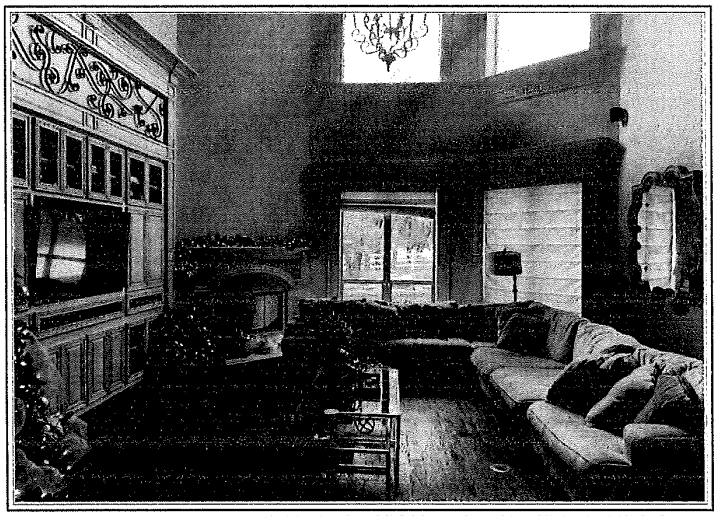
Borrower			Ministerios Gracia				
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Office rotunda ceiling



Kitchen



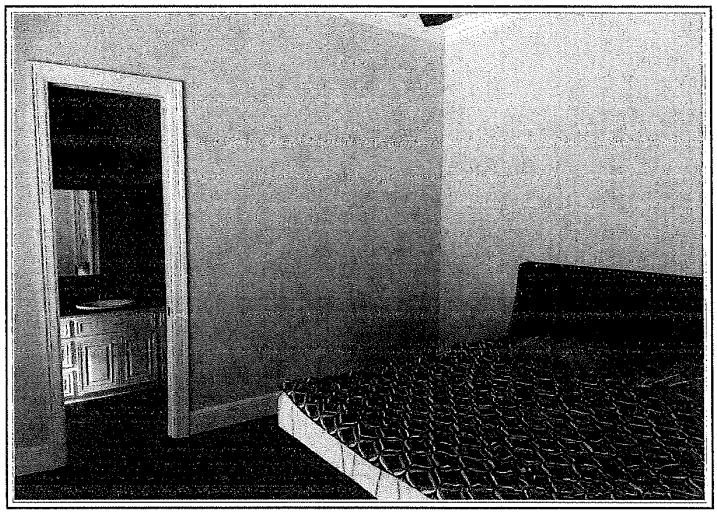
Living

Fuller Appraisals

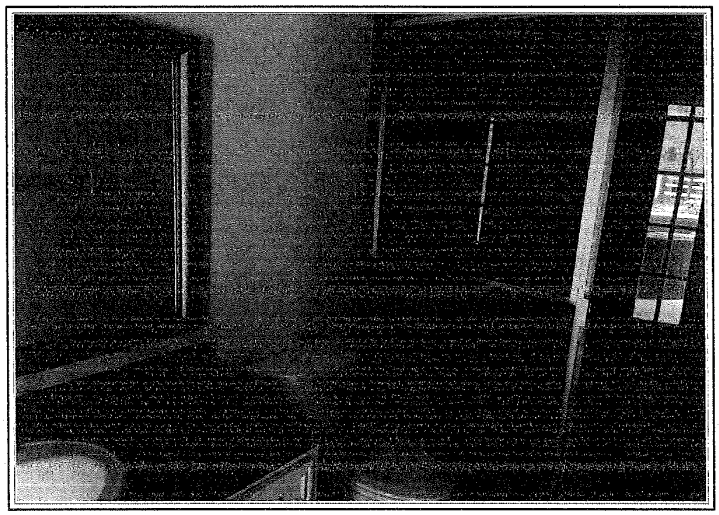
SUBJECT PHOTO ADDENDUM

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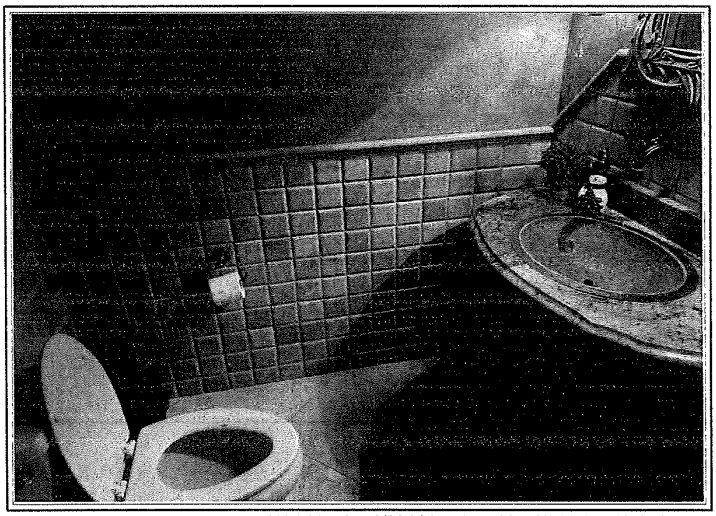
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Lender/Client	The Baptist Foundation of California		Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761			



Bedroom 1 (Guest)



Full Bath 1 (Guest)



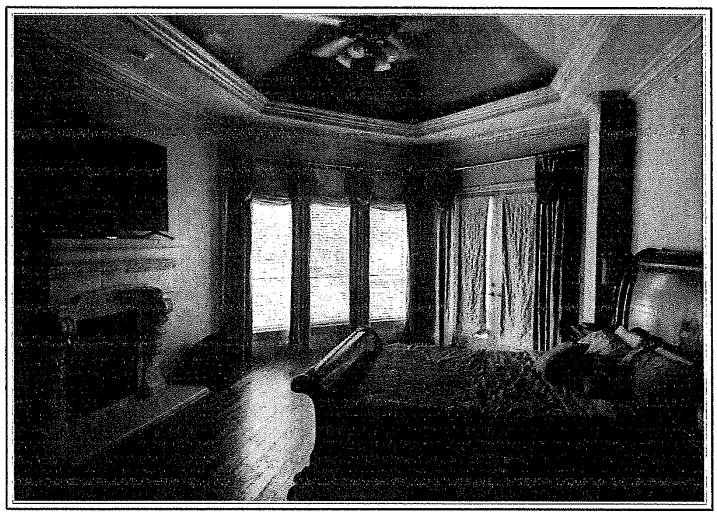
Half Bath 1

Fuller Appraisals

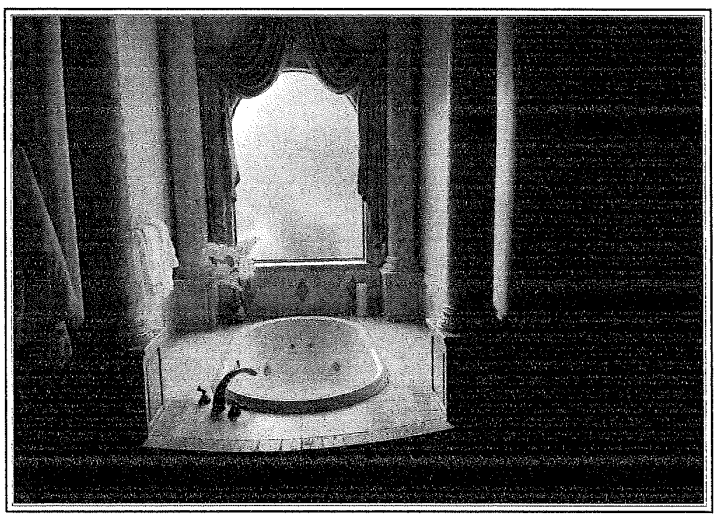
SUBJECT PHOTO ADDENDUM

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Lender/Client	The Baptist Foundation of California		Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761			



Master Bedroom



Master Bath



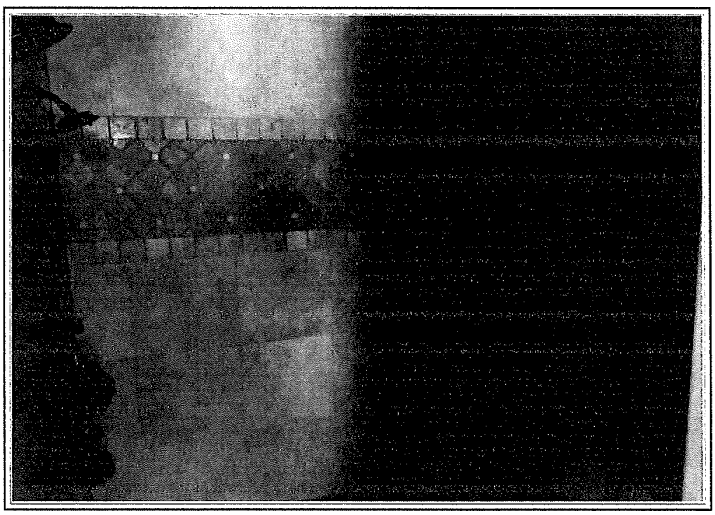
Walk in Closet

Fuller Appraisals

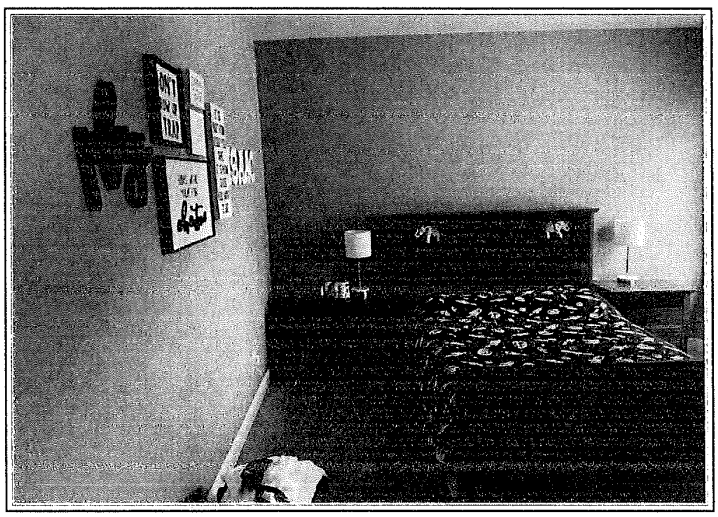
SUBJECT PHOTO ADDENDUM

File No. 2126-CF
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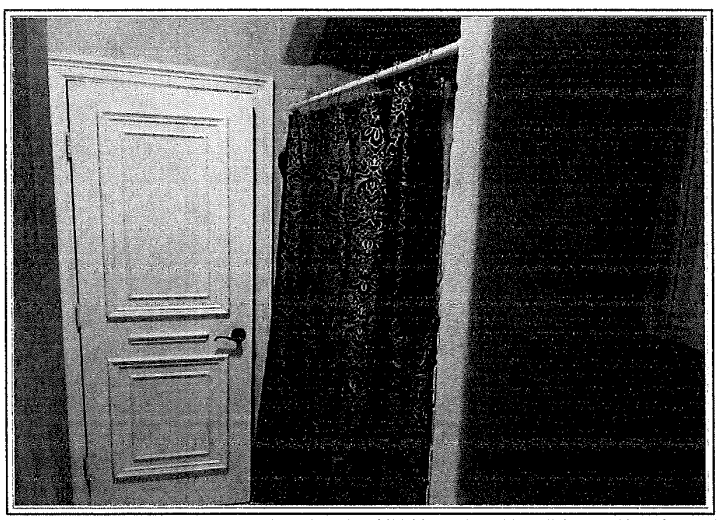
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Master Bath Shower



Bedroom 3



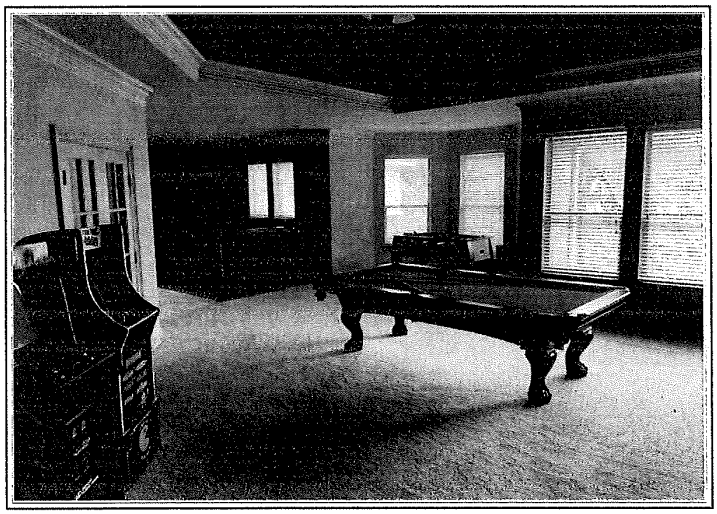
Full Bath 3

Fuller Appraisals

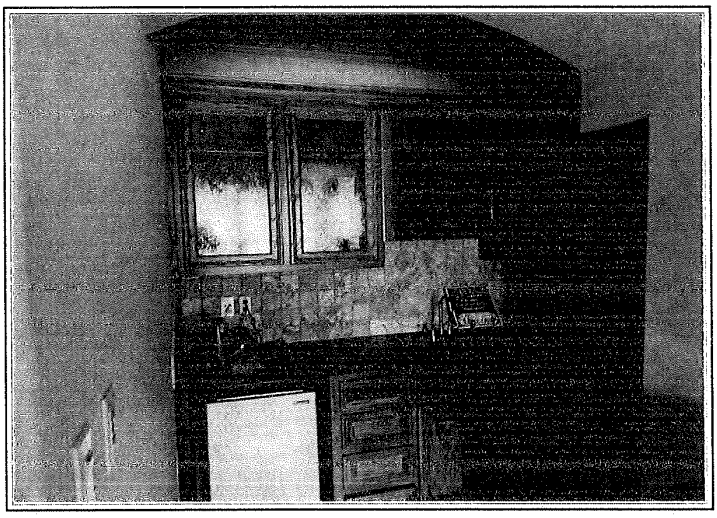
SUBJECT PHOTO ADDENDUM

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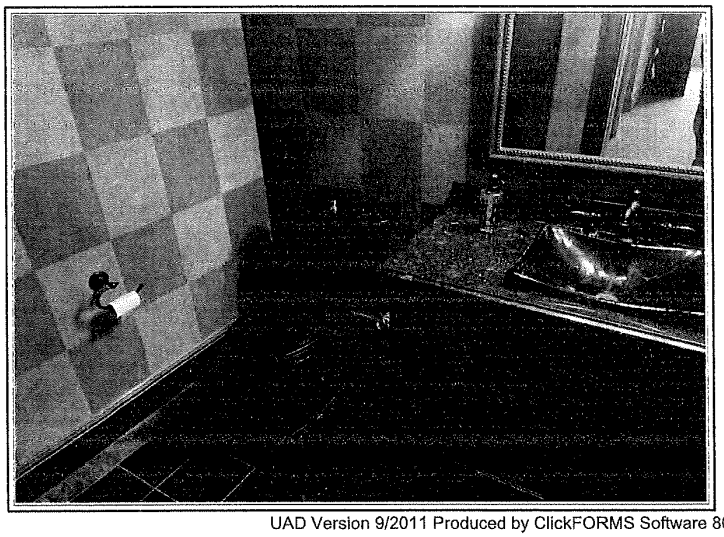
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Upstairs Living



Wet Bar



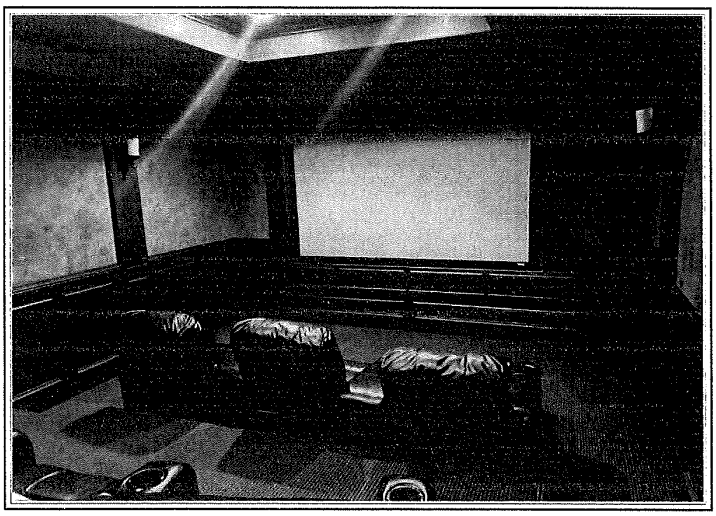
Half Bath 2

Fuller Appraisals

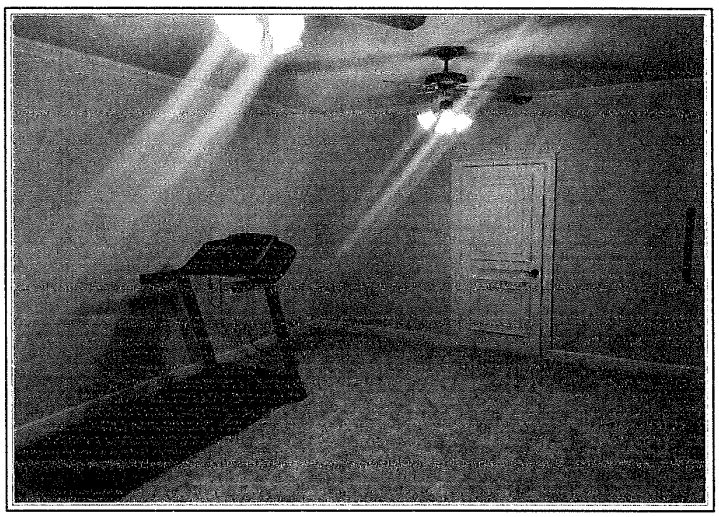
SUBJECT PHOTO ADDENDUM

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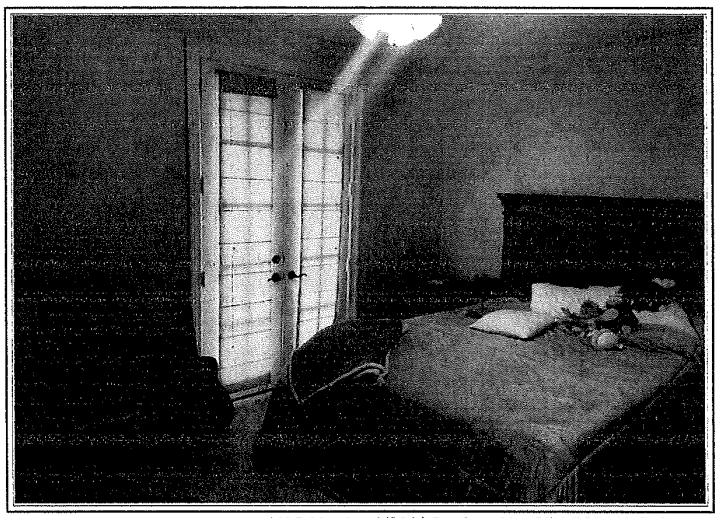
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Property Address	5312 Hidden Valley Ct.					
City	Mansfield	County	Tarrant	State	TX	Zip Code	76063
Lender/Client	The Baptist Foundation of California		Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761		



Media Room



Game Room



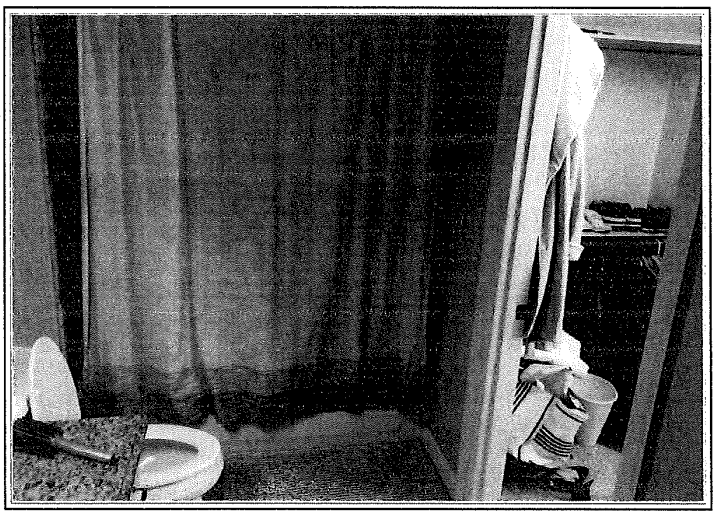
Bedroom 4

Fuller Appraisals

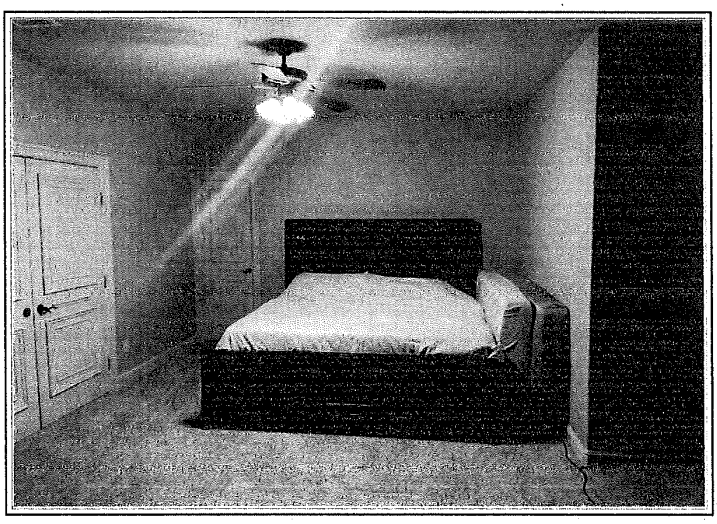
SUBJECT PHOTO ADDENDUM

File No. 2126-CF
Case No.

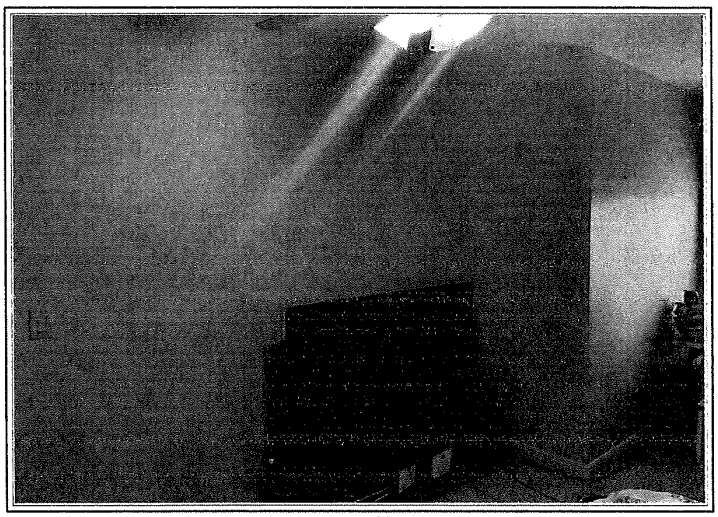
Borrower	Ministerios Gracia						
Property Address	5312 Hidden Valley Ct.						
City	Mansfield	County	Tarrant	State	TX	Zip Code	76063
Lender/Client	The Baptist Foundation of California			Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761		



Full Bath 4



Bedroom 5

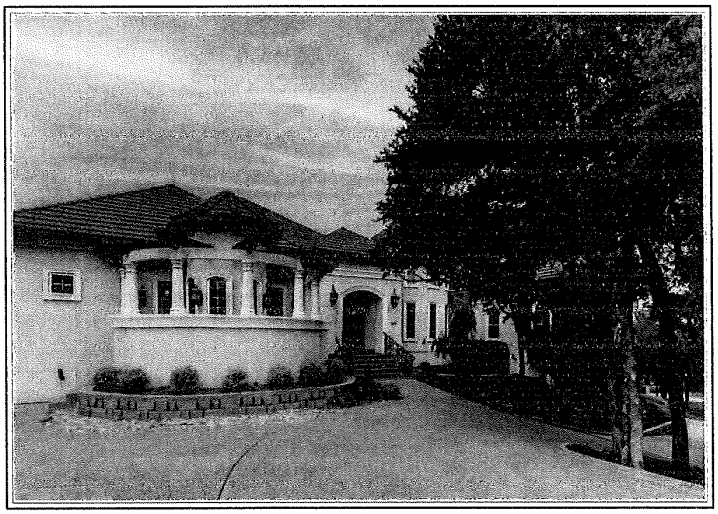


Bedroom 5 Private Study

Fuller Appraisals
COMPARABLES 1-2-3

File No. 2126-CF
Case No.

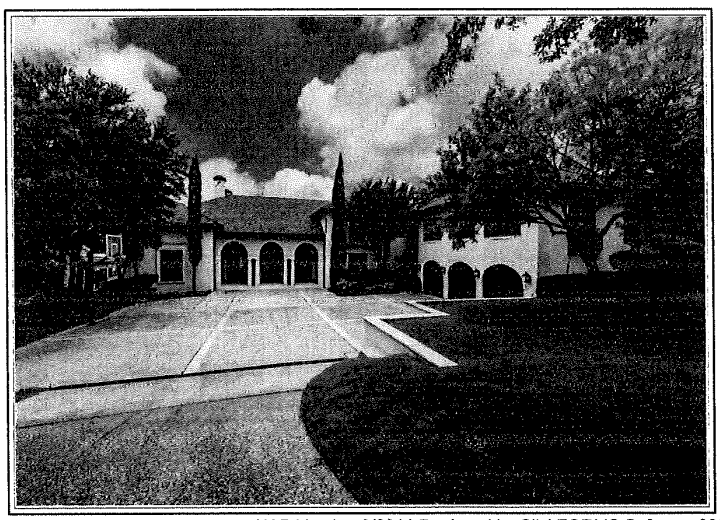
Borrower	Ministerios Gracia						
Property Address	5312 Hidden Valley Ct.						
City	Mansfield	County	Tarrant	State	TX	Zip Code	76063
Lender/Client	The Baptist Foundation of California		Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761			



COMPARABLE SALE # 1
3436 Indian Trail
Arlington, TX 76016

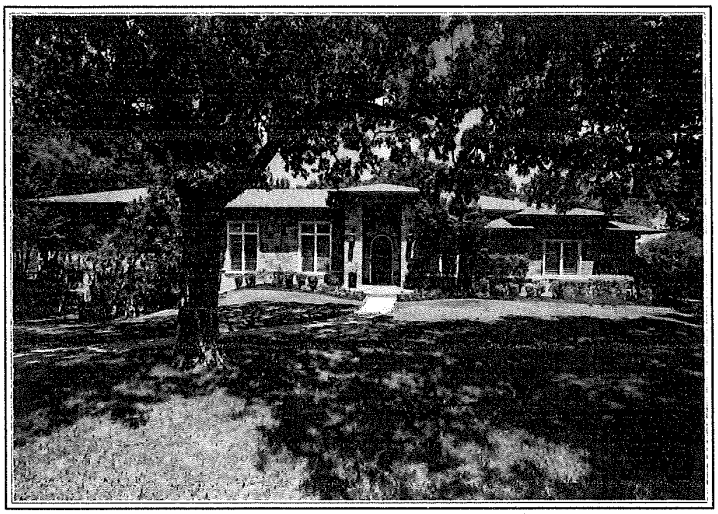


COMPARABLE SALE # 2
2116 Woodmont Drive
Arlington, TX 76017



COMPARABLE SALE # 3
2506 Perkins Rd
Arlington, TX 76016

Borrower	Ministerios Gracia						
Property Address	5312 Hidden Valley Ct.						
City	Mansfield	County	Tarrant	State	TX	Zip Code	76063
Lender/Client	The Baptist Foundation of California		Address	3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761			



COMPARABLE SALE # 4
3408 Shorewood Ct.
Arlington, TX 76016

COMPARABLE SALE # 5

COMPARABLE SALE # 6

APPRAISAL COMPLIANCE ADDENDUM

File No. 2126-CF
Case No.

Borrower/Client Ministerios Gracia
Address 5312 Hidden Valley Ct. Unit No.
City Mansfield County Tarrant State TX Zip Code 76063
Lender/Client The Baptist Foundation of California

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

[ ] Restricted Appraisal Report — This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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 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 parties involved
- Unless otherwise indicated, I have performed no 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 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).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- [X] I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the 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.

PROPERTY INSPECTION

- I [X] **HAVE** made a personal inspection of the property that is the subject of this report.
- I [ ] have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

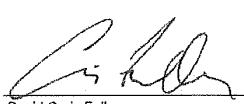
ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: This appraiser previously appraised the subject home on April 8, 2021, for Rev. Eben Conner with the client notified of this report. This appraiser also appraised the subject for Ministerios Gracia on February 7, 2023, with the client also being made aware of this previous report. However, as this previous appraisal was approximately 9 months old, an update to this previous appraisal has been performed which is the subject of this report.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

[X] A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature 	Signature
Name David Craig Fuller	Name
Date of Signature 11/22/2023	Date of Signature
State Certification # 1380661	State Certification #
or State License #	or State License #
State TX	State
Expiration Date of Certification or License 10/31/2024	Expiration Date of Certification or License
Effective Date of Appraisal 11/21/2023	Supervisory Appraiser Inspection of Subject Property: [ ] Did Not [ ] Exterior Only from street [ ] Interior and Exterior

Borrower Ministerios Gracia
Property Address 5312 Hidden Valley Ct.
City Mansfield County Tarrant State TX Zip Code 76063
Lender/Client The Baptist Foundation of California Address 3210 E. Guasti Rd.,Suite 640, Ontario, CA 91761

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **David Craig Fuller**
License #: **TX 1380661 G** License Expires: **10/31/2024**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

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

Chelsea Buchholtz
Commissioner

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 2126-CF
Case No.

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1
The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2
The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3
The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5
The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6
The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 2126-CF
Case No.

Quality Ratings and Definitions

Q1
Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2
Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3
Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4
Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5
Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6
Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do*not* include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 2126-CF
Case No.

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