

## **BORROWER-INITIATED RECONSIDERATION OF VALUE DISCLOSURE**

It is Paramount Residential Mortgage Group Inc.'s (PRMG) policy not to discriminate against any applicant on the basis of race, color, creed, religion, national origin, marital status, sex (including sexual orientation and gender identity), age, handicap, familial status, receipt of public assistance income, property location or good faith exercise of rights under the Consumer Credit Protection Act. This commitment to non-discrimination includes all aspects of a credit transaction and is intended to implement the spirit of the Equal Credit Opportunity Act and similar laws as adopted or thereafter amended.

**PRIOR TO LOAN CLOSING**, you have the right to ask PRMG to reconsider a home valuation that you believe to be unsupported, deficient due to unacceptable appraisal practice or reflects prohibited appraisal practices. This process is referred to as a "reconsideration of value", "ROV", or "Appraisal Appeal". You can point out, for example, factual errors or omissions in the appraisal report, unsupported or deficient areas of the appraisal report, additional data or information (including up to 5 potentially comparable sales to be submitted as alternative or additional properties for the appraiser to consider), or, provide evidence that the appraisal was adversely influenced on a prohibited basis or characteristic. **An ROV is not permitted after the loan is closed.**

In order to request an ROV or Appraisal Appeal, you must contact the PRMG Appraisal Department by email to [appraisals@prmg.net](mailto:appraisals@prmg.net). Please reference your loan number, property address and name.

Upon receipt of your request, the Appraisal Department will provide additional documentation, PRMG process requirements and expected timelines. At the end of the ROV process, you will receive a response to the ROV directly from the PRMG Appraisal Department.

### **ROV or Appraisal Appeal Conditions/Limitations:**

- The ROV or Appraisal Appeal process must be initiated by you and will be completed and prepared in accordance with PRMG ROV requirements.
- The ROV or Appraisal Appeal submission is subject to review for completeness and adherence to PRMG requirements before we submit to the appraiser - incomplete or non-compliant submissions will not be processed.
- Only one ROV is permitted when the loan product requires an appraisal.
- As a matter of regulation, the appraiser is only permitted to respond to PRMG on a ROV or Appraisal Appeal request. The appraiser will not have direct contact with you.
- Do not suggest values, past values, estimates of value or values of any kind.

Please note this disclosure is separate from the appraisal report. This disclosure is included with any version of the appraisal report that has been determined to be completed by PRMG and delivered to the applicant(s), and may include a version of the appraisal containing the results of a borrower-initiated ROV.

Paradigm Appraisal Group, Inc  
10206 Cliffwood Dr  
Houston , TX 77035  
713.330.9655  
ParadigmAppraising.com

06/30/2025

Paramount Residential Mortgage Group, Inc  
1265 Corona Pointe Ct Suite #301  
Corona , CA 92879

Re: Property: 2427 Fairgreen Dr  
Missouri City, TX 77489  
Borrower: Jesus Ontiveros  
File No.: 250628152

Opinion of Value: \$ 230,000  
Effective Date: 06/27/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Andrea Rebecca Danchak  
Certified Residential Appraiser  
License or Certification #: 1361184  
State: TX Expires: 01/31/2026  
paradigmappraisalgroup@gmail.com

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

2427 Fairgreen Dr  
Missouri City, TX 77489  
QUAIL VALLEY EAST SEC 1, BLOCK 3, LOT 47, R/P

### FOR

Paramount Residential Mortgage Group, Inc  
1265 Corona Pointe Ct Suite #301  
Corona , CA 92879

### OPINION OF VALUE

230,000

### AS OF

06/27/2025

### BY

Andrea Rebecca Danchak  
Paradigm Appraisal Group, Inc  
10206 Cliffwood Dr  
Houston , TX 77035  
713.330.9655  
paradigmappraisalgroup@gmail.com  
ParadigmAppraising.com

Uniform Residential Appraisal Report

512-5918350
File # 250628152

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

Property Address 2427 Fairgreen Dr, City Missouri City, State TX, Zip Code 77489
Borrower Jesus Ontiveros, Owner of Public Record Mitchell S Montemayor, County Fort Bend
Legal Description QUAIL VALLEY EAST SEC 1, BLOCK 3, LOT 47, R/P
Assessor's Parcel # 5910-01-003-4700-907, Tax Year 2024, R.E. Taxes \$ 5,384
Neighborhood Name Quail Valley East, Map Reference 26420, Census Tract 6710.02
Occupant [ ] Owner [X] Tenant [ ] Vacant, Special Assessments \$ 0, PUD HOA \$ 0
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client Paramount Residential Mortgage Group, L Address 1265 Corona Pointe Ct Suite #301, Corona , CA 92879
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, offering price(s), and date(s). DOM 18;Per HARMLS#69327848-the subject was listed for \$215,000 on 04/18/2025, the asking price raised to \$230,000 on 05/22/2025 and has been pending since 06/02/2025.

I [X] 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. Non-arms length sale;The subject property is under contract for \$230,000. The contract appears typical and consisting of 11 pages. the current tenant is the buyer.
Contract Price \$ 230,000 Date of Contract 05/28/2025 Is the property seller the owner of public record? [X] Yes [ ] No Data Source(s) HARMLS/TaxRolls
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [X] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid. \$11,500;;Seller Concessions-Buyer's agent commission of 5%.

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 80 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [X] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit %
Growth [ ] Rapid [X] Stable [ ] Slow Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 150 Low 0 Multi-Family %
Neighborhood Boundaries The subject is bounded by Independence Blvd to the north, Fort Bend Tollroad to the east, FM 1092 Rd to the west & Green Lakes Ln to the south. 300 High 52 Commercial 20 %
Neighborhood Description The subject is located in the Quail Valley East subdivision approximately 20 miles from the Houston Central Business District. General maintenance of properties is considered average for the area and is considered supportive for stable growth and stable property values.
Market Conditions (including support for the above conclusions) Neighborhood property values appear to be stable at this time. Current marketing conditions and anticipated future trends of similar properties indicate a reasonable marketing period for the subject property would be three months or less.

Dimensions 61x130x81x135 Area 9269 sf Shape Slightly Irregular View N;Res;Res
Specific Zoning Classification Single Family Residential Zoning Description Deed Restrictions-Single Family Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe The highest and best use of the site is as improved, a single family home, which is the greatest net return to the land as of the effective date.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [ ] Water [X] [ ] Street Concrete [X] [ ]
Gas [X] [ ] Sanitary Sewer [X] [ ] Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map # 48157C0285M FEMA Map Date 01/29/2021
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe
The subject is an interior lot for the neighborhood. No adverse site conditions or external factors were observed. Any analysis of easements and or encroachments is best left to an expert in the field. All physical deficiencies that could affect the livability, soundness, or structural integrity of the property were reported.

Table with columns: General Description, Foundation, Exterior Description materials/condition, Interior materials/condition. Rows include Units, # of Stories, Type, Design (Style), Year Built, Effective Age (Yrs), Attic, Heating, Cooling, Appliances, etc.

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 2,032 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Porch, covered patio, all kitchen appliances, ceiling fans, tile flooring, laminate flooring, carport with garage door, fireplace.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;Physical depreciation was estimated on an observed age/life basis.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [X] Yes [ ] No If Yes, describe Wood rot-wood trim located in the front of subject over window(close to the front door & directly in front of the carport) has wood rot and should be replaced and painted. See photo.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe

# Uniform Residential Appraisal Report

512-5918350  
File # 250628152

There are **28** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **174,950** to \$ **299,990**.

There are **100** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **150,000** to \$ **299,990**.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	2427 Fairgreen Dr Missouri City, TX 77489	2706 Quail Vly E Missouri City, TX 77489			2206 Woodglen Dr Missouri City, TX 77489			2614 Harvest Moon Dr Missouri City, TX 77489		
Proximity to Subject		0.13 miles SW			0.28 miles E			0.98 miles NE		
Sale Price	\$ 230,000	\$ 285,000			\$ 200,000			\$ 281,000		
Sale Price/Gross Liv. Area	\$ 113.19 sq.ft.	\$ 110.64 sq.ft.			\$ 143.37 sq.ft.			\$ 145.45 sq.ft.		
Data Source(s)		HARMLS#36990924;DOM 26			HARMLS#2176165;DOM 125			HARMLS#89239550;DOM 55		
Verification Source(s)		HARMLS/TaxR/Agent			HARMLS/TaxR/Agent			HARMLS/TaxR/Agent		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth VA;8000	0		ArmLth Undisclosed;0	0		ArmLth FHA;0	0	
Date of Sale/Time		s05/25;c03/25			s12/24;c11/24			s07/24;c06/24		
Location	N;Res;Res	N;Res;Res			N;Res;Res			N;Res;Res		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	9269 sf	9892 sf	0		7864 sf	+4,200		7962 sf	+3,900	
View	N;Res;Res	N;Res;Res			N;Res;Res			N;Res;Res		
Design (Style)	DT1;Traditional	DT1;Traditional			DT1;Traditional			DT1;Traditional		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	52	51	0		50	0		42	0	
Condition	C4	C3	-20,000		C3	-10,000		C3	-20,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 3 2.0	7 4 2.1	-2,500		6 3 2.0	0		7 3 2.0		
Gross Living Area	2,032 sq.ft.	2,576 sq.ft.	-27,200		1,395 sq.ft.	+31,900		1,932 sq.ft.	+5,000	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA,CAC	FWA,CAC			FWA,CAC			FWA,CAC		
Energy Efficient Items	Insulation	Insulation			Insulation			Insulation		
Garage/Carport	2cp2dw	2gd2dw	-5,000		2ga2dw	-5,000		2dw	+15,000	
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio		
Pool	No Pool	No Pool			No Pool			No Pool		
Subdivision	Quail Valley	Quail Valley			Quail Valley			Quail Green	0	
Net Adjustment (Total)			\$ -54,700			\$ 21,100			\$ 3,900	
Adjusted Sale Price of Comparables		Net Adj. 19.2% Gross Adj. 19.2%	\$ 230,300		Net Adj. 10.6% Gross Adj. 25.6%	\$ 221,100		Net Adj. 1.4% Gross Adj. 15.6%	\$ 284,900	

SALES COMPARISON APPROACH

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

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
 Data Source(s) Per HARMLS#69327848  
 My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.  
 Data Source(s) HARMLS/Tax Rolls

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Per HARMLS#69327848	HARMLS/Tax Rolls	HARMLS/Tax Rolls	HARMLS/Tax Rolls
Effective Date of Data Source(s)	06/28/2025	06/28/2025	06/28/2025	06/28/2025

Analysis of prior sale or transfer history of the subject property and comparable sales Per HARMLS#69327848- public records indicate the subject's most recent transfer occurred on 4/21/2022 (warranty deed - doc #55887 recorded on 4/22/2022). Please note, Texas is a non-disclosure state.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ 230,000  
 Indicated Value by: Sales Comparison Approach \$ 230,000 Cost Approach (if developed) \$ 232,639 Income Approach (if developed) \$

In the Final Reconciliation Process all sales were given consideration with the majority of the weight placed on sales 1, 2 & 3 due recent closing dates(1,2) and similar GLA(3). Most emphasis was placed on the Sales Comparison Approach. The Cost Approach is supportive. The Income Approach is not considered relevant as homes in the area are not typically purchased for investment purposes.

RECONCILIATION

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Replace rotten wood and paint the new wood that is to be installed-see photo.

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 \$ 230,000 , as of 06/27/2025 , which is the date of inspection and the effective date of this appraisal.



**Supplemental Addendum**

File No. 250628152

Borrower	Jesus Ontiveros				
Property Address	2427 Fairgreen Dr				
City	Missouri City	County	Fort Bend	State	TX Zip Code 77489
Lender/Client	Paramount Residential Mortgage Group, Inc				

**• URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach**

All sales are located within the general market vicinity and are believed to be reliable indicators of value. All adjustments are considered to be reasonable and reflective of the current market. Adjustments are based on differences in value as reflected by the subject's market rather than cost. Various adjustments were made for bath, lot size, amenities-pool, condition-updates(C3 vs C4), parking and living area differences. Adjustments are made via paired data analysis. GLA is adjusted at \$50/ft. and lot size is adjusted at \$3/ft per paired data analysis. The subject property is slightly below the predominant value for the subject neighborhood, however, it is still within the typical range of values for the area. The subject is not considered to be an under improvement and its position within the neighborhood value range does not appear to adversely affect it's marketability, value, use or enjoyment. No adjustment was made for bedroom counts due to the market not supporting an adjustment between 3 & 4 bedroom counts. The median seller concessions for the previous 12-month marketing period is \$8000. The sales price/list price ration for the previous 3 months is 100%.

It should be noted that the appraiser considered numerous sales within the defined neighborhood. The appraiser noted sales in various states of condition. In comparable selection, the appraiser made a concentrated effort to locate and select homes similar in terms of physical characteristics and condition. The appraiser assessed the features and condition through HARMLS listings. Any condition adjustments assessed are based on the appraiser's assessment of contributory value, via paired data analysis, for the inferior/superior condition associated with the subject or comparable.

Comparable 5 & 6 are active listings and were included to demonstrate current market activity within the subject's market area for offered homes.

The subject has a carport with a garage door. The carport is open on 2 sides. The appraiser was unable to bracket the subject's carport within the previous 12-month marketing period with a similar carport. Sale 3 is included in the report to "bracket" the subject's carport. Sale 3 has a 2 car driveway and was adjusted upward per market data. Sale 3 closed on 07/25/2024 and still falls within a 12-month marketing period.

Sales 1,3 and Listings 5 & 6 has been recently remodeled was were adjusted downward for condition(quartz or granite countertops/cabinetry/tile wainscoting/hardware/flooring/appliances) as compared to the subject's older updates.

Sale 2 was adjusted for condition at a lower rate as it appears to have older updates, however the updates are still more recent than the subject's updates.

Sales exceeding a 6 month market period are utilized due to a lack of comparable turnover of the subject's GLA/age/lot size. Some sales have a higher than typical line/net gross adjustments and were included in the report due to lack comparable turnover of the subject's GLA/lot size/condition.

**• URAR: Cost Approach Comments**

The contributory value of the subject's porch, patio, pool, quarters & fencing are included in the "AS-IS" Value of Site Improvements section. All utilities and power were on and in working order at the time of inspection. The subject was occupied at the time of inspection. The subject complies with current FHA/HUD guidelines. The subject meets HUD handbook guidelines 4000.1. A "Head & Shoulders" observation of the attic was made. The appraiser operated and observed that all appliances are in good working order.

# Uniform Residential Appraisal Report

512-5918350  
File # 250628152

**THE INTENDED USE OF THIS REPORT IS FOR THE LENDER/CLIENT TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THE APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION. THE INTENDED USER OF THIS REPORT IS THE LENDER/CLIENT (Paramount Residential Mortgage Group, Inc & FHA/HUD)**

Exposure Time-Under current market conditions, the reasonable exposure time for the subject property is approximately 90 days or less. This is based on the analyses of current market trends in the general area and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes that the listed price would be at or near the appraised value. It also assumes aggressive marketing by reputable local real estate offices. The intended use of the appraisal is solely to assist FHA in assessing the risk of the property securing the FHA insured mortgage. I have performed no other services, as an appraiser or in any capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The subject may be rebuilt if destroyed. Please note the "quality rating from cost service" below is proprietary to building-cost.net, not the URAR UAD rating service. The Highest and Best Use is that reasonable and probable use that supports the present value, as defined on the effective date of this appraisal report. It is that use from among reasonably probable and legal alternative uses found to be physically possible, appropriately supported, financially feasible, and which results in the highest value (maximally productive). The subject site located at 2427 Fairgreen Dr is located in the city of Missouri, the city of Missouri City currently has zoning. Based on the characteristics of the subject site and surrounding sites, modifications of such land use regulations is not probable. The economic supply and demand of land use appears to be in balance. The site lends itself to single family residential use both because of its size and topography, and compatibility with surrounding sites. The Highest and Best Use of the property as though vacant and as improved is considered to be for Residential/SFR type of construction, its current use. The appraiser has performed all 4 tests to determine the most profitable use of the subject site. The four tests of highest and best use are: legally permissible, physically possible, financially feasible, and most profitable. The subject area is made up of mostly single-family homes with similar age and size of that of the subject. The economic supply and demand of land use appears to be in balance. It is concluded that the highest and best use of the subject site as if unimproved is a single family in accordance with building setbacks and restrictions. The highest and best use with existing improvements is its current use, a single-family residence. The measuring methodology and criteria used in this report meets the Square Footage-Method for Calculating: ANSI® Z765-2021.

The appraiser is not a home inspector, and this appraisal report is not a home inspection report. It does not guarantee or imply that the property or any structures are free of defects or property condition problems. It is suggested that the borrower secure a professional inspection of the property and take diligent steps to assure the house and property are acceptable to them prior to closing escrow.

The analysis, opinions and conclusions were developed and prepared in conformity with the Uniform Standards of Professional Appraisal Practice that are in effect at the time this report was prepared.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Per the realtor, the subject sustained damage to the roof during Hurricane Beryl in July of 2024. The subject has a new composition roof installed.

ADDITIONAL COMMENTS

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

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

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

was obtained by the way of an allocation exercise and/or market data from the general and immediate market areas where available. This analysis is contained in the Appraiser's workfile.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data <b>Appraisal Experience/Market Date/BC.net</b> Quality rating from cost service <b>Q4</b> Effective date of cost data <b>05/2025</b> Comments on Cost Approach (gross living area calculations, depreciation, etc.) <b>See attached addenda.</b>	OPINION OF SITE VALUE -----=\$ <b>32,000</b> DWELLING <b>2,032</b> Sq.Ft. @ \$ <b>122.00</b> -----=\$ <b>247,904</b> 0 Sq.Ft. @ \$ -----=\$ ----- Garage/Carport <b>387</b> Sq.Ft. @ \$ <b>40.00</b> -----=\$ <b>15,480</b> Total Estimate of Cost-New -----=\$ <b>263,384</b> Less Physical Functional External Depreciation <b>70,245</b> -----=\$ <b>(70,245)</b> Depreciated Cost of Improvements -----=\$ <b>193,139</b> "As-is" Value of Site Improvements -----=\$ <b>7,500</b> Estimated Remaining Economic Life (HUD and VA only) <b>55</b> Years <b>INDICATED VALUE BY COST APPROACH</b> -----=\$ <b>232,639</b>
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**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

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

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

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

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

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

Legal Name of Project \_\_\_\_\_

Total number of phases \_\_\_\_\_ Total number of units \_\_\_\_\_ Total number of units sold \_\_\_\_\_

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

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

Does the project contain any multi-dwelling units?  Yes  No Data Source \_\_\_\_\_

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

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options. \_\_\_\_\_

Describe common elements and recreational facilities. \_\_\_\_\_

PUD INFORMATION

## Uniform Residential Appraisal Report

512-5918350  
File # 250628152

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

## Uniform Residential Appraisal Report

512-5918350  
File # 250628152

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

512-5918350  
File # 250628152

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:

- 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.
- 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.
- 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.
- 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.
- 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 Andrea Rebecca DanchakCompany Name Paradigm Appraisal Group, IncCompany Address 10206 Cliffwood DrHouston, TX 77035Telephone Number 713.330.9655Email Address paradigmappraisalgroup@gmail.comDate of Signature and Report 06/30/2025Effective Date of Appraisal 06/27/2025State Certification # 1361184

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

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State TXExpiration Date of Certification or License 01/31/2026

## ADDRESS OF PROPERTY APPRAISED

2427 Fairgreen DrMissouri City, TX 77489APPRAISED VALUE OF SUBJECT PROPERTY \$ 230,000

## LENDER/CLIENT

Name Appraisal House USACompany Name Paramount Residential Mortgage Group, IncCompany Address 1265 Corona Pointe Ct Suite #301, Corona,CA 92879

Email Address \_\_\_\_\_

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

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

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

State \_\_\_\_\_

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

## SUBJECT PROPERTY

 Did not inspect subject property Did inspect exterior of subject property from street

Date of Inspection \_\_\_\_\_

 Did inspect interior and exterior of subject property

Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

 Did not inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street

Date of Inspection \_\_\_\_\_

Market Conditions Addendum to the Appraisal Report

FHA/VA Case No. 512-5918350

512-5918350

File No. 250628152

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

Property Address **2427 Fairgreen Dr** City **Missouri City** State **TX** ZIP Code **77489**

Borrower **Jesus Ontiveros**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	50	25	25	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	8.33	8.33	8.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	26	21	28	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.12	2.52	3.36	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$240,000	\$230,000	\$245,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	64	91	56	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$239,450	\$254,900	\$254,950	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	67	55	37	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99.73%	99.62%	100.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent?  Yes  No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

The Houston REALTORS Information Service MLS indicated 55 of 100 (55.0%) of the closed sales in the market area between 06/27/2024 and 06/27/2025 contained seller concessions. Concessions ranged between \$1,000 and \$14,000, and the median concession was \$8,000. For 7-12 months prior, 25 of 50 transactions (50.0%) had concessions. For 4-6 months prior, 15 of 25 transactions (60.0%) had concessions. For the 3 months prior to the effective date, 15 of 25 transactions (60.0%) had concessions.

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

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

Cite data sources for above information. The Market Conditions Addenda was completed with data from Houston REALTORS Information Service MLS with an effective date of 06/27/2025.

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

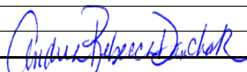
Quarterly data indicates a stable market in total sales volume and a stable market in median sales price. Data is derived from the subject market area in the 77489 zip code. The data included consists of competitive properties of similar price/GLA/ lot size from \$150,000 to \$300,00 within the neighborhood boundaries on page 1. The overall market is felt to be stable.

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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

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

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

Signature 	Signature
Appraiser Name <b>Andrea Rebecca Danchak</b>	Supervisory Appraiser Name
Company Name <b>Paradigm Appraisal Group, Inc</b>	Company Name
Company Address <b>10206 Cliffwood Dr, Houston, TX 77035</b>	Company Address
State License/Certification # <b>1361184</b> State <b>TX</b>	State License/Certification # State
Email Address <b>paradigmappraisalgroup@gmail.com</b>	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

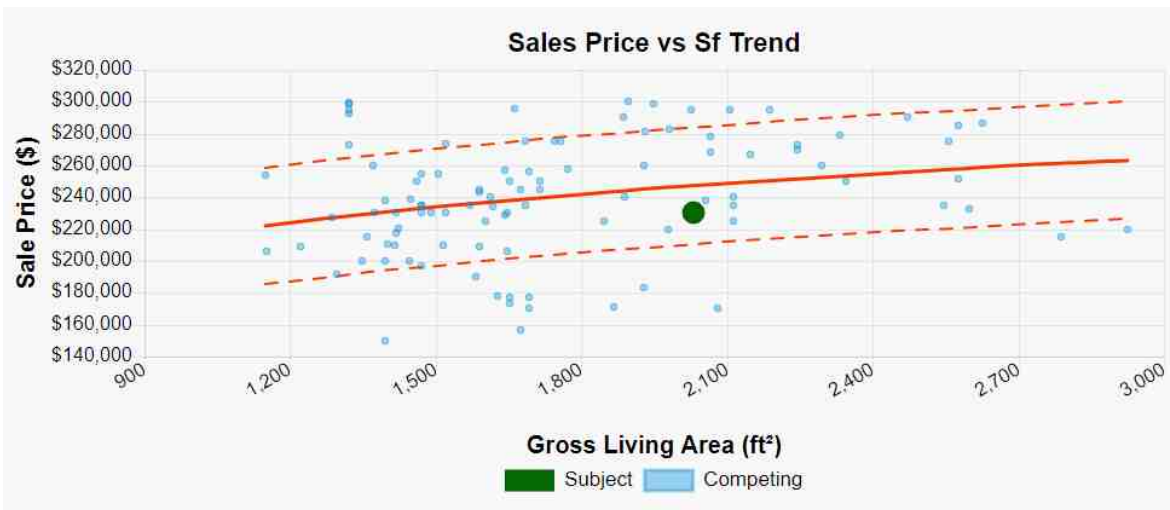
APPRAISER

### Analytics Addendum

Borrower	Jesus Ontiveros						
Property Address	2427 Fairgreen Dr						
City	Missouri City	County	Fort Bend	State	TX	Zip Code	77489
Lender/Client	Paramount Residential Mortgage Group, Inc						



This chart shows the avg sale price for competing properties grouped by month from 06-28-2024 through 06-27-2025 with a secondary axis demonstrating the number of properties per group.



This graph represents sales prices versus living area in the subject market from 07-03-2024 to 06-25-2025 and shows a likely value for a property of 2,032 sf to be between \$210,458 and \$283,960.



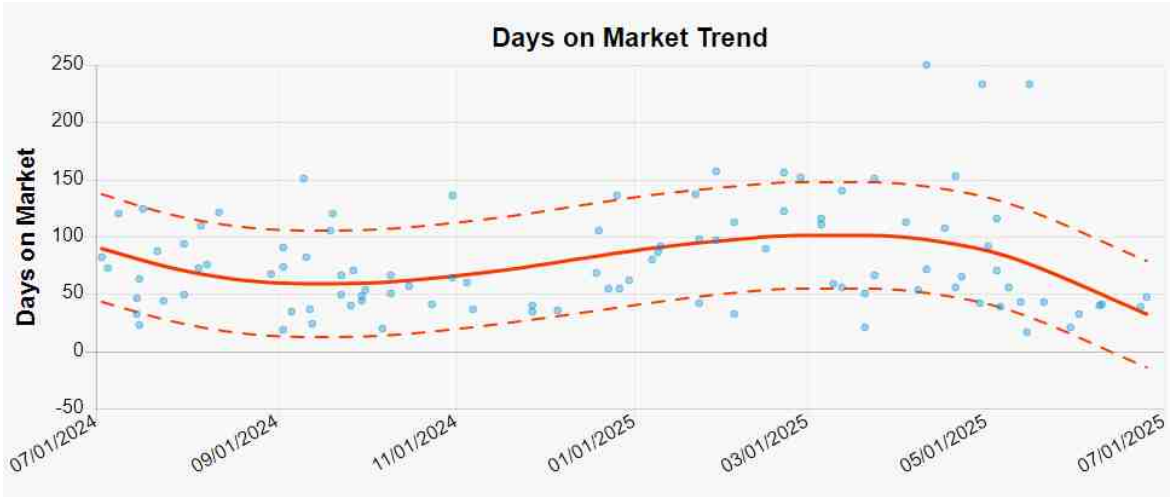
This analysis of listing price per square foot in the subject market from 08-29-2023 to 06-28-2025 shows a likely range of \$116/sf to \$175/sf with a predicted value of \$145/sf.

### Analytics Addendum

Borrower	Jesus Ontiveros						
Property Address	2427 Fairgreen Dr						
City	Missouri City	County	Fort Bend	State	TX	Zip Code	77489
Lender/Client	Paramount Residential Mortgage Group, Inc						



This analysis of prices in the subject market from 07-03-2024 to 06-25-2025 yields a price range of \$194,100 to \$267,602 for properties in the subject market as of 06-27-2025.



This chart shows the median days on market for sales and active listings during each month starting 07-03-2024 through 06-25-2025.



For each month from 06-28-2024 to 06-27-2025 this chart shows the number of properties for both sales and listings in the subject market.

**Subject Photo Page**

Borrower	Jesus Ontiveros						
Property Address	2427 Fairgreen Dr						
City	Missouri City	County	Fort Bend	State	TX	Zip Code	77489
Lender/Client	Paramount Residential Mortgage Group, Inc						

**Subject Front**

2427 Fairgreen Dr  
Sales Price 230,000  
Gross Living Area 2,032  
Total Rooms 7  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;Res  
View N;Res;Res  
Site 9269 sf  
Quality Q4  
Age 52

**Subject Rear****Subject Street**

### Photograph Addendum

Borrower	Jesus Ontiveros						
Property Address	2427 Fairgreen Dr						
City	Missouri City	County	Fort Bend	State	TX	Zip Code	77489
Lender/Client	Paramount Residential Mortgage Group, Inc						



Site View-Right



Site View-Left



Alternate Street Scene



Carport-Alt



Side View-Left Front



Attic



Attic



Entry



Family  
Electricity On



Dining Area



Flex Rm



Water Heater

### Photograph Addendum

Borrower	Jesus Ontiveros						
Property Address	2427 Fairgreen Dr						
City	Missouri City	County	Fort Bend	State	TX	Zip Code	77489
Lender/Client	Paramount Residential Mortgage Group, Inc						



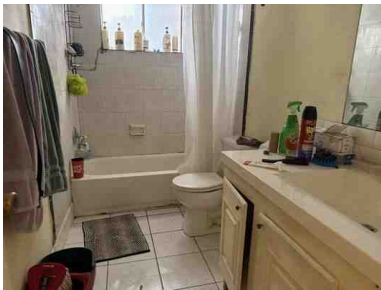
Office



Kitchen



Kitchen



Bath 2



Primary Bedroom



Bedroom



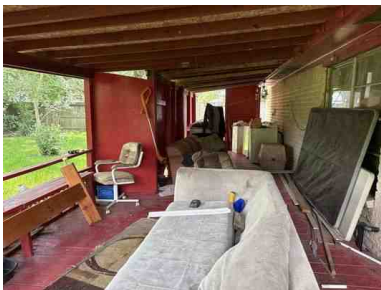
Primary Bath



Primary Bath



Bedroom



Patio



Side View-Right Rear



Side View-Right Front

### Photograph Addendum

Borrower	Jesus Ontiveros				
Property Address	2427 Fairgreen Dr				
City	Missouri City	County	Fort Bend	State	TX Zip Code 77489
Lender/Client	Paramount Residential Mortgage Group, Inc				



Wood Rot-Front Right



Carport-Alt



Carport



Water On



Smoke Detector

**Comparable Photo Page**

Borrower	Jesus Ontiveros						
Property Address	2427 Fairgreen Dr						
City	Missouri City	County	Fort Bend	State	TX	Zip Code	77489
Lender/Client	Paramount Residential Mortgage Group, Inc						

**Comparable 1**

2706 Quail Vly E  
 Prox. to Subject 0.13 miles SW  
 Sale Price 285,000  
 Gross Living Area 2,576  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 2.1  
 Location N;Res;Res  
 View N;Res;Res  
 Site 9892 sf  
 Quality Q4  
 Age 51

**Comparable 2**

2206 Woodglen Dr  
 Prox. to Subject 0.28 miles E  
 Sale Price 200,000  
 Gross Living Area 1,395  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;Res  
 View N;Res;Res  
 Site 7864 sf  
 Quality Q4  
 Age 50

**Comparable 3**

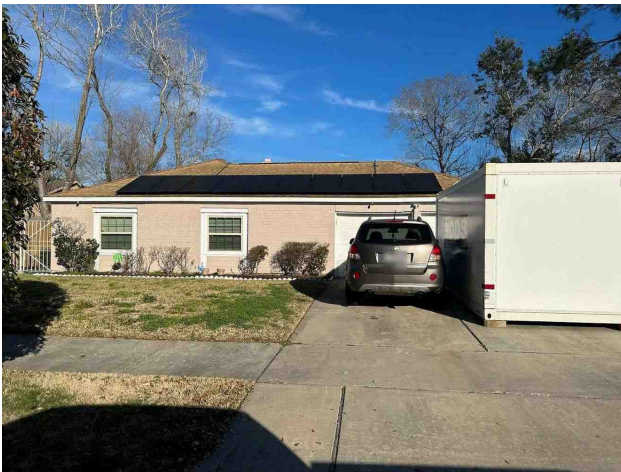
2614 Harvest Moon Dr  
 Prox. to Subject 0.98 miles NE  
 Sale Price 281,000  
 Gross Living Area 1,932  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;Res  
 View N;Res;Res  
 Site 7962 sf  
 Quality Q4  
 Age 42

**Comparable Photo Page**

Borrower	Jesus Ontiveros						
Property Address	2427 Fairgreen Dr						
City	Missouri City	County	Fort Bend	State	TX	Zip Code	77489
Lender/Client	Paramount Residential Mortgage Group, Inc						

**Comparable 4**

2407 Bradford Dr  
 Prox. to Subject 0.09 miles N  
 Sale Price 177,000  
 Gross Living Area 1,692  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;Res  
 View N;Res;Res  
 Site 6967 sf  
 Quality Q4  
 Age 50

**Comparable 5**

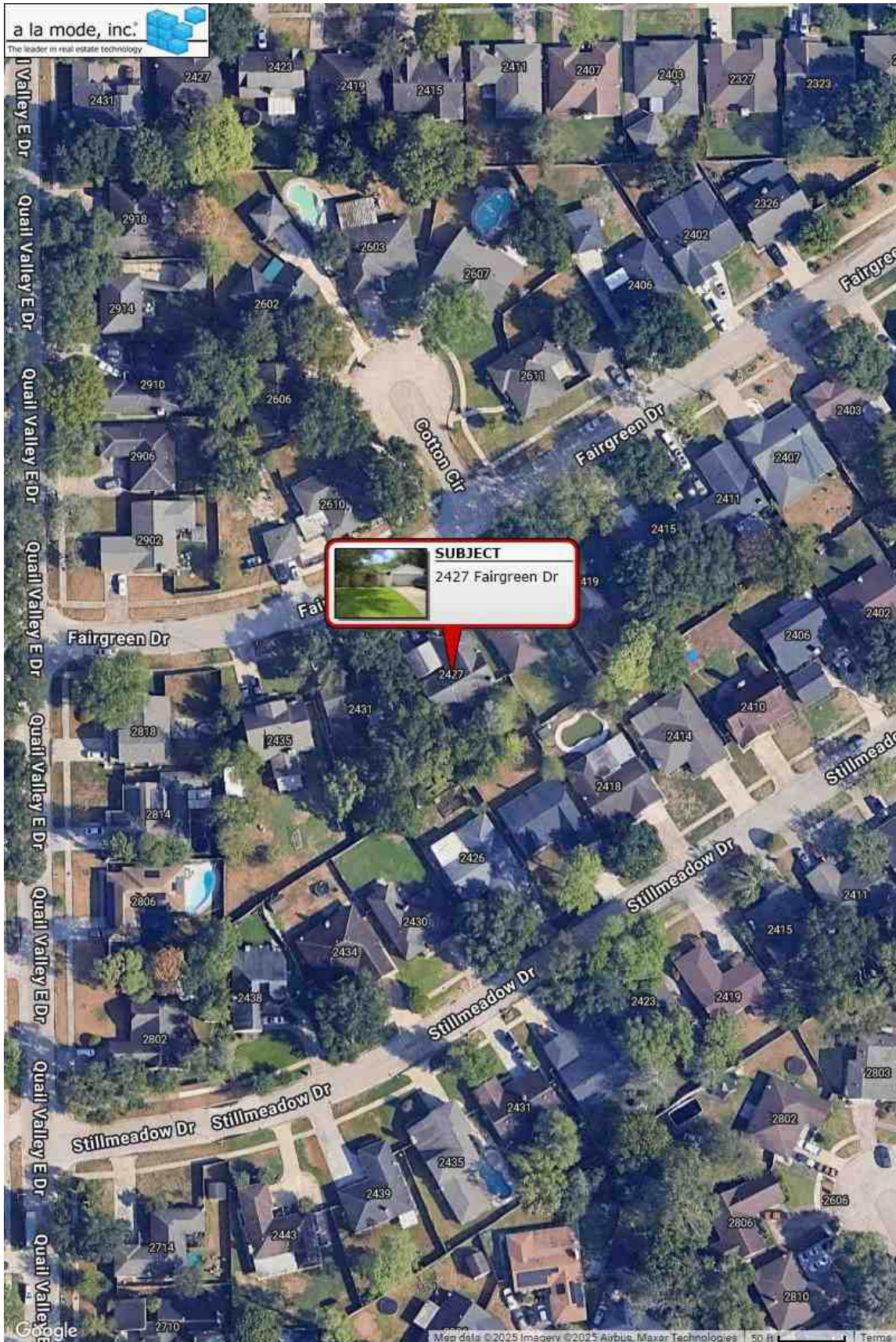
2806 Quail Valley East Dr  
 Prox. to Subject 0.09 miles W  
 Sale Price 270,000  
 Gross Living Area 1,802  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;Res  
 View N;Res;Res  
 Site 9772 sf  
 Quality Q4  
 Age 52

**Comparable 6**

2815 Valley Forest Dr  
 Prox. to Subject 0.24 miles E  
 Sale Price 279,990  
 Gross Living Area 2,157  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location N;Res;Res  
 View N;Res;Res  
 Site 8383 sf  
 Quality Q4  
 Age 50

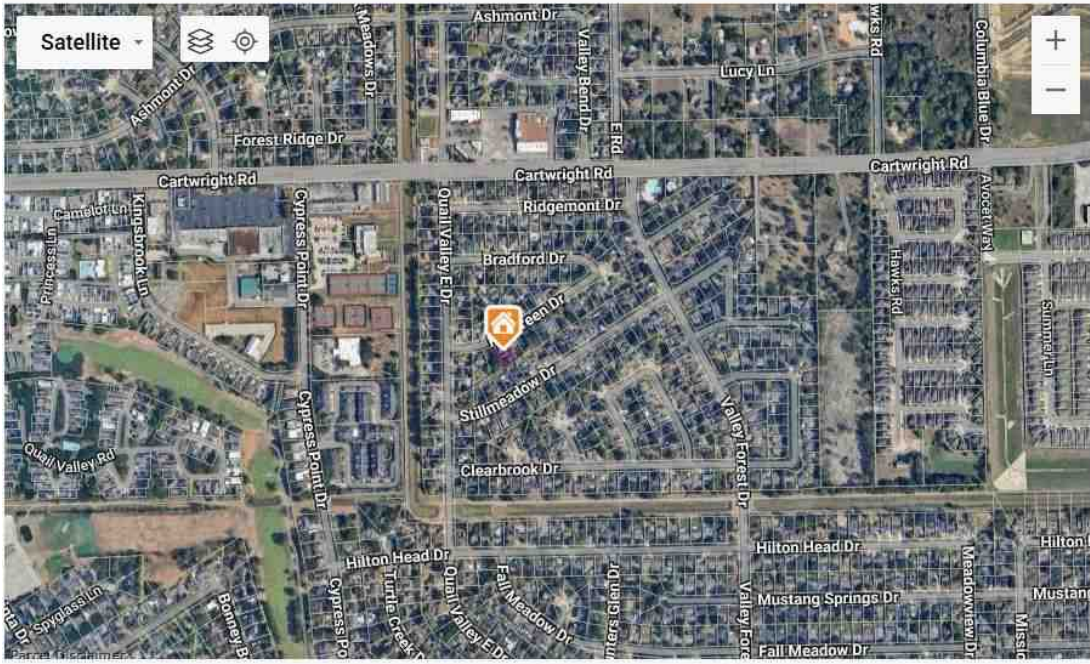
### Subject Aerial Location Map

Borrower	Jesus Ontiveros						
Property Address	2427 Fairgreen Dr						
City	Missouri City	County	Fort Bend	State	TX	Zip Code	77489
Lender/Client	Paramount Residential Mortgage Group, Inc						



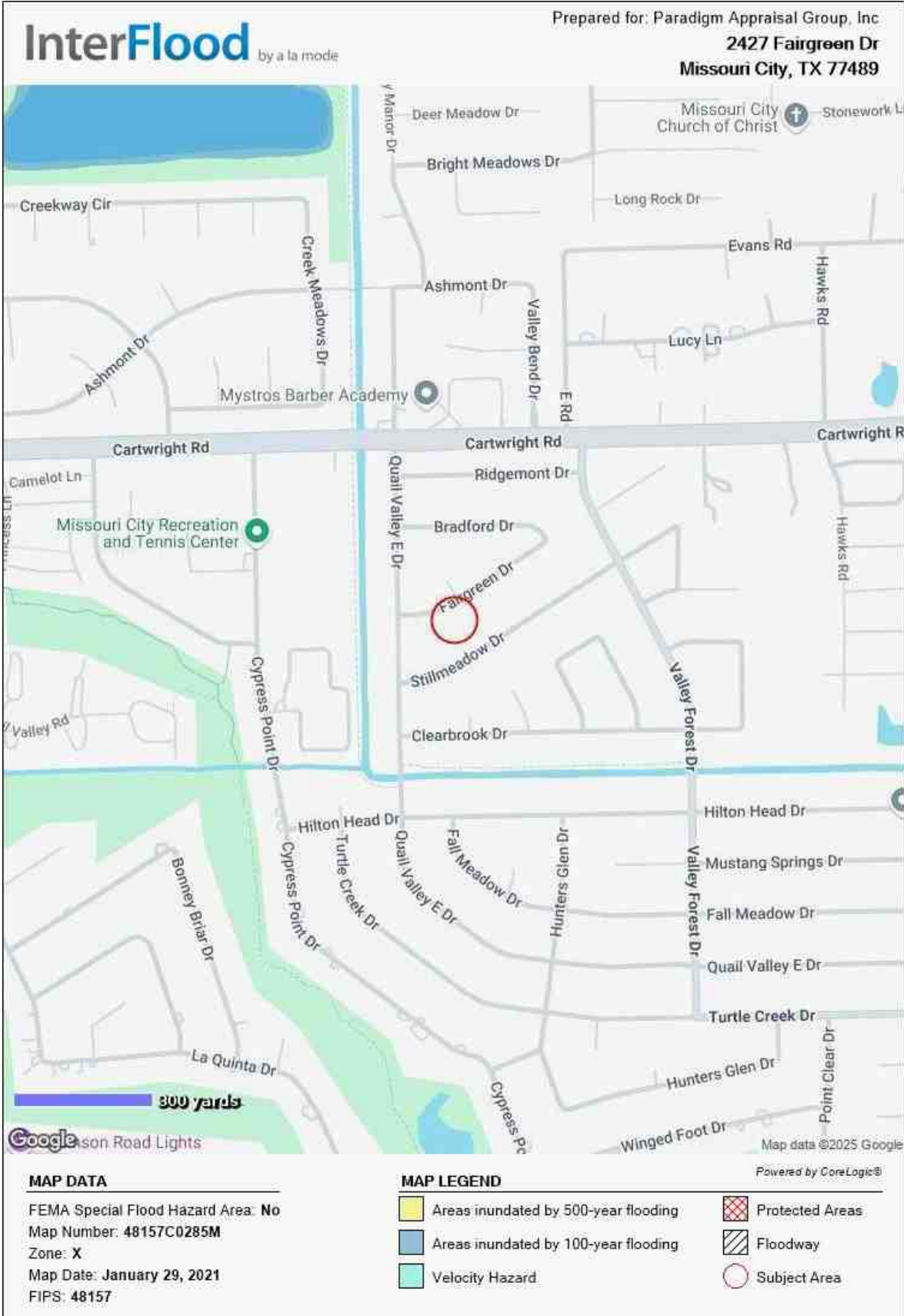
### Plat Map

Borrower	Jesus Ontiveros				
Property Address	2427 Fairgreen Dr				
City	Missouri City	County	Fort Bend	State	TX
Lender/Client	Paramount Residential Mortgage Group, Inc				
				Zip Code	77489



### Flood Map

Borrower	Jesus Ontiveros				
Property Address	2427 Fairgreen Dr				
City	Missouri City	County	Fort Bend	State	TX
Lender/Client	Paramount Residential Mortgage Group, Inc				
				Zip Code	77489

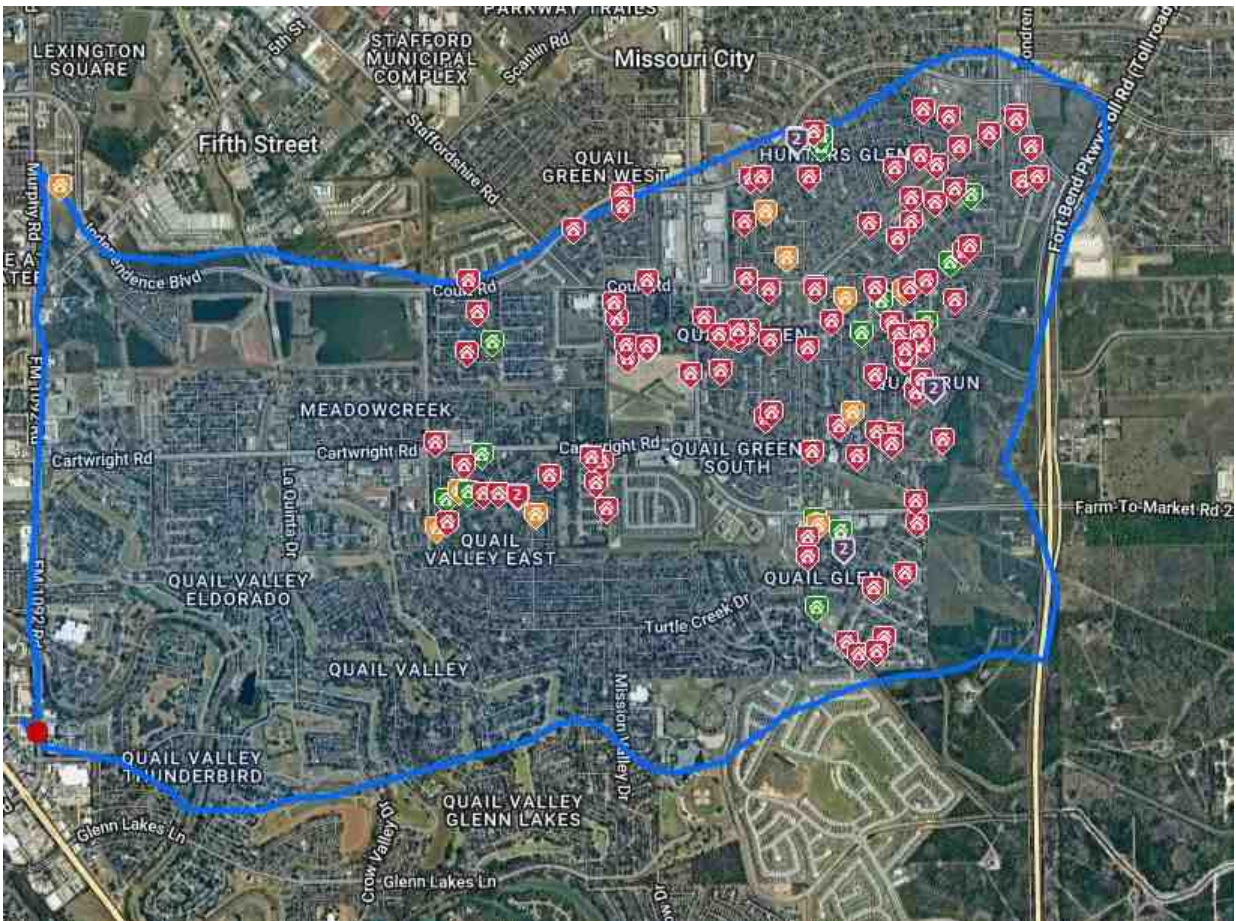


### Location Map

Borrower	Jesus Ontiveros				
Property Address	2427 Fairgreen Dr				
City	Missouri City	County	Fort Bend	State	TX
Lender/Client	Paramount Residential Mortgage Group, Inc				
				Zip Code	77489

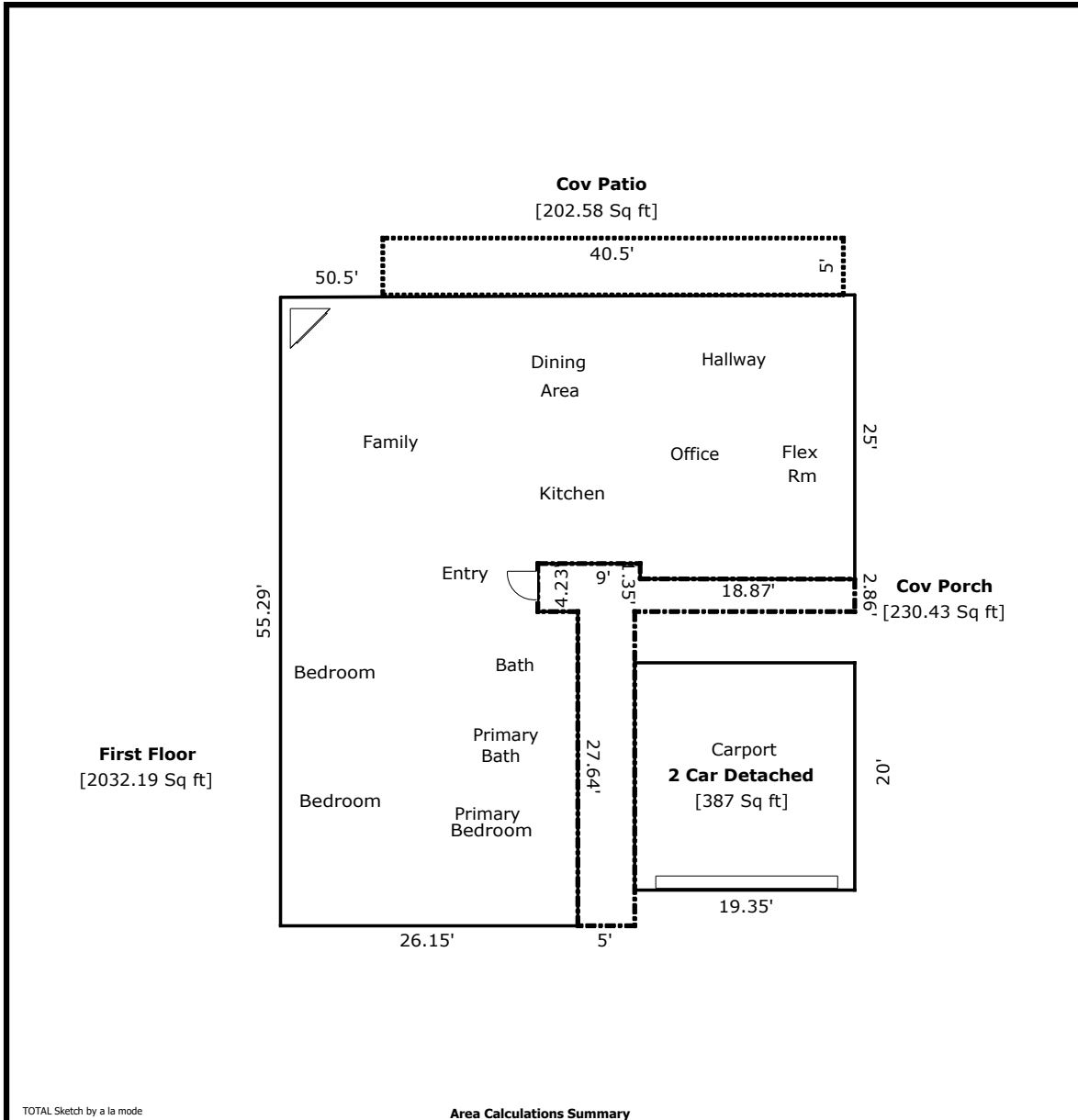


# Neighborhood Boundaries Map



### Building Sketch

Borrower	Jesus Ontiveros				
Property Address	2427 Fairgreen Dr				
City	Missouri City	County	Fort Bend	State	TX
				Zip Code	77489
Lender/Client	Paramount Residential Mortgage Group, Inc				



TOTAL Sketch by a la mode

#### Area Calculations Summary

Living Area	Calculation Details		
First Floor	2032.19 Sq ft		
		$26.15 \times 27.64$	= 722.79
		$22.63 \times 4.23$	= 95.72
		$0.5 \times 18.87 \times 0.02$	= 0.19
		$18.87 \times 1.35$	= 25.47
		$50.5 \times 23.42$	= 1182.71
		$0.5 \times 50.5 \times 0.21$	= 5.3
<b>Total Living Area (Rounded):</b>	<b>2032 Sq ft</b>		
Non-living Area			
Cov Porch	230.43 Sq ft	$5 \times 27.64$	= 138.2
		$4.23 \times 9$	= 38.07
		$18.87 \times 2.86$	= 53.97
		$0.5 \times 18.87 \times 0.02$	= 0.19
2 Car Detached	387 Sq ft	$20 \times 19.35$	= 387
Cov Patio	202.58 Sq ft	$40.5 \times 5$	= 202.5
		$0.5 \times 40.5 \times 0$	= 0.09

Borrower	Jesus Ontiveros	File No. 250628152
Property Address	2427 Fairgreen Dr	
City	Missouri City	County Fort Bend
		State TX Zip Code 77489
Lender/Client	Paramount Residential Mortgage Group, Inc	

### APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

### Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- 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).

### Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-90 days.

### Comments on Appraisal and Report Identification

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

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#### APPRAISER:

Signature: 

Name: Andrea Rebecca Danchak  
 Certified Residential Appraiser

State Certification #: 1361184

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

State: TX Expiration Date of Certification or License: 01/31/2026

Date of Signature and Report: 06/30/2025

Effective Date of Appraisal: 06/27/2025

Inspection of Subject:  None  Interior and Exterior  Exterior-Only

Date of Inspection (if applicable): 06/27/2025

#### SUPERVISORY or CO-APPRAISER (if applicable):

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

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

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

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

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

Date of Signature: \_\_\_\_\_

Inspection of Subject:  None  Interior and Exterior  Exterior-Only

Date of Inspection (if applicable): \_\_\_\_\_

**License**

ANDREA REBECCA DANCHAK  
10206 CLIFFWOOD DR  
HOUSTON, TX 77035

**Certified Residential  
Real Estate Appraiser**

Appraiser: **Andrea Rebecca Danchak**

License #: **TX 1361184 R**

License Expires: **01/31/2026**

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

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

  
**Chelsea Buchholtz**  
Executive Director

**E & O Insurance**

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

**REAL ESTATE PROFESSIONAL  
 ERRORS AND OMISSIONS INSURANCE POLICY  
 DECLARATIONS**

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

**DEFENSE COSTS WITHIN LIMITS**

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

**PLEASE READ YOUR POLICY CAREFULLY.**

**Policy Number:** NRE40PL101232-01

**Renewal of:** NRE40PL101232-00

1. **Named Insured:** Paradigm Appraisal Group, Inc.
2. **Address:** 10206 Cliffwood Dr  
Houston, TX 77035
3. **Policy Period:** **From:** January 23, 2025 **To:** January 23, 2026  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.
4. **Limit of Liability:**

A. Each Claim Limit of Liability	\$ 1,000,000
B. Policy Aggregate Limit of Liability	\$ 1,000,000
5. **Deductible:** \$ 5,000 Each Claim
6. **Policy Premium:** \$ 974
7. **Retroactive Date:** January 23, 2022
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
OREP Insurance Services: [info@orep.org](mailto:info@orep.org)  
6353 El Cajon Blvd, Suite 124-605  
San Diego, CA 92115
9. **Program Administrator:** OREP Insurance Services, LLC – [info@orep.org](mailto:info@orep.org)
10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

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

Date: December 26, 2024

By: Isaac Peck  
Authorized Representative

**UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM**

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

**Condition Ratings and Definitions****C1**

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

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

**C2**

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

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

**C3**

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

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

**C4**

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

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

**C5**

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

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

**C6**

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

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

**Quality Ratings and Definitions****Q1**

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

**Q2**

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

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Quality Ratings and Definitions (continued)

#### Q3

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

#### Q4

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

#### Q5

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

#### Q6

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

### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

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

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

#### Updated

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

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

#### Remodeled

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

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

### Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

