

**APPRAISAL REPORT
OF**



5807 Mountain View Dr
Kingwood, TX 77345

PREPARED FOR

Equity Solutions, USA
Legacy Home Loans LLC dba Steadfast Mortgage
2 Cadillac Drive
Brentwood TN, 37027

AS OF

01/15/2026

PREPARED BY

Wells and Associates
2706 Sherwood Hollow
Kingwood, TX 77339

Table of Contents

Page Title	Page #
URAR Page 1	1
URAR Page 2	2
URAR Page 3	3
URAR Page 4	4
URAR Page 5	5
URAR Page 6	6
Extra Comps 4-5-6	7
FNMA 1004MC	8
Comments	9
Comments Page 2	10
Comments Page 3	11
Photo Subject	12
Photo Subject	13
Photo (6)	14
Photo (6)	15
Photo (6)	16
Photo Comparables 1-2-3	17
Photo Comparables 4-5-6	18
Appraisal Compliance Addendum	19
Plot Plan	20
Aerial View	21
Appraiser License	22
UAD Definition of Terms	23
UAD Definition of Terms p2	24
UAD Definition of Terms p3	25
Comparable Rent	26
Photo Rentals 1-2-3	27
Sketch	28
Monthly Market Conditions Report	29
MARKET CONDITIONS ADJUSTMENTS	30
PROPERTY HISTORY COMMENTS	31
Location Map	32

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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.

Property Address 5807 Mountain View Dr City Kingwood State TX Zip Code 77345
 Borrower Petia Aladjova Owner of Public Record SDPA Holdings LLC County Harris
 Legal Description LT 17, BLK 4, KINGS POINT VLG, SECTION 3
 Assessor's Parcel # 116-749-004-0017 Tax Year 2025 R.E. Taxes \$ 10,039.00
 Neighborhood Name Kings Point Map Reference 337D Census Tract 2509.02
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 650 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Legacy Home Loans LLC dba Steadfast Mortgage Address 2 Cadillac Drive, Brentwood TN, 37027
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offerings price(s), and date(s). DOM 88; Subject property was offered for sale.; Latest Price \$629,500; Latest Date 11/12/2025; Original Price \$675,000; Original Date 04/17/2025; HMLS #19115482. The listing was terminated on 11/12/2025.

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.

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	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	95 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	375	Low 20	Multi-Family	0 %
Neighborhood Boundaries +/-20 miles northeast of downtown Houston, lying south of Foley Rd, north of Newport, east of Lake Houston and west of FM 2100.								1,700	High 40	Commercial	2 %
								665	Pred. 34	Other	2 %

Neighborhood Description The neighborhood is well located to access major employment areas, nearby shopping centers, recreational, educational and medical facilities. In present land use, the term "other" refers to vacant land, and any other land not covered under present land use categories. Other land use has no effect on marketability.

Market Conditions (including support for the above conclusions) Overall market conditions are generally stable. Observations revealed no excessive number of vacant houses, or "For Sale" signs, and there appears to be adequate demand for houses that are reasonably priced. MLS data analysis revealed average DOM of 37 days and median of 22 days. Average SP/LP is 98% while median is 98.0%.

Dimensions 79.5'x118.39'x63.39'x33.95'x120.13' Est Area 10472 sf Shape Generally Rectangular View N;Res;
 Specific Zoning Classification No Zoning Zoning Description No Zoning. This is common and typical for the area.
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) No Zoning
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe.

Utilities Public Other (describe)			Public Other (describe)			Off-site Improvements--Type		Public Private	
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>		Street	Concrete	<input checked="" type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>		Alley	None		

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 48201C0320L FEMA Map Date 06/18/2007
 Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.
 Other than typical utility easements, there are no apparent easements, encroachments, or other conditions considered detrimental to marketability. This report should be read in its entirety. The general text addendum contains important information, please read this addendum.

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls	Concrete/Avg	Floors	WD/CT/Good
# of Stories	2.0	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	HD/BV/Good	Walls	SR/Good
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement/Area 0 sq. ft.		Roof Surface	Comp Shg/Good	Trim/Finish	Wood/Good
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %		Gutters & Downspouts	Metal/Good	Bath Floor	WD/CT/Good
Design (Style)	Tudor	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	Double Pane/Good	Bath Wainscot	ST/Good
Year Built	1989	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	None/None	Car Storage	None
Effective Age (Yrs)	25	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Aluminum/Good	<input checked="" type="checkbox"/> Driveway # of Cars	2
Attic	<input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities		Woodstove(s) #	0
<input checked="" type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas		<input checked="" type="checkbox"/> Fireplace(s) #	1	<input checked="" type="checkbox"/> Fence	Wood
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck	Cct	<input checked="" type="checkbox"/> Porch	Cvd Cct
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Pool in-ground		<input checked="" type="checkbox"/> Other	None
Appliances	<input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)						
Finished area	above grade contains: 9	Rooms 4	Bedrooms 3.1	Bath(s) 3.614	Square Feet of Gross Living Area Above Grade		
Additional features (special energy efficient items, etc.) Covered porch, covered patio, ceiling fans, in-ground pool.							

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-less than one year ago;Bathrooms-updated-less than one year ago;Subject is considered in overall C3 condition, and all values and conclusions are based upon same. No deferred maintenance was noted at the time of inspection. The roof appears to be functioning as intended with typical wear. All fixtures (electrical and plumbing) were in place but not functioning at the time of inspection. A representative number of faucets and fixtures should be operated, and all utilities were on at the time of final inspection.

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

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

Uniform Residential Appraisal Report

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 589,000 to \$ 659,900		There are 7 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 646,000 to \$ 735,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	5807 Mountain View Dr Kingwood, TX 77345	2114 Grand Mesa Dr Kingwood, TX 77345	6003 Country Falls Ln Kingwood, TX 77345	2106 Mount Forest Dr Kingwood, TX 77345	
Proximity to Subject		0.19 miles E	0.66 miles SE	0.38 miles S	
Sale Price	\$	\$ 659,000	\$ 675,000	\$ 665,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 187.80 sq. ft.	\$ 202.10 sq. ft.	\$ 177.48 sq. ft.	
Data Source(s)		HARMLS #13329174;DOM 4	HARMLS #16611166;DOM 5	HARMLS #56549416;DOM 45	
Verification Source(s)		HMLS/TaxRecords/SlsAgent	HMLS/TaxRecords/SlsAgent	HMLS/TaxRecords/SlsAgent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth	0	ArmLth	0
Concessions		Conv;8900	0	Cash;0	0
Date of Sale/Time		s11/25;c10/25	-1,300	s06/25;c06/25	-2,700
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	10472 sf	14228 sf	0	11274 sf	0
View	N;Res;	N;Res;Clubhse	0	N;Res;	
Design (Style)	DT2.0;Tudor	DT2.0;Tudor		DT1.0;Ranch	0
Quality of Construction	Q3	Q3		Q3	
Actual Age	37	37		23	0
Condition	C3	C3		C3	+26,600
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	0
Room Count	9 4 3.1	9 4 3.1		8 4 2.1	+5,000
Gross Living Area	3,614 sq. ft.	3,509 sq. ft.	+6,300	3,340 sq. ft.	+16,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	
Energy Efficient Items	Ceiling Fans	Ceiling Fans		Ceiling Fans	
Garage/Carport	2ga2cp2dw	2ga2cp2dw		3gbi2dw	0
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio	
Fireplaces	FP-1	FP-1		FP-1	
Pool	In-Ground Pool	In-Ground Pool		In-Ground Pool	
Exterior Features	None	None		ExtKtchn	-7,500
Net Adjustment (Total)		X + - \$ 5,000		X + - \$ 11,200	- \$ -11,600
Adjusted Sale Price of Comparables		Net Adj: 1% Gross Adj : 1% \$ 664,000		Net Adj: 2% Gross Adj: 5% \$ 686,200	Net Adj: -2% Gross Adj: 10% \$ 653,400

SALES COMPARISON ANALYSIS

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

My research 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) HMLS, Tax Records

My research 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) HMLS, Tax Records

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

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	01/31/2025			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	Realist/(Document #34067)	HMLS, Tax Records	HMLS, Tax Records	HMLS, Tax Records
Effective Date of Data Source(s)	01/15/2026	01/15/2026	01/15/2026	01/15/2026

Analysis of prior sale or transfer history of the subject property and comparable sales See addendum for additional information regarding property sale/transfer history. No other prior sale or transfer histories found for subject or comparable sales. Texas is a non-disclosure state. Transfers and sales, especially recent to the date of this appraisal, may not be disclosed in the most recent data sources available to the appraiser. MLS = Houston Association of Realtors MLS.

Summary of Sales Comparison Approach Adjusted sales range from \$653,400 to \$686,200. All are from the subjects neighborhood, of similar construction standards, and are considered most comparable in nature. Sales No 1 & 2 are weighted the highest as they required the least adjustment.

Indicated Value by Sales Comparison Approach \$ 665,000

Indicated Value by: Sales Comparison Approach \$ 665,000 Cost Approach (if developed) \$ 685,987 Income Approach (if developed) \$ 691,250

The Direct Comparison Approach is considered the best indicator of value for Subject. The Income Approach is considered, however the sales comparison approach gives the most reliable value estimate for this assignment. The Cost Approach is considered, but given no emphasis due to the age of the subject.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 665,000, as of 01/15/2026, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS	This Appraisal is a brief recapitulation of the appraiser's analyses and conclusions. Supporting documentation is retained in the office file.							
	In the appraisal process, the appraiser has analyzed all data in the subject marketplace, which was available. Data sources include: office files, builders, lenders, realtors, MLS, title companies, county appraisal district sources and property owners. Data analyzed was considered supportive of the estimate of the market value of the subject. This includes at least a three year sales history of the subject and comparables, listings, rentals and foreclosures.							
	The market data which was analyzed for this report came from the same or competing neighborhoods and within a narrow time frame which ensures similar location and economic conditions were in existence at the time of the appraisal. Any exceptions will be noted within the report.							
	If any sales concessions or creative financing were determined by the appraiser, they have been identified in the report and if excessive, appropriate adjustments are applied.							
	Sales of Financing Concessions - (Terms and Conditions of Sale)							
	Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. Although conditions of sale are often perceived as applying only to the sales that are not arm's length sales may reflect atypical motivations or sale conditions due to unusual considerations, sale at legal auction, lack of exposure on the open market, or eminent domain proceedings. If the sales used in the sales comparison approach reflect such situations, and appropriate adjustment is applied when warranted. Financial conditions are located in the Sales Comparison Approach on the URAR form. All of the comparable sales used have been closed/settled transactions, unless otherwise noted in the Sales Comparison Approach.							
	Location							
	Location can be defined as the importance of a particular property with respect to its location in the neighborhood, proximity to major intersections and streets, or other noticeable factors effecting market reactions. An adjustment for location may be required when the locational characteristics of a comparable property are different from those of the subject property.							
	Physical Characteristics							
	If the physical characteristics of a comparable property and the subject property differ in many ways, each of these differences may require a comparison and adjustment to the comparable. Physical differences may include building size, quality of construction, architectural style, building materials, age, condition, functional utility, site size, and amenities.							
Adjustments for Physical Characteristics								
Site/View								
Adjustments for the site are based on the size, shape, and physical characteristics of the site. Adjustments for view are made for noticeable factors such as lakes, creek, street, highways, commercial or industrial businesses, which are located near the subject that have an effect on the marketing and value of the property. The adjustments made for each of the comparables sales are based on the estimated value of each comparable site in relation to the subject, taking into account known site sales in each comparable sale area or by the abstraction of site values from improved sales.								
Condition								
Adjustments for condition are made to the comparable for necessary repairs (deferred maintenance) needed to bring the structures to a similar condition as the subject. Any physical curable depreciation, functional obsolescence, or economic obsolescence noted is explained in the Cost Approach Section in the URAR.								
Analysis of any current agreement of sale								
No other prior sale of the subject or the comparable sales were noted during the 36 months preceding the effective date of this report. However, please note that Texas is a non-disclosure state. Transfers and sales, especially recent to the date of this appraisal, may not be disclosed in the most recent data available to the appraiser.								
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) The allocation method was utilized in arriving at the opinion of site value. Based on allocation, the opinion of site value is \$140,000.								
COST APPROACH	ESTIMATED <input type="checkbox"/>		REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE		=\$ 140,000	
	Source of cost data Dwelling		Cost		Dwelling 3,614		Sq. Ft. @ \$ 145.85 = \$ 527,102	
	Quality rating from cost service 4.0		Effective date of cost data 1/15/2026				Sq. Ft. @ \$ = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)		Patio/Porches, Pool				147,852	
	Cost data was modified using a multiplier based on the zip code 77345.		Garage/Carport 1,030		Sq. Ft. @ \$ 38.54		= \$ 39,696	
	The quality rating of 4.0 describes a property that is custom or tract		Total Estimate of Cost-new				= \$ 714,650	
	built enhanced with an elevated tier of materials like upgraded flooring, stone counters, appliances, roof materials with increased life		Less Physical 25		Functional 0		External 0	
	expectancy, additional millwork, etc. This quality meets or exceeds		Depreciation 178,663		0		0 = \$ (178,663)	
	building code requirements. Utilization of standard or adapted building plans is employed, incorporating improved fenestration.		Depreciated Cost of Improvements				= \$ 535,987	
	Estimated Remaining Economic Life (HUD and VA only) 75		Years		Indicated Value By Cost Approach		= \$ 685,987	
INCOME APPROACH TO VALUE (not required by Fannie Mae.)								
Estimated Monthly Market Rent \$ 3,950		X Gross Multiplier 175		= \$ 691,250		Indicated Value by Income Approach		
Summary of Income Approach (including support for market rent and GRM) GRM determined using HMLS market data over the one year prior to the effective date of this report.								
PROJECT INFORMATION FOR PUDs (if applicable)								
Is the developer/builder in control of the Homeowner's Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.								
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source.								
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.								
Are the common elements leased to or by the Homeowner's Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.								
Describe common elements and recreational facilities.								

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 Danny Wells
Name Danny Wells
Company Name Wells and Associates
Company Address 2706 Sherwood Hollow
Kingwood, TX 77339
Telephone Number 2819731867
Email Address dannywells@gmail.com
Date of Signature and Report 01/16/2026
Effective Date of Appraisal 01/15/2026
State Certification # 1335828-CR
or State License # _____
or Other (describe) _____ State # _____
State TX
Expiration Date of Certification or License 02/28/2026

ADDRESS OF PROPERTY APPRAISED
5807 Mountain View Dr
Kingwood, TX 77345

APPRAISED VALUE OF SUBJECT PROPERTY \$ 665,000
LENDER/CLIENT
Name Equity Solutions, USA
Company Name Legacy Home Loans LLC dba Steadfast Mortgage
Company Address 2 Cadillac Drive
Brentwood TN, 37027
Email Address N/A

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

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 5807 Mountain View Dr City Kingwood State TX ZIP Code 77345

Borrower Petia Aladjova

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 that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend			
Total # of Comparable Sales (Settled)	5	1	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Absorption Rate (Total Sales/Months)	0.83	0.33	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Total # of Comparable Active Listings	0	1	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Months of Housing Supply (Total Listings/Ab. Rate)	0.00	3.00	9.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend			
Median Comparable Sales Price	\$675,000	\$665,000	\$659,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Median Comparable Sales Days on Market	5	45	4	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Median Comparable List Price	N/A	\$659,000	\$639,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Median Comparable Listings Days on Market	N/A	0	14	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Median Sale Price as % of List Price	100%	94%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	

Explain in detail 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.)

An analysis was performed on 7 competing sales over the past 12 months. For those sales, a total of 42.9% were reported to have seller concessions. This analysis shows a change of +51.5% per month.

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).

An analysis was performed on 7 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information.

Information reported in the HARMLS system (using an effective date of 01/15/2026) was utilized to arrive at the results noted on this addendum.

Any percent change results noted in these comments are based on simple regression.

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.

There are insufficient data points to determine a market direction either increasing or declining.

CONDO/CO-OP PROJECTS

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

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

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

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

APPRAISER

Signature <i>Danny Wells</i>	Signature
Appraiser Name Danny Wells	Supervisor Name
Company Name Wells and Associates	Company Name
Company Address 2706 Sherwood Hollow, Kingwood, TX 77339	Company Address
State License/Certification #1335828-CR State TX	State License/Certification # State
Email Address dannywells@gmail.com	Email Address

COMMENT ADDENDUMFile No. ESTX-0006022
Loan No. 251115986

Borrower Petia Aladjova

Property Address 5807 Mountain View Dr

City Kingwood

County Harris

State TX

Zip Code 77345

Lender/Client Legacy Home Loans LLC dba Steadfast Mortgage

Address 2 Cadillac Drive, Brentwood TN, 37027

THIS APPRAISAL REPORT SHOULD BE READ IN ITS ENTIRETY. IF THE POSSESSOR OF THIS REPORT HAS ANY QUESTIONS PERTAINING TO THE CONTENT OR COMPLETENESS, PLEASE CONTACT THE APPRAISER FOR CLARIFICATION. POSSESSION OF THIS REPORT, OR A COPY THEREOF DOES NOT CARRY WITH IT THE RIGHT OF PUBLICATION.

SALES COMPARISON APPROACH:

Detectors were noted during the observation and are code. The water heater is not double strapped, nor is this code for the area. The signing appraiser is not a property inspection expert nor a qualified code compliance officer. If He/She has been required as a 'special condition' of acceptance of this appraisal assignment by the clients management agents to offer an opinion(s) as to the apparent operability of carbon monoxide/dioxide and smoke detectors, the below applies. Unless there are exposed bare wires or other visual signs of damage to such detectors the appraiser is not qualified to determine proper operability or apparent defect. Similarly the fact that a 'test alarm' (if reachable) may function at the time of inspection is no assurance that the unit actually is capable of detecting dangerous levels of either carbon monoxide or dioxide or smoke. Further there is no assurance that the units alarm is adequate according to local code, or whether it may reasonably be expected to operate for an extended period of time, or during power outages. Few appraisers are qualified to offer opinions about locational mounting adequacy or methodology. Inspection of such units (features) are properly in the domain of qualified, licensed Home Inspectors or Local Code Compliance Inspectors. The appraiser strongly recommends that the services of such an inspector be separately contracted for if operability of carbon and or smoke alarms is/are a concern to any party having access to this appraisal, or any user relying upon it for decision making of any type. The appraiser offers no warranty or right of reliance to any party reading or relying on this appraisal report for either the adequacy or operation of any such detectors in the property involved

The lender/client is in possession of my E & O as no copy can be placed within this report.

The subject can be rebuilt to its current configuration if destroyed.

No personal property is considered in the value consideration.

All sales are HMLS sales.

The initial comparable sale search focused on sales with transaction dates within the past 3 months, located within Kings Point Village, within 200 sq ft above grade GLA, similar site size, condition and similar age within a 10 year range. The search parameters were then expanded to transaction dates within the past 6, 8 and 12 months within Kings Point Village, using expanded physical characteristics. Using the expanded search parameters a total of 7 sales were found (which includes any properties found in the initial search) which were considered comparable. Those comparable sales used represent the most relevant available. Some sales and rentals are over one mile however they represent the most relevant comparables available. .

Adjustments are made for "Seller Concessions", but only when they exceed what is normal for the area. Adjustments are not calculated on the actual dollar amount, but approximate the markets reaction to said excessive concessions.

Multiple analyses of sale price per square foot on relevant data over the past 36 months in the subject's market was utilized to determine that the ideal method for market condition (i.e. time) adjustments is a polynomial-2 regression trendline calculated based on all relevant closed sales. This is a non-linear trend which is common in markets that experience varying levels of increase, decline, and stability over time. As a result, the market condition adjustments applied are not based upon one set percentage for all properties but instead based on how much the market has increased or declined since each comparable's individual sale date. See the included charts and data (based on the effective date of 01/15/2026).

Physical measurement of the subject found it to be larger than what the tax records indicate. Tax Records indicate the subject to be 3,440 square feet due. The subject was measured and the GLA calculated according to ANSI Standard Z765-2021.

An adjustment is made for site size to Sale No. 3 as compared to the subject. This adjustment represents the markets reaction to the variance (based on matched pairs) and not what the actual purchase price of the variance is. That remaining overage is considered to be surplus land.

Market evidence supports no adjustment for age, therefore none is made.

An adjustment for condition is made to Sale No. 3 as warranted using HMLS market data, in a paired sales analysis. This contributory rate is adjusted at approximately 4% as determined using the methodology noted above. This represents typical buyer reaction to a lower level of updating/remodeling than that found in the subject. The subject has had a recent "top to bottom" update/rehab.

The subject has 4 bedrooms, while Sale No. 3 has five, but no adjustments are made for this factor. Research indicates that values are not necessarily enhanced based solely upon the number of bedrooms, but are encompassed in the total living area.

Bath count adjustments are made using HMLS matched pairs representing typical buyer reaction to the variance.

Sale No. 3 is adjustably larger than the subject while Sale No. 1 & 2 are smaller. Adjustments are made for the size differences using matched pairs, but the adjustments are only made when the variance exceeds 49 sf.

COMMENT ADDENDUMFile No. ESTX-0006022
Loan No. 251115986

Borrower Petia Aladjova

Property Address 5807 Mountain View Dr

City Kingwood

County Harris

State TX

Zip Code 77345

Lender/Client Legacy Home Loans LLC dba Steadfast Mortgage

Address 2 Cadillac Drive, Brentwood TN, 37027

Sale No 2 & 3 have an outdoor kitchen while the subject does not. My research of the subjects neighborhood, through a matched paired analysis, indicates an adjustment is warranted for this factor as is made.

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.

After analyzing the market data in the area of the subject during the time period the subject would have been exposed to the market prior to the effective date of valuation, it is this appraisers opinion the reasonable exposure time for the subject property would be 0 - 90 days.

The subjects value is higher than the predominant value of the neighborhood, it is not considered to be an over improvement for the area. The definition of predominant value as used in this appraisal report is: "The most frequent (mode) price found in the market area: it is not the average price". From this definition, it is clear that a number of homes, either higher or lower than the predominant value will be found in the neighborhood price range. This has no effect on the subjects marketability.

All utilities were on at the time of inspection.

Zoning - There is no zoning in this area. Construction and development is controlled with local building codes. This is verified by the City as well as the appraisers experience with the area.

DEPRECIATION COMMENTS:

No external obsolescence is applicable due to the subject being located in an area continuing residential usage. No functional obsolescence was noted in the subject property. Cost estimates, if applicable, are taken from Dwellingcost. The cost estimates utilized are a blend of reproduction and replacement costs. Land value is based on lot sales, listings or the allocation/extraction method.

Physical depreciation reflects age, normal use and wear, and is based on the Economic Age-Life Method. This method estimates accrued depreciation based on the Straight-line Method by dividing the estimated effective age by the estimated economic life of the home. The depreciation factor is then applied to the cost new of the improvements as of the effective appraisal date.

FINAL RECONCILIATION COMMENTS:

The Sales Comparison Approach is the third essential approach to determining value. This approach entails 1) comparing the subject property to similar properties that have recently sold, 2) making appropriate adjustments for differences, 3) applying these differences to the sales prices of the comparable sales. Since the Sales Comparison Approach directly reflects actions in the market place, primary emphasis is given to this approach.

SCOPE OF WORK (ADDITIONAL COMMENTS):

Scope of the appraisal includes analysis of available sales, pending sales and listings from the market area during the past year. Data services may include Multiple Listing Service (MLS), County Appraisal District, builder sales offices and other agents and appraisers with knowledge of the market area. If included in this report, data services for the Cost Approach may include Dwellingcost, builders active in the area and data contained in appraisal files. If the Income Approach is included, data is obtained from MLS and/or investors with knowledge of the market area. The property was observed by the appraiser at ground level of the exterior. In addition, an interior observation was made, sufficient to complete this appraisal report. Comparable Sales were selected that best provide data to arrive at a reasonable estimate of value. Selection is based on date of sale, location and physical characteristics such as age, size etc.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

This is an Appraisal Report that is intended to comply with reporting requirements as set forth in the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraisers opinion of value. Supporting documentation that is not provided within the report concerning the data, reasoning and analysis is retained in my file. The depth of discussion contained in this report is specific to the needs of the client and for the intended user stated in this report.

HIGHEST AND BEST USE:

Highest and best use is determined by the following four tests: legally permitted, physically possible, economically feasible and most profitable. The subject is located in an area of predominantly single family residential development and use. The most economically feasible and profitable use is Single Family Residential. This is considered the Highest and Best Use.

MARKETING TIME:

Estimated marketing time is approximately 0 to 90 days and is based upon typical marketing time for properties in this neighborhood and area. Marketing time is dependent on effective and adequate exposure to the market, at a competitive price, by a competent party such as a Real Estate Broker.

MARKET VALUE:

The definition of Market Value utilized in this report, as defined by Freddie Mac Form 70, March 2005 / Fannie Mae Form 1004, March 2005, is stated on page 4 of this report.

COMMENT ADDENDUM

File No. ESTX-0006022
 Loan No. 251115986

Borrower Petia Aladjova

Property Address 5807 Mountain View Dr

City Kingwood

County Harris

State TX

Zip Code 77345

Lender/Client Legacy Home Loans LLC dba Steadfast Mortgage

Address 2 Cadillac Drive, Brentwood TN, 37027

DEFINITIONS AS USED IN THIS REPORT:

INTENDED USER: The intended user of this appraisal report is Lender/Client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of the appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

DEFINITION OF PUD (PLANNED UNIT DEVELOPMENT): The term PUD as used in this report is defined as such: Each owner owns as separate property the land beneath his or her dwelling. IN ADDITION, each owner is a shareholder in a nonprofit, incorporated owners' association that holds title to the common areas surrounding the dwellings. There are typically mutual restrictions upon all separately owned lots and dwellings. The right to establish and enforce these restrictions is usually vested in the owners' association.

DEFINITION OF PREDOMINANT VALUE: Although the subjects value may be higher or lower than the predominant value of the neighborhood, it is not considered to be an over/under improvement for the area unless otherwise noted. The definition of predominant value as used in this appraisal report is: "The most frequent (mode) price found in the market area: it is not the average price". From this definition, it is clear that a number of homes, either higher or lower than the predominant value will be found in the neighborhood price range.

DEFINITION OF INSPECTION: The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make a monetary valuation of the subject property.

COMMENTS ON PHOTOGRAPHS:

All comparable sales were inspected from the street and a photo image was taken. However, in instances that are deemed appropriate, or in the case of a camera malfunction, an image provided by MLS has been utilized.

ADDENDUM TO LIMITING CONDITIONS:

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the subject property, was not observed by the appraiser. The appraiser is not qualified to determine the cause of any mold (if present), the type of mold or if the mold might be of any risk to the property or its inhabitants. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired. The appraiser provides an opinion of value only. The appraiser does not guarantee that the property is free from defects or environmental problems. A professional home inspection and/or environmental inspection is recommended.

ADDENDUM TO 1004MC MARKET CONDITIONS ADDENDUM:

Appraisers "Inventory Analysis," "Median Sale & List Price, DOM" and other observations in this addendum are based on the data source identified in the 1004MC Market Conditions Addendum, which the appraiser generally believes to be an acceptable source of market data. However, the appraiser cannot verify all of the information in that data source and cannot guarantee the accuracy of such data or conclusions based thereon. The appraiser also cannot guarantee future market conditions affecting the subject property.

Overall Trend observations are the opinion of the appraiser reflecting the appraisers analysis of the sales data in the "Inventory Analysis" and "Median Sale & List Price, DOM, Sale/List%" sections of the 1004MC. These trend analysis are opinions only. In situations where data is limited or non existent, the development of an opinion is difficult at best.

SUBJECT PHOTO ADDENDUM

File No. ESTX-0006022
Loan No. 251115986

Owner SDPA Holdings LLC

Property Address 5807 Mountain View Dr

City Kingwood County Harris State TX Zip Code 77345

Client Legacy Home Loans LLC dba Steadfast Mortgage Address 2 Cadillac Drive, Brentwood TN, 37027



**FRONT OF
SUBJECT PROPERTY**
5807 Mountain View Dr
Kingwood, TX 77345



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

SUBJECT PHOTO ADDENDUM

Borrower	Petia Aladjova						
Property Address	5807 Mountain View Dr						
City	Kingwood	County	Harris	State	TX	Zip Code	77345
Lender/Client	Legacy Home Loans LLC dba Steadfast Mortgage	Address	2 Cadillac Drive, Brentwood TN, 37027				



**FRONT OF
SUBJECT PROPERTY**
5807 Mountain View Dr
Kingwood, TX 77345



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Owner SDPA Holdings LLC
Property Address 5807 Mountain View Dr
City Kingwood County Harris State TX Zip Code 77345
Client Legacy Home Loans LLC dba Steadfast Mortgage Address 2 Cadillac Drive, Brentwood TN, 37027



Subject In-Ground Pool



Subject Attached Garage



Subject Dining



Subject Utility



Subject Kitchen



Subject Family

Owner SDPA Holdings LLC
Property Address 5807 Mountain View Dr
City Kingwood County Harris State TX Zip Code 77345
Client Legacy Home Loans LLC dba Steadfast Mortgage Address 2 Cadillac Drive, Brentwood TN, 37027



Subject 1/2 Bath



Subject Living



Subject Bedroom



Subject Bath



Subject Gameroom



Subject Bedroom

Owner SDPA Holdings LLC
Property Address 5807 Mountain View Dr
City Kingwood County Harris State TX Zip Code 77345
Client Legacy Home Loans LLC dba Steadfast Mortgage Address 2 Cadillac Drive, Brentwood TN, 37027



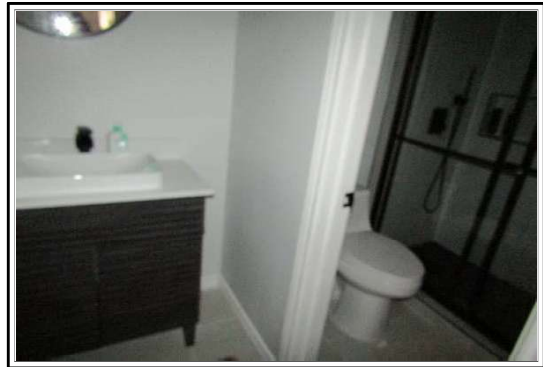
Subject Bath



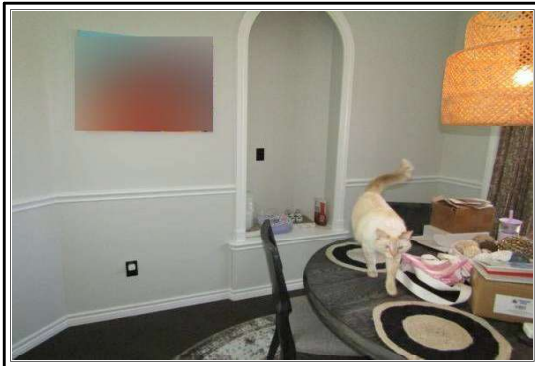
Subject Bedroom



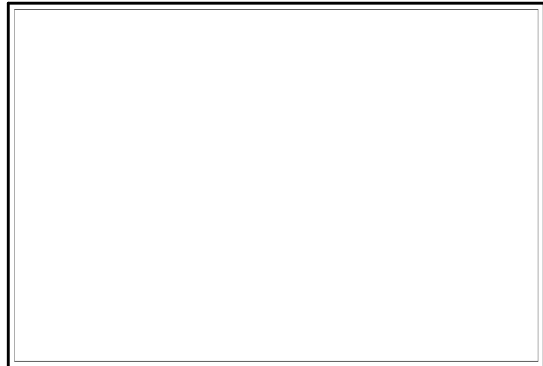
Subject Bedroom



Subject Bath



Subject Breakfast



No Image

Borrower	Petia Aladjova						
Property Address	5807 Mountain View Dr						
City	Kingwood	County	Harris	State	TX	Zip Code	77345
Lender/Client	Legacy Home Loans LLC dba Steadfast Mortgage Address			2 Cadillac Drive, Brentwood TN, 37027			



COMPARABLE SALE # 1
2114 Grand Mesa Dr
Kingwood, TX 77345



COMPARABLE SALE # 2
6003 Country Falls Ln
Kingwood, TX 77345



COMPARABLE SALE # 3
2106 Mount Forest Dr
Kingwood, TX 77345

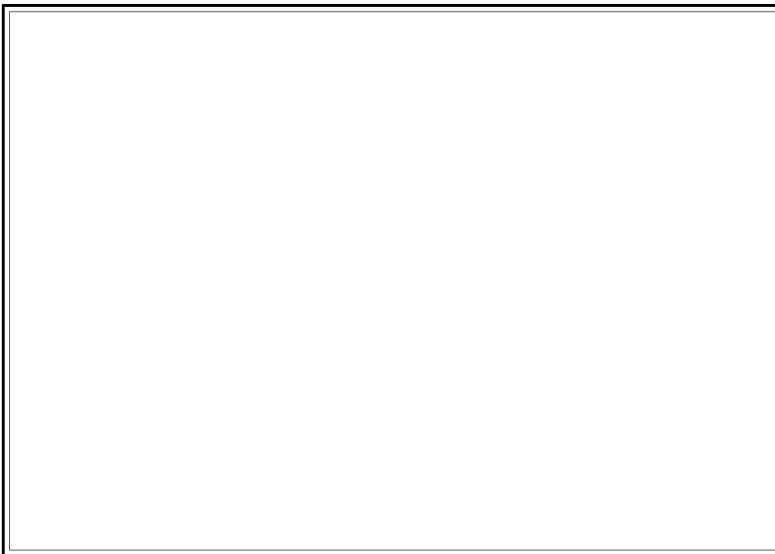
Borrower	Petia Aladjova						
Property Address	5807 Mountain View Dr						
City	Kingwood	County	Harris	State	TX	Zip Code	77345
Lender/Client	Legacy Home Loans LLC dba Steadfast Mortgage Address			2 Cadillac Drive, Brentwood TN, 37027			



COMPARABLE SALE # 4
5827 Mountain View Dr
Kingwood, TX 77345



COMPARABLE SALE # 5
2406 Deep Lake Dr
Kingwood, TX 77345



COMPARABLE SALE # 6

APPRAISAL COMPLIANCE

Borrower/Client <u>Petia Aladjova</u>	
Address <u>5807 Mountain View Dr</u>	Unit No. _____
City <u>Kingwood</u> County <u>Harris</u> State <u>TX</u>	Zip Code <u>77345</u>
Lender/Client <u>Legacy Home Loans LLC dba Steadfast Mortgage</u>	

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

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

- I have **NOT** performed services, as an appraiser or in another 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 **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 is an appraisal report and 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.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

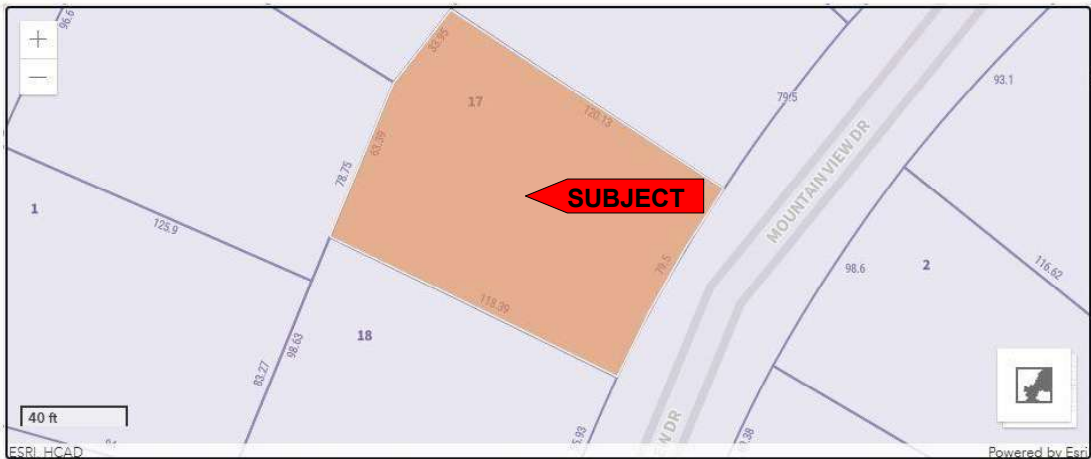
A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

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

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

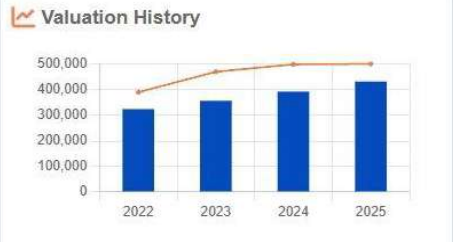
Signature <u><i>Danny Wells</i></u>	Signature _____
Name <u>Danny Wells</u>	Name _____
Date of Signature <u>01/16/2026</u>	Date of Signature _____
State Certification # <u>1335828-CR</u>	State Certification # _____
or State License # _____	or State License # _____
State <u>TX</u>	State _____
Expiration Date of Certification or License <u>02/28/2026</u>	Expiration Date of Certification or License _____
Effective Date of Appraisal <u>01/15/2026</u>	Supervisory Appraiser Inspection of Subject Property:
	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only from street <input type="checkbox"/> Interior and Exterior

Borrower Petia Aladjova
 Property Address 5807 Mountain View Dr
 City Kingwood County Harris State TX Zip Code 77345
 Lender/Client Legacy Home Loans LLC dba Steadfast Mortgage Address 2 Cadillac Drive, Brentwood TN, 37027



Click on any property on the map to view values and property information.

5807 MOUNTAIN VIEW DR
 KINGWOOD, TX 77345
 Residential
 Account: 1167490040017
 Name: SDPA HOLDINGS LLC
 Mailing Address: 5151 KATY FWY STE 210
 HOUSTON, TX 77007-3880



Valuations
 All Values Pending
[Values on Same Street](#)

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2025 Rate	2026 Rate
018	HUMBLE ISD	Pending	1.105200	--
040	HARRIS COUNTY	Pending	0.380960	--
041	HARRIS CO FLOOD CNTRL	Pending	0.049660	--
042	PORT OF HOUSTON AUTHY	Pending	0.005900	--
043	HARRIS CO HOSP DIST	Pending	0.187610	--
044	HARRIS CO EDUC DEPT	Pending	0.004798	--
045	LONE STAR COLLEGE SYS	Pending	0.106000	--
061	CITY OF HOUSTON	Pending	0.519190	--

Exemption Type : **None**

Property Details
 Legal Description: LT 17 BLK 4 KINGS POINT VLG 3 R/P & AMEND
 Land: 10,472 SF
 Living Area: 3,440 SF

Fiduciary
 None

Status
 Value Notice Date:
 Deadline to file a protest:
 ARB Status: Pending

Borrower	Petia Aladjova						
Property Address	5807 Mountain View Dr						
City	Kingwood	County	Harris	State	TX	Zip Code	77345
Lender/Client	Legacy Home Loans LLC dba Steadfast Mortgage		Address	2 Cadillac Drive, Brentwood TN, 37027			



Borrower	Petia Aladjova					
Property Address	5807 Mountain View Dr					
City	Kingwood	County	Harris	State	TX	Zip Code 77345
Lender/Client	Legacy Home Loans LLC dba Steadfast Mortgage		Address	2 Cadillac Drive, Brentwood TN, 37027		



Certified Residential Real Estate Appraiser

Appraiser: DANNY WESLEY WELLS

License #: 1335828-CR

License Expires: 02/28/2026

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

**Chelsea Buchholtz
Executive Director**

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

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**File No. ESTX-0006022
Loan No. 251115986**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. ESTX-0006022
Loan No. 251115986

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. ESTX-0006022
Loan No. 251115986

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
Pstri	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

SINGLE FAMILY COMPARABLE RENT SCHEDULE

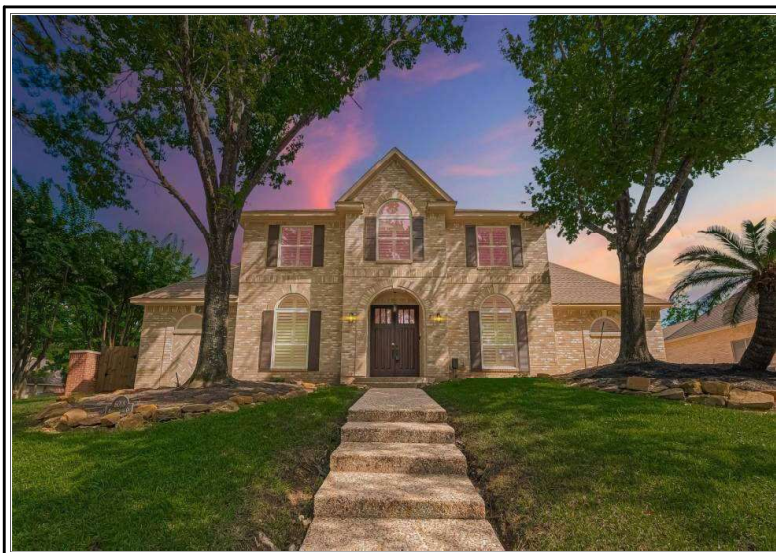
This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	5807 Mountain View Dr Kingwood, TX 77345	6110 Redwood Bridge Trl Kingwood, TX 77345		6018 Rapid Creek Ct Kingwood, TX 77345		6207 Orchard Canyon Ct Kingwood, TX 77345	
Proximity to Subject		0.45 miles NE		0.55 miles E		0.58 miles NE	
Date Lease Begins	11/11/2026	08/01/2025		09/01/2025		04/23/2025	
Date Lease Expires	05/11/2026	07/31/2026		08/31/2026		04/22/2026	
Monthly Rental	If Currently Rented \$ 3,950	\$ 3,850		\$ 3,950		\$ 3,200	
Less: Utilities	\$ 0	\$ 0		\$ 0		\$ 0	
Furniture	\$ 0	\$ 0		\$ 0		\$ 0	
Adjusted Monthly Rent	\$ 3,950	\$ 3,850		\$ 3,950		\$ 3,200	
Data Source		HARMLS #96307055;DOM 60 HMLS/TaxRecords/SlsAgent		HARMLS #9649104;DOM 25 HMLS/TaxRecords/SlsAgent		HARMLS #91947869;DOM 5 HMLS/TaxRecords/SlsAgent	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Rent		N/A		N/A		N/A	
Concessions		N/A		N/A		N/A	
Location View	N;Res; N;Res;	N;Res; N;Res;		N;Res; N;Res;		N;Res; N;Res;	
Design Appeal	DT2.0;Tudor Average	DT2.0;Tudor Average		DT2.0;Tudor Average		DT1.0;Ranch Average	0
Age Condition	37 C3	26 C3	0	32 C3	0	26 C3	0
Above Grade Room Count	Total Bdrms Baths 9 4 3.1	Total Bdrms Baths 7 4 4.1	0	Total Bdrms Baths 10 5 4.1	0	Total Bdrms Baths 7 3 2.1	0
Gross Living Area	3,614 Sq. Ft.	4,699 Sq. Ft.	+200	3,975 Sq. Ft.	0	3,343 Sq. Ft.	+100
Other (e.g., basement, etc.)	0sf	0sf		0sf		0sf	
Other:	FP-1 In-Ground Pool	FP-1 In-Ground Pool		FP-1 In-Ground Pool		FP-1 None	600
Net Adj. (total)		X + - \$ 200		X + - \$		X + - \$ 700	
Indicated Monthly Market Rent		Net= 5% Gross= 5% \$ 4,050		Net=0% Gross= 0% \$ 3,950		Net= 22% Gross= 22% \$ 3,900	
<p>Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.)</p> <p>Single family rentals in the subjects neighborhood rent from \$2,725 to over \$3,950, with homes similar to the subject having a rental range from \$3,200 to \$3,950. Vacancy rates remain from 0 - 5%.</p>							
<p>Final Reconciliation of Market Rent:</p> <p>Rental 1 & 2 are considered to be most similar to the subject as they are most similar. All Sales are weighted equally.</p>							
<p>I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF <u>01/15/2026</u> TO BE \$ <u>3,950</u></p>							
<p>Appraiser(s) <u>Danny Wells</u> SIGNATURE NAME <u>Danny Wells</u> Date Property inspected <u>09/12/2025</u> Report Signed <u>01/16/2026</u> State Certification or License # <u>1335828-CR</u> State <u>TX</u> Expiration Date of License or Certification <u>02/28/2026</u></p>				<p>Supervisory Appraiser SIGNATURE _____ (If applicable) NAME _____ Date Property inspected _____ Report Signed _____ State Certification or License # _____ State _____ Expiration Date of License or Certification _____</p>			

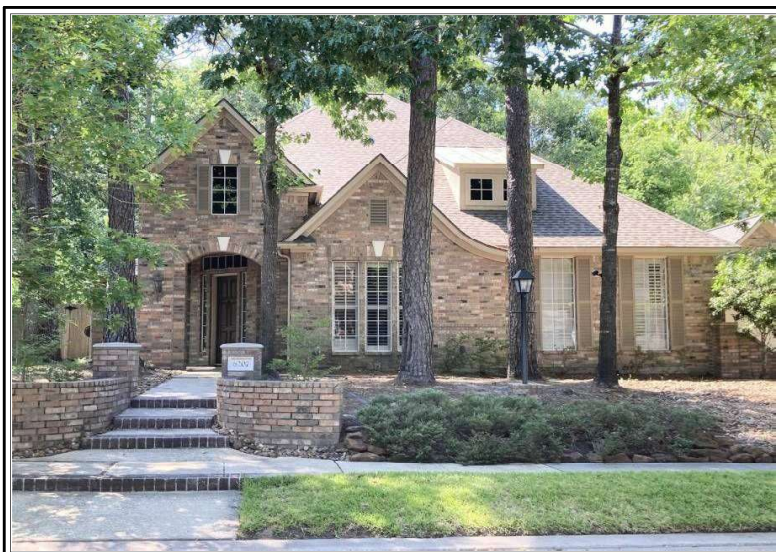
Borrower	Petia Aladjova						
Property Address	5807 Mountain View Dr						
City	Kingwood	County	Harris	State	TX	Zip Code	77345
Lender/Client	Legacy Home Loans LLC dba Steadfast Mortgage Address			2 Cadillac Drive, Brentwood TN, 37027			



COMPARABLE RENTALS # 1
6110 Redwood Bridge Trl
Kingwood, TX 77345



COMPARABLE RENTALS # 2
6018 Rapid Creek Ct
Kingwood, TX 77345

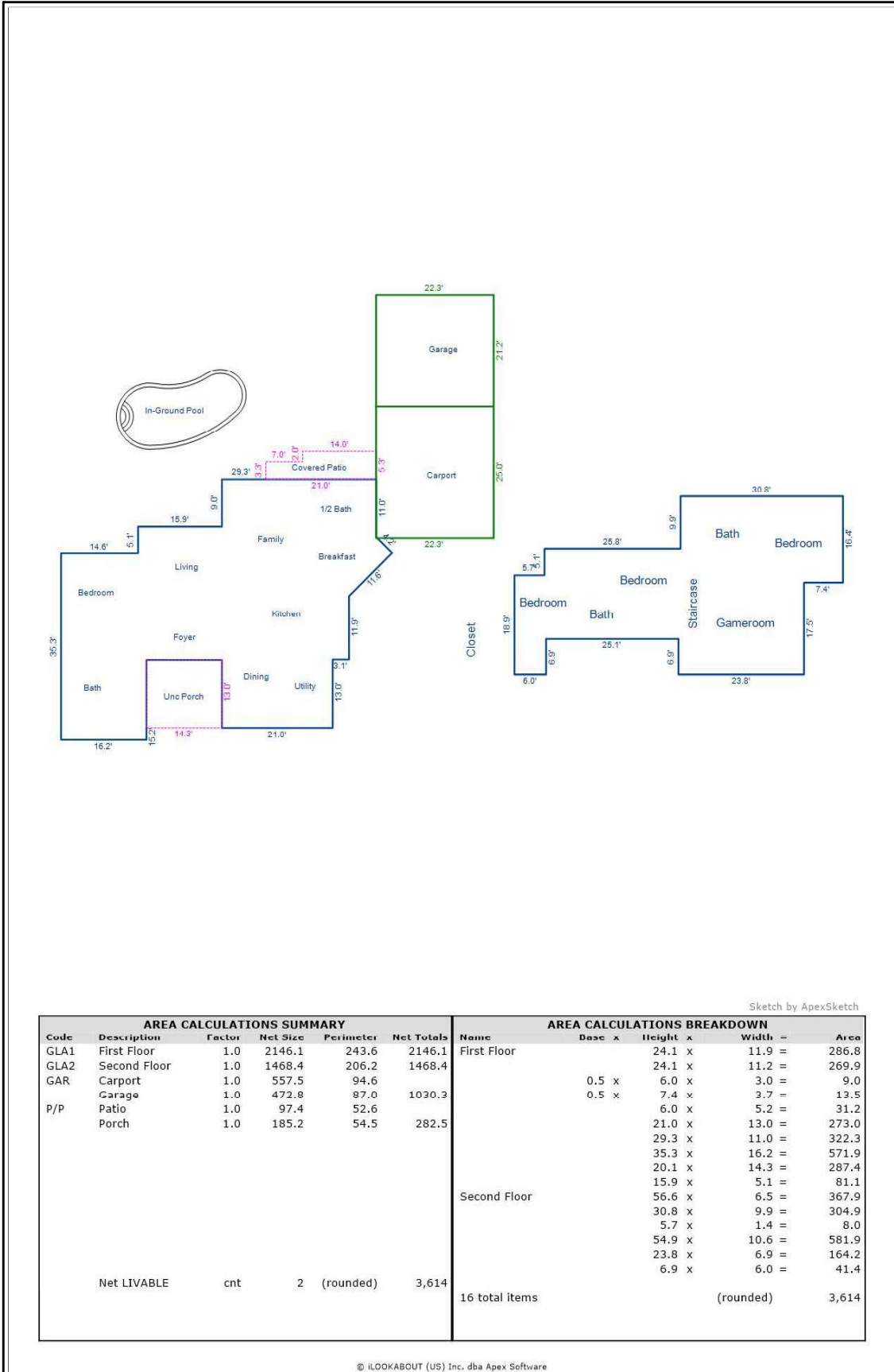


COMPARABLE RENTALS # 3
6207 Orchard Canyon Ct
Kingwood, TX 77345

Wells and Associates
SKETCH ADDENDUM

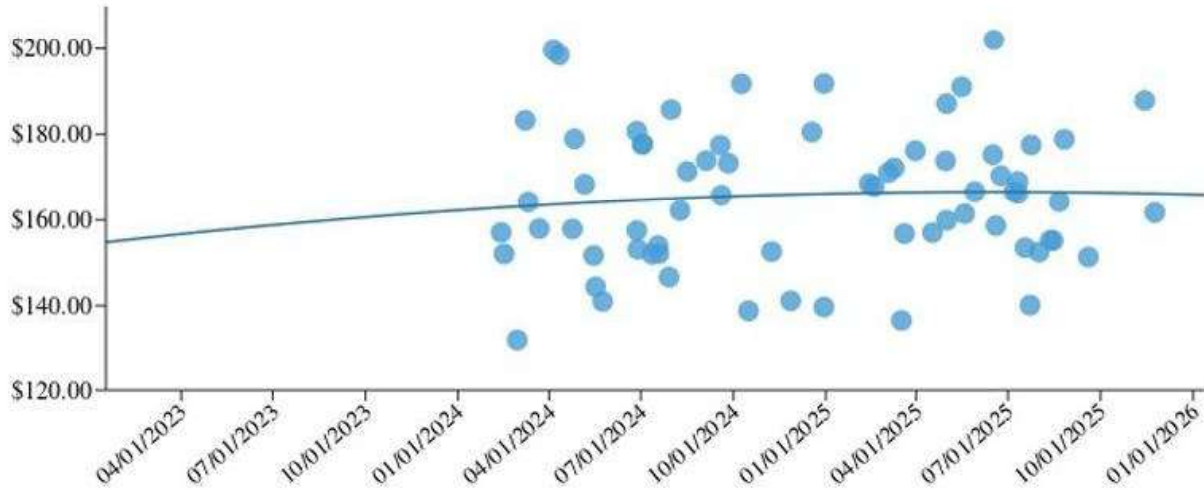
File No. ESTX-0006022
 Loan No. 251115986

Borrower Petia Aladjova
 Property Address 5807 Mountain View Dr
 City Kingwood County Harris State TX Zip Code 77345
 Lender/Client Legacy Home Loans LLC dba Steadfast Mortgage Address 2 Cadillac Drive, Brentwood TN, 37027



Borrower Petia Aladjova
 Property Address 5807 Mountain View Dr
 City Kingwood County Harris State TX Zip Code 77345
 Lender/Client Legacy Home Loans LLC dba Steadfast Mortgage Address 2 Cadillac Drive, Brentwood TN, 37027

Multiple analyses of sale price per square foot on relevant data over the past 36 months in the subject's market was utilized to determine that the ideal method for market condition (i.e. time) adjustments is a polynomial-2 regression trendline calculated based on all relevant closed sales. This is a non-linear trend which is common in markets that experience varying levels of increase, decline, and stability over time. As a result, the market condition adjustments applied are not based upon one set percentage for all properties but instead based on how much the market has increased or declined since each comparable's individual sale date. See the below chart and data (based on the effective date of 01/15/2026).



Market Conditions (Time) Adjustments by Month

Trend Value as of the Effective Date: \$165.81

Prior 12 Months

Month/Year	01/25	02/25	03/25	04/25	05/25	06/25	07/25	08/25	09/25	10/25	11/25	12/25
Adjustment	-0.2%	-0.3%	-0.3%	-0.4%	-0.4%	-0.4%	-0.4%	-0.4%	-0.3%	-0.3%	-0.2%	-0.1%
Trend Value	\$166.13	\$166.26	\$166.35	\$166.42	\$166.47	\$166.48	\$166.47	\$166.43	\$166.36	\$166.27	\$166.14	\$165.99

Prior 13-24 Months

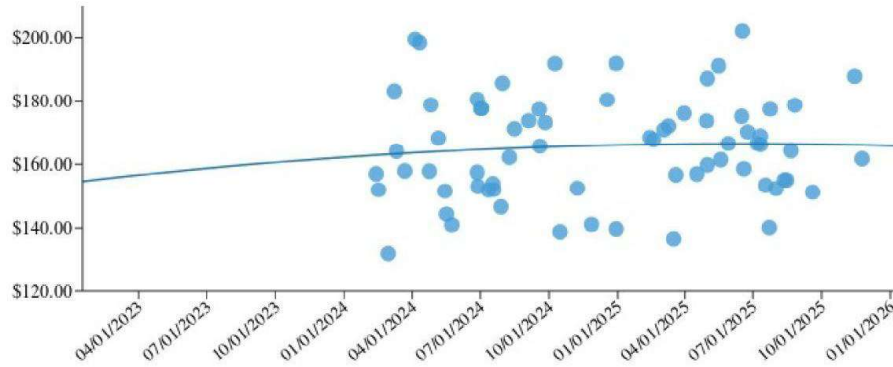
Month/Year	01/24	02/24	03/24	04/24	05/24	06/24	07/24	08/24	09/24	10/24	11/24	12/24
Adjustment	2.1%	1.8%	1.5%	1.3%	1.0%	0.8%	0.6%	0.4%	0.3%	0.1%	0.0%	-0.1%
Trend Value	\$162.44	\$162.91	\$163.32	\$163.73	\$164.11	\$164.46	\$164.78	\$165.08	\$165.35	\$165.58	\$165.80	\$165.98

Prior 25-36 Months

Month/Year	01/23	02/23	03/23	04/23	05/23	06/23	07/23	08/23	09/23	10/23	11/23	12/23
Adjustment	7.2%	6.6%	6.1%	5.6%	5.1%	4.7%	4.2%	3.8%	3.4%	3.1%	2.7%	2.4%
Trend Value	\$154.74	\$155.55	\$156.26	\$157.01	\$157.72	\$158.41	\$159.06	\$159.70	\$160.31	\$160.88	\$161.43	\$161.94

NOTE: The Trend Value noted above for each month is the value on the trendline for that month. The adjustment percent is calculated by subtracting this value from the value as of effective date and then dividing by that same Trend Value.

Multiple analyses of sale price per square foot on relevant data over the past 36 months in the subject's market was utilized to determine that the ideal method for market condition (i.e. time) adjustments is a polynomial-2 regression trendline calculated based on all relevant closed sales. This is a non-linear trend which is common in markets that experience varying levels of increase, decline, and stability over time. As a result, the market condition adjustments applied are not based upon one set percentage for all properties but instead based on how much the market has increased or declined since each comparable's individual sale date. Adjustments were rounded to the nearest \$100. The below chart and data (based on the effective date of 01/15/2026) show the market trend and adjustment details.



Comparable Market Conditions (Time) Adjustments

Trendline Value as of the Effective Date: \$165.81

*Comparable	Sale Date	Sale Price	Trendline Value	Adjustment	Percent
2114 Grand Mesa Dr	11/14/2025	\$659,000	\$166.15	-\$1,300	-0.2%
2106 Mount Forest Dr	07/24/2025	\$665,000	\$166.46	-\$2,700	-0.4%
6003 Country Falls Ln	06/17/2025	\$675,000	\$166.48	-\$2,700	-0.4%
5827 Mountain View Dr	Not a Closed Sale				
2406 Deep Lake Dr	Not a Closed Sale				

NOTE: The Trendline Value above for each comp is the value for the trendline on the date noted for each comparable. The percent adjustment is calculated by subtracting this value from the value as of effective date and then dividing by that same Trendline Value.

* May include properties that were considered but not utilized in the sales grid.

Wells and Associates
PROPERTY HISTORY COMMENTS

File No. ESTX-0006022
Loan No. 251115986

Borrower Petia Aladjova

Property Address 5807 Mountain View Dr

City Kingwood County Harris State TX Zip Code 77345

Lender/Client Legacy Home Loans LLC dba Steadfast Mortgage Address 2 Cadillac Drive, Brentwood TN, 37027

* SUBJECT 36-MONTH PRIOR TRANSFER HISTORY *

5807 Mountain View Dr

-Transferred on 01/31/2025. It transferred from Solecki Jaroslaw to Sdpa Holdings LLC and was a Warranty Deed (Document #34067).

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *

(may include properties that were considered but not utilized as comparables)

2114 Grand Mesa Dr

-No transfer history.

2106 Mount Forest Dr

-No transfer history.

6003 Country Falls Ln

-No transfer history.

5827 Mountain View Dr

-No transfer history.

2406 Deep Lake Dr

-No transfer history.

* RENTAL 12-MONTH PRIOR TRANSFER HISTORY *

6110 Redwood Bridge Trl

-No transfer history.

6018 Rapid Creek Ct

-No transfer history.

6207 Orchard Canyon Ct

-No transfer history.

Wells and Associates
LOCATION MAP ADDENDUM

File No. ESTX-0006022
 Loan No. 251115986

Borrower Petia Aladjova
 Property Address 5807 Mountain View Dr
 City Kingwood County Harris State TX Zip Code 77345
 Lender/Client Legacy Home Loans LLC dba Steadfast Mortgage Address 2 Cadillac Drive, Brentwood TN, 37027

