

PROPERTY RIGHTS APPRAISED Fee Simple Leasehold Other (describe)

Assignment Type Purchase Transaction Refinance Transaction Other (describe) bank pre-foreclosure

Lender/Client MidFirst Bank Address 999 N.W. Grand Blvd., Oklahoma City, OK 73118

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No

Report data source(s) used, offering price(s), and date(s). CMLS

Manufactured homes located in either a condominium or cooperative project require the appraiser to inspect the project and complete the Project Information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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

Contract Price _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

I did did not analyze the manufacturer's invoice. Explain the results of the analysis of the manufacturer's invoice or why the analysis was not performed.

The invoice was not supplied to the appraiser

Retailer's Name (New Construction) n/a

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

Neighborhood Characteristics		Manufactured Housing Trends		Manufactured Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %
Built-Up	<input type="checkbox"/> Over 75% <input checked="" 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	%
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	50	Low 0	Multi-Family	%
Neighborhood Boundaries	Rogers Road to the North, Pickler Road to the East, Highway 73 to the South and Millingport Road to the West			250	High 50	Commercial	1 %
Neighborhood Description	The subject is located in a rural neighborhood with adequate access to schools, shopping and employment opportunities. All utilities are available to the subject that are customarily offered in comparable neighborhoods. There were no adverse influences observed by the appraiser. The rural location has no adverse effect on the marketability. Other use is vacant.			125	Pred. 25	Other	39 %
Market Conditions (including support for the above conclusions)	Marketing time was estimated by an analysis of property in the market and sales summaries for days on the market of sales reported in the Multiple Listing Service. There is a typical number of homes on the market for sale and an adequate demand which creates a market with stable values.						
Dimensions	230 x 168 x 223 x 160	Area	1.0 ac	Shape	rectangular	View	residential
Specific Zoning Classification	RA	Zoning Description	residential - agricultural				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe					
Utilities	Public Other (describe)	Public Other (describe)	Off-site Improvements - Type		Public	Private	
Electricity	<input checked="" type="checkbox"/> <input type="checkbox"/>	Water	<input type="checkbox"/> <input checked="" type="checkbox"/> well	Street	asphalt	<input checked="" type="checkbox"/> <input type="checkbox"/>	
Gas	<input type="checkbox"/> <input type="checkbox"/> none	Sanitary Sewer	<input type="checkbox"/> <input checked="" type="checkbox"/> septic system	Alley	none	<input type="checkbox"/> <input type="checkbox"/>	
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	37167C6620J	FEMA Map Date	09/03/2008
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Is the site size, shape and topography generally conforming to and acceptable in the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain							
Is there adequate vehicular access to the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Is the street properly maintained? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							
The site is typical of the neighborhood. There are no apparent adverse conditions. The well and septic system are typical due to no public water or sewer being available.							
The HUD Data Plate/Compliance Certificate is located on the interior of the subject and contains, among other things, the manufacturer's name, trade/model name, year manufactured and serial number. The HUD Certification Label is located on the exterior of each section of the home.							
Is the HUD Data Plate/Compliance Certificate attached to the dwelling? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. kitchen cabinet							
Is a HUD Certification Label attached to the exterior of each section of the dwelling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, provide the data source(s) for the HUD Certification Label #'s							
HUD Data Plate - The exterior siding has been changed and the HUD Tags have been covered over							

Manufactured Home Appraisal Report

381-8778007
File # 21122105

General Description		Foundation		Exterior Description		Interior	
materials/condition		materials/condition		materials/condition		materials/condition	
# of Units <input checked="" type="checkbox"/> One <input type="checkbox"/> Additions	<input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Runners	Skirting	brick/avg	Floors	cpt.vyl/avg		
# of Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Block & Pier <input type="checkbox"/> Other-att. description	Exterior Walls	vinyl/avg	Walls	dw.paneling/avg		
Design (Style) Ranch/dwmh	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Roof Surface	composition/avg	Trim/Finish	wood/avg		
# of Sections <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	Basement Area 0 sq.ft.	Gutters & Downspouts	aluminum/avg	Bath Floor	vinyl/avg		
<input type="checkbox"/> Other	Basement Finish 0 %	Window Type	single hung/avg	Bath Wainscot	fiberglass/avg		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Storm Sash/Insulated	insulated/avg	Car Storage	<input type="checkbox"/> None		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Evidence of <input type="checkbox"/> Infestation	Screens	wire mesh/avg	<input checked="" type="checkbox"/> Driveway	# of Cars 2		
Year Built 1988 Effective Age (Yrs) 12	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Doors	metal/avg	Driveway Surface	gravel		
Attic <input checked="" type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Garage	# of Cars 0		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other heat pump	Fuel	electric	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence none	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	deck	<input checked="" type="checkbox"/> Porch	open	<input type="checkbox"/> Attached	<input type="checkbox"/> Detached
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	none	<input type="checkbox"/> Other	none	<input type="checkbox"/> Built-in	
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> Other (describe)	fanhood			
Finished area above grade contains:	6 Rooms	3 Bedrooms	2 Bath(s)	1,112	Square Feet of Gross Living Area Above Grade		
Describe any additions or modifications (decks, rooms, remodeling, etc.)							
Open Porch, Deck							
Installer's Name unknown Date Installed unknown Model Year 1988							
Is the manufactured home attached to a permanent foundation system? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the foundation system and the manner of attachment.							
Have the towing hitch, wheels, and axles been removed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain							
Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain							
Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain							
Additional features (special energy efficient items, non-realty items, etc.)							
No personal property is included in the value estimate.							
The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide®, Marshall & Swift Residential Cost Handbook®, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.							
Quality <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Excellent Identify source of quality rating NADA							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).							
There are repairs needed for FHA financing.							
The repairs include: the power and water must be on, the water heater must function, replace all floor coverings, repair any damaged sub flooring, repair all wall damage, a roof inspection is needed due to evidence of a leak on the ceiling and a HUD foundation certification is needed. Approximate cost of repairs \$3,000. No utilities were on or working at time of appraisal.							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Provide adequate information for the lender/client to replicate the below cost figures and calculations.							
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The site value was derived from vacant							

IMPROVEMENTS

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	28024 Harwood Rd New London, NC 28127	29309 Community Rd Albemarle, NC 28001		24225B NC 73 Hwy Albemarle, NC 28001		43701 Cypress Crossing Rd New London, NC 28127	
Proximity to Subject		2.99 miles S		1.66 miles SW		7.29 miles NE	
Sale Price	\$	\$ 169,900		\$ 119,900		\$ 122,500	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 136.14 sq.ft.		\$ 90.35 sq.ft.		\$ 87.25 sq.ft.	
Manufactured Home		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Data Source(s)		CMLS#3689474 - DOM 28		CMLS#3707433 - DOM 4		CMLS#3731799 - DOM 16	
Verification Source(s)		Deed Book 1731 Page 973		Deed Book 1740 Page 772		Deed Book 1748 Page 782	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		conventional		FHA		conventional	
		\$2,000	0	\$0	0	\$0	0
Date of Sale/Time		02/21		04/21		07/21	
Location	Rural	rural		rural		rural	
Leasehold/Fee Simple	Fee Simple	fee simple		fee simple		fee simple	
Site	1.0 ac	1.09 ac	0	37,462 sf	0	28,314 sf	+3,000
View	Residential	residential		residential		resi. woods	0
Design (Style)	Ranch/dwmh	ranch/dwmh		ranch/dwmh		ranch/dwmh	
Quality of Construction	Average	average		average		average	
Actual Age	34	23	-16,990	18	-11,990	21	-12,250
Condition	Average	average		average		average	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2	6 3 2		6 3 2		6 3 2	
Gross Living Area	1,112 sq.ft.	1,248 sq.ft.	-4,080	1,327 sq.ft.	-6,450	1,404 sq.ft.	-8,760
Basement & Finished Rooms Below Grade	0	0		0		0	
Functional Utility	Average	average		average		average	
Heating/Cooling	Hp/Central	hp/central		hp/central		hp/central	
Energy Efficient Items	Stm Windows	ins windows	-2,000	stm windows		ins windows	-2,000
Garage/Carport	None	none		none		double carport	-1,000
Porch/Patio/Deck	Porch, Deck	decks	0	decks	0	porch, deck	
Fireplaces, etc.	1 Fireplace	none	+1,500	1 fireplace		1 fireplace	
Fence, Pool, etc.	None	none		none		fire pit	-300
Other	None	none		none		none	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -21,570	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -18,440	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -21,310
Adjusted Sale Price of Comparables		Net Adj. 12.7 %		Net Adj. 15.4 %		Net Adj. 17.4 %	
		Gross Adj. 14.5 %	\$ 148,330	Gross Adj. 15.4 %	\$ 101,460	Gross Adj. 22.3 %	\$ 101,190
<input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
Data source(s) Tax Department, MLS							
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.							
Data source(s) Tax Department, MLS							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 4).							
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3			
Date of Prior Sale/Transfer		09/03/2020					
Price of Prior Sale/Transfer		\$48,000					
Data Source(s)	tax department	tax department	tax department	tax department			
Effective Date of Data Source(s)	01/06/2022	09/28/2021	01/06/2022	08/10/2021			

FEATURE	SUBJECT	LISTING # 1			LISTING # 2			LISTING # 3		
Address	28024 Harwood Rd New London, NC 28127	3345 Roundcliff Dr Concord, NC 28025			9622 Smith Rd Stanfield, NC 28163					
Proximity to Subject		11.99 miles W			15.56 miles SW					
List Price	\$	\$ 170,000			\$ 155,000			\$		
List Price/Gross Liv. Area	\$ sq.ft.	\$ 131.58 sq.ft.			\$ 134.55 sq.ft.			\$ sq.ft.		
Last Price Revision Date		n/a			n/a					
Data Source(s)		CMLS#3811792			CMLS#3809132					
Verification Source(s)		cmls/cabarrus county tax rec			cmls/stanly county tax records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.		DESCRIPTION	+ (-) \$ Adjust.		DESCRIPTION	+ (-) \$ Adjust.	
Sales or Financing Concessions		under contract sp/lp ratio	-1,700		active listing sp/lp ratio	-1,550				
Days on Market		5			45					
Location	Rural	rural, superior	-10,000		rural					
Leasehold/Fee Simple	Fee Simple	fee simple			fee simple					
Site	1.0 ac	1.0 ac			1.64 ac	-3,000				
View	Residential	residential			residential					
Design (Style)	Ranch/dwmh	ranch/dwmh			ranch/dwmh					
Quality of Construction	Average	average			average					
Actual Age	34	33	0		22	-7,750				
Condition	Average	average			average					
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Gross Living Area	6 3 2	6 3 2	1,292 sq.ft.		6 3 2	1,152 sq.ft.			sq.ft.	
Basement & Finished Rooms Below Grade	0 0	0 0			0 0					
Functional Utility	Average	average			average					
Heating/Cooling	Hp/Central	hp/central			hp/central					
Energy Efficient Items	Stm Windows	stm windows			stm windows					
Garage/Carport	None	none			none					
Porch/Patio/Deck	Porch, Deck	decks			0 porch, deck					
Fireplaces, etc.	1 Fireplace	1 fireplace			none	+1,500				
Fence, Pool etc.	None	none			none					
Other	None	none			none					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -17,100		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -12,000		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted List Price of Comparables		Net 10.1 %	\$ 152,900		Net 7.7 %	\$ 143,000		Net %	\$	
		Gross 10.1 %	\$ 152,900		Gross 9.7 %	\$ 143,000		Gross %	\$	
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	LISTING # 1			LISTING # 2			LISTING # 3		
Date of Prior Sale/Transfer					05/26/2021					
Price of Prior Sale/Transfer					\$75,000					
Data Source(s)	tax department	tax department			tax department					
Effective Date of Data Source(s)	01/06/2022	01/06/2022			01/06/2022					
Comments: Listing 1 is a pending and Listing 2 is an active and not a closed sale. The pending and listing was used at client's request. The subject is not in a declining market.										
Listing 2 was transferred 05/26/2021 for \$75,000 per tax department.										



Subject Front

28024 Harwood Rd
Sales Price
Gross Living Area 1,112
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2
Location Rural
View Residential
Site 1.0 ac
Quality Average
Age 34



Subject Rear



Subject Street



Right Side



Left Side



Crawl Space



HUD Data Plate



Kitchen



Dining Room



Living Room



Laundry



Bedroom



Bedroom

