



CERTIFICATE OF COMPLETION

Our mission: To provide a complete disclosure on the Value, Condition and transferability of Title for residential homes.

Property Address: One Main Street, Anytown, USA



Date of Completion: February 10, 2019

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Certified Home Summary

Value of Home

Range of Value: \$521,000-\$550,000

Careful consideration was given to all factors which tend to influence value. Due to the availability of the most recent sales and supportive market data, the value indicated by the sales comparison approach was adopted as the final estimate of value. Therefore, based on what has sold, it is our opinion that as of the Effective Date, February 10, 2019, the subject property has and Estimated Value Range of \$521,000-\$550,000.

Confidence Rating:



\$539,000

Condition of Home

Inspector: Joe Inspector – Post-to-Pier Inspectors

Inspection Date: February 6th, 2019

Inspector Notes: "Well built wood framed home."

Exterior:

| | |
|----------------------|--|
| Driveway: | Appears Serviceable |
| Landscaping: | Maintained |
| Patio: | Appears Serviceable |
| Patio/Porch Cover: | Type is a shed roof; deterioration noted at side trim board |
| Exterior Stairs: | Appears Serviceable |
| Foundation/Basement: | Deterioration typical for home of this age & type of construction. |
| Walls: | Cracks noted are typical damaged siding; recommendation: further evaluation of a qualified professional for repair/seal. |
| Chimney: | Appears Serviceable |
| Floor Joists: | Floor joists serviceable |
| Columns/Supports: | Appears Serviceable |
| Utilities: | All appear serviceable |
| Roof: | Appears serviceable within useful life |
| Flashing: | Appears serviceable; Evidence of prior water entry on chimney faces in attic |
| Attic: | Some evidence of mold. Suggest added ventilation. Suggest professional analysis. |
| Insulation: | Appears Serviceable |
| Gutters: | Loose gutter over back door needs replacing |

Interior:

Doors: All appear serviceable
(Main Entry, Other exterior doors and Interior Doors)

Windows: Minor hardware repairs

Walls: General condition appears serviceable

Ceilings/Floors: Appear Serviceable

Stairs/Handrails: Appear Serviceable

Fireplace: Recommend cleaning and inspection before use

Electrical System: All appears serviceable
(Panels, Conductors, Switches and Outlets)

Heating: Condition appears operational; suggests a cleaning

Plumbing: Appears Serviceable
(Main line, Supply lines, Waste Lines and Water Heater)

Bathrooms: All appear serviceable
(Sinks, toilets, plumbing, shower and walls)

Kitchen Appliances: All appear serviceable

Laundry area: Laundry appliances were not moved nor tested; plumbing however appears serviceable

Overall condition of property rating: GREAT

Title Health

Title Company: ABC Title Company, Anywhere, USA

"We have carefully searched the records in the Registries of Deeds and Probate and (where applicable) the Office of the Clerk of the Superior Court for Hometown County, and the following abstract sets forth all entries pertaining to the title to the locus which were properly indexed therein from June 17, 1994 to the date below. Unless otherwise noted herein, all conveyances were properly signed, sealed witnessed and acknowledged and homestead, dower and curtesy were properly released (where applicable). Inquiry should be made as the possible existence of unrecorded liens, rights and encumbrances. This does not constitute a guaranty or opinion of title".

Official records book 8538, page 1856

Transferability of Title rating: EXCELLENT

Overall Home Rating:

EXCELLENT

Additional Property Facts

Home Facts

| Home Facts | Public Facts |
|---------------------|-------------------------|
| Property Type | Single Family Residence |
| Property Subtype | Single Family |
| Bedrooms | 3 |
| Total Baths | 3 |
| Full Baths | 2 |
| Partial Baths | 1 |
| Living Area (sq ft) | 2,064 |
| Lot Size | 1.43 acres |
| Lot Dimensions | 1.43 AC |
| Year Built | 2003 |
| Total Rooms | 6 |
| Heating | Hot Water |
| Fireplaces | 1 |
| Basement | B |
| Number of Buildings | 2 |
| Number of Units | 1 |

Interior Details

Lower/Basement 1484 sq ft

Exterior Details

Lot Size - Square Feet 62291 sq ft

Lot Size - Acres 1.430 ac

Location Details

Zoning LAKE D

Walkability Score (out of 5) Overall: 0.2 | Amenity: 0.3 | Leisure: 0.2

Schools (based on location)

High School Gray-New Gloucester High School

School District Rsu 15/msad 15

Market Health Charts and Comparisons

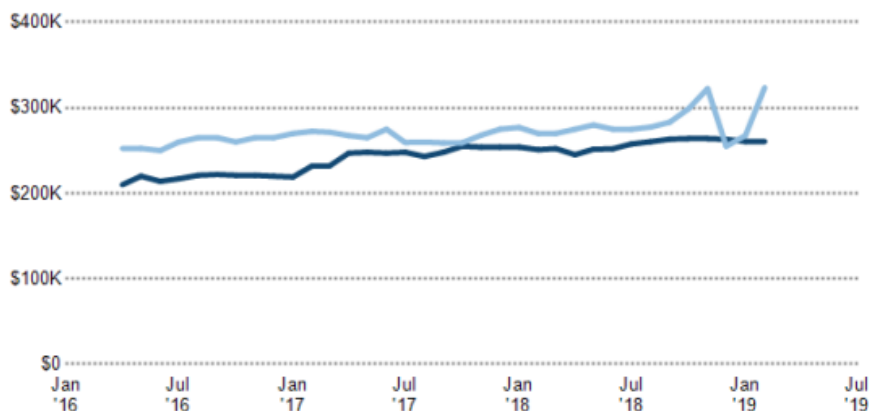
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



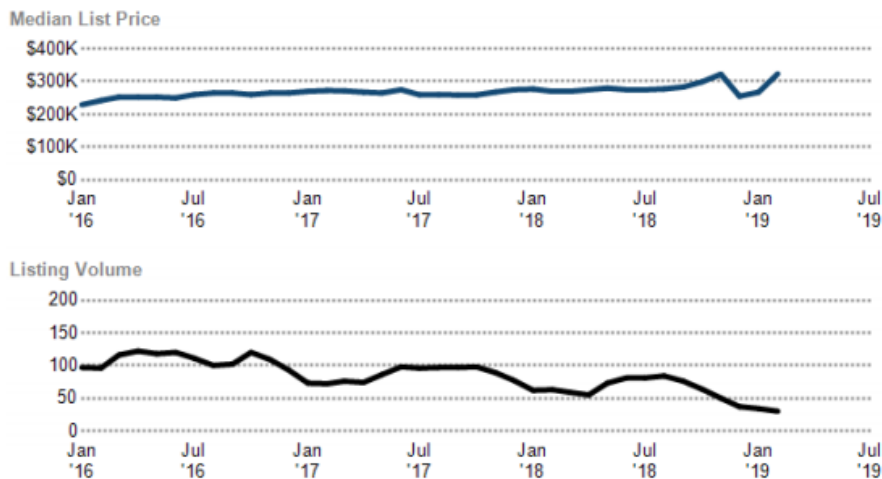
Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- Median List Price
- Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type



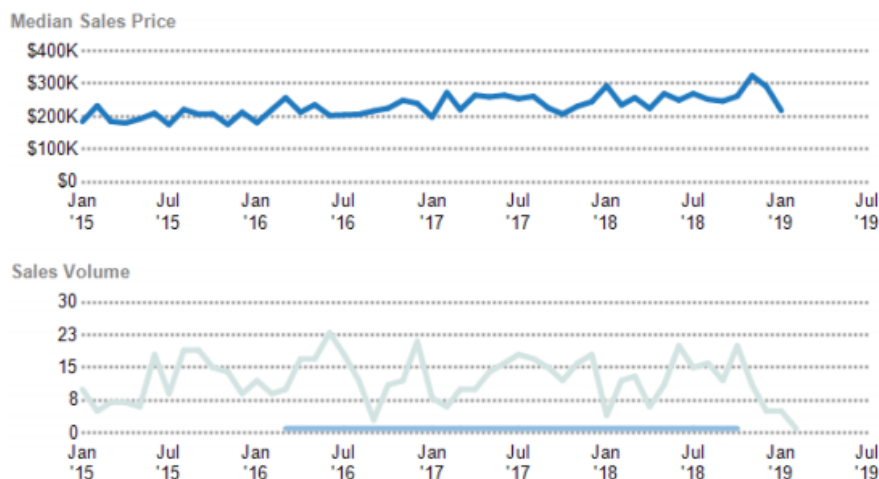
Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps



Property History

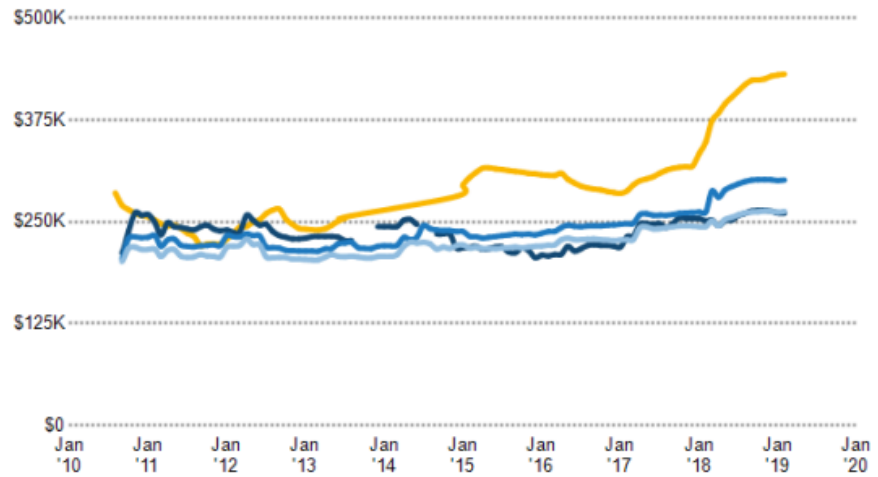
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 04039
- Cumberland County
- Maine



Assessed Values

| Date | Improvements | Land | Total | Tax |
|------|--------------|----------|-----------|---------|
| 2017 | \$232,100 | \$60,200 | \$292,300 | \$5,276 |
| 2016 | \$241,900 | \$60,200 | \$302,100 | \$5,528 |
| 2015 | \$234,900 | \$60,200 | \$295,100 | \$5,371 |
| 2014 | \$234,900 | \$60,200 | \$295,100 | \$5,371 |
| 2012 | \$234,928 | \$60,150 | \$295,078 | \$4,677 |
| 2011 | - | - | \$286,578 | \$4,428 |
| 2010 | \$234,930 | \$60,150 | \$295,080 | - |
| 2008 | \$234,930 | \$60,150 | \$295,080 | - |
| 2005 | \$234,930 | \$60,150 | \$295,080 | - |

Legal Description

APN: GRAY M:012 B:010 L:010-062
Tax ID: -
Zoning: LAKE D
Census Tract: 230050047.023022
Abbreviated Description: CITY/MUNI/TWP:GRAY
City/Municipality/Township: Gray, ME 04039

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