

Uniform Residential Appraisal Report

4355448-1
4355448-1
File # WIL90150-1004

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

Property Address 14 Hemmelskamp Rd	City Wilton	State CT	Zip Code 06897
Borrower Jensen, Kimber B & Lori A	Owner of Public Record Kosh, Anne M & Mitchell A	County Fairfield	
Legal Description Volume: 2472 Page: 579			
Assessor's Parcel # 48-17	Tax Year 2019	R.E. Taxes \$ 25,376	
Neighborhood Name Olmstead Hill	Map Reference MSA: 14860	Census Tract 0452.00	
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<input type="checkbox"/> PUD HOA \$ 0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)			
Lender/Client Keybank Mortgage	Address 4910 Tiedeman Road , Brooklyn, OH 44144		
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). DOM 467; Currently Active with a list price of \$1,199,000 and a list date of 05/05/2018 on SMLS# 170078955; The high initial asking price of \$1,499,000 most likely deterred potential buyers which drove up marketing time.			

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.

Arms length sale; According to the fully executed contract dated 08/28/2019, the subject sale price is \$1,121,500 with no seller concessions noted. Appraised value does not include personal property. Sellers: Kosh; Buyer: Jensen

Contract Price \$ 1,121,500 Date of Contract 08/28/2019 Is the property seller the owner of public record? Yes No Data Source(s) Town Clerk/Contract

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.
\$0.;

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	One-Unit 76 %
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	AGE (yrs)	2-4 Unit 1 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	300 Low 5	Multi-Family 5 %
Neighborhood Boundaries		2,600 High 260	Commercial 12 %
The subject neighborhood is bounded to the north by Branch Brook Road, to the east by Norwalk-Danbury Road, and to the south and to the west by Ridgefield Road.		900 Pred. 55	Other 6 %
Neighborhood Description The subject neighborhood is located in the central area of Wilton, commonly known as Olmstead Hill, comprised predominantly of single family properties that mostly appear to be receiving good levels of maintenance. The proximities to town amenities, public schools, employment centers, and major transportation routes are deemed typical for the area.			
Market Conditions (including support for the above conclusions) See attached Market Conditions Addendum			

Dimensions See Attached Site Map Area 2.01 ac Shape Rectangular View B;Res;Wtr

Specific Zoning Classification R-2 Zone Zoning Description Residential Single Family Zone (2.00 acre minimum)

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe.
The subject property is a legal single family located within a single family zone, therefore, the highest and best use is determined to be its present use.

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

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 09001C0377F FEMA Map Date 06/18/2010

Are the utilities and 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.

General Description	Foundation	Exterior Description	Interior
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls concrete/good	Floors hardwood/good
# of Stories 2.5	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls wood shingle/good	Walls drywall/good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,824 sq. ft.	Roof Surface asphalt shingle/good	Trim/Finish wood/good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 44 %	Gutters & Downspouts aluminum/good	Bath Floor tile;marble/good
Design (Style) Colonial	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type double hung/good	Bath Wainscot drywall;wood/good
Year Built 2005	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated good	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) 10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens good	<input checked="" type="checkbox"/> Driveway # of Cars 3
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) # 0	Driveway Surface Asphalt/Paved
<input type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Oil	<input checked="" type="checkbox"/> Fireplace(s) # 3 <input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage # of Cars 2
<input checked="" type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Patio <input checked="" type="checkbox"/> Porch Open	<input type="checkbox"/> Carport # of Cars 0
<input checked="" type="checkbox"/> Finished <input checked="" type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None <input checked="" type="checkbox"/> Other Det Studio	<input type="checkbox"/> Att. <input type="checkbox"/> Det <input checked="" type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 10 Rooms 4 Bedrooms 4.1 Bath(s) 4,476 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.)

The subject property includes central air, three fireplaces, 810 sf finished basement with half bath, front open porch, rear flagstone patio, 144 sf detached studio, and a two-car built-in garage.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).
C3;Kitchen-remodeled-six to ten years ago;Bathrooms-updated-eleven to fifteen years ago;The subject property and its improvements appear to be well maintained. The hardwood and tile flooring, drywall walls, and wood trim appear to be in good condition. The exterior of the dwelling including wood shingle siding, asphalt shingle roof, wood doors, and double hung windows appear to be in good condition. Overall, the subject property is considered to be in type C3 condition with type Q3 quality of construction.

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

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There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 875,000 to \$ 1,399,000

There are 9 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 845,000 to \$ 1,400,000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	14 Hemmelskamp Rd Wilton, CT 06897	194 Drum Hill Rd Wilton, CT 06897			1 Spruce Meadow Ct Wilton, CT 06897			90 Cannon Rd Wilton, CT 06897		
Proximity to Subject		1.98 miles S			0.93 miles W			0.99 miles E		
Sale Price	\$ 1,121,500	\$ 1,000,000			\$ 1,250,000			\$ 1,275,000		
Sale Price/Gross Liv. Area	\$ 250.56 sq.ft.	\$ 227.38 sq.ft.			\$ 232.00 sq.ft.			\$ 214.79 sq.ft.		
Data Source(s)		SMLS# 170128603;DOM 148			SMLS# 170064598;DOM 337			SMLS# 170197550;DOM 79		
Verification Source(s)		Volume: 2495 Page: 779			Volume: 2495 Page: 142			Volume: 2500 Page: 166		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	
Sale or Financing Concessions		ArmLth		ArmLth		ArmLth		ArmLth		
		Conv;0		Conv;0		Conv;0		Conv;0		
Date of Sale/Time		s04/19;c02/19		s03/19;c03/19		s08/19;c08/19		s08/19;c08/19		
Location	B;Res;WtrFr	N;Res;BsyRd	+80,000	B;Res;WtrFr		N;Res;BsyRd	+102,000	N;Res;BsyRd	+102,000	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	2.01 ac	2.01 ac		2.23 ac	-11,000	2.56 ac	-28,000	2.56 ac	-28,000	
View	B;Res;Wtr	N;Res;	+30,000	B;Res;Wtr		N;Res;	+38,000	N;Res;	+38,000	
Design (Style)	DT2.5;Colonial	DT2;Colonial	0	DT2.5;Colonial		DT2.5;Colonial		DT2.5;Colonial		
Quality of Construction	Q3	Q3		Q3		Q3		Q3		
Actual Age	14	21	0	21	0	10	0	10	0	
Condition	C3	C3		C3		C3		C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	10 4 4.1	9 4 2.1	+20,000	12 5 4.2	-10,000	12 5 5.2	-15,000	12 5 5.2	-15,000	
Gross Living Area	4,476 sq.ft.	4,398 sq.ft.	0	5,388 sq.ft.	-109,000	5,936 sq.ft.	-175,000	5,936 sq.ft.	-175,000	
Basement & Finished Rooms Below Grade	1824sf810sfwo	1368sf1048sfwu	-10,000	2640sf535sfwu	+11,000	2374sf2056sfwo	-50,000	2374sf2056sfwo	-50,000	
Functional Utility	1rr0br0.1ba0o	1rr0br1.0ba0o	-4,000	1rr0br0.0ba0o	+8,000	1rr0br0.1ba1o	0	1rr0br0.1ba1o	0	
Heating/Cooling	Average	Average		Average		Average		Average		
Energy Efficient Items	OHA/Central	OHA/Central		OHA/Central		OHA/Central		OHA/Central		
Garage/Carport	3 Fireplaces	2 Fireplaces	+5,000	3 Fireplaces		4 Fireplaces	-5,000	4 Fireplaces	-5,000	
Porch/Patio/Deck	2gbi3dw	2ga3dw	0	3ga4dw	-10,000	3ga4dw	-10,000	3ga4dw	-10,000	
Additional Amenities	OP/Patio/Studio	CP/Patio	+10,000	OP/Patio	+10,000	CP/Patio/Deck	0	CP/Patio/Deck	0	
Contract Date	None	None		None		None		None		
Net Adjustment (Total)	08/28/2019	02/25/2019	0	03/06/2019	0	08/08/2019	0	08/08/2019	0	
Adjusted Sale Price of Comparables										
		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 131,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -111,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -143,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -143,000	
		Net Adj. 13.1 %		Net Adj. 8.9 %		Net Adj. 11.2 %		Net Adj. 11.2 %		
		Gross Adj. 15.9 %	\$ 1,131,000	Gross Adj. 13.5 %	\$ 1,139,000	Gross Adj. 33.2 %	\$ 1,132,000	Gross Adj. 33.2 %	\$ 1,132,000	

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

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) Tax Assessor/SMLS

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Tax Assessor/SMLS

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	05/17/2017			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	Tax Assessor/SMLS	Tax Assessor/SMLS	Tax Assessor/SMLS	Tax Assessor/SMLS
Effective Date of Data Source(s)	08/15/2019	08/15/2019	08/15/2019	08/15/2019

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

The subject property previously transferred for nominal consideration on 05/17/2019, which appears to be a trustee transfer. Other than sales noted above, the comparable sales utilized within this report have neither sold nor transferred within the past one year of their latest respective sales dates.

Summary of Sales Comparison Approach

All adjustments are based on current and historical data maintained within the appraisers file that reflect trends and typical buyers reactions and premiums paid for differences. Market extraction and/or matched pair analyses are utilized when possible, specific to the subjects market area and price range. The sales chosen are the best and most comparable found at this time. Other sales were analyzed and considered, but were less indicative of market value than those utilized in this report. All adjustments were rounded to the nearest thousand. Due to the fairly tight adjusted sales price range, equal weight was assigned to all three sales in arriving at an opinion of value for the subject property. See attached addendum for additional comments.

Indicated Value by Sales Comparison Approach \$ 1,135,000

Indicated Value by: Sales Comparison Approach \$ 1,135,000 Cost Approach (if developed) \$ 1,182,150 Income Approach (if developed) \$

Typical market participants assign most weight to the sales comparison approach in making a purchase decision. The cost approach was included for further support of the opinion of value for the subject property. The income approach was not developed, as typically, single family dwellings are owner occupied within the subject market area.

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 \$ 1,135,000 as of 08/15/2019, which is the date of inspection and the effective date of this appraisal.

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Intended User

The appraisal assignment has been ordered by Accurate Title Group. They have been identified as the Client in the LENDER/CLIENT section on the Name line on the Signature Page. The lender, Webster Bank, has also been identified in the SUBJECT section on the Lender/Client line on page one of the appraisal report. The intended user of this appraisal report is the client and the lender. No additional intended users are identified by the appraiser. Recognizing that there may be confusion in the appraisal community about the distinction between parties who use and parties who rely on appraisal reports, Fannie Mae has developed the following additional statement to be used when the Lender/Client is the only Intended User: "The Intended User of this appraisal report is the 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 this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser." Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

Appraisal Inspection

The appraiser is not a home inspector, and this appraisal report is not a home inspection; the appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property. Appraiser has noted all readily observable conditions of the subject property, that is, conditions that are immediately noticeable and discernible during a typical site visit. Appraiser is not responsible for determining the functionality of appliances or mechanical systems, however, electricity and water appeared to be in working order at the time of inspection. The subject propane tank is buried in the right side yard.

Appraiser Competency

The subject property is located approximately ten miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale.

See Attached Supplemental Addendum for Additional Comments

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COST APPROACH TO VALUE (not required by Fannie Mae)

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

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

Opinion of site value was derived from the land extraction method utilizing recent sales with similar characteristics, available vacant land sales, and tear downs. 55 Drum Hill Rd sold for \$305,000 on 03/01/19 with 2.01 acres; 35 Hickory Hill Rd sold for \$325,000 on 05/04/18 with 2.42 acres; 159 Cannon Rd sold for \$350,000 on 05/18/16 with 2.00 acres; 15 Olmstead Hill Rd sold for \$390,000 on 01/11/19 with 1.58 acres

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data Craftsman Building Cost Estimator 2019 Quality rating from cost service Good Effective date of cost data 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The remaining economic life of the subject dwelling is estimated at 90 years, which is the Lifespan of 100 years minus the Effective Age of 10 years. Due to the close proximity to New York City, land to value ratios in Fairfield County typically range from 20% to 70% of the total property value. The subjects land to value ratio is approximately 31%. The land to value ratio of 31% does not appear to have any adverse affect on marketability and/or value at the indicated opinion of value. Estimated Remaining Economic Life (HUD and VA only) 90 Years	OPINION OF SITE VALUE = \$ 350,000 Dwelling 4,476 Sq. Ft. @ \$ 150.00 = \$ 671,400 Fin Base 810 Sq. Ft. @ \$ 50.00 = \$ 40,500 CA/3FP/OP/Patio = \$ 80,000 Garage/Carport 864 Sq. Ft. @ \$ 25.00 = \$ 21,600 Total Estimate of Cost-New = \$ 813,500 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"></td> <td style="width: 15%;">Less</td> <td style="width: 15%;">Physical</td> <td style="width: 15%;">Functional</td> <td style="width: 15%;">External</td> <td style="width: 20%;"></td> </tr> <tr> <td>Depreciation</td> <td>81,350</td> <td></td> <td></td> <td></td> <td>= \$ (81,350)</td> </tr> <tr> <td>Depreciated Cost of Improvements</td> <td colspan="4"></td> <td>= \$ 732,150</td> </tr> <tr> <td>"As-is" Value of Site Improvements</td> <td colspan="4"></td> <td>= \$ 100,000</td> </tr> </table> Indicated Value by Cost Approach = \$ 1,182,150		Less	Physical	Functional	External		Depreciation	81,350				= \$ (81,350)	Depreciated Cost of Improvements					= \$ 732,150	"As-is" Value of Site Improvements					= \$ 100,000
	Less	Physical	Functional	External																					
Depreciation	81,350				= \$ (81,350)																				
Depreciated Cost of Improvements					= \$ 732,150																				
"As-is" Value of Site Improvements					= \$ 100,000																				

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INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

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PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project _____

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

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

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

Does the project contain any multi-dwelling units? Yes No Data source(s) _____

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

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

Describe common elements and recreational facilities _____

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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.

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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

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER



Signature

Name Sean Dobson

Company Name Sean Dobson, Residential Appraiser

Company Address 25 Byrd Rd
Norwalk, CT 06850

Telephone Number (203) 854-9288

Email Address seandob@aol.com

Date of Signature and Report 09/01/2019

Effective Date of Appraisal 08/15/2019

State Certification # RCR.0001544

or State License # _____

or Other (describe) _____ State # _____

State CT

Expiration Date of Certification or License 04/30/2020

ADDRESS OF PROPERTY APPRAISED

14 Hemmelskamp Rd
Wilton, CT 06897

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,135,000

LENDER/CLIENT

Name Accurate Title Group

Company Name Keybank Mortgage

Company Address 4910 Tiedeman Road
Brooklyn, OH 44144

Email Address easterregion@accurategroup.com

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 _____

Uniform Residential Appraisal Report

4355448-1

File # WIL90150-1004

FEATURE	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	14 Hemmelskamp Rd Wilton, CT 06897			21 Hillbrook Rd Wilton, CT 06897			127 Skunk Ln Wilton, CT 06897								
Proximity to Subject				1.15 miles W			1.76 miles SE								
Sale Price	\$ 1,121,500			\$ 1,175,000			\$ 1,189,000								
Sale Price/Gross Liv. Area	\$ 250.56 sq.ft.			\$ 211.14 sq.ft.			\$ 290.64 sq.ft.			\$ sq.ft.					
Data Source(s)				SMLS# 170179816;DOM 150			SMLS# 170172828;DOM 131								
Verification Source(s)				Tax Assessor			Tax Assessor								
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+ (-) \$ Adjustment			DESCRIPTION			+ (-) \$ Adjustment		
Sale or Financing Concessions				Listing			-35,000			Listing			-36,000		
Date of Sale/Time				Active						Active					
Location	B;Res;WtrFr			N;Res;			+35,000			N;Res;			+36,000		
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple					
Site	2.01 ac			2.07 ac			0			2.16 ac			-8,000		
View	B;Res;Wtr			N;Res;			+35,000			N;Res;			+36,000		
Design (Style)	DT2.5;Colonial			DT2;Colonial			0			DT2.5;Colonial					
Quality of Construction	Q3			Q3						Q3					
Actual Age	14			62			+28,000			22			0		
Condition	C3			C3						C3					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths				Total	Bdrms.	Baths			
Room Count	10	4	4.1	10	5	4.2	-5,000			9	4	4.1	0		
Gross Living Area	4,476		sq.ft.	5,565		sq.ft.	-131,000			4,091		sq.ft.	+46,000		
Basement & Finished Rooms Below Grade	1824sf810sfwo			2396sf572sfwo			+10,000			1735sf500sfwu			+12,000		
	1rr0br0.1ba0o			1rr0br0.0ba0o			+4,000			1rr0br0.0ba0o			+4,000		
Functional Utility	Average			Average						Average					
Heating/Cooling	OHA/Central			OHA/Central						OHA/Central					
Energy Efficient Items	3 Fireplaces			1 Fireplace			+10,000			4 Fireplaces			-5,000		
Garage/Carport	2gbi3dw			2gbi3dw						3ga5dw			-10,000		
Porch/Patio/Deck	OP/Patio/Studio			CP/Patio			+10,000			OP/CP/Deck			0		
Additional Amenities	None			None						None					
Contract Date	08/28/2019			N/A			0			N/A			0		
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -39,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 75,000		
Adjusted Sale Price of Comparables				Net Adj. 3.3 %						Net Adj. 6.3 %					
				Gross Adj. 25.8 %			\$ 1,136,000			Gross Adj. 16.2 %			\$ 1,264,000		

Summary of Sales Comparison Approach

Listing nos. 4 & 5 were adjusted downward approximately 3% for being active listings based on the average of the three periods of the Median Sale Price as % of List Price from the attached Market Conditions Addendum. Listings nos. 4 & 5 were given little to no weight due to the uncertainty of closing prices or actually closing. See attached supplemental addendum for additional comments.

ANALYSIS / COMMENTS

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer	05/17/2017			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	Tax Assessor/SMLS	Tax Assessor/SMLS	Tax Assessor/SMLS	
Effective Date of Data Source(s)	08/15/2019	08/15/2019	08/15/2019	

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

Listings nos. 4 & 5 have neither sold nor transferred within the past one year of the effective date of this appraisal.

TEXT ADDENDUM

File # WIL90150-1004

Borrower/Client	Jensen, Kimber B & Lori A						
Property Address	14 Hemmelskamp Rd						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	Keybank Mortgage						

Supplemental Addendum [Multi-page]

Neighborhood Present Land Use %

The neighborhood within a one mile radius of the subject property consists of approximately 76% of single family properties, 1% of 2-4 unit properties, 5% of multi-family properties such as condominiums and apartment buildings, 12% of commercial properties such as banks, schools, hospitals, transportation stations, gas stations, marinas, motels & hotels, offices, restaurants, bars, retail shops, shopping centers, city and state-owned properties, cemeteries, golf courses, mixed use residential-commercial type properties, and places of worship, and approximately 6% is vacant land (Other). Commercial property and vacant land do not appear to affect subject market value and/or marketability at the indicated opinion of value.

Wells

Wells are not uncommon for the neighborhood and do not appear to have any adverse effect on value and/or marketability of the subject property at the indicated value. All three sales and both listings also have wells.

Septic Systems

Septic systems are not uncommon for the neighborhood and do not appear to have an adverse effect on value and/or marketability of the subject property at the indicated value. There were no visible signs of seepage at the time of inspection. All three sales and both listings also have septic systems.

Comparable Criteria

The appraiser comparable search includes the following search parameters: Properties closing within the past 12 months, within two miles of the subject property (expanded due to the lack of available truly similar comparable properties within the subject market area to bracket all of the main subject property features), and with two+ floor-style dwellings built in 1990 and younger with GLA within 35% of subject GLA. The best and most comparable selection of properties were utilized. Due to the lack of similar sales with similar characteristics of the subject property, a selection of comparable sales with a wide range of sale prices was utilized, however, these properties still appear to be prudent alternatives for the subject property. The combination of comparable properties utilized within this report also represent the best and most favorable combination of recent sales and/or listings within the subject neighborhood for attempting to bracket the main subject features and are considered by the appraiser to be prudent alternatives for the subject property. Although sale no. 3 and listing no. 5 are located on the east side of Norwalk-Danbury Road, the neighborhoods are similar with similar zoning and appeal and are considered competing properties.

Sales Over One Mile

Whenever possible, the appraiser will utilize comparable properties located within one mile of the subject property. However, due to the limited sales and listings data that is available and the unique nature of certain areas and/or properties located in Fairfield County as well as zoning regulations, there may be instances where the one mile rule is considered inapplicable to some or all of the comparable properties selected.

Location/View

The subject property is located on a small pond providing recreational access to the pond. The typical purchaser will pay a premium for being located on a pond or river, therefore, a 6% upward adjustment was applied and split between location and view to sales nos. 1, 3, and both listing to reflect this. Sales nos. 1 & 3 are located on frequently traveled roads which may cause some external obsolescence from traffic and/or traffic noise, therefore, an additional upward adjustment of 3% was applied to both sales for location to reflect the premium paid for the location difference.

Site

Significant differences in site sizes were adjusted at \$50,000 per acre which was derived from available land sales and land active listings. When making adjustments for comparable sites, the appraiser has to determine how much the typical purchaser would pay for additional site size between competing properties. This information was derived from past appraisals for properties with similar features and characteristics (matched pair analyses). Sensitivity analysis, as explained below under Derived Adjustments, was also utilized in determining an adjustment for the differences in site value for the subject and comparable sites.

Age

Due to the relative young age of the subject and comparable dwellings, sales nos. 1 & 2 and both listings utilized have ages that vary by more than 30%, however, the subject dwelling age is bracketed and the comparable dwellings utilized represent the best available at this time.

Gross Living Area and Room Count

The gross living areas for the comparable sales were adjusted at \$120/sqft, bathrooms were adjusted at \$5,000/half bath and \$10,000/full bath, finished basements were adjusted at \$40/sqft, and finished basement baths were adjusted at \$4,000/half bath and \$8,000/full bath. No adjustments were applied for the difference in bedroom counts as there appears to be no measurable difference within the subject market area and price range between dwellings with four or more bedrooms. Due to the lack of truly comparable sales that have sold within the past year that have similar gross living areas as the subject dwelling, sale no. 3 utilized has a GLA that varies by more than 25%, however, the GLA line item is bracketed and the comparable dwellings utilized represent the best available at this time. All adjustments were rounded to the nearest thousand.

Basement Areas

In many cases, exact basement areas and finished areas cannot be determined, therefore, estimates are utilized based on combining information obtained from town hall records and MLS data. With the Fairfield County market, typical market participants do not recognize differences in basement areas when unfinished, therefore, no adjustments are applied for the difference in unfinished basements unless there is an absence of a basement. Adjustments were applied for differences of finished basements.

Additional Adjustments

Fireplaces were adjusted at \$5,000 and garage bays, porches, patios, decks, and studios were adjusted at \$10,000/item.

Derived Adjustments

Adjustments for features and characteristics were derived from previous appraisals and experience with similar properties that differ by certain amenities and using that figure as a basis for the adjustment (Matched pair analyses), while also taking into consideration how much the typical buyer would pay for these items when making purchase decisions between competing properties. Sensitivity analysis was also utilized to support adjustments which is a method of altering adjustments to produce the smallest variance in the adjusted sale prices of the comparable properties chosen. The method is similar to the way of modeling an equation to best fit its data points. Since the comparable properties chosen are considered the best and most comparable in the opinion of the appraiser, the data points utilized from the comparable properties are considered the best way to determine adjustments for the subject property.

Adjustment Percentages

Sale no. 3 has an overall gross adjustment of 33.2% and required a single line adjustment for GLA that exceeded 10%. Listing no. 4 has an overall gross adjustment of 25.8% and required a single line adjustment for GLA that exceeded 10%. Given that the subject property had a number of unique physical characteristics not readily found in somewhat similar homes such as pond frontage, gross adjustments in excess of 25% and single line adjustments in excess of 10% were necessary to arrive at a defensible opinion of value.

Market Value versus Predominant Value

Due to the different site sizes, views, dwelling styles, ages, conditions, and gross living areas within the subject market area, the current opinion of market value for the subject property exceeds the neighborhood predominant value. This does not appear to affect the market value and/or marketability of the subject property at the indicated opinion of value.

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # WIL90150-1004

Borrower/Client	Jensen, Kimber B & Lori A						
Property Address	14 Hemmelskamp Rd						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	Keybank Mortgage						

Income Approach Exclusion

The subject property is currently owner occupied and the highest and best use of this single-family home has been determined to be owner-occupancy. As such, the income capitalization approach has not been applied within this appraisal.

Digital Signatures

The signature on this report is a digital signature generated through the appraisers computer. The signature is the appraisers actual signature and is to be considered an original signature. Access to the data entered in this report is unable to be altered by anyone other than the appraiser once the report is digitally signed by the appraiser.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale 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 Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	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	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
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
SMLS	Smart Multiple Listing Service	Throughout Report

Market Conditions Addendum to the Appraisal Report

4355448-1
4355448-1
File # WIL90150-1004

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 14 Hemmelskamp Rd City Wilton State CT ZIP Code 06897

Borrower Jensen, Kimber B & Lori A

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

MARKET ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	3	3	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.50	1.00	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	8	15	6	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Housing Supply (Total Listings/Ab.Rate)	16.0	15.0	6.0	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$1,150,000	\$1,122,500	\$1,200,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	195	148	79	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$1,169,000	\$1,139,000	\$1,182,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	336	131	121	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	~96%	~96%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

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

Seller concessions and buydowns are not prevalent in most transactions within the town of Wilton at this time.

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).

Cite data sources for above information.

Information is obtained from various sources, which include the multiple listing service, town hall records, newspaper reports, and per discussion with local brokers and agents.

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.


Overall, prices are considered to be fairly stable based on the small sample size of nine comparable sales within the past year. Supply and demand are considered to be fairly stable based on six months of housing supply which is within the 60 to 240 day typical marketing time. Within the past year and subject price range, the median sale price was \$1,145,000 with a median marketing time of 156 days. The town of Wilton has adequate demand, and if priced well, a marketing time of well under 240 days can be expected for comparable single family properties. The subject property has been listed for 467 days which is most likely due to the high initial asking price of \$1,499,000 resulting in deterring potential buyers and driving up marketing time.

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

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

Signature  Signature _____
 Appraiser Name Sean Dobson Supervisory Appraiser Name _____
 Company Name Sean Dobson, Residential Appraiser Company Name _____
 Company Address 25 Byrd Rd, Norwalk, CT 06850 Company Address _____
 State License/Certification # RCR.0001544 State CT State License/Certification # _____ State _____
 Email Address seandob@aol.com Email Address _____

USPAP ADDENDUM

4355448-1

File No. WIL90150-1004

Borrower Jensen, Kimber B & Lori A
 Property Address 14 Hemmelskamp Rd
 City Wilton County Fairfield State CT Zip Code 06897
 Lender Keybank Mortgage

This report was prepared under the following USPAP reporting option:

- Appraisal Report** This report was prepared in accordance with USPAP Standards Rule 2-2(a).
 Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 60 to 240 days:

According to 2018-2019 USPAP, appraisers are required to report Exposure Time when estimating market value. Based on the 2018-2019 USPAP revision to definition of "Exposure Time", it is defined as the "estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Based on market conditions for comparable single family properties within the subject neighborhood in the \$800,000 to \$1,400,000 price range, the opinion of a reasonable exposure time for the subject property at the market value stated in this report is within 60 to 240 days.

Additional Certifications

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

- I have **NOT** performed 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** 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.

Additional Comments

This appraisal report was prepared in accordance with requirements of title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) as amended (12 U.S.C. 3331 et seq.) and any implementing regulations.

Appraiser Independent Requirement (AIR)

This Certifies that the above referenced appraisal report was completed in compliance with the Appraiser Independence Requirements (AIR) and the USPAP standards. The undersigned appraiser(s) responsible for preparing the above referenced appraisal report hereby certify that the report was completed and the opinion of value developed in accordance with USPAP standards; and at no time did any employee, director, officer, or agent of the lender or any third party acting as joint venture partner, independent contractor, appraisal company appraisal management company or partnering on behalf of the lender, influence or attempt to influence the development, reporting, result or review of the report. The appraiser(s) further certify, I (we) are currently licensed and/or certified by the state in which the property to be appraised is located, and that there have been no sanctions against me (us) for any reason that would impair my ability to perform appraisals. The undersigned certifies the appraisal report is in compliance with the Appraisal Independence provisions.

APPRAISER:


Signature:
 Name: Sean Dobson
 Date Signed: 09/01/2019
 State Certification #: RCR.0001544
 or State License #: _____
 or Other (describe) _____ State # _____
 State: CT
 Expiration Date of Certification or License: 04/30/2020
 Effective Date of Appraisal: 08/15/2019

SUPERVISORY APPRAISER: (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

SUBJECT PHOTOGRAPH ADDENDUM

File # WIL90150-1004

Borrower/Client Jensen, Kimber B & Lori AProperty Address 14 Hemmelskamp RdCity Wilton County Fairfield State CT Zip Code 06897Lender Keybank Mortgage**FRONT OF SUBJECT PROPERTY**

Subject Front _____

14 Hemmelskamp Rd1,121,500**REAR OF SUBJECT PROPERTY**

Subject Rear _____

14 Hemmelskamp Rd1,121,500**STREET SCENE**

Subject Street _____

14 Hemmelskamp Rd1,121,500

SUBJECT PHOTOGRAPH ADDENDUM

File # WIL90150-1004

Borrower/Client	Jensen, Kimber B & Lori A				
Property Address	14 Hemmelskamp Rd				
City	Wilton	County	Fairfield	State	CT
				Zip Code	06897
Lender	Keybank Mortgage				



ADDITIONAL SUBJECT PHOTO

Subject Left Side _____



ADDITIONAL SUBJECT PHOTO

Subject Right Side _____



ADDITIONAL SUBJECT PHOTO

Subject Rear View _____

ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client	Jensen, Kimber B & Lori A				
Property Address	14 Hemmelskamp Rd				
City	Wilton	County	Fairfield	State	CT
				Zip Code	06897
Lender	Keybank Mortgage				



Additional Subject Photo _____
 Subject Street North View _____



Additional Subject Photo _____
 Subject Street Front View _____



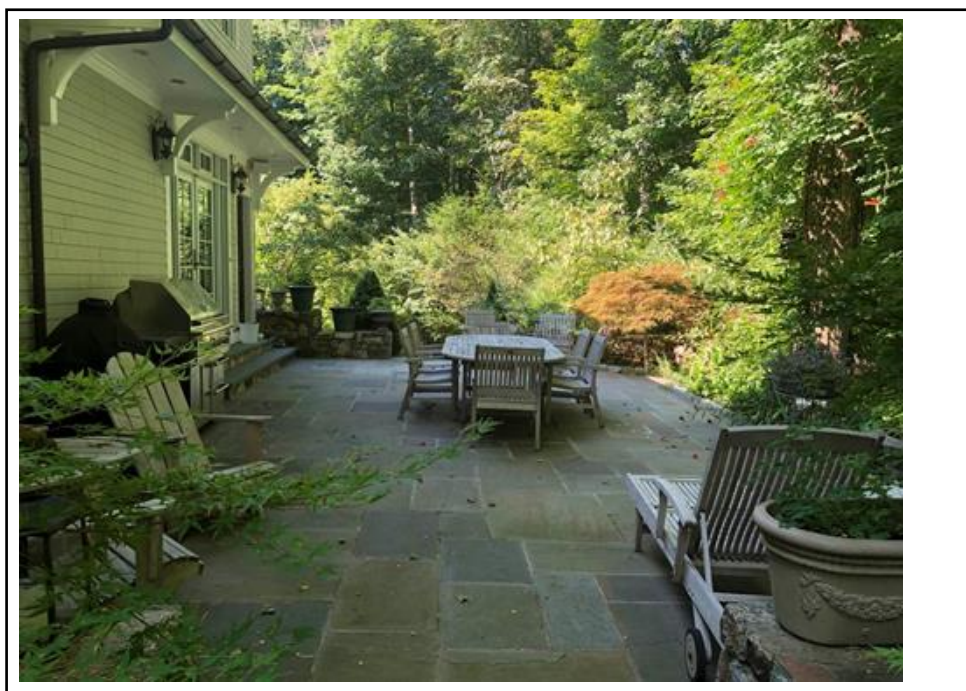
Additional Subject Photo _____
 Subject Driveway Entrance _____

ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client	Jensen, Kimber B & Lori A				
Property Address	14 Hemmelskamp Rd				
City	Wilton	County	Fairfield	State	CT
				Zip Code	06897
Lender	Keybank Mortgage				



Additional Subject Photo _____
 Subject Pond Access _____



Additional Subject Photo _____
 Subject Rear Flagstone Patio _____



Additional Subject Photo _____
 Subject Studio _____

ADDITIONAL PHOTOGRAPH ADDENDUM

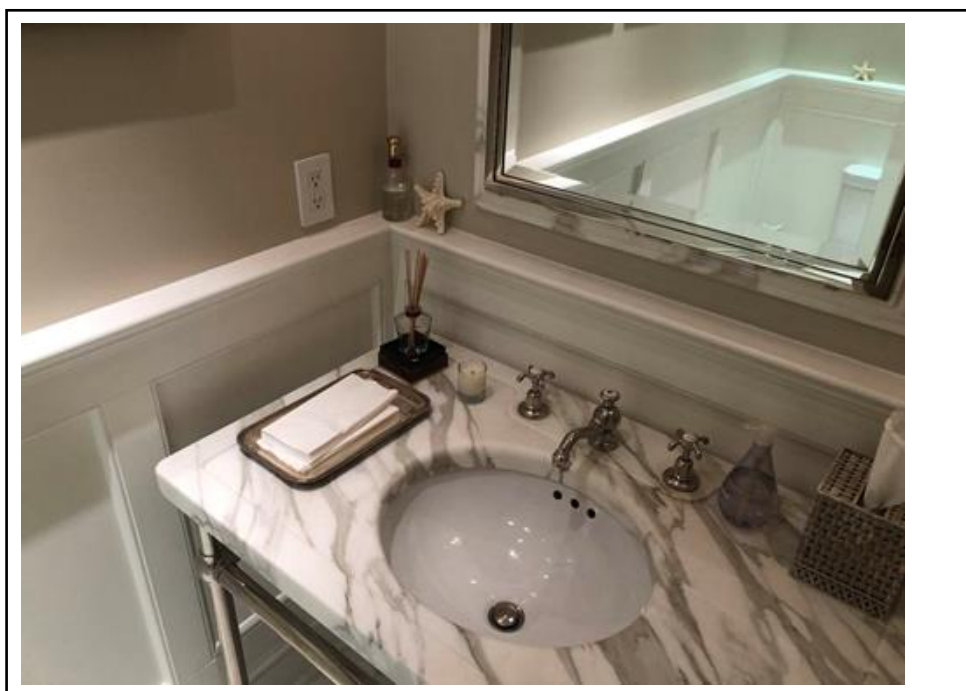
Borrower/Client Jensen, Kimber B & Lori A
Property Address 14 Hemmelskamp Rd
City Wilton County Fairfield State CT Zip Code 06897
Lender Keybank Mortgage



Additional Subject Photo
Subject Kitchen



Additional Subject Photo
Subject Living Room



Additional Subject Photo
Subject Half Bath

ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client Jensen, Kimber B & Lori A

Property Address 14 Hemmelskamp Rd

City Wilton County Fairfield State CT Zip Code 06897

Lender Keybank Mortgage



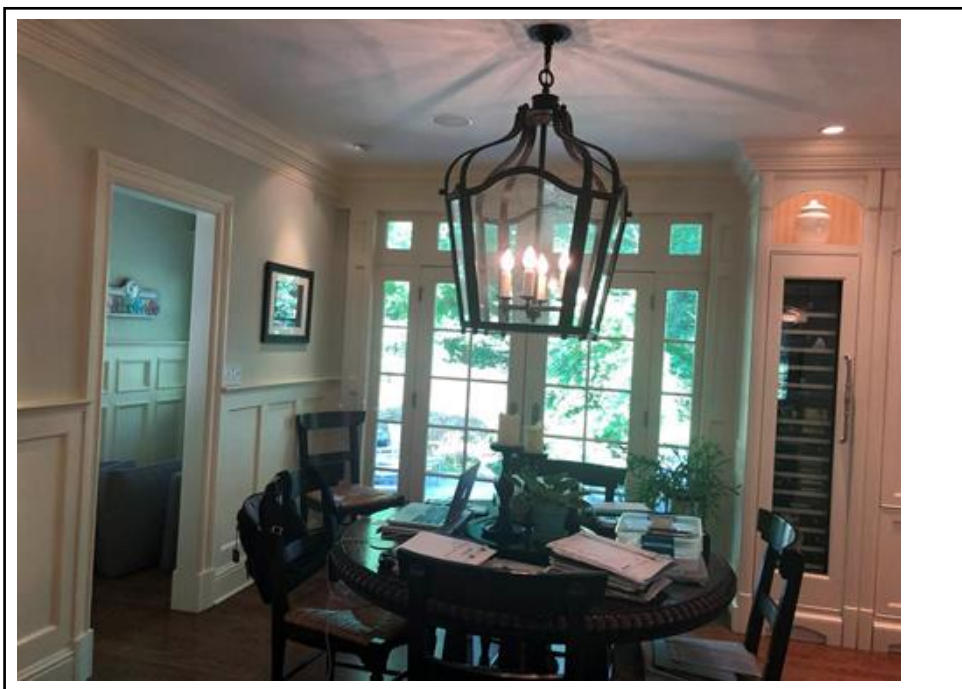
Additional Subject Photo

Subject Family Room



Additional Subject Photo

Subject Dining Room



Additional Subject Photo

Subject Breakfast Area

ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client Jensen, Kimber B & Lori A

Property Address 14 Hemmelskamp Rd

City Wilton County Fairfield State CT Zip Code 06897

Lender Keybank Mortgage



Additional Subject Photo _____

Subject Office _____



Additional Subject Photo _____

Subject Bedroom #1 (Master) _____



Additional Subject Photo _____

Subject Bedroom #2 _____

ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client Jensen, Kimber B & Lori A

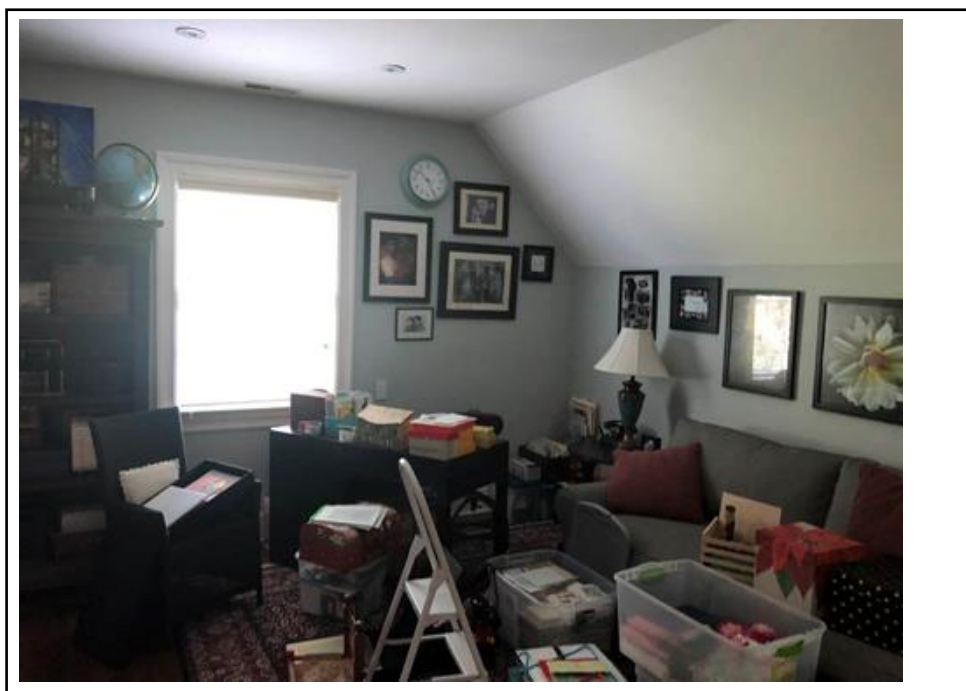
Property Address 14 Hemmelskamp Rd

City Wilton County Fairfield State CT Zip Code 06897

Lender Keybank Mortgage



Additional Subject Photo
Subject Bedroom #3



Additional Subject Photo
Subject Bedroom #4(Fin Attic)



Additional Subject Photo
Subject Rec Room (Fin Attic)

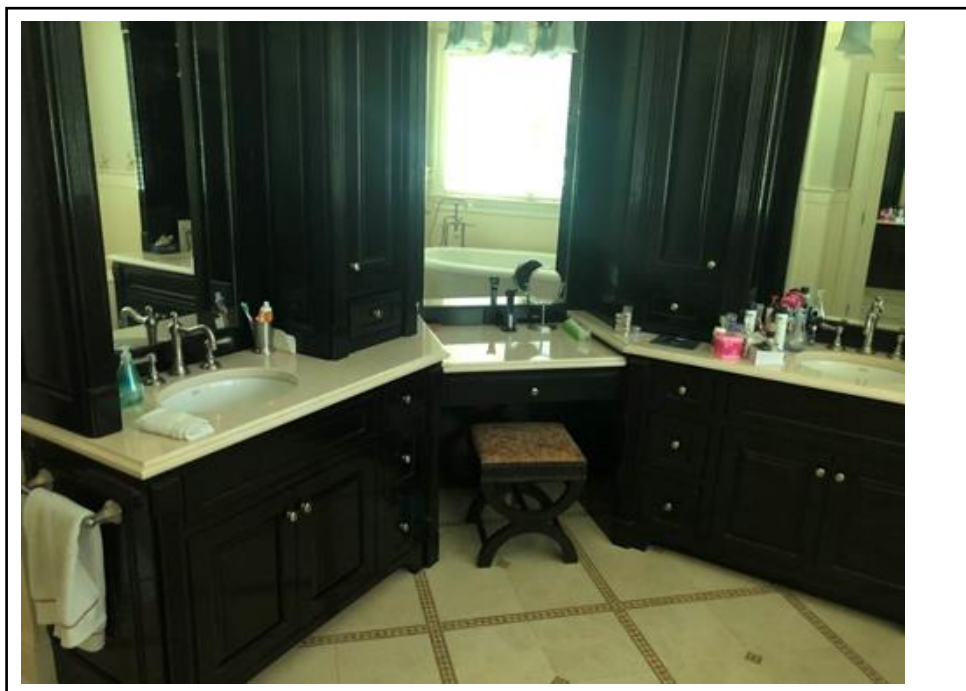
ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client Jensen, Kimber B & Lori A

Property Address 14 Hemmelskamp Rd

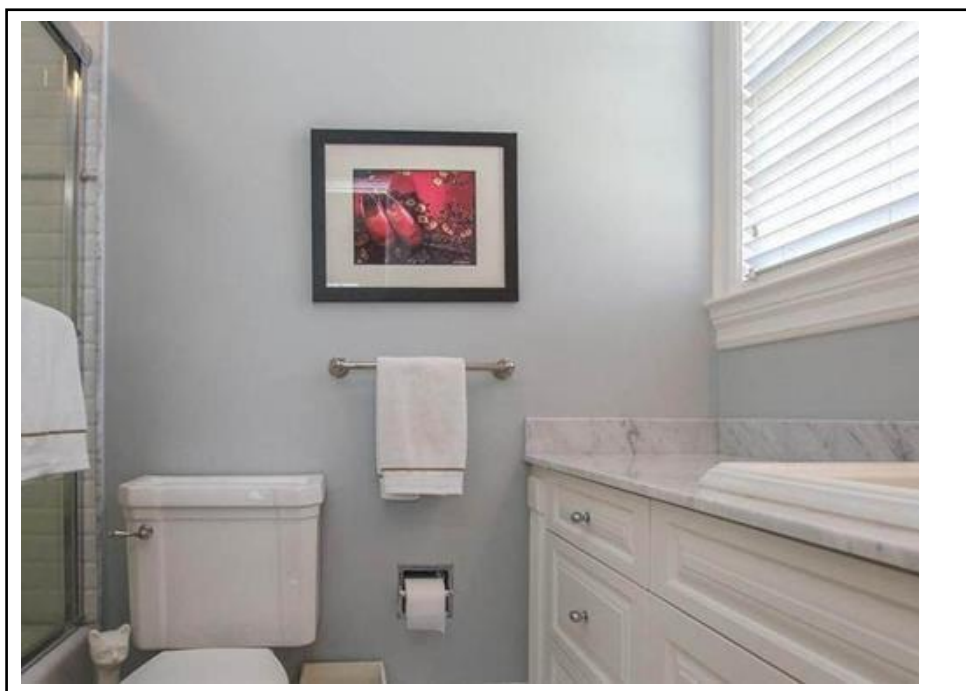
City Wilton County Fairfield State CT Zip Code 06897

Lender Keybank Mortgage



Additional Subject Photo _____

Subject Bath #1 (Master) _____



Additional Subject Photo _____

Subject Bath #2 _____



Additional Subject Photo _____

Subject Bath #3 _____

ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client Jensen, Kimber B & Lori A

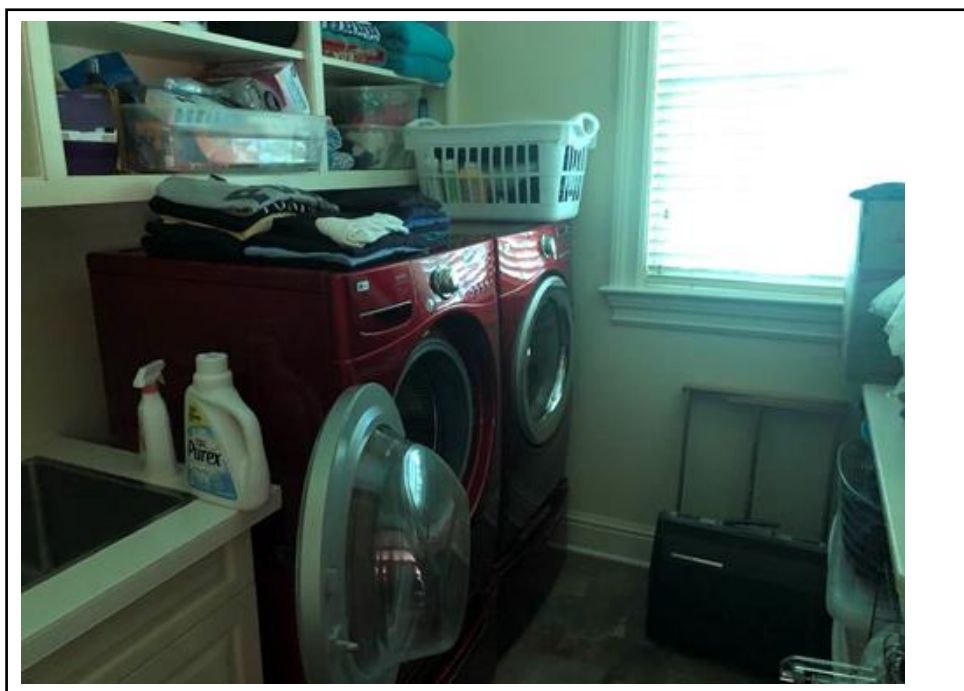
Property Address 14 Hemmelskamp Rd

City Wilton County Fairfield State CT Zip Code 06897

Lender Keybank Mortgage



Additional Subject Photo
 Subject Bath #4 (Fin Attic)



Additional Subject Photo
 Subject Laundry Area



Additional Subject Photo
 Subject Unfinished Attic

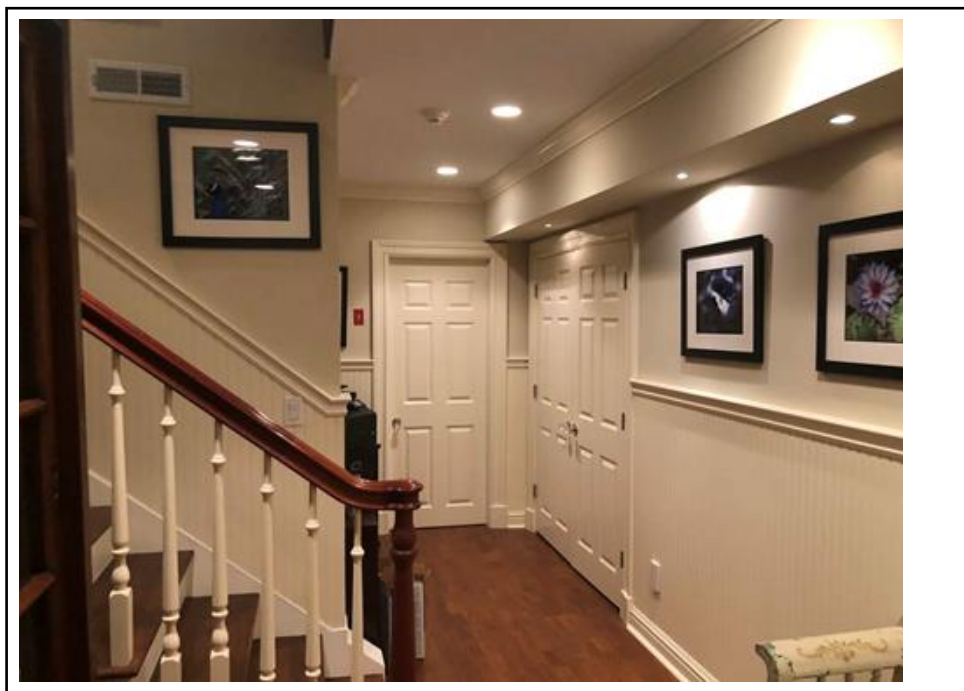
ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client Jensen, Kimber B & Lori A

Property Address 14 Hemmelskamp Rd

City Wilton County Fairfield State CT Zip Code 06897

Lender Keybank Mortgage



Additional Subject Photo
Subject Basement Landing



Additional Subject Photo
Subject Music Room (Fin Bsmt)



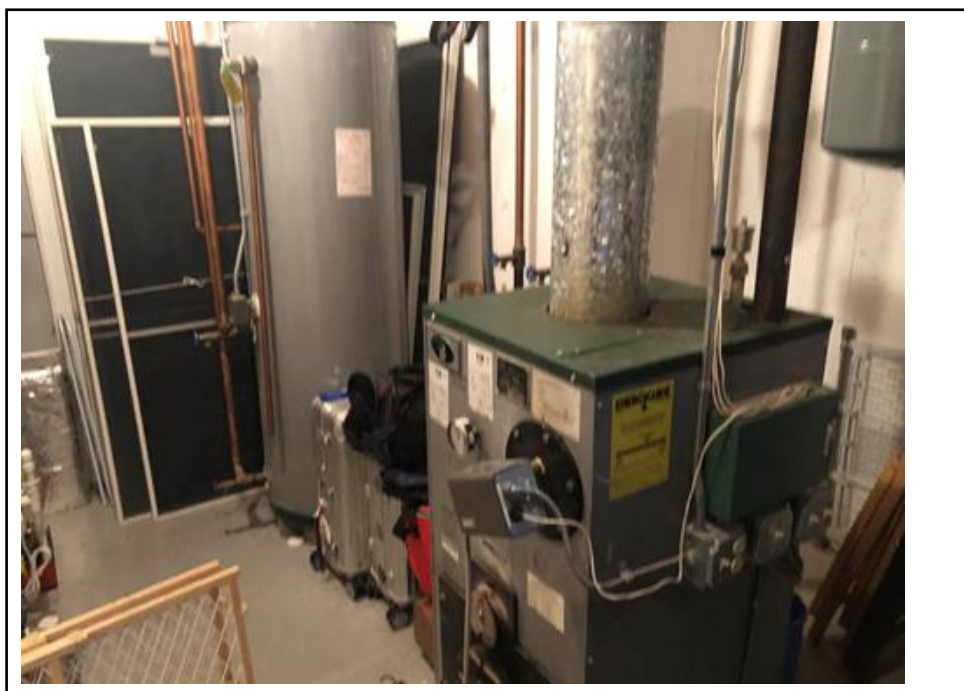
Additional Subject Photo
Subject Half Bath (Fin Bsmt)

ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client	Jensen, Kimber B & Lori A				
Property Address	14 Hemmelskamp Rd				
City	Wilton	County	Fairfield	State	CT
				Zip Code	06897
Lender	Keybank Mortgage				



Additional Subject Photo _____
 Subject Unfinished Basement _____



Additional Subject Photo _____
 Subject Utilities _____



Additional Subject Photo _____
 Subject Oil Tanks (Bsmt) _____

ADDITIONAL PHOTOGRAPH ADDENDUM

Borrower/Client Jensen, Kimber B & Lori A
Property Address 14 Hemmelskamp Rd
City Wilton County Fairfield State CT Zip Code 06897
Lender Keybank Mortgage



Additional Subject Photo

Subject Built-in Garage



Additional Subject Photo

Subject Studio Interior



COMPARABLES PHOTOGRAPH ADDENDUM

File # WIL90150-1004

Borrower/Client Jensen, Kimber B & Lori AProperty Address 14 Hemmelskamp RdCity Wilton County Fairfield State CT Zip Code 06897Lender Keybank Mortgage**Comparable Sale 1**194 Drum Hill RdWilton CT 06897Date of Sale: s04/19;c02/19Sale Price: 1,000,000Sq. Ft.: 4,398\$ / Sq. Ft.: 227.38**Comparable Sale 2**1 Spruce Meadow CtWilton CT 06897Date of Sale: s03/19;c03/19Sale Price: 1,250,000Sq. Ft.: 5,388\$ / Sq. Ft.: 232.00**Comparable Sale 3**90 Cannon RdWilton CT 06897Date of Sale: s08/19;c08/19Sale Price: 1,275,000Sq. Ft.: 5,936\$ / Sq. Ft.: 214.79

COMPARABLES PHOTOGRAPH ADDENDUM

File # WIL90150-1004

Borrower/Client	Jensen, Kimber B & Lori A		
Property Address	14 Hemmelskamp Rd		
City	Wilton	County	Fairfield
		State	CT
		Zip Code	06897
Lender	Keybank Mortgage		



Comparable Sale 4

21 Hillbrook Rd
Wilton CT 06897
Date of Sale: Active
Sale Price: 1,175,000
Sq. Ft.: 5,565
\$ / Sq. Ft.: 211.14



Comparable Sale 5

127 Skunk Ln
Wilton CT 06897
Date of Sale: Active
Sale Price: 1,189,000
Sq. Ft.: 4,091
\$ / Sq. Ft.: 290.64



Comparable Sale 6

Date of Sale: _____
Sale Price: _____
Sq. Ft.: _____
\$ / Sq. Ft.: _____

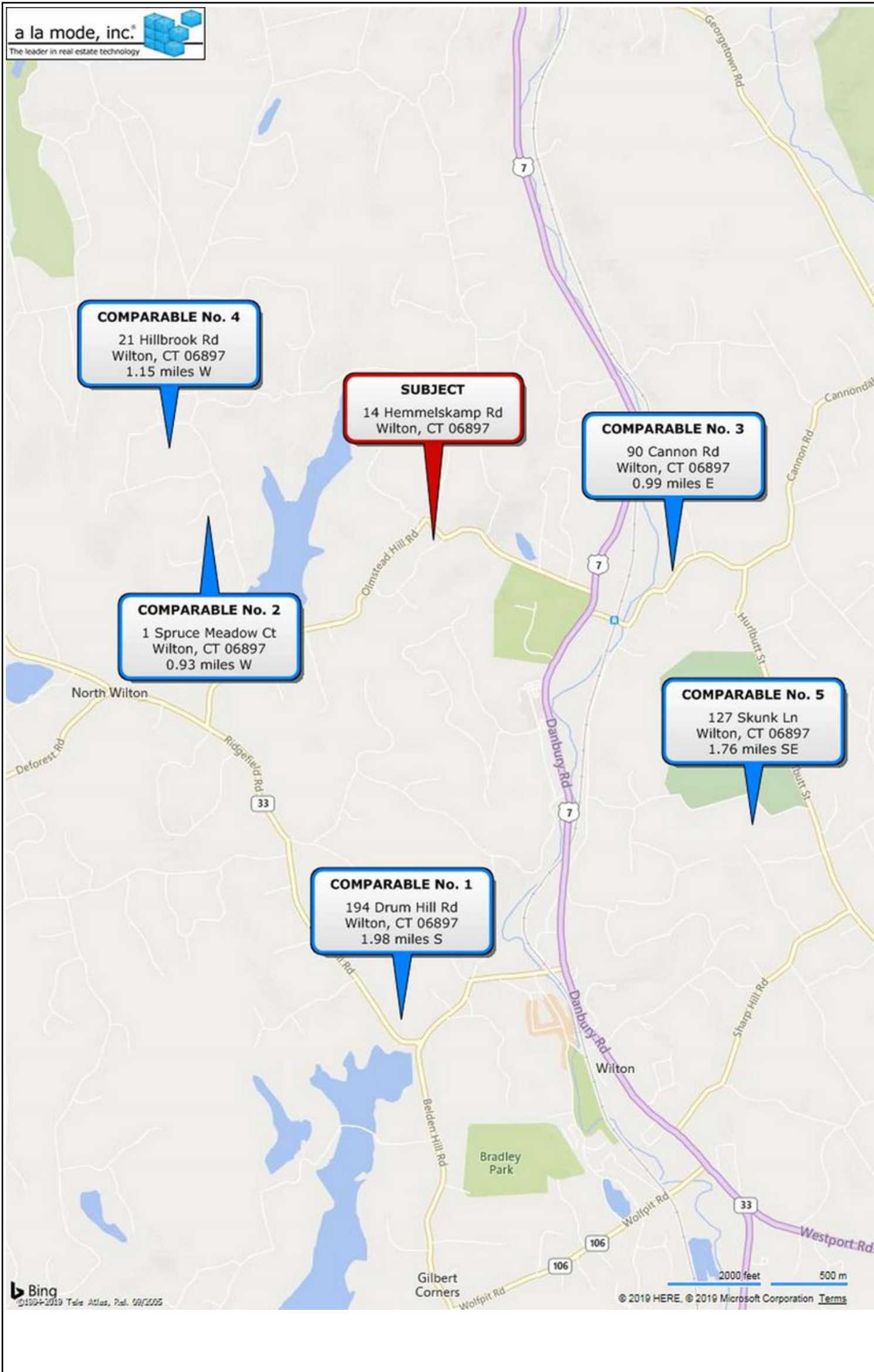
LOCATION MAP ADDENDUM

Borrower/Client Jensen, Kimber B & Lori A

Property Address 14 Hemmelskamp Rd

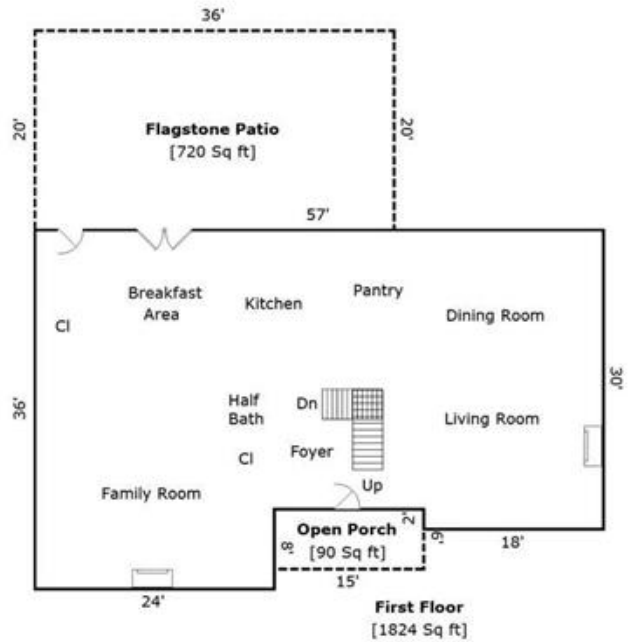
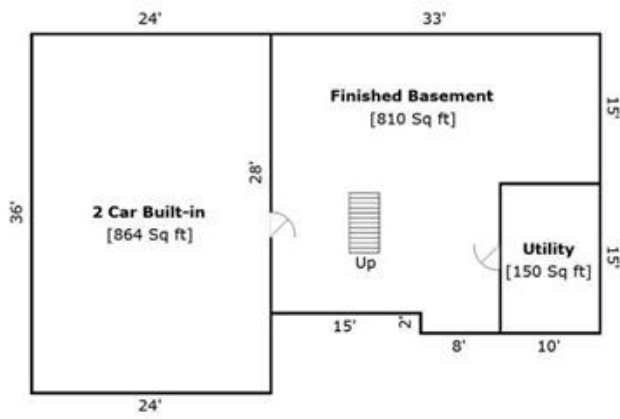
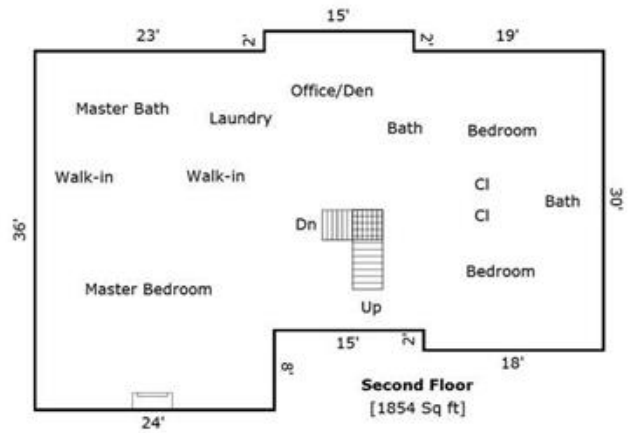
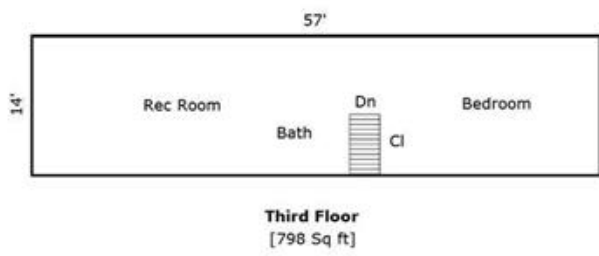
City Wilton County Fairfield State CT Zip Code 06897

Lender Keybank Mortgage



SKETCH ADDENDUM

Borrower/Client Jensen, Kimber B & Lori A
 Property Address 14 Hemmelskamp Rd
 City Wilton County Fairfield State CT Zip Code 06897
 Lender Keybank Mortgage



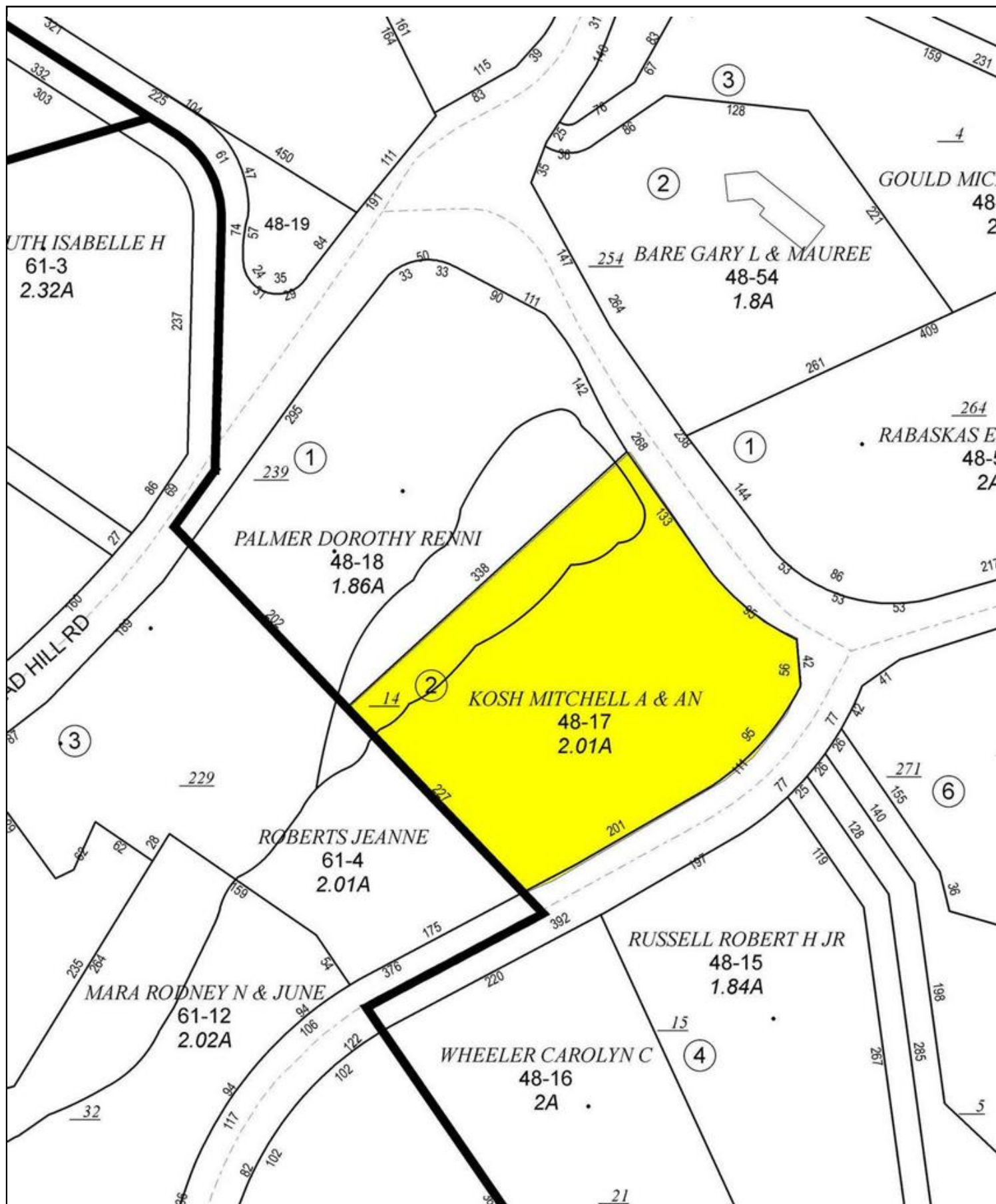
SKETCH ADDENDUM

File # WIL90150-1004

Borrower/Client Jensen, Kimber B & Lori AProperty Address 14 Hemmelskamp RdCity Wilton County Fairfield State CT Zip Code 06897Lender Keybank Mortgage

Living Area		Calculation Details
First Floor	1824 Sq ft	$36 \times 24 = 864$ $33 \times 28 = 924$ $18 \times 2 = 36$
Second Floor	1854 Sq ft	$15 \times 2 = 30$ $36 \times 24 = 864$ $33 \times 28 = 924$ $18 \times 2 = 36$
Third Floor	798 Sq ft	$14 \times 57 = 798$
Total Living Area (Rounded):	4476 Sq ft	
Non-living Area		
Open Porch	90 Sq ft	$6 \times 15 = 90$
Flagstone Patio	720 Sq ft	$36 \times 20 = 720$
Utility	150 Sq ft	$10 \times 15 = 150$
Finished Basement	810 Sq ft	$15 \times 10 = 150$ $23 \times 28 = 644$ $2 \times 8 = 16$
2 Car Built-in	864 Sq ft	$24 \times 36 = 864$

Borrower/Client	Jensen, Kimber B & Lori A						
Property Address	14 Hemmelskamp Rd						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	Keybank Mortgage						



Borrower/Client Jensen, Kimber B & Lori AProperty Address 14 Hemmelskamp RdCity Wilton County Fairfield State CT Zip Code 06897Lender Keybank Mortgage

THE FAIRFIELD COUNTY BAR ASSOCIATION RESIDENTIAL REAL ESTATE SALES AGREEMENT

(Revised July 14, 2015)

This Agreement made as of the **28th** day of **AUGUST, 2019** between **MITCHELL A. KOSH and ANNE M. KOSH** of 14 Hemmelskamp Road, Wilton, Connecticut 06897 (hereinafter referred to as the SELLER, whether one or more), and **KIMBER B. JENSEN and LORI A. JENSON**, of P.O. Box 311, Draper, Utah 84020-0311 (hereinafter referred to as the BUYER or PURCHASER whether one or more).

WITNESSETH:

1. PROPERTY. The SELLER, in consideration of the purchase price hereinafter specified, hereby agrees to sell and convey, and the BUYER hereby agrees to purchase the real property commonly known **14 Hemmelskamp Road, Wilton, Connecticut 06897** and specifically described in Schedule A attached hereto (the "Premises") subject only to the encumbrances and exceptions to title set forth or referred to in Paragraph 10(e) and Schedule A (legal description and exceptions, if any) attached hereto.

2. CONSIDERATION. The purchase price is **One Million One Hundred Twenty One Thousand Five Hundred and 00/100th Dollars (\$1,121,500.00)** which the BUYER agrees to pay as follows:

- (a) As a part of the Deposit heretofore paid, receipt of which is acknowledged, subject to collection. If a Deposit or any portion thereof is paid to a broker or other party, Buyer directs that the Deposit shall be sent immediately to Seller's attorney (the "Escrow Agent") for handling per Paragraph 3, below;

\$ 11,000.00

- (b) Upon the signing of this Agreement, payable to the SELLER'S attorney as Trustee or Escrow Agent as provided herein, receipt of which is acknowledged, subject to collection ("the Deposit");

\$ 45,075.00

- (c) Upon delivery of the deed by wire or by official cashier's or bank check drawn by and upon a federally-regulated or Connecticut state-chartered bank, or a bank that is a member of the New York Clearing House, the proceeds of which are immediately available.

\$ 1,065,425.00

TOTAL

\$ 1,121,500.00

Borrower/Client Jensen, Kimber B & Lori AProperty Address 14 Hemmelskamp RdCity Wilton County Fairfield State CT Zip Code 06897Lender Keybank Mortgage

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

SEAN C DOBSON

has been certified by the Department of Consumer Protection as a licensed

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER**License # RCR.0001544**

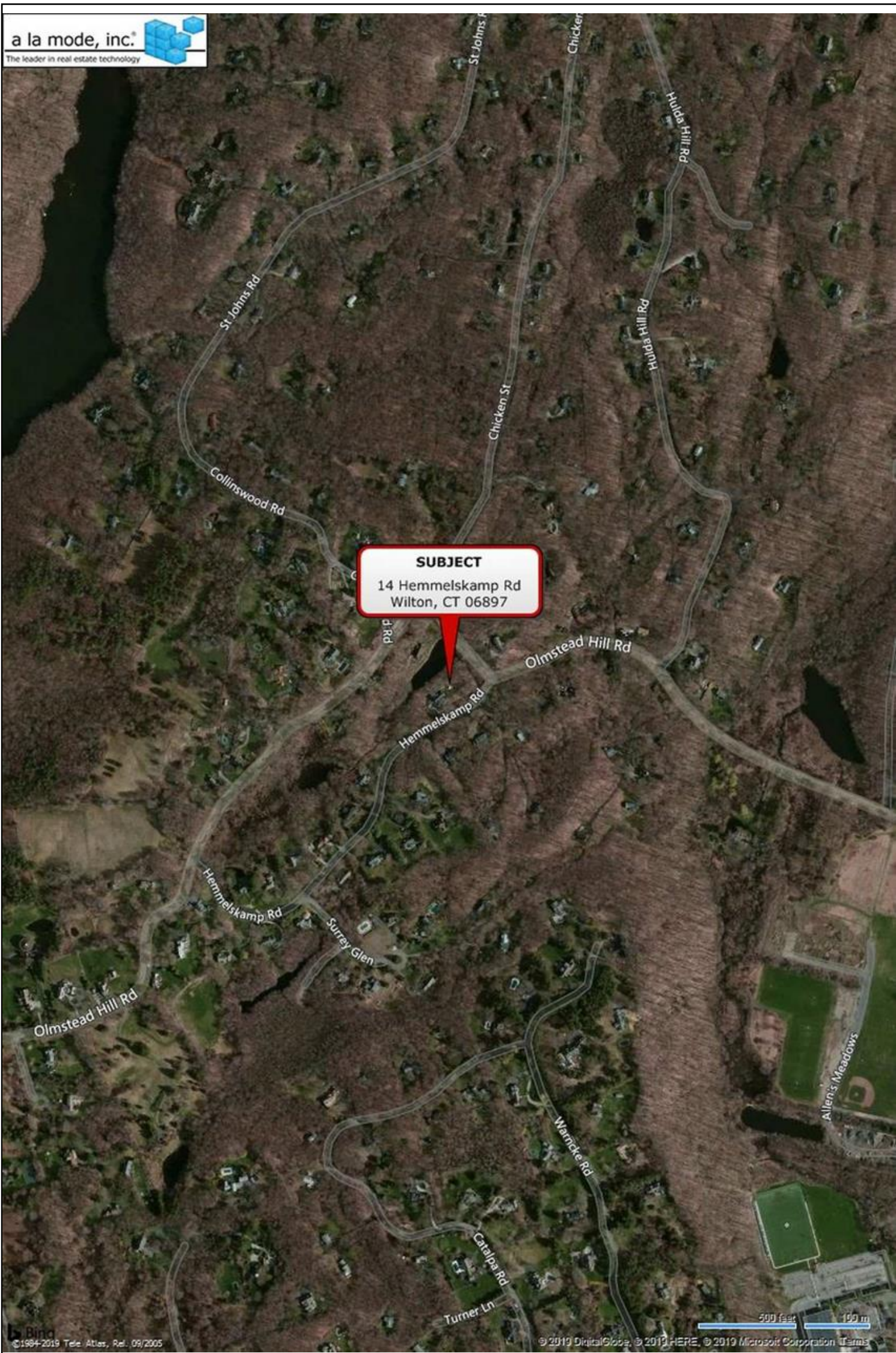
Effective: 05/01/2019

Expiration: 04/30/2020



Michelle Seagull, Commissioner

Borrower/Client Jensen, Kimber B & Lori A
Property Address 14 Hemmelskamp Rd
City Wilton County Fairfield State CT Zip Code 06897
Lender Keybank Mortgage



Borrower/Client Jensen, Kimber B & Lori AProperty Address 14 Hemmelskamp RdCity Wilton County Fairfield State CT Zip Code 06897Lender Keybank Mortgage**14 Hemmelskamp Road, Wilton, CT 06897**County: **Fairfield**MLS#: **170078955****Single Family For Sale**

Status:	Deposit	List Price:	\$1,199,000
Deposit:	08/30/2019	Orig. List Price:	\$1,499,000
		Days On Market:	482



1 / 40



Walkscore is: - - 10

Car-Dependent - Almost all errands require a car.



Recent: 08/30/2019 : DEP : SHOW->DEP

Residential Property Information

Potential Short Sale: **No**

Style:	Colonial	Total Rooms: 9	Bedrooms: 3	Bathrooms: 4 Full & 2 Partial	Home Warranty Offered: No
Square Footage:	Estimated heated: above grade 4,201 and below grade 900 ; total 5,101	Public records lists total living area as 4,201 Sq.Ft.	Fireplaces: 3		
New Construction:	No	Year Built:	2005 (Public Records)		
Dir. Waterfront:	Yes	Acres:	2.01 (Public Records)		
Property Tax:	\$25,376	Mil Rate:	28.54	Assessed Value: \$889,140	Zoning: R-2 Tax Year: July 2019-June 2020

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		
Dining Room	Main		
Eat-In Kitchen	Main		
Family Room	Main		
Office	Upper		
MBR Suite	Upper		
Bedroom	Upper		
Bedroom	Upper		
Bedroom	Upper		
Bedroom	Upper		
Rec/Play Room			
Other			

Additional Rooms: **Exercise Room, Foyer, Laundry Room, Mud Room**

Laundry Location:

Features

Appliances Incl.:	Gas Cooktop, Wall Oven, Microwave, Range Hood, Refrigerator, Dishwasher, Washer, Electric Dryer		
Interior Features:	Auto Garage Door Opener, Cable - Pre-wired, Central Vacuum, Security System		
Energy Features:	Thermopane Windows		
Home Automation:			
Attic:	Has Attic - Walk-up, Finished		
Basement Desc.:	Full, Fully Finished, Heated, Cooled, Garage Access		
Exterior Siding:	Wood		
Construction Info.:	Frame	Foundation: Concrete	Roof: Asphalt Shingle
Garage & Parking:	2 Car, Attached Garage		
Swimming Pool:	No Pool		
Waterfront Feat.:	Pond, View		
Lot Description:	Water View, Level Lot, Sloping Lot		
Nearby Amenities:	Golf Course, Health Club, Park, Private Rec Facilities, Private School(s), Public Rec Facilities, Tennis Courts		

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:

Utility Information

Hot Water System:	Oil	Est. Annual Heating Cost:	
Heat Type:	Hot Air, Zoned, Fueled By: Oil	Fuel Tank Location:	In Basement
Cooling:	Central Air, Zoned		
Water & Sewer Service:	Private Well, Sewage System: Septic		

School Information

Elem: **Miller-Driscoll** Interm: **Cider Mill** Middle: **Middlebrook** High: **Wilton**

Public Remarks

Enjoy your own mini mansion with all the upgrades and finishes of a 3 million dollar house in a nature lover's paradise. A John Heggland masterpiece with beautiful trim, flooring, and built ins coupled with a lot of designer Ralph Lauren's influence. This home is a gem set on beautiful land overlooking a pond for fishing, skating, hockey, kayaking, etc. The gracious foyer with exquisite trim and floors that is throughout the home welcomes you. Formal living room with fireplace opens to formal dining room with beautiful view. The high end cooks kitchen has been upgraded and has it all. The family room with fireplace is open to kitchen and is equally upgraded. Eat in kitchen opens to mudroom and expansive patio overlooking your own private paradise. Upstairs has an open office with built ins, a luxurious master suite with upgraded spa bathroom, fireplace, and his and her closets. There are 2 other en suite bedrooms on the 2nd floor. The 3rd floor has 2 rooms with built ins and a full bath. The lower level has a great work out room, media room and mudroom to garage with half bath. Outside is a detached man cave that is sure to please. The plantings are professionally done and exquisite. Awe inspiring! (Please note there is a 3 bedroom septic, but 5 actual bedrooms)

Borrower/Client Jensen, Kimber B & Lori AProperty Address 14 Hemmelskamp RdCity Wilton County Fairfield State CT Zip Code 06897Lender Keybank Mortgage**SCHEDULE A**

ALL THAT CERTAIN tract, parcel or piece of land together with the buildings thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, shown and designated as Parcel 2 2.01 acres on that certain map entitled "Subdivision of Property Prepared for Ada M. Thompson, Robert Carvutto and Daignault Brothers, Wilton, Conn. Scale 1" = 60' Jan. 10, 1967 Dennis A. Deilus Land Surveyor Norwalk, Conn., Certified 'Substantially Correct' - Dennis A. Deilus L.S. #6396" which map is on file in the Office of the Town Clerk of the Town of Wilton as Map No. 2615, reference to which is hereby made and had for a more particular description of said premises.

TOGETHER WITH the right to pass and repass for all lawful purposes over Hemmelskamp Road as shown on said map in common with others to whom such rights may have been or may hereafter be granted.

TOGETHER ALSO WITH the right to use for ordinary recreational purposes the pond to be constructed on Lot 1 as shown on said map.

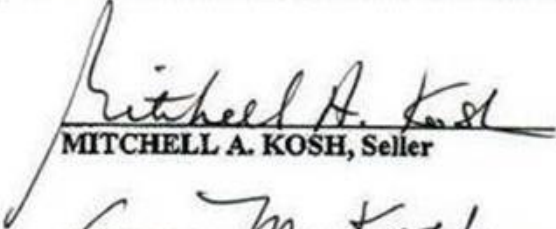
Said premises are subject to:

1. Limitations of use imposed by governmental authority.
2. Taxes of the Town of Wilton hereafter due and payable.
3. Rights, restrictions and reservations set forth in a warranty deed recorded in Volume 125 at Page 65 of the Wilton Land Records.
4. Easement to The Connecticut Light and Power Company dated April 12, 1967, and recorded in Volume 125 at Page 68 of the Wilton Land Records.
5. Riparian rights of others in and to the brook and pond as shown on said map.
6. Rights of others to use the pond on Lot 2, Map No. 2615.
7. Easement to the Town of Wilton dated May 30, 1969, and recorded October 7, 1970, in Volume 150 at Page 490 of the Wilton Land Records.
8. Notes, easements and delineations shown on map No. 2615.

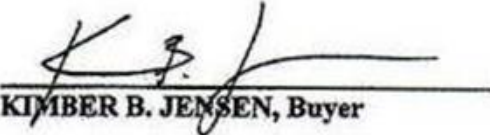
Said property is also known as 14 Hemmelskamp Road, Wilton, Connecticut, 06897

Borrower/Client Jensen, Kimber B & Lori AProperty Address 14 Hemmelskamp RdCity Wilton County Fairfield State CT Zip Code 06897Lender Keybank Mortgage

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, as of the day first above written.


 MITCHELL A. KOSH, Seller


 ANNE M. KOSH, Seller


 KIMBER B. JENSEN, Buyer


 LORI A. JENSEN, Buyer

Title to said Premises is to be taken in the name or names of:

ACCEPTANCE OF ESCROW

DATED: 8

I HEREBY ACCEPT RECEIPT OF THE DEPOSIT AS SPECIFIED IN PARAGRAPH 2, SUBJECT TO COLLECTION, AND THE UNDERSIGNED AGREES TO ACT IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 3 OF THIS AGREEMENT.

 THE ESCROW AGENT:

Attachments: (For Reference Only)
 Legal Description ("Schedule A")
 Consumer Finance Protection Bureau ("CFPB") addendum
 Residential Condition Property Disclosure Report
 Property Listing
 Buyer's Rider to Contract of Sale

This is the July 14, 2015 version of the Fairfield County Bar Association Residential Real Estate Sales Agreement approved and adopted by the Fairfield County Bar Association.

Borrower/Client Jensen, Kimber B & Lori AProperty Address 14 Hemmelskamp RdCity Wilton County Fairfield State CT Zip Code 06897Lender Keybank Mortgage

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3666534-19**

Renewal of: **RAP3666534-18**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured:** Sean Dobson

Item 2. **Address:** 25 Byrd Rd
City, State, Zip Code: Norwalk, CT 06850

Item 3. **Policy Period:** From 08/31/2019 To 08/31/2020
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ 1,000,000 **Damages** Limit of Liability – Each Claim
B. \$ 1,000,000 **Claim Expenses** Limit of Liability – Each Claim
C. \$ 1,000,000 **Damages** Limit of Liability – Policy Aggregate
D. \$ 1,000,000 **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of Claim Expenses):

- A. \$ 0.00 Each Claim
B. \$ 0.00 Aggregate

Item 6. **Premium:** \$ 704.00

Item 7. **Retroactive Date** (if applicable): 08/31/2011

Item 8. **Forms, Notices and Endorsements attached:**

D42100 (03/15) D42300 CT (07/14) IL7324 (08/12)
D42408 (05/13) D42412 (03/17) D42413 (06/17)

Authorized Representative

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