Manufactured Home Appraisal Report

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.

SUBJECT

Property Address 16 Campfire Lane	City Gouldsboro	State PA	Zip Code 18424-8713

Borrower N/A   Owner of Public Record US Dept. of US Marshals Service   County Monroe

Legal Description A certain parcel of land as described in DB 2342 PG 1490

Assessor's Parcel # 03/17/1/18   Tax Year 2011   R.E. Taxes $ 1,305.36

Neighborhood Name Pocono Forested Lands   Map Reference 03-6319-04-63-7632   Census Tract 3003.01

Occupant ☐ Owner ☐ Tenant ☒ Vacant   Project Type (if applicable) ☒ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe)

Special Assessments $ 0.00   HOA $ 150 ☒ per year ☐ per month

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) REO Appraisal

Lender/Client   Address

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

Report data source(s) used, offering price(s), and date(s). The subject was exposed for sale as per MLS records at a price of $155,000 03/13/2010 to 03/15/2011 and expired after 367 days of exposure. The subject has not been exposed for sale since that time.

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

I ☐ did ☒ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. The subject is not currently exposed for sale.

CONTRACT

Contract Price $ N/A   Date of Contract N/A   Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) Assesment Recs.

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. N/A   N/A

I ☐ did ☒ did not analyze the manufacturer's invoice. Explain the results of the analysis of the manufacturer's invoice or why the analysis was not performed. The manufactuer's invoice was not available for review.

Retailer's Name (New Construction) Unavailable

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

NEIGHBORHOOD

Neighborhood Characteristics			Manufactured Housing Trends			Manufactured Housing		Present Land Use %	
Location	Urban ☐ Suburban ☐ Rural ☒		Property Values Increasing ☐ Stable ☒ Declining ☐			PRICE	AGE	One-Unit	60 %
Built-Up	Over 75% ☐ 25-75% ☒ Under 25% ☐		Demand/Supply Shortage ☐ In Balance ☐ Over Supply ☒			$ (000)	(yrs)	2-4 Unit	- %
Growth	Rapid ☐ Stable ☒ Slow ☐		Marketing Time Under 3 mths ☐ 3-6 mths ☒ Over 6 mths ☐			25K Low	1	Multi-Family	- %
Neighborhood Boundaries Neighborhood boundaries are Moscow - N, Route 196 - E, Route 940 - S,						175K High	50	Commercial	5 %
Route 115 - W "Pocono Mountain Area School District"						60K Pred.	20	Other	35vac %

Neighborhood Description The subject is located in a moderately populated residential area off Route 507. Most nearby properties within the neighborhood are improved with a mixture of older and newer residences appear to be adequately maintained. Most conveniences are a short to moderate drive to Mount Pocono or Moscow. The subject has good access to Routes 507 and Interstates 380 and 80.

Market Conditions (including support for the above conclusions) Market activity and property values appears to be stable at the present time. Supply and demand appears to be an oversupply. The average time on the market for residences within the locally is 90 to 180 days. Average fixed rate mortgages are 4.50% to 7.00% with 0 points origination fee. Variable rate mortgages are available with a variety of rates.

SITE

Dimensions Multi-Sided Irregular (As Per Deed)   Area .64 Acre-Avg   Shape Irregular - Typical   View Avg.-Res-Wood

Specific Zoning Classification Residential   Zoning Description Residential by Covanants

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 highest and best use of the subject property is its current use.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☐	☒ Well	Street Dirt	☐	☒
Gas	☐	☒ Oil	Sanitary Sewer	☐	☒ Septic	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No   FEMA Flood Zone X   FEMA Map # 4218860010A   FEMA Map Date 11/4/1988

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe It is typical to have private utilities in areas outside boroughs in Monroe County. Private water wells and septic systems are typical for the area.

Is the site size, shape and topography generally conforming and acceptable in the market area? ☒ Yes ☐ No If No, explain The topography of the property is rolling. The majority of the land has been cleared of wooded areas and is rough grade.

Is there adequate vehicular access to the subject property? ☒ Yes ☐ No If No, describe There is a driveway leading to the improvement. See photos.

Is the street properly maintained? ☒ Yes ☐ No If No, describe The street is a dirt road maintained by the HOA. This is typical for the area and does not have an adverse impact on marketability. The road is maintained year round.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe No adverse easements observed by the appraiser. There are no adverse environmental conditions for the subject.

HUD DATA PLATE

The HUD Data Plate/Compliance Certificate is located on the interior of the subject and contains, among other things, the manufacturer's name, trade/model name, year manufactured and serial number. The HUD Certification Label is located on the exterior of each section of the home.

Is the HUD Data Plate/Compliance Certificate attached to the dwelling? ☐ Yes ☒ No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. The Compliance Certificate is not attached to the dwelling.

Is a HUD Certification Label attached to the exterior of each section of the dwelling? ☐ Yes ☒ No If No, provide the data source(s) for the HUD Certification Label #'s The HUD Certification Label was not visable in the corners of the exterior of the improvement. The improvement does have an addition. The labels may have been sided over when the addition was constructed.

Manufacturer's Serial #(s)/VIN #(s) Unavailable

HUD Certification Label #(s) Unknown

Manufacturer's Name Unavailable   Trade/Model Unavailable   Date of Manufacture 1973

Do the Wind, Roof Load, and Thermal Zones meet the minimum HUD requirements for the location of the subject property? ☒ Yes ☐ No If No, explain Unknown

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File # ▮▮▮▮▮

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
# of Units ☒ One ☒ Additions	☐ Poured Concrete ☐ Concrete Runners	Skirting	ConcreteBlock/Avg	Floors	Tiale,Carp/Avg
# of Stories ☒ 1 ☐ 2 ☐ Other	☐ Block & Pier ☐ Other-att. description	Exterior Walls	Aluminum/Avg	Walls	Drywall,Panel/Fair
Design (Style) 1 Sty D-Wide	☐ Full Basement ☒ Partial Basement	Roof Surface	Asp. Shingles/Avg	Trim/Finish	PtdWood/Avg
# of Sections ☐ 1 ☒ 2 ☐ 3	Basement Area 552 sq.ft.	Gutters & Downspouts	Aluminum/Avg	Bath Floor	Tile/Avg
☐ Other	Basement Finish 0% %	Window Type	Double Hung/Avg	Bath Wainscot	Tile/Avg
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	☒ Outside Entry/Exit ☐ Sump Pump	Storm Sash/Insulated	Thermal Insulated/Av	Car Storage ☐ None	
☒ Existing ☐ Proposed ☐ Under Const.	Evidence of ☐ Infestation None Evide	Screens	Screens/Avg.	☒ Driveway # of Cars	1
Year Built 1973 Effective Age (Yrs) 33	☐ Dampness ☐ Settlement	Doors	Hollow core wood	Driveway Surface	Dirt/Typ
Attic ☐ None	Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities ☐ Woodstove(s) #		☐ Garage # of Cars	
☐ Drop Stair ☐ Stairs	☐ Other Fuel Oil	☐ Fireplace(s) # ☐ Fence		☐ Carport # of Cars	
☐ Floor ☒ Scuttle	Cooling ☐ Central Air Conditioning	☒ Patio/Deck Deck ☐ Porch		☐ Attached ☐ Detached	
☐ Finished ☐ Heated	☐ Individual ☐ Other	☐ Pool ☐ Other		☐ Built-in	

Appliances ☐ Refrigerator ☐ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe) No Garage

Finished area **above** grade contains: 6 Rooms 3 Bedrooms 1 Bath(s) 1,650 Square Feet of Gross Living Area Above Grade

Describe any additions or modifications (decks, rooms, remodeling, etc.) There is a 22' X 22' addition to the subject improvement which consists of a bedroo, closet, and hallway. There is also a front deck.

Installer's Name Unavailable   Date Installed Unavailable   Model Year 1973

Is the manufactured home attached to a permanent foundation system? ☒ Yes ☐ No If No, describe the foundation sytem and the manner of attachment.
The manufactured home is permantly attached to a foundation.

Have the towing hitch, wheels, and axles been removed? ☒ Yes ☐ No If No, explain The towing hitch has been removed.

Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? ☒ Yes ☐ No If No, explain The improvement is attached to private utilities. This is typical for all properties within the immediate neighborhood. This is typcial for the area and does not have an adverse impact on marketability.

Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? ☒ Yes ☐ No If No, explain The improvement does appear to be functional based on an exterior inspection. The interior room dimentions are unknown. The interior room counts are from the Monroe County Assessment records.

Additional features (special energy efficient items, non-realty items, etc.) Oil forced air heating.

The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide®, Marshall & Swift Residential Cost Handbook®, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.

Quality ☐ Poor ☐ Fair ☒ Average ☐ Good ☐ Excellent Identify source of quality rating Marshall & Swift

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). See attached addenda.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☒ Yes ☐ No If Yes, describe
See attached addenda.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe
The property does conform to the neighborhood. The current use of the subject property conforms to the neighborhood. There are other manufactured homes within the immediate area.

IMPROVEMENTS

COST APPROACH

Manufactured Home Appraisal Report

There are	comparable properties currently offered for sale in the subject neighborhood ranging in price from	
There are	comparable sales in the subject neighborhood within the past twelve months ranging in sale price from	

FEATURE	SUBJECT	
Address	16 Campfire Lane	
	Gouldsboro, PA 18424-8713	
Proximity to Subject		
Sale Price	$ N/A	
Sale Price/Gross Liv. Area	$ sq.ft.	
Manufactured Home		
Data Source(s)		
Verification Source(s)		
VALUE ADJUSTMENTS	DESCRIPTION	
Sales or Financing		
Concessions		
Date of Sale/Time		
Location	Rur.-Avg.	
Leasehold/Fee Simple	Fee Simple	
Site	.64 Acre-Avg	
View	Avg.-Res-Wood	
Design (Style)	1 Sty D-Wide	
Quality of Construction	Average	
Actual Age	1973	
Condition	Average, 33-E	
Above Grade	Total Bdrms. Baths	
Room Count	6 3 1	
Gross Living Area	1,650 sq.ft.	
Basement & Finished	552 Sq.Ft.	
Rooms Below Grade	0% Finished	
Functional Utility	Average	
Heating/Cooling	Oil/Avg	
Energy Efficient Items	Normal	
Garage/Carport	None	
Porch/Patio/Deck	Deck	
Extras	None	
Utilities	Well/Septic	
Extras/Upgrades	Average	
Net Adjustment (Total)		
Adjusted Sale Price		
of Comparables		

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain   A three year history of the subject and a one year history of the subject have been researchced.

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)   Monroe County Courthouse Records
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)   Monroe County Courthouse Records, Local MLS
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 4).

ITEM	SUBJECT	
Date of Prior Sale/Transfer	09/17/2008	
Price of Prior Sale/Transfer	90,000	
Data Source(s)	MLS, Insp.,Ct. HSe.Recs	
Effective Date of Data Source(s)	07/07/2011	

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