

SUPERIOR APPRAISAL SERVICES, INC.



APPRAISAL OF REAL PROPERTY

LOCATED AT:

URAR/XACTIMATE SAMPLE
Lots 6, Block 8, Irenca Sub, PB 119-77
Miami, FI 33175-7120

FOR:

Bank Of America
9000 Southside Blvd., #600
Jacksonville, FI 32256

AS OF:

03/22/2007

BY:

Chris Carpenter, St.Cert.Res.REA.
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Summary Appraisal Report

Uniform Residential Appraisal Report

File # Sample

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 URAR/XACTIMATE SAMPLE City Miami State FL Zip Code 33175-7120
 Borrower Sample Owner of Public Record Sample County Miami-Dade
 Legal Description Lots 6, Block 8, Irenca Sub, PB 119-77
 Assessor's Parcel # 30-4914-021-XXXX Tax Year 2006 R.E. Taxes \$ 5,203.26
 Neighborhood Name Miami Map Reference 54-39-10 Census Tract 0101.47
 Occupant Owner Tenant Vacant Special Assessments \$ None Noted PUD HOA \$ per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) REO Property
 Lender/Client Bank Of America Address 9000 Southside Blvd., #600, Jacksonville, FL 32256
 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). Multiple Listing Service. The subject was listed on the market 06/25/2006 with an Asking Price of \$450,000. Listing expired 12/30/2006.

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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 checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	100	%
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit		%
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	400	Low	0	Multi-Family	%
Neighborhood Boundaries The neighborhood boundaries are: to the North, by SW 8th Street, South by SW 40th Street, East by The Florida Turnpike and West by SW 147th Avenue.						1,200	High	40	Commercial	%
Neighborhood Description The subject is situated in an area comprised of single family homes. Most of the homes have been well maintained.						500	Pred.	15	Other	%
Tamiami Trail is located a few blocks North of the subject and provides access to neighborhood shopping, places of employment and access to public transportation. Access to the Florida Turnpike is within two miles East.										
Market Conditions (including support for the above conclusions) Market conditions are stable. Availability of financing is good mostly consisting of Conventional, FHA, VA and Private Mortgages. Property Values have been steadily increasing over the past 5 years driven by lower interest rates.										

SITE

Dimensions 50 x 100 Area 5,000 Sq.Ft. Shape Rectangular View Residential
 Specific Zoning Classification RU-1 Zoning Description Single Family
 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

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

 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone AH FEMA Map # 12025C0165J FEMA Map Date 3/2/1994
 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
 N/A

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Reinforced Concrete	Floors	C-Tile/Poor
# of Stories One	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	CBS	Walls	Drywall/Poor
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Asphalt Shingle	Trim/Finish	Wood/Average
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	None	Bath Floor	C-Tile/Avg.
Design (Style) Zero Lot	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Single Hung	Bath Wainscot	C-Tile/Avg.
Year Built 1983	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 15	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes	<input checked="" type="checkbox"/> Driveway	# of Cars 2 Car
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) #	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Electric	<input type="checkbox"/> Fireplace(s) #	<input checked="" type="checkbox"/> Fence	Garage	# of Cars
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,306 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). Pool/Patio/Spa, Fence, Covered Entry, Security Bars
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject property has been vandalized and is in need of repair. There were several holes noted in the walls and ceilings. The ceramic tile floor has some cracked tiles and the mirrored wall in the living room has been cracked. Some of the kitchen cabinet doors have been broken and the electrical meter box has been tampered with. Please refer to XACTIMATE report for a list of repairs and the estimate to repair.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

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There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 325,000 to \$ 390,000 .

There are 10 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 370,000 to \$ 425,000 .

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	URAR/XACTIMATE SAMPLE Miami, FI 33175-7120	1019 SW 137 Place Miami, FI 33175			1151 SW 142 Place Miami, FI 33175			13854 SW 22 Street Miami, FI 33175		
Proximity to Subject		1.1 miles SW			1.1 miles SW			1.1 miles SW		
Sale Price	\$	\$ 385,000			\$ 395,000			\$ 425,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 288.61 sq.ft.			\$ 251.75 sq.ft.			\$ 323.19 sq.ft.		
Data Source(s)		REAP III, Tax Records			REAP III, Tax Records			REAP III, Tax Records		
Verification Source(s)		ORB 24993-3329			ORB 25344-1603			MLS #D1143254		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		Conventional		Conventional		Conventional		Conventional		
		\$77,000		\$316,000		\$106,000		\$106,000		
Date of Sale/Time		09/2006		02/2007		10/2006				
Location	Average			Average		Average				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	5,000 Sq.Ft.	4,500 SqFt.		4,769 SqFt.		5,250 SqFt.				
View	Residential	Residential		Residential		Residential				
Design (Style)	Zero Lot	Zero Lot		Zero Lot		Zero Lot				
Quality of Construction	Average	Average		Average		Average				
Actual Age	24 Yrs	20 Yrs		18 Yrs		23 Yrs				
Condition	Average (-)	Average/Good	-15,000	Average	-10,000	Good	-30,000			
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
	6 3 2	6 3 2		6 3 2		6 3 2				
Gross Living Area	1,306 sq.ft.	1,334 sq.ft.	0	1,569 sq.ft.	-11,800	1,315 sq.ft.	0			
Basement & Finished Rooms Below Grade	None	None		None		None				
	Noted	Noted		Noted		Noted				
Functional Utility	Adequate	Adequate		Adequate		Adequate				
Heating/Cooling	Central AC	Central AC		Central AC		Central AC				
Energy Efficient Items	Standard	Standard		Standard		Standard				
Garage/Carport	Open Parking	Open Parking		Open Parking		Open Parking				
Porch/Patio/Deck	C-Entry/C-Patio	Similar		Similar		Similar				
Features	Pool/Patio/Spa	Patio	+12,500	Patio	+12,500	Pool/Patio/Spa				
Features	Steel Gate	Similar		Similar		Similar				
Kitchen	Std. Kitchen	Std. Kitchen		Std. Kitchen		Updt. Kitchen	-10,000			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -2,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,300	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -40,000			
Adjusted Sale Price of Comparables		Net Adj. 0.6 %		Net Adj. 2.4 %		Net Adj. 9.4 %				
		Gross Adj. 7.1 %	\$ 382,500	Gross Adj. 8.7 %	\$ 385,700	Gross Adj. 9.4 %	\$ 385,000			

SALES COMPARISON APPROACH

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) REAP III

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) REAP III

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	09/2005	06/2006		03/2005		06/2004	
Price of Prior Sale/Transfer	\$385,000	\$100/Deed Transfer		\$265,000		\$260,000	
Data Source(s)	Public Record/REAP III	Public Record/REAP III		Public Record/REAP III		Public Record/REAP III	
Effective Date of Data Source(s)	Effective Date Of Appraisal	Effective Date Of Appraisal		Effective Date Of Appraisal		Effective Date Of Appraisal	

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has a prior sale within three years of the effective date of the appraisal as indicated above. It appears to be an arms length transaction at market.

Summary of Sales Comparison Approach The sales used were the most current and best available at the time of inspection. Comparables one and two are similar size three bedroom homes from within the immediate area of the subject. Comparable three is a similar size three bedroom home with a pool and spa. It was in superior condition at the time of sale having been updated. All three sales were adjusted due to the subjects condition in need of repairs.

Indicated Value by Sales Comparison Approach \$ 383,000

Indicated Value by: Sales Comparison Approach \$ 383,000 Cost Approach (if developed) \$ N/A Income Approach (if developed) \$

The final value estimate is primarily based on conclusions reached in the Sales Comparison Analysis which reflects the actions of buyers and sellers in the market place.

RECONCILIATION

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: AS IS Value: \$383,000,

As Repaired Value: \$393,000, Quick Sale: \$344,700

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 \$ 383,000 , as of 03/22/2007 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # Sample

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 the 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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File # Sample

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 St.Certified Residential Appraiser

Signature 
Name Chris Carpenter, St.Cert.Res.REA.
Company Name Superior Appraisal Services, Inc.
Company Address 14985 SW 108 Terrace, Miami, Fl 33196

Telephone Number (305) 382-3399
Email Address cc@superappraisal.com
Date of Signature and Report 03/26/2007
Effective Date of Appraisal 03/22/2007
State Certification # RD 441
or State License # _____
or Other (describe) _____ State # _____
State Fl
Expiration Date of Certification or License 11/30/2008

ADDRESS OF PROPERTY APPRAISED
URAR/XACTIMATE SAMPLE
Miami, Fl 33175-7120

APPRAISED VALUE OF SUBJECT PROPERTY \$ 383,000

LENDER/CLIENT
Name _____
Company Name Bank Of America
Company Address 9000 Southside Blvd., #600, Jacksonville, Fl 32256
Email Address _____

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

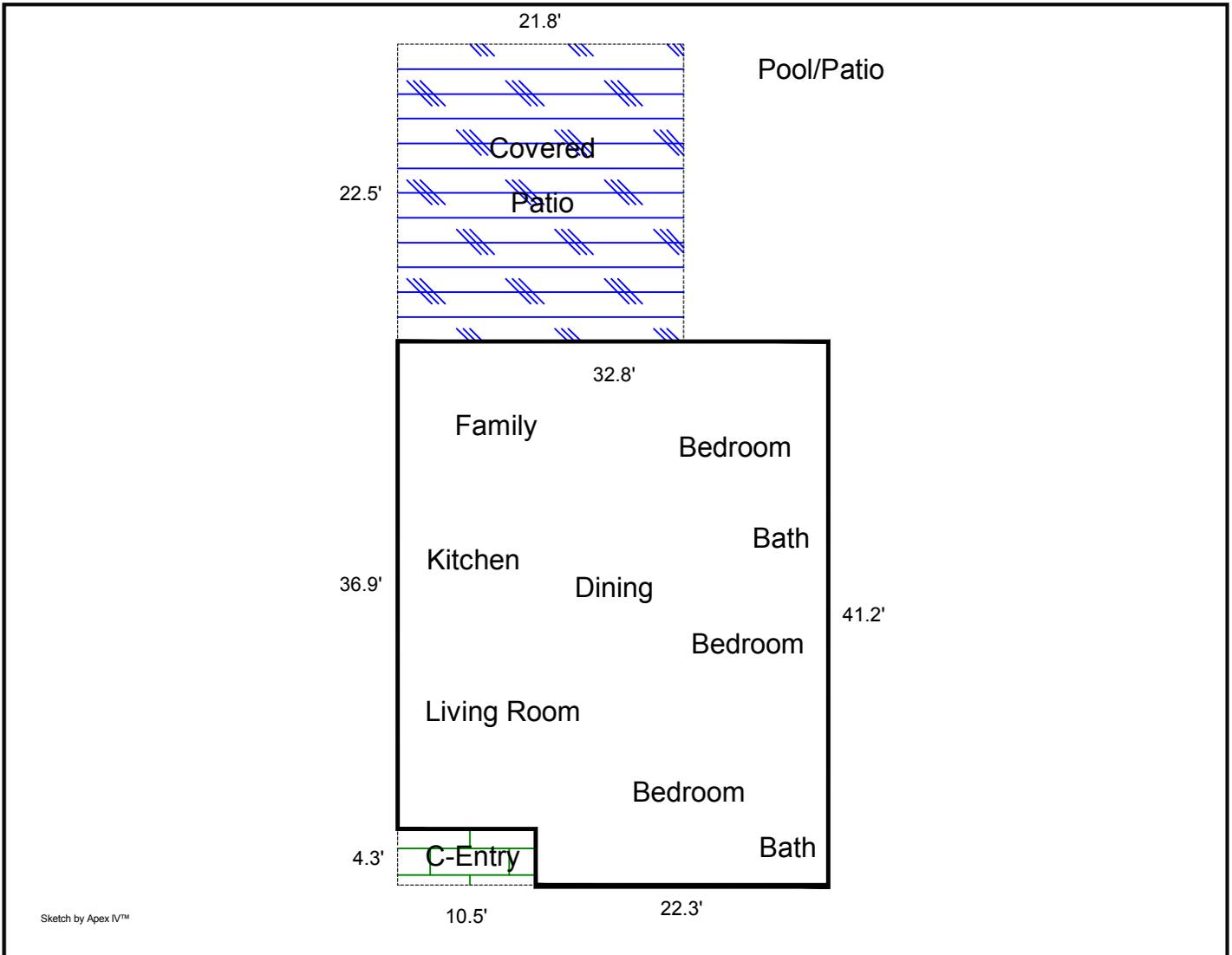
- Did not inspect subject property
 Did inspect exterior of subject property from street
Date of Inspection _____
 Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

Building Sketch

Borrower/Client	Sample						
Property Address	URAR/XACTIMATE SAMPLE						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33175-7120
Lender	Bank Of America						

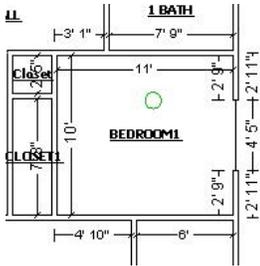


Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Main Living	1306.2	1306.2
P/P	Covered Entry	45.2	
	Covered Patio	490.5	535.6
Net LIVABLE Area		(Rounded)	1306

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Main Living			
32.8	x	36.9	1210.3
4.3	x	22.3	95.9
2 Items			(Rounded)
			1306

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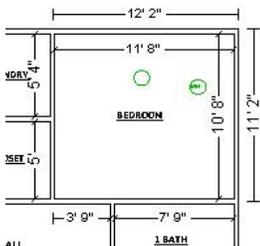


Room: BEDROOM1

Ceiling Height: 8'

336.01 SF Walls	110.00 SF Ceiling
446.01 SF Walls & Ceiling	110.00 SF Floor
12.22 SY Flooring	42.00 LF Floor Perimeter
42.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Heat/AC register - Detach & reset	1.00 EA	8.29	8.29	0.00	8.29
RegROUT tile floor	110.00 SF	2.33	256.30	0.00	256.30
Mask the walls and ceiling per square foot - plastic and tape	446.01 SF	0.12	53.52	0.00	53.52
Remove 1/2" drywall - hung, taped, floated, ready for paint	16.00 SF	0.35	5.60	0.00	5.60
1/2" drywall - hung, taped, floated, ready for paint	16.00 SF	2.03	32.48	0.00	32.48
Remove 5/8" drywall - hung, taped, floated, ready for paint	110.00 SF	0.35	38.50	0.00	38.50
5/8" drywall - hung, taped, floated, ready for paint	110.00 SF	2.10	231.00	0.00	231.00
Seal then paint the walls and ceiling (2 coats)	446.01 SF	0.57	254.23	0.00	254.23
Remove Acoustic ceiling (popcorn) texture	110.00 SF	0.39	42.90	0.00	42.90
Acoustic ceiling (popcorn) texture	110.00 SF	0.97	106.70	0.00	106.70
Room Totals: BEDROOM1			1,029.52	0.00	1,029.52



Room: BEDROOM

Ceiling Height: 8'

357.34 SF Walls	124.44 SF Ceiling
481.78 SF Walls & Ceiling	124.44 SF Floor
13.83 SY Flooring	44.67 LF Floor Perimeter
44.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Heat/AC register - Detach & reset	1.00 EA	8.29	8.29	0.00	8.29
Mask the walls and ceiling per square foot - plastic and tape	481.78 SF	0.12	57.81	0.00	57.81
Ceramic tile - Minimum charge	1.00 EA	385.00	385.00	0.00	385.00

CONTINUED - BEDROOM

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Seal then paint the walls and ceiling (2 coats)	481.78 SF	0.57	274.61	0.00	274.61
Remove Acoustic ceiling (popcorn) texture	124.44 SF	0.39	48.53	0.00	48.53
Acoustic ceiling (popcorn) texture	124.44 SF	0.97	120.71	0.00	120.71
Remove 5/8" drywall - hung, taped, floated, ready for paint	124.44 SF	0.35	43.55	0.00	43.55
5/8" drywall - hung, taped, floated, ready for paint	124.44 SF	2.10	261.32	0.00	261.32
Room Totals: BEDROOM			1,199.82	0.00	1,199.82



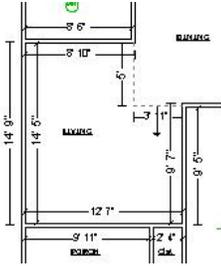
Room: LAUNDRY

Ceiling Height: 8'

167.19 SF Walls	27.11 SF Ceiling
194.30 SF Walls & Ceiling	27.11 SF Floor
3.01 SY Flooring	20.90 LF Floor Perimeter
20.90 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
RegROUT tile floor	27.11 SF	2.33	63.17	0.00	63.17
Room Totals: LAUNDRY			63.17	0.00	63.17

Superior Appraisal Services, Inc.



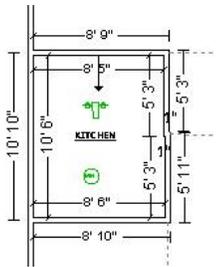
Room: LIVING

Ceiling Height: Sloped

415.21 SF Walls	161.59 SF Ceiling
576.80 SF Walls & Ceiling	161.83 SF Floor
17.98 SY Flooring	45.42 LF Floor Perimeter
54.57 LF Ceil. Perimeter	

- Missing Wall:** 1 - 3'11" X 8'0" Opens into DININ G Goes to Floor/Ceiling
- Missing Wall:** 1 - 5'0" X 8'0" Opens into DININ G Goes to Floor/Ceiling

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Mask the walls and ceiling per square foot - plastic and tape	576.80 SF	0.12	69.22	0.00	69.22
R&R Tile floor covering - Standard grade	161.83 SF	8.31	1,344.81	0.00	1,344.81
Seal then paint the walls (2 coats)	415.21 SF	0.57	236.67	0.00	236.67
Remove Mirror - 1/4" plate glass	84.00 SF	0.24	20.16	0.00	20.16
Mirror - 1/4" plate glass	84.00 SF	7.64	641.76	0.00	641.76
Room Totals: LIVING			2,312.62	0.00	2,312.62



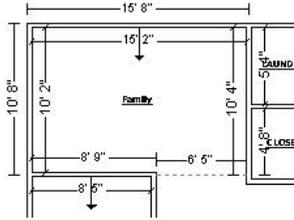
Room: KITCHEN

Ceiling Height: Sloped

357.71 SF Walls	89.09 SF Ceiling
446.79 SF Walls & Ceiling	88.81 SF Floor
9.87 SY Flooring	38.00 LF Floor Perimeter
38.06 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
RegROUT tile floor	88.81 SF	2.33	206.93	0.00	206.93
Mask the walls per square foot - plastic and tape	357.71 SF	0.12	42.93	0.00	42.93
Seal then paint the walls (2 coats)	357.71 SF	0.57	203.89	0.00	203.89
Remove Sink faucet - Kitchen - Standard grade	1.00 EA	16.07	16.07	0.00	16.07
Sink faucet - Kitchen - Standard grade	1.00 EA	92.02	92.02	0.00	92.02
Cabinetry repair - Minimum charge	1.00 EA	160.00	160.00	0.00	160.00
Room Totals: KITCHEN			721.84	0.00	721.84

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Room: Family

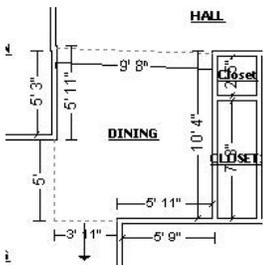
Ceiling Height: Sloped

380.80 SF Walls	154.94 SF Ceiling
535.74 SF Walls & Ceiling	155.27 SF Floor
17.25 SY Flooring	44.42 LF Floor Perimeter
50.93 LF Ceil. Perimeter	

Missing Wall: 1 - 6'5" X 8'0" Opens into HALL Goes to Floor/Ceiling

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
RegROUT tile floor	155.27 SF	2.33	361.78	0.00	361.78
Mask the walls and ceiling per square foot - plastic and tape	529.26 SF	0.12	63.51	0.00	63.51
Seal then paint the walls (2 coats)	374.32 SF	0.57	213.36	0.00	213.36
Paint acoustic ceiling (popcorn) texture - 1 coat	154.94 SF	0.39	60.43	0.00	60.43
Remove 5/8" drywall - hung, taped, floated, ready for paint	16.00 SF	0.35	5.60	0.00	5.60
5/8" drywall - hung, taped, floated, ready for paint	16.00 SF	2.10	33.60	0.00	33.60
Remove Acoustic ceiling (popcorn) texture	16.00 SF	0.39	6.24	0.00	6.24
Acoustic ceiling (popcorn) texture	16.00 SF	0.97	15.52	0.00	15.52
R&R French door - Exterior - metal - insulated - pre-hung unit	1.00 EA	697.54	697.54	0.00	697.54

Room Totals: Family 1,457.58 0.00 1,457.58



Room: DINING

Ceiling Height: 8'

177.02 SF Walls	101.60 SF Ceiling
278.62 SF Walls & Ceiling	101.60 SF Floor
11.29 SY Flooring	22.13 LF Floor Perimeter
22.13 LF Ceil. Perimeter	

Missing Wall: 1 - 9'8" X 8'0" Opens into HALL Goes to Floor/Ceiling

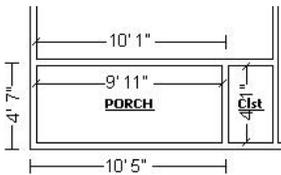
Missing Wall: 1 - 3'11" X 8'0" Opens into LIVIN G Goes to Floor/Ceiling

Missing Wall: 1 - 5'0" X 8'0" Opens into LIVIN G Goes to Floor/Ceiling

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
RegROUT tile floor	101.60 SF	2.33	236.73	0.00	236.73

CONTINUED - DINING

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Mask the walls and ceiling per square foot - plastic and tape	274.55 SF	0.12	32.95	0.00	32.95
Seal then paint the walls (2 coats)	172.94 SF	0.57	98.58	0.00	98.58
Room Totals: DINING			368.26	0.00	368.26

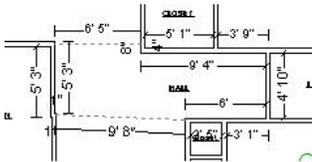


Room: PORCH

Ceiling Height: 8'

224.01 SF Walls	40.49 SF Ceiling
264.50 SF Walls & Ceiling	40.49 SF Floor
4.50 SY Flooring	28.00 LF Floor Perimeter
28.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
RegROUT tile floor	40.49 SF	2.33	94.34	0.00	94.34
Room Totals: PORCH			94.34	0.00	94.34



Room: HALL

Ceiling Height: 8'

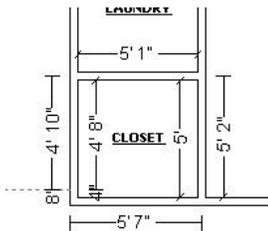
209.64 SF Walls	80.12 SF Ceiling
289.76 SF Walls & Ceiling	80.12 SF Floor
8.90 SY Flooring	26.20 LF Floor Perimeter
26.20 LF Ceil. Perimeter	

- Missing Wall: 1 - 9'8" X 8'0"** Opens into DINING Goes to Floor/Ceiling
- Missing Wall: 1 - 6'5" X 8'0"** Opens into Family Goes to Floor/Ceiling

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
RegROUT tile floor	80.12 SF	2.33	186.68	0.00	186.68
Mask the walls and ceiling per square foot - plastic and tape	283.27 SF	0.12	33.99	0.00	33.99

CONTINUED - HALL

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Seal then paint part of the walls (2 coats)	44.67 SF	0.57	25.46	0.00	25.46
Room Totals: HALL			246.13	0.00	246.13

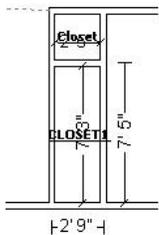


Room: CLOSET

Ceiling Height: 8'

160.83 SF Walls	25.25 SF Ceiling
186.08 SF Walls & Ceiling	25.25 SF Floor
2.81 SY Flooring	20.10 LF Floor Perimeter
20.10 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Mask the walls and ceiling per square foot - plastic and tape	186.08 SF	0.12	22.33	0.00	22.33
Seal then paint the walls (2 coats)	160.83 SF	0.57	91.67	0.00	91.67
Room Totals: CLOSET			114.00	0.00	114.00



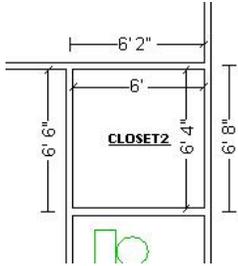
Room: CLOSET1

Ceiling Height: 8'

154.67 SF Walls	17.52 SF Ceiling
172.19 SF Walls & Ceiling	17.52 SF Floor
1.95 SY Flooring	19.33 LF Floor Perimeter
19.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
RegROUT tile floor	17.52 SF	2.33	40.82	0.00	40.82
Mask the walls and ceiling per square foot - plastic and tape	172.19 SF	0.12	20.66	0.00	20.66
Room Totals: CLOSET1			61.48	0.00	61.48

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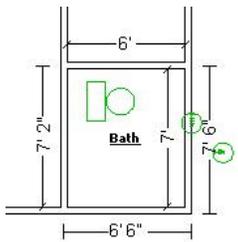


Room: CLOSET2

Ceiling Height: 8'

197.33 SF Walls	38.00 SF Ceiling
235.33 SF Walls & Ceiling	38.00 SF Floor
4.22 SY Flooring	24.67 LF Floor Perimeter
24.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Seal then paint the walls (2 coats)	197.33 SF	0.57	112.48	0.00	112.48
Mask the walls and ceiling per square foot - plastic and tape	235.33 SF	0.12	28.24	0.00	28.24
Room Totals: CLOSET2			140.72	0.00	140.72

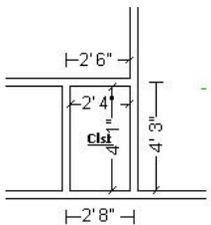


Room: Bath

Ceiling Height: 8'

208.00 SF Walls	42.00 SF Ceiling
250.00 SF Walls & Ceiling	42.00 SF Floor
4.67 SY Flooring	26.00 LF Floor Perimeter
26.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Seal then paint the walls (2 coats)	208.00 SF	0.57	118.56	0.00	118.56
Mask the walls and ceiling per square foot - plastic and tape	250.00 SF	0.12	30.00	0.00	30.00
Bidet - Detach & reset	1.00 EA	80.76	80.76	0.00	80.76
Room Totals: Bath			229.32	0.00	229.32



Room: Clst

Ceiling Height: 8'

102.67 SF Walls	9.53 SF Ceiling
112.19 SF Walls & Ceiling	9.53 SF Floor
1.06 SY Flooring	12.83 LF Floor Perimeter
12.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
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Superior Appraisal Services, Inc.

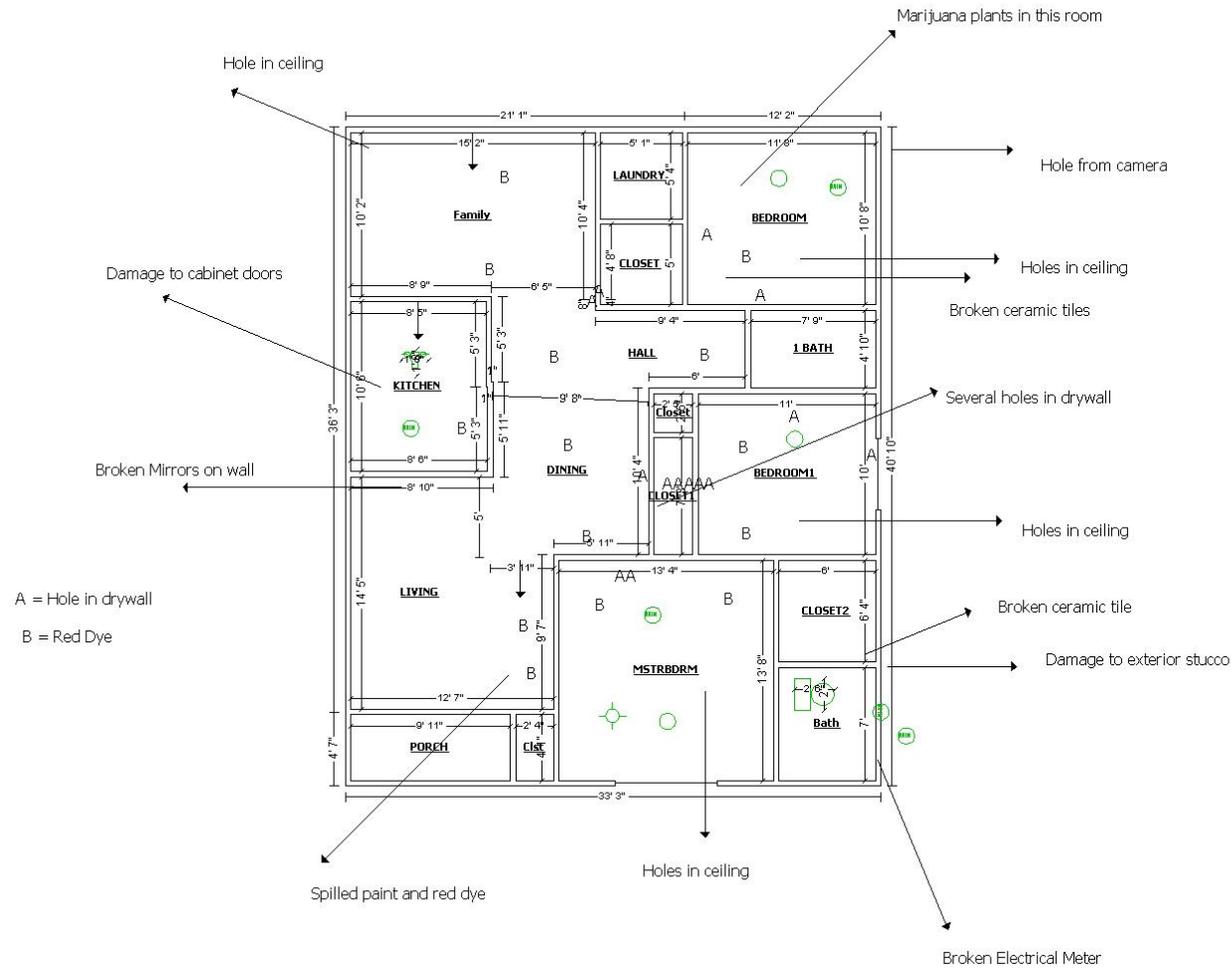
CONTINUED - Clst

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
Seal then paint the walls (2 coats)	102.67 SF	0.57	58.52	0.00	58.52
Mask the walls and ceiling per square foot - plastic and tape	112.19 SF	0.12	13.46	0.00	13.46
Room Totals: Clst			71.98	0.00	71.98
Area Items Total: Main Level			10,989.95	0.00	10,989.95
Line Item Totals: SAMPLE			10,989.95	0.00	10,989.95

Grand Total Areas:

4,152.60 SF Walls	1,247.21 SF Ceiling	5,399.81 SF Walls and Ceiling
1,247.50 SF Floor	138.61 SY Flooring	503.50 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	512.81 LF Ceil. Perimeter
1,247.50 Floor Area	1,357.72 Total Area	4,159.11 Interior Wall Area
1,218.82 Exterior Wall Area	148.17 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Main Level



Main Level

Subject Photo Page

Borrower/Client	Sample						
Property Address	URAR/XACTIMATE SAMPLE						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33175-7120
Lender	Bank Of America						

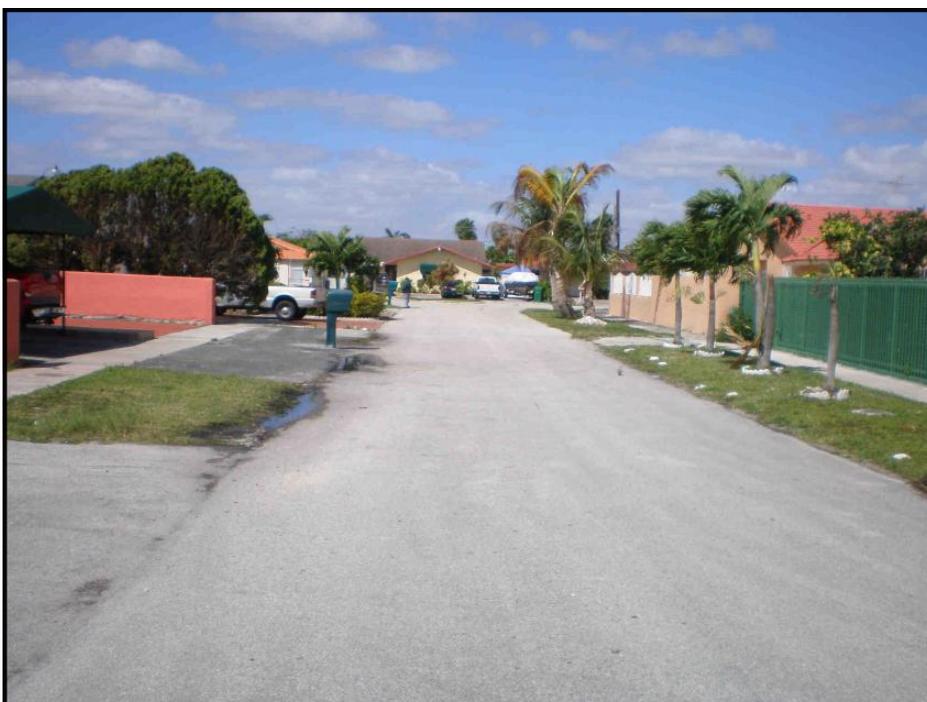


Subject Front

URAR/XACTIMATE SAMPLE
Sales Price
Gross Living Area 1,306
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2
Location Average
View Residential
Site 5,000 Sq.Ft.
Quality Average
Age 24 Yrs



Subject Rear



Subject Street

Subject Interior Photo Page

Borrower/Client	Sample						
Property Address	URAR/XACTIMATE SAMPLE						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33175-7120
Lender	Bank Of America						



Living Room

URAR/XACTIMATE SAMPLE
Sales Price
Gross Living Area 1,306
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2
Location Average
View Residential
Site 5,000 Sq.Ft.
Quality Average
Age 24 Yrs



Living Room Mirror Wall



Dining Room

Subject Interior Photo Page

Borrower/Client	Sample				
Property Address	URAR/XACTIMATE SAMPLE				
City	Miami	County	Miami-Dade	State	FL Zip Code 33175-7120
Lender	Bank Of America				

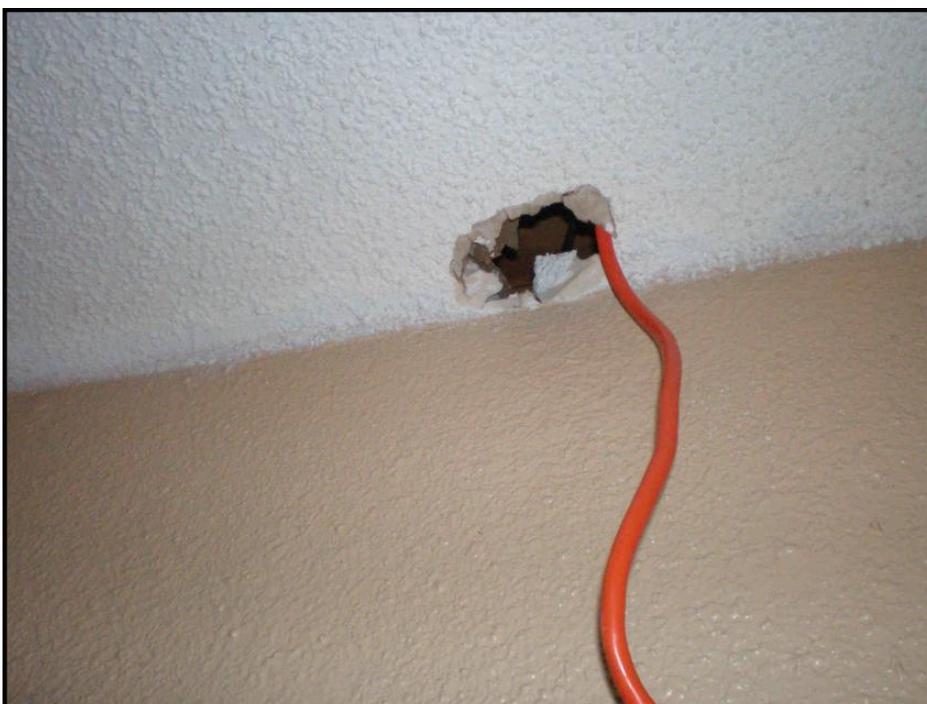


Family Room

URAR/XACTIMATE SAMPLE
Sales Price
Gross Living Area 1,306
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2
Location Average
View Residential
Site 5,000 Sq.Ft.
Quality Average
Age 24 Yrs



Dining Room



Family Room Ceiling

Subject Interior Photo Page

Borrower/Client	Sample						
Property Address	URAR/XACTIMATE SAMPLE						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33175-7120
Lender	Bank Of America						

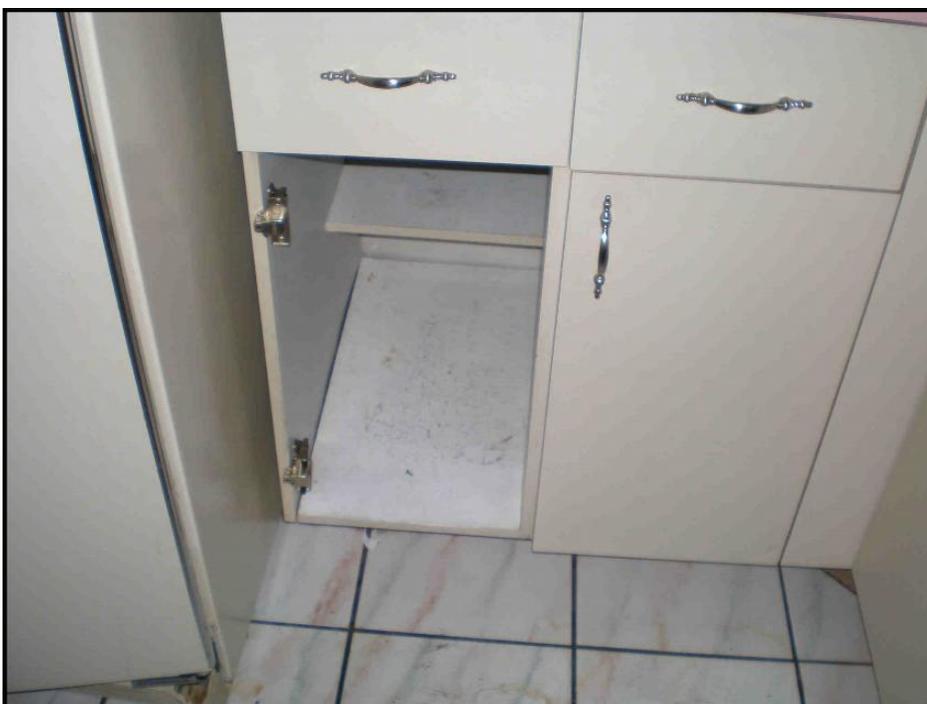


Kitchen Cabinet

URAR/XACTIMATE SAMPLE
Sales Price
Gross Living Area 1,306
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2
Location Average
View Residential
Site 5,000 Sq.Ft.
Quality Average
Age 24 Yrs



Kitchen Broken Door



Kitchen Door

Subject Interior Photo Page

Borrower/Client	Sample				
Property Address	URAR/XACTIMATE SAMPLE				
City	Miami	County	Miami-Dade	State	FL Zip Code 33175-7120
Lender	Bank Of America				



Kitchen Door

URAR/XACTIMATE SAMPLE
Sales Price
Gross Living Area 1,306
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2
Location Average
View Residential
Site 5,000 Sq.Ft.
Quality Average
Age 24 Yrs



Broken French Door



Bedroom Wall

Comparable Photo Page

Borrower/Client	Sample						
Property Address	URAR/XACTIMATE SAMPLE						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33175-7120
Lender	Bank Of America						



Comparable 1

1019 SW 137 Place
 Prox. to Subject 1.1 miles SW
 Sale Price 385,000
 Gross Living Area 1,334
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Average
 View Residential
 Site 4,500 SqFt.
 Quality Average
 Age 20 Yrs



Comparable 2

1151 SW 142 Place
 Prox. to Subject 1.1 miles SW
 Sale Price 395,000
 Gross Living Area 1,569
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Average
 View Residential
 Site 4,769 SqFt.
 Quality Average
 Age 18 Yrs



Comparable 3

13854 SW 22 Street
 Prox. to Subject 1.1 miles SW
 Sale Price 425,000
 Gross Living Area 1,315
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Average
 View Residential
 Site 5,250 SqFt.
 Quality Average
 Age 23 Yrs

Location Map

Borrower/Client	Sample				
Property Address	URAR/XACTIMATE SAMPLE				
City	Miami	County	Miami-Dade	State	FL
Lender	Bank Of America		Zip Code	33175-7120	

