

FLOORPLAN

Borrower:	File No.: mk0113faradaym
Property Address: 1520 Faraday Cr	Case No.:
City: Fort Collins	State: CO Zip:
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1031.0	1031.0
GLA2	Second Floor	901.4	901.4
BSMT	Basement	979.6	979.6
GAR	Garage	410.1	410.1
Net LIVABLE Area		(Rounded)	1932

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor			
	2.0 x	18.8	37.6
	8.9 x	27.2	242.1
	2.0 x	4.9	9.8
0.5 x	2.0 x	2.0	2.0
0.5 x	2.0 x	2.0	2.0
	2.3 x	27.2	62.6
	2.3 x	27.2	62.6
	24.3 x	25.2	612.4
Second Floor			
	17.0 x	41.0	697.0
	9.7 x	12.6	122.2
	3.3 x	24.9	82.2
11 Items		(Rounded)	1932

First Floor	GLA1		
	2.0 x	18.8 =	37.6
	8.9 x	27.2 =	242.1
	2.0 x	4.9 =	9.8
0.5 x	2.0 x	2.0 =	2.0
0.5 x	2.0 x	2.0 =	2.0
	2.3 x	27.2 =	62.6
	2.3 x	27.2 =	62.6
	24.3 x	25.2 =	612.4
Area total (Rounded) =			1031

Garage	GAR		
	20.2 x	20.3 =	410.1
Area total (Rounded) =			410

Second Floor	GLA2		
	17.0 x	41.0 =	697.0
	9.7 x	12.6 =	122.2
	3.3 x	24.9 =	82.2
Area total (Rounded) =			901

Basement	BSMT		
	13.5 x	27.2 =	367.2
	24.3 x	25.2 =	612.4
Area total (Rounded) =			980

January 3, 2013

The Group, Inc.

Agent: Wynn Washle
Office: Mulberry

File Number: mk0113faradaym

SCOPE OF WORK:

In accordance with your request, I have measured the following home and provided a sketch of the floor plan. Square footage is taken from outside measurements as per ANSI (American National Standards Institute) guidelines which are the guidelines to which HUD refers, with the exception of below grade finished areas. In this case we follow local custom which is to include the garden level in tri-levels in finished above grade square footage.

1520 Faraday Cr
Fort Collins, CO

Homes where outside measurements are inaccessible, inside measurements are used & an additional .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is at least 5' high. Rms that are not square or rectangular, measurements are taken from the longest points in most cases. Attached dwellings are measured from the centerline between units where appropriate. Condos are measured from interior walls. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

January 3, 2013

All totals are estimates based on exterior dimensions. It is not unusual for 2 different appraisers to arrive at slightly different totals.

Mary Kay Loner
Appraisal Dimensions
481-4541 (Cell) 866-332-0043 (Fax)

THANK YOU FOR YOUR BUSINESS