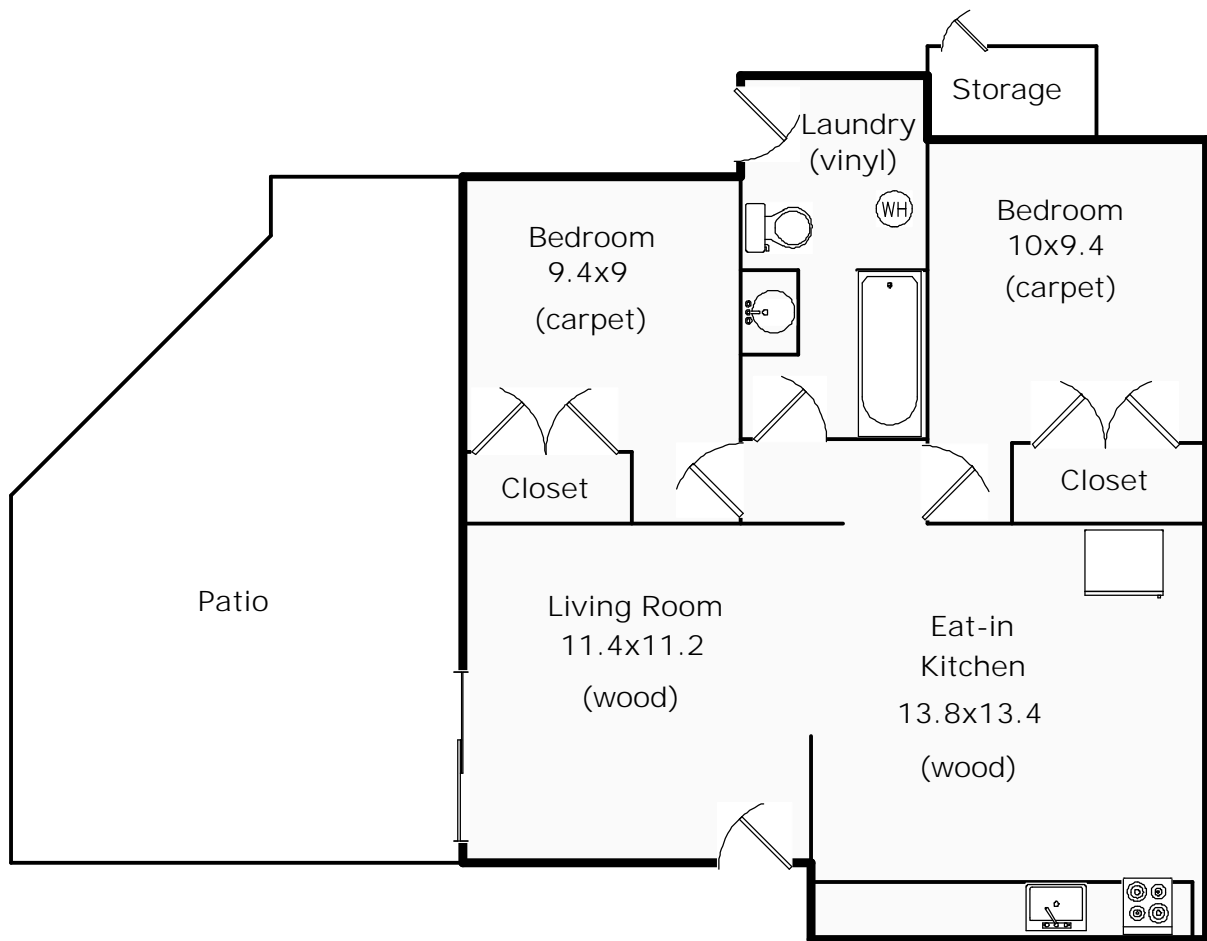


FLOORPLAN SKETCH

Borrower:	File No.: br0214elaurel	
Property Address: 820 E. Laurel St.	Case No.:	
City: Fort Collins	State: CO	Zip: 80524
Lender: Agent: Wynn Washle		

Total Sq Ft: 716
Total Finished Sq Ft: 716



First Floor
716.0 sf

Appraisal Dimensions, LLC
www.appraisaldimensions.com
Brittney Ouellette
Cathy Miles, Certified Res. Appraiser
02/15/2014
*Scope of Work is attached

FLOORPLAN SKETCH

Borrower:	File No.: br0214elaurel
Property Address: 820 E. Laurel St.	Case No.:
City: Fort Collins	State: CO
Lender: Agent: Wynn Washle	Zip: 80524

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	715.95	715.95
Net LIVABLE Area		(rounded)	716

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
2.3	x	6.6	15.18
1.3	x	16.5	21.45
26.4	x	24.3	641.52
14.0	x	2.7	37.80
4 Items			(rounded)
			716

First Floor	GLA1
0.5 x	24.3 x 0.0 = 0.00
0.5 x	0.0 x 2.7 = 0.00
	2.3 x 6.6 = 15.18
	1.3 x 16.5 = 21.45
	26.4 x 24.3 = 641.52
	14.0 x 2.7 = 37.80
Area total (rounded) = 716	

02/15/2014

Agent: Wynn Washle
wwashle@thegroupinc.com

File Number: br0214elaurel

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 garden levels in finished above grade square footage.

820 E. Laurel St.
Fort Collins, CO 80524

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 a 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. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

All totals are estimates based on outside dimensions. It is not unusual for 2 different appraisers to arrive at slightly different totals. Square footage calculations are approximate.

Brittney Ouellette
Appraisal Dimensions, LLC
970-481-4541

THANK YOU FOR YOUR BUSINESS