

**IN THE SUPREME COURT OF THE STATE OF NEVADA**

FEDERAL HOUSING FINANCE  
AGENCY, IN ITS CAPACITY AS  
CONSERVATOR FOR THE FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION

Petitioner,

vs.

THE EIGHTH JUDICIAL DISTRICT  
COURT OF THE STATE OF  
NEVADA, IN AND FOR THE  
COUNTY OF CLARK; AND THE  
HONORABLE NADIA KRALL,  
DISTRICT JUDGE,

Respondents,

and

WESTLAND LIBERTY VILLAGE,  
LLC, a Nevada Limited Liability  
Company; and WESTLAND VILLAGE  
SQUARE, LLC, a Nevada Limited  
Liability Company,

Real Parties in Interest.

Electronically Filed  
May 27 2021 01:02 p.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

Supreme Court Case No. 82666

Dist. Court Case No. A-20-819412-B

---

**REAL PARTIES IN INTEREST WESTLAND LIBERTY VILLAGE, LLC  
AND WESTLAND VILLAGE SQUARE LLC'S SUPPLEMENTAL  
APPENDIX IN SUPPORT OF THEIR ANSWER TO PETITIONER'S WRIT  
OF PROHIBITION [VOLUME III]**

---

J. Colby Williams, Esq. (#5549)  
Philip R. Erwin, Esq. (#11563)  
CAMPBELL & WILLIAMS  
710 South Seventh Street, Suite A  
Las Vegas, Nevada 89101  
Telephone: (702) 382-5222  
*Counsel for Respondents*<sup>1</sup>

---

<sup>1</sup> Additional counsel for Respondents identified below.

<b><u>TAB</u></b>	<b><u>VOLUME</u></b>	<b><u>DOCUMENT</u><sup>2</sup></b>	<b><u>DATE</u></b>	<b><u>PAGES</u></b>
16	9	Affidavit of Shimon Greenspan in Support of Counterclaimant's Motion for Temporary Restraining Order and Motion for Preliminary Injunction	September 18, 2020	SA01964 – SA01969
7	8	Affidavit of Yakoov Greenspan in Opposition to Application to Appoint Receiver and In Support of Defendant's Motion for Temporary Restraining Order and Motion for Preliminary Injunction	August 31, 2020	SA01633 – SA01641
1	1-6	Appendix of Exhibits to Verified Complaint	August 12, 2020	SA00001 – SA01277
13	9	Assumption Approval Letter for Liberty Village Apartments dated August 20, 2018 (Exhibit "J" to Motion for Preliminary Injunction)	September 1, 2020	SA01927 – SA01936
14	9	Assumption Approval Letter for Village Square Apartments dated August 22, 2018 (Exhibit "K" to Motion for Preliminary Injunction)	September 1, 2020	SA01937 – SA01946
11	9	Assumption Closing Statement for Liberty Village Apartments dated August 29, 2018 (Exhibit "H" to Motion for Preliminary Injunction)	September 1, 2020	SA01920 – SA01922
12	9	Assumption Closing Statement for Liberty Village Apartments dated August 29, 2018 (Exhibit "I" to Motion for Preliminary Injunction)	September 1, 2020	SA01923 - SA01926

---

<sup>2</sup> For brevity, Westland did not include the voluminous filings to which the identified exhibits were attached in its Supplemental Appendix, *see* NRAP 30(b), but will do so should the Court request it.

<b><u>TAB</u></b>	<b><u>VOLUME</u></b>	<b><u>DOCUMENT</u></b>	<b><u>DATE</u></b>	<b><u>PAGES</u></b>
9	8	CBRE Property Condition Assessment Report for Liberty Village Apartments dated August 8, 2017 (Exhibit “D” to Motion for Preliminary Injunction)	September 1, 2020	SA01650 – SA01762
10	9	CBRE Property Condition Assessment Report for Liberty Village Apartments dated August 8, 2017 (Exhibit “E” to Motion for Preliminary Injunction)	September 1, 2020	SA01763 – SA01919
22	11	Declaration of James Noakes In Support of Plaintiff’s Reply In Support of Motion to Strike Defendants’ Demand for Jury Trial	December 3, 2020	SA02097 – SA02127
27	13	Declaration of Nathan Kanute In Support of Plaintiff’s Opposition To Application On Order Shortening Time For Court To Hear Defendant’s Motion for (1) An Order of Immediate Plaintiff Compliance and (2) Accounting	May 5, 2021	SA02512- SA02528
18	10	Emails to Lenders Regarding Reserve Requests from Westland Liberty Village (Exhibit “5” to Reply In Support of Motion for Preliminary Injunction)	September 18, 2020	SA01975 – SA02019
20	10	Federal Housing Finance Agency’s Conservator Approval Process for Fannie Mae and Freddie Mac Business Decisions	September 27, 2012	SA02027 – SA02072
26	13	Grandbridge Real Estate Capital, LLC’s Opposition to Defendants’ Motion for (1) An Order for Immediate Plaintiff Compliance and (2) Accounting	May 5, 2021	SA02492- SA02511

<b><u>TAB</u></b>	<b><u>VOLUME</u></b>	<b><u>DOCUMENT</u></b>	<b><u>DATE</u></b>	<b><u>PAGES</u></b>
15	9	Lender's Counsel's Non-Waiver Letters dated February 19, 2020 (Exhibit "T" to Motion for Preliminary Injunction)	September 1, 2020	SA01947 – SA01963
19	10	Letter of John Benedict to Robert Olson, Esq.	November 6, 2020	SA02020 – SA02026
5	8	Letter of John Hofsaess dated December 23, 2019 (Exhibit "R" to Counterclaim)	August 31, 2020	SA01626 – SA01629
6	8	Letter of John Hofsaess dated January 6, 2020 (Exhibit "S" to Counterclaim)	August 31, 2020	SA01630 – SA01632
4	8	Letter of John Hofsaess dated November 13, 2019 (Exhibit "Q" to Counterclaim)	August 31, 2020	SA01620 – SA01625
25	13	Notice of Entry of Order Regarding Order Shortening Time For Court To Hear Defendants' Motion for (1) An Order For Immediate Plaintiff Compliance and (2) Accounting	April 29, 2021	SA02404- SA02491
8	8	Nuisance Notice dated April 4, 2017 from Las Vegas Metropolitan Police Department (Exhibit "A" to Motion for Preliminary Injunction)	September 1, 2020	SA01642 – SA01649
28	13	Opposition to Application On Order Shortening Time For Court To Hear Defendants' Motion for (1) Order for Immediate Plaintiff Compliance and (2) Accounting	May 5, 2021	SA02529- SA02578
2	6	Order Appointing Receiver (Exhibit "4" to Application for Receiver)	August 12, 2020	SA01278 – SA01296



<b><u>TAB</u></b>	<b><u>VOLUME</u></b>	<b><u>DOCUMENT</u></b>	<b><u>DATE</u></b>	<b><u>PAGES</u></b>
21	10	Oversight by Fannie Mae and Freddie Mac of Compliance with Forbearance Requirements Under the CARES Act and Implementing Guidance by Mortgage Servicers	July 27, 2020	SA02073 – SA02096
23	11	Property Condition Assessment for Liberty Village Apartments (4870 Nellis Oasis Lane, Las Vegas, Nevada 89115)	March 4-5, 2021	SA02128 – SA02269
24	12	Property Condition Assessment for Village Square Apartments (5025 Nellis Oasis Lane, Las Vegas, Nevada 89115)	March 4-5, 2021	SA02270- SA02403
17	9	Supplemental Affidavit of Yakoov Greenspan in Support of Counterclaimant’s Motion for Temporary Restraining Order and Motion for Preliminary Injunction	September 18, 2020	SA01970 – SA01974
3	6-7	Westland Strategic Improvement Plan for Liberty Village and Village Square dated November 27, 2019 (Exhibit “N” to Counterclaim)	August 31, 2020	SA01297 – SA01619

Respectfully submitted,

Dated: May 27, 2021

CAMPBELL & WILLIAMS

By /s/ J. Colby Williams

J. COLBY WILLIAMS, ESQ. (5549)

PHILIP R. ERWIN, ESQ. (11563)

JOHN BENEDICT, ESQ. (5581)

The Law Offices of John Benedict

JOHN W. HOFSAESS, ESQ. (pro hac vice)

Westland Real Estate Group

*Attorneys for Respondents*

## CERTIFICATE OF SERVICE

Pursuant to NRAP 25, I hereby certify that, in accordance therewith and on this 27th day of May 2021, I caused true and correct copies of the foregoing **REAL PARTIES IN INTEREST WESTLAND LIBERTY VILLAGE, LLC AND WESTLAND VILLAGE SQUARE LLC'S SUPPLEMENTAL APPENDIX IN SUPPORT OF THEIR ANSWER TO PETITIONER'S WRIT OF PROHIBITION [VOLUME III]** to be delivered to the following counsel and parties:

VIA ELECTRONIC AND U.S. MAIL:

Kelly H. Dove, Esq.  
Nathan G. Kanute, Esq.  
Bob L. Olson, Esq.  
Snell & Wilmer L.L.P.  
3883 Howard Hughes Parkway, Suite 110  
Las Vegas, Nevada 89169

Joseph G. Went, Esq.  
Lars K. Evensen, Esq.  
Sydney R. Gambee, Esq.  
Holland & Hart L.L.P.  
9555 Hillwood Drive, 2nd Floor  
Las Vegas, Nevada 89134

/s/ **John Y Chong**

An Employee of Campbell & Williams

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

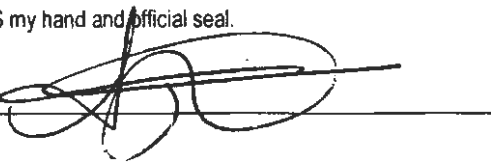
State of California            )  
  ) ss.  
County of Los Angeles        )

On August 20, 2018, before me, Andrea Arlene Augustine, Notary Public, personally appeared ELLEN WEINSTEIN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

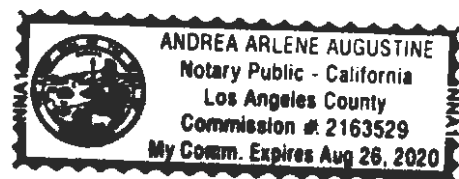
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(seal)



Andrea Arlene Augustine

NO. 2163529

Exp 8-26-20

**ORIGINAL GUARANTOR:**



**ELLEN WEINSTEIN**

Notice Address:

6482 South Canyon Crest Drive

Holladay, Utah 84121

STATE OF \_\_\_\_\_ )  
 ) ss.:  
COUNTY OF \_\_\_\_\_ )

This Agreement was acknowledged before me on \_\_\_\_\_, 2018, by **ELLEN WEINSTEIN**.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

(Seal)

My Commission Expires: \_\_\_\_\_

**[SIGNATURES CONTINUE ON NEXT PAGE]**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

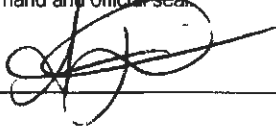
State of California           )  
  ) ss.  
County of Los Angeles       )

On August 20, 2018, before me, Andrea Arlene Augustine, Notary Public, personally appeared ELLEN WEINSTEIN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

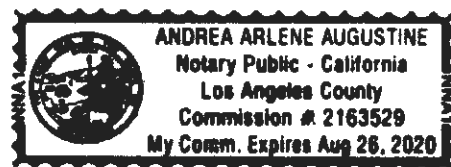
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(seal)



Andrea Arlene Augustine  
No. 2163529  
Exp 8-26-20

**TRANSFeree:**

**WESTLAND LIBERTY VILLAGE LLC, a**  
Nevada limited liability company

By: **ALEVY DESCENDANTS TRUST NUMBER 1, its**  
Manager

By: \_\_\_\_\_ (SEAL)  
Name: Yaakov Greenspan  
Title: Co-Trustee

*Yaakov Greenspan Co-Trustee*

The name, chief executive office and organizational identification number of  
Borrower (as Debtor under any applicable Uniform Commercial Code) are:

Debtor Name/Record Owner: **WESTLAND LIBERTY VILLAGE LLC, a**  
Nevada limited liability company

Debtor Chief Executive Office Address:

520 West Willow Street  
Long Beach, California 90806

Debtor Organizational ID Number: E0327822018-6

Notice Address:

520 West Willow Street  
Long Beach, California 90806

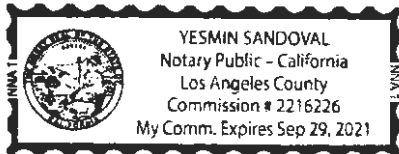
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

On August 27, 2018 before me, Yesmin Sandoval, Notary Public, personally appeared **YAAKOV GREENSPAN**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

*Signature of Notary Public*

[SIGNATURES CONTINUE ON NEXT PAGE]

*Yesmin Sandoval*  
*NO. 2216226*  
*Exp 9-24-21*

**NEW GUARANTOR:**

**ALEVY DESCENDANTS TRUST NUMBER 1**

By: \_\_\_\_\_ (SEAL)  
Name: Yakov Greenspan  
Title: Co-Trustee

Notice Address:  
520 West Willow Street  
Long Beach, California 90806

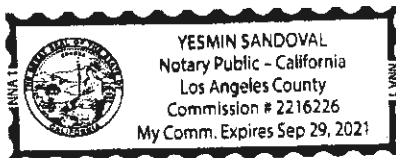
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

On August 27, 2018 before me, Yesmin Sandoval, Notary Public, personally appeared **YAAKOV GREENSPAN**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Signature of Notary Public

Yesmin Sandoval  
NO. 2216226  
EX 9-26-21  
[SIGNATURES CONTINUE ON NEXT PAGE]



**FANNIE MAE**


By: **SUNTRUST BANK**, a  
Georgia banking corporation, its  
Attorney-in-Fact

By:  (SEAL)  
Name: Jenna Treible  
Title: Senior Vice President

Notice Address:  
8245 Boone Boulevard, Suite 710  
Vienna, Virginia 22182

STATE OF NEW YORK                    )  
  ) ss.:  
COUNTY OF NEW YORK            )

This Agreement was acknowledged before me on August 14, 2018, by **JENNA TREIBLE**, the **SENIOR VICE PRESIDENT** of **SUNTRUST BANK**, a Georgia banking corporation, **ATTORNEY-IN-FACT** for **FANNIE MAE**.

  
Notary Public  
Printed Name: Katelyn Cappello  
(Seal)  
My Commission Expires:  
4-18-2020

**KATELYN CAPPELLO**  
Notary Public, State of New York  
No. 01CA6340515  
Qualified in Nassau County  
Commission Expires April 18, 2020

**EXHIBIT A to  
ASSUMPTION AND RELEASE AGREEMENT**

**[Description of the Land]**

Real property in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

**PARCEL 1:**

ALL THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARY LINES OF NELLIS OASIS -  
PHASE 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 34 OF PLATS, PAGE 8, IN THE OFFICE  
OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**PARCEL 2:**

ALL THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARY LINES OF NELLIS OASIS -  
PHASE 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 34 OF PLATS, PAGE 54, IN THE  
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER THE  
PRIVATE DRIVEWAYS LOCATED ON PARCEL 1 AS SET FORTH IN THAT CERTAIN EASEMENT  
RECORDED DECEMBER 23, 1985 IN BOOK 2237 AS INSTRUMENT NO. 2196411 IN THE OFFICE  
OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**PARCEL 3:**

ALL THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARY LINES OF NELLIS OASIS -  
PHASE 3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 38 OF PLATS, PAGE 45, IN THE  
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**PARCEL 4:**

INTENTIONALLY DELETED

**PARCEL 4A:**

INTENTIONALLY DELETED

**EXHIBIT B to  
ASSUMPTION AND RELEASE AGREEMENT**

1. Multifamily Loan and Security Agreement (including any amendments, riders, exhibits, addenda or supplements, if any) dated as of November 2, 2017 by and between **SHAMROCK PROPERTIES VI LLC**, a Delaware limited liability company and **SUNTRUST BANK**, a Georgia banking corporation.
2. Multifamily Note dated as of November 2, 2017, by **SHAMROCK PROPERTIES VI LLC**, a Delaware limited liability company for the benefit of **SUNTRUST BANK**, a Georgia banking corporation, (including any amendments, riders, exhibits, addenda or supplements, if any).
3. Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, (including any amendments, riders, exhibits, addenda or supplements, if any) dated as of November 2, 2017, by **SHAMROCK PROPERTIES VI LLC**, a Delaware limited liability company for the benefit of **SUNTRUST BANK**, a Georgia banking corporation.
4. Environmental Indemnity Agreement dated as of November 2, 2017, from **SHAMROCK PROPERTIES VI LLC**, a Delaware limited liability company to **SUNTRUST BANK**, a Georgia banking corporation.
5. Guaranty of Non-Recourse Obligations dated as of November 2, 2017, from Ellen Weinstein to **SUNTRUST BANK**, a Georgia banking corporation.

# EXHIBIT 11 - Liberty Village and Village Square Property Condition Assessments

EXHIBIT 11 - Liberty Village and Village  
Square Property Condition Assessments

# Property Condition Assessment

## Village Square Apartments

5025 Nellis Oasis Lane  
Las Vegas (Sunrise Manor), NV 89115

9/9-9/11/2019

Project Number: 19.0587

Prepared for:

Fannie Mae Multifamily Loss Mitigation  
5600 Granite Parkway  
Plano, TX 75204

**REAL PROPERTY CONSULTANTS**



ST. LOUIS

DENVER

DALLAS

KANSAS CITY

ATLANTA

(636) 462-4132

[www.f3inc.net](http://www.f3inc.net)



## Table of Contents

<b>Section 1</b>	<b>EXECUTIVE SUMMARY</b>	
Section1.1	Property Description	6
Section1.2	Property Useful Life Table	9
Section1.3	Cost Estimates	11
Section1.4	Known Problematic Building Materials	13
Section1.5	Project Team	15
<b>Section 2</b>	<b>LIFE SAFETY, CRITICAL, DEFERRED MAINTENANCE, ITEMS OF NOTE AND REPLACEMENT RESERVES</b>	
Section2.1	Immediate Repair / Life Safety Issues	17
Section2.2	Immediate Repair / Critical Repair Items	19
Section2.3	Immediate Repair / Deferred Maintenance Items	24
Section2.4	Items of Note	26
Section2.5	Immediate Repairs	28
Section2.6	Replacement of Capital Items Schedule	31
<b>Section 3</b>	<b>PROPERTY CHARACTERISTICS</b>	
Section3.1	Site Components	37
Section3.2	Architectural Components	41
Section3.3	Mechanical / Electrical / Plumbing Components	46
Section3.4	Dwelling Unit Components and Observations	51
<b>Section 4</b>	<b>MOISTURE AND MICROBIAL GROWTH AND PEST MANAGEMENT</b>	
Section4.1	Moisture and Microbial Growth	57
Section4.2	Pest Management	59
<b>Section 5</b>	<b>SPECIAL HAZARDS, ZONING, BUILDING CODE VIOLATIONS AND REGULATORY COMPLIANCE</b>	
Section5.1	Special Hazard Assessment	61
Section5.2	Zoning and Code Information	64
Section5.3	Regulatory Compliance	66
<b>Section 6</b>	<b>AREAS OF ADDITIONAL ASSESSMENT</b>	
Section6.1	Problematic Materials, Historical Repairs and Replacements, Work in Progress, and Planned Capital Improvements	71
<b>Section 7</b>	<b>REFERENCES AND LIMITATIONS</b>	
Section7.1	Fannie Guide	73
Section7.2	Methodology	73
Section7.3	Limitations	76
<b>Appendix</b>		
<b>Appendix A</b>	Photo Documentation	
<b>Appendix B</b>	Location Map, Aerial Photo and Site Plan	
<b>Appendix C</b>	Structural Risk Evaluation Questionnaire	
<b>Appendix D</b>	Pre-Site Visit Questionnaire	
<b>Appendix E</b>	Record of all Documents Reviewed, Interviews, and Supporting Information	
<b>Appendix F</b>	Property Evaluator Qualifications	



REAL PROPERTY CONSULTANTS

## **Section 1 - Executive Summary**

The following Property Condition Assessment (PCA) summarizes the conclusions representing the best professional judgment of f3, Incorporated (f3, inc.). The assessment is based upon information and data available to us during the course of this assignment and of the day(s) of the site survey. Factual information regarding operations, conditions, and test data provided by the Property owner, and/or their representative(s) has been assumed to be correct and complete. Additionally, the conclusions presented herein are based solely upon the conditions that existed at the time of the assessment. Note that on-site observation of the Property consisted of readily visible, accessible areas only. There may be physical deficiencies that were not easily accessible for discovery, readily visible, or which could have been inadvertently overlooked.

This report is the property of f3, inc. and Fannie Mae Multifamily Loss Mitigation and was prepared for a specific use purpose and reliance as defined within the agreement between f3, inc. and the Fannie Mae Multifamily Loss Mitigation and this report. This report may not be used or relied upon by any other party without the express written permission of f3, inc. There shall be no third party beneficiaries, intended or implied, unless specifically identified herein.

The opinions f3, inc. express in this report were formed utilizing the level of skill and care ordinarily exercised by members of the profession and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended. f3, inc. assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent f3's professional judgment based on information obtained during the course of this assignment. f3's evaluations, analyses and opinions are not representations regarding either the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

This assessment is based on the evaluator's opinion of the physical condition of the improvements and the estimated expected remaining useful life of those improvements, based on his observations in the field at the time of the survey, and the written or verbal information received. The conclusions presented are based on the evaluator's professional judgment.



### REAL PROPERTY CONSULTANTS

The actual performance of individual components or systems may vary from a reasonably expected standard and may be affected by circumstances that are not readily ascertainable or viewable, or that occur after the date of the survey.

This report is prepared solely for the use and benefit of Fannie Mae Multifamily Loss Mitigation in accordance with Fannie Mae Selling and Servicing Guide Part II Chapter 4, Section 402 and Form 4099, Instructions for Performing a Multifamily Property Condition Assessment, July, 2019 as well as updated Appendix C, Structural Risk Evaluation Questionnaire published in Guide Update 17-07 dated August 23, 2017. f3, inc. also utilizes the standards set forth by ASTM E2018-15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. This report is understood to be used as part of a financing transaction. It is not intended to provide advice or guidance with regard to the purchase of the real estate referenced herein. The on-site Field Observer and the Report Reviewer meet the requirements of Form 4099.

This report is the property of f3, inc. and Fannie Mae Multifamily Loss Mitigation and was prepared for a specific use purpose and reliance as defined within the agreement between f3, inc. and the Fannie Mae Multifamily Loss Mitigation and this report. This report may not be used or relied upon by any other party without the express written permission of f3, inc. There shall be no third party beneficiaries, intended or implied, unless specifically identified herein.

The following tables provide a brief overview of the Property.





# REAL PROPERTY CONSULTANTS

## Executive Summary Title Page Table

PCA Consultant (Firm)	f3, inc.
PCA Consultant Street Address	15 Ellis Avenue
PCA Consultant (City, State and Zip Code)	Troy, MO 63379
PCA Consultant Signatory	Chris Davis

Property Assessment Date (Mo/Day/Year)	9/9-9/11/2019
Date Report Signed (Mo/Day/Year)	9/24/2019

Property Name	Village Square Apartments
Street Address	5025 Nellis Oasis Lane
City	Las Vegas (Sunrise Manor)
State	NV
Zip	89115
MSA	Las Vegas-Henderson-Paradise, NV

Lender Prepared for	Fannie Mae Multifamily Loss Mitigation
Engaged by Lender?	Yes
Individual at Lender who engaged PCA	Joey Davenport
Requested Turn time	Three Weeks

Modules Completed:	Yes	No
Student Housing		X
Seniors Housing		X
Manufactured Housing		X
Cooperative Property		X
Residential / Commercial Mix		X
Integrated Pest Management Plan		X
High Performance Building (HPB) Evaluation		X

OVERALL PROPERTY RATING	4
-------------------------	---



## REAL PROPERTY CONSULTANTS

### Quick Facts Table

Property Name	Village Square Apartments
Street Address	5025 Nellis Oasis Lane
City	Las Vegas (Sunrise Manor)
State	NV
Zip	89115
MSA	Las Vegas-Henderson-Paradise, NV
Site acreage	7.98
No. of Parcels	2
Total # of apartment buildings	6
No. of Stories (if multiple provide each)	2
Total # of dwelling units	409
Occupancy on Inspection Date	50.0%
Down Units on Date of Inspection	43.00
Total Parking Spaces	405
Total Handicap Accessible Parking Spaces	30
Parking Ratio	0.99
Total Net Rentable SF	164,235
Total Gross SF	166,235
Year(s) Built / Date of construction	1988 and 1990
Year(s) of Substantial Rehab / Renovation	NA
Age of building (years)	31
Peak Ground Acceleration (PGA) value	0.0921 g
Zoning Designation	C-2 General Commercial
Flood Zone (FEMA)	Shaded Zone X
Do buildings have interior common stairways or hallways	No
Do buildings have covered common breezeways	No
Are roofs pitched or flat	Flat/Mansards
Were units inspected selected by PCA Consultant?	Yes
No. of Units Inspected	211
Percent of Units Inspected	51.6%
Estimated Annual Unit Turnover	Not Reported



## 1.1 Property Description

The Property is located on the south side of Nellis Oasis Lane in Las Vegas (Sunrise Manor), Nevada. Adjacent properties include Nellis Oasis Lane followed by multifamily residential and vacant land to the north; single family residential to the south; vacant land followed by commercial developments to the east; and a self storage facility to the west. The Property consists of 6 two story residential buildings containing 408 studio apartments and 1 two bedroom apartment. There is also a separate leasing office building at the Property. The site is approximately 400 feet west of North Nellis Boulevard and does not have readily identifiable signage or access from a main thoroughfare. The Property is relatively flat and is moderately landscaped with mature trees, shrubs, and lava rock. The buildings were constructed in two phases in 1988 and 1990 according to Clark County Assessor records. Construction is typical light wood framing with slab on grade foundations, flat roofs with TPO single-ply membrane or modified bitumen roofing systems and small mansards covered with concrete tiles, limited asphalt shingled areas, and painted stucco exteriors.

Our survey of the Property was conducted by Jeff Roden on 9/9-9/11/2019. The weather at the time of our survey was clear and 95 degrees. At the Property, we met with Maintenance Supervisor Ryan Vargas. Mr. Vargas escorted us through a representative number of dwelling units and common areas. Mr. Vargas has been with the Property for approximately less than one year and had a moderate knowledge of the history of the physical asset. Thirty-four (34) of the vacant units could not be accessed due to a lack of keys. No other limitations or constraints prevented the PCA Consultant from performing the entire required scope of the PCA as set forth in the instructions.



### **1.1.1 Overall Condition Assessment**

Approximately 50 percent of the flat roofs (TPO) have been replaced within the last 5 years and the remaining flat roofs (modified bitumen) require replacement at this time. Additionally, the concrete tile roofs are damaged in large areas and the small composition asphalt roof areas are also damaged. All but three of the central water heaters and domestic boilers have been replaced since 2007. Units and the apartment interiors range in condition from down to rent ready condition.

f3 inspected the interiors of 177 vacant apartments during this investigation, 9 of which are "down" (unleasable). An additional 34 vacant units were not inspected as management could not produce keys. f3 assumes these 34 units are "down" and estimates the cost to return them to rent-ready condition to be \$5,000 each (\$170,000). A complete listing of all units inspected and estimated repair/replacement costs required to return each unit to rent ready condition is attached to this report.

Additional corrective deferred maintenance is required to improve and maintain the overall quality of the asset.

Overall the Property is in inferior condition, and is substandard when compared to properties of similar age and construction type. It is our opinion that the estimated useful life of the Property, in its current use, is at least an additional 30 years, if the repairs described in the report are made, the physical improvements receive improved maintenance and if the various components and/or systems are replaced or repaired on a more timely basis as needed.

## 1.2 Property Useful Life Table

No.	Item	Average EUL (yr)	Effective Age (yr)	RUL (yr)	RUL: EUL Ratio	Rating	Action Item	PCA Rpt Section	Source of Cost Estimate*
						1 - 5, NA	(IM / RR / RM / NA)		
SITE COMPONENTS									
1	Storm Drainage	40	31	20+	45%	2	RM	3.1.3	
2	Parking Pavement	25	15	10+	40%	2	RR	3.1.6	
3	Seal Coat and Striping	5	2	3	60%	2	RR	3.1.6	
4	Sidewalks	50	31	17	34%	3	RM	3.1.6	
5	Utilities (sanitary and storm sewers, water, gas and electric lines/mains)	50	31	19	38%	3	RM	3.1.3	
6	Site Lighting	25	10+	10+	55%	2	RM	3.1.7	
STRUCTURAL FRAME AND BUILDING ENVELOPE (ARCHITECTURAL COMPONENTS)									
7	Foundations	50	31	30+	38%	2	RM	3.2.2	
8	Structural Sys. (framing)	50	31	30+	38%	2	RM	3.2.3	
9	Ext. Walls, Siding, Paint	10	3	7	70%	2	RR	3.2.4	
10	Windows and Frames	40	31	9+	20%	3	RM	3.2.7	
11	Exterior Doors and Frames	25	15	10+	40%	3	RM	3.2.7	
12	Balconies, Stairs and Upper Level Walkways	25	15	10	40%	2	RM	3.2.6	
13	Roof Coverings	20	5-20+	0-15+	25%	4	IR/RM	3.2.5	
14	Roof Drainage	10	5+	5+	50%	3	RM	3.2.5	
MECHANICAL/ELECTRICAL/PLUMBING SYSTEMS									
15	Heating Equipment	20	1+	1+	25%	4	IR/RR	3.3.3	
16	Air Conditioning Equip.	20	1+	1+	25%	4	IR/RR	3.3.3	
17	Building Mgmt. Systems		NA	--	--	NA	NA	3.3.3	
18	Electrical Systems	40	31	7+	20%	3	RM	3.3.5	
19	Domestic Water Dist.	40	31	7+	20%	3	RM	3.3.1	
20	Water Heaters	15	8-15+	0-7+	40%	3	IR/RM	3.3.1	
21	Gas Distribution System	50	31	19	38%	3	RM	3.3.3	
VERTICAL TRANSPORTATION									
22	Elevators	30	NA	--	--	NA	NA	3.3.7	
LIFE SAFETY / FIRE PROTECTION									
23	Fire Suppression	50	NA	--	--	NA	NA	3.3.6	
24	Fire Alarms	15	NA	--	--	NA	NA	3.3.6	
25	CO Detectors (if required)	5	NA	--	--	NA	NA	3.3.6	
26	Security Alarms	20	NA	--	--	NA	NA	3.3.8	
INTERIOR ELEMENTS (DWELLING UNITS / COMMON AREAS)									
27	Common Area FF&E	20	10-20+	0-10+	35%	4	IR/RR	3.4.1	
28	Overall Unit Interiors	10	1+	1+	30%	4	IR/RR	3.4.4	
29	Kitchen Cabinetry and Countertops	20	1+	1+	35%	4	IR/RM	3.4.5	
30	Kitchen Appliances	10	1+	--	30%	4	IR/RR	3.4.6	
31	Unit Washer/Dryer	10	NA	--	--	NA	NA	3.4.6	
32	Unit Cabinetry / Vanity	20	1+	1+	35%	4	IR/RM	3.4.7	
Overall Property Rating						4			

\*Estimated costs for immediate repairs were obtained from the R.S. Means handbook, Homewyse online reference guide, HVAC and electrical supply vendors and retail pricing as listed by national vendors such as The Home Depot, Menards and Lowes.



REAL PROPERTY CONSULTANTS

### 1.3 Cost Estimates

The summary of the opinion of probable costs for life safety, critical and deferred items, as well as a 7-year capital expenditure estimate is as follows

Summary of Recommended Repairs and Replacement Cost Estimates		
	Cost	Reference
Immediate Repairs: Life Safety Items (may impact health or safety)	\$ -	Section 2.5
Immediate Repairs: Critical Items (Recommend Completion within 6 months)	\$ 1,084,835	Section 2.5
Immediate Repairs: Deferred Maintenance (Recommended Completion with 12 months)	\$ 8,000	Section 2.5
<b>Total of Immediate Repairs</b>	<b>\$ 1,092,835</b>	<b>Section 2.5</b>
Replacement of Capital Items (Uninflated per unit / per annum)	\$ 312	Section 2.6
Replacement of Capital Items (Inflated per unit/ per annum)	\$ 342	Section 2.6
Inflation Rate:	3.0%	

The cost estimates for the repair or replacement of all systems or components are based on parts and equipment that meet the most stringent of either minimum specifications mandated by applicable federal, state and local building codes and regulations for renovations or the minimum guidelines established by the Environmental Protection Agency (EPA). No contingency factors are included in our cost estimates, since it is assumed that contingency amounts will be added by the Property owner and/or lender. The reserve replacements in Section 2.6 include the approximate total costs to complete the anticipated repairs and replacements over the loan term; It is the opinion of f3, inc., that a general contractor will not be required to complete the repairs outlined in our replacement reserve schedule.

A more detailed breakdown of the estimated costs is provided in the Cost Estimate Schedule located in Section 2:

- Section 2.5 Cost Estimate Schedules - Immediate Repairs and Replacement of Capital Items
- Section 2.6 Replacement of Capital Items Schedule



REAL PROPERTY CONSULTANTS

## 1.4 Known Problematic Building Materials

Item	Identified (Yes / No)	Action Recommended (Yes / No)	Section Reference
Fire Retardant Treated Plywood (FRTP)	No	No	3.2.3
Compressed Wood or Composite Board Siding	No	No	3.2.4
Exterior Insulation and Finishing (EIFS)	No	No	3.2.4
Problem Drywall (aka "Chinese Drywall")	No	No	3.4.4
Unit electrical capacity less than 60 amps	No	No	3.3.5
Aluminum Branch Wiring	No	No	3.3.5
Electrical Overload Protection - Fused Subpanels	No	No	3.3.5
Federal Pacific Electric Stab-Lok panels	No	No	3.3.5
Ground Fault Circuit Interrupter (GFCI) in wet / exterior locations	Yes	No	3.3.5
Polybutylene Water Distribution Lines	No	No	3.3.1
Galvanized Steel Water Distribution Lines	No	No	3.3.1
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	No	3.3.6
ABS Sanitary Piping	No	No	3.3.2
Recalled Cadet Brand Electric in-Wall Heaters	No	No	3.3.3
Recalled General Electric / Hotpoint dishwashers	No	No	3.4.6
Microbial Growth	No	No	4.1
Wood Destroying Organisms	No	No	4.2



REAL PROPERTY CONSULTANTS

### 1.5 Project Team

The project team consisted of the following individuals:

Field Observer and PCA writer:  
PCA Reviewer:

Jeff Roden, f3, inc.  
Chris Davis, f3, inc.

A handwritten signature in black ink, appearing to read 'JR', followed by a long horizontal flourish.

Jeff Roden  
Project Manager

A handwritten signature in black ink, appearing to read 'CD', followed by a long horizontal flourish.

Chris Davis  
Principal, Construction Managemen





REAL PROPERTY CONSULTANTS

## **SECTION 2 - LIFE SAFETY, CRITICAL, DEFERRED MAINTENANCE, ITEMS OF NOTE AND REPLACEMENT RESERVES**

Life Safety, Critical, Deferred Maintenance and Items of Note listings are discussed in this section. Following the sections pertaining to each specific type of recommended repair is the Immediate Repairs schedule which lists each of the designated immediate repairs as well as the estimated cost for completion.

### **2.1 Immediate Repair / Life Safety Issues**

Life Safety concerns are items that have the potential to impact the health or safety of individuals living at, working at, or visiting the Property. Estimated costs for these items are included in the Immediate Repairs Table in Section 2.5.

No Life Safety items were noted during our survey.



REAL PROPERTY CONSULTANTS

## 2.2 Immediate Repair / Critical Repair Items

Critical repair items are issues that f3, inc. recommends be addressed within the next six (6) months to prevent additional substantial deterioration to a particular system, to address an immediate need observed, or to extend the life of a system critical to the operation of the Property. Estimated costs for these items are included in the Immediate Repairs Table in Section 2.5.

### Building Roofs

Condition/Cause	Immediate Needs
The flat roofs on the three west buildings consist of single-ply TPO membranes that appear to be less than 5 years old and in good condition. The flat roofs on the three east buildings are covered with modified bitumen roofing systems that appear to be over 20 years old, in poor condition, and leaks were identified in several units inspected. There are also three small areas of asphalt shingle roof sections that are also in poor condition. The concrete tile mansards are damaged in large areas. There is a large amount of discarded HVAC equipment and debris on all of the roofs. These conditions are due to age, a lack of timely repairs and routine maintenance, and exposure to the elements.	f3 recommends the discarded equipment and debris be removed from all roofs (\$500/building), the modified bitumen roofs (33,700 SF) be replaced at a cost of \$6.50 per square foot; the asphalt shingle portions (10,640 SF) be replaced at a cost of \$3.00 per square foot, and the concrete tile mansards be repaired (33,000 SF) at a cost of \$ 3.00 per square foot.





## REAL PROPERTY CONSULTANTS

### Vacant and Down Apartments

Condition/Cause	Immediate Needs
<p>The Property has a total of 211 vacant units. f3 inspected the interiors of 177 of the 211 vacant units during this investigation, 8 of which made ready and 9 were "down" (unleasable). The remaining 34 vacant units were not inspected as management could not produce keys. f3 assumes these 34 units are "down". The condition of the vacant and down units appears to be due to plumbing and/or roof leaks, missing/damaged drywall, in addition to missing appliances, HVAC systems, cabinets and countertops, and floor coverings.</p>	<p>f3 recommends the 169 vacant/down units accessed be renovated as needed and returned to rent ready condition. Renovation activities will include all or some of the following: replacement of appliances, HVAC systems, cabinets/countertops, flooring, drywall repairs, cleaning and painting. A complete listing of all units inspected and estimated repair/replacement costs required to return each unit to rent ready condition is attached to this report (total estimated cost \$541,215). In addition, f3 estimates the costs to return the 34 vacant units not accessed to rent ready condition at \$5,000 each (total cost of \$170,000).</p>





## REAL PROPERTY CONSULTANTS

### Central Domestic Boilers / Water Heaters

Condition/Cause	Immediate Needs
Heated domestic water is provided to the units via 4 central boilers and 7 natural gas-fired water heaters located in utility rooms on the Property. One of the boilers is inoperative and another has reached the end of its useful life. In addition, one of the 150-gallon water heaters is inoperative. These conditions are due to a lack of timely repairs/replacement of the water heating equipment.	f3 recommends the two boilers be replaced at a cost of \$8,000 each, and one water heater be replaced at a cost of \$4,000.



### Moisture Management Plan

Condition/Cause	Immediate Needs
Microbial growth was observed in Units 95 and 183. This is due to plumbing or roof leaks and a lack of timely maintenance.	Based on observed evidence of water intrusion and/or mold, a Moisture Management Plan should be developed and implemented. At a minimum, the MMP must contain a provision for (i) staff training, (ii) information to be provided to tenants, (iii) documentation of the plan, (iv) the appropriate protocol for incident response and remediation and (v) routine, scheduled inspections of common space and unit interiors.





REAL PROPERTY CONSULTANTS

### Pest Management

Condition/Cause	Immediate Needs
The Property is infested with pigeons and bird droppings are prevalent in the parking lots and on the exterior walkways.	f3 recommends an inspection and pest exclusion to deter pigeons from landing, roosting, and nesting be conducted by a licensed pest control firm. Typical pigeon exclusions can include bird spikes, anti-bird nets, low voltage electrical tracks, and chemical repellent.



## REAL PROPERTY CONSULTANTS

### 2.3 Immediate Repair / Deferred Maintenance Items

Deferred maintenance items are typically major non-recurring capital items f3, inc. recommends to be addressed within the next 12 months to prevent failure or substantial deterioration of a particular system, to address an issue management has identified as a major non-recurring capital expense that f3, inc. agrees must be completed, or to extend the life of a system critical to the operation of the Property. Estimated costs for these items are included in the Immediate Repairs Table in Section 2.5.

#### Amenities/Sports Court

Condition/Cause	Immediate Needs
The Property contains a large sports court for basketball; formerly two adjacent tennis courts. The court surface is damaged and cracked and in poor condition due to a lack of timely repairs and exposure to the elements.	f3 recommends the sports court be re-surfaced. Estimated cost is \$8,000.







REAL PROPERTY CONSULTANTS

## 2.4 Items of Note

Items of Note are those items that do not have a substantial cost to correct (typically less than \$3,000) to include in the Immediate Repair category but should be addressed by management to improve their routine maintenance procedures. Costs are not included for these items in the Immediate Repairs Table in Section 2.5.

No Items of Note were noted during our survey.

## Section 2.5: Immediate Repairs

Assessment Date(s):	9/9-9/11/2019
Year Built:	1988 and 1990
Age(s):	31
Total Net Rentable SF:	164,235
No. Dwelling Units:	409
Inflation Rate	3.00%
Estimated Annual Unit Turnover:	Not Reported

### Life Safety: Items that may impact the health or safety of residents, employees or visitors

Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section
None				\$0		
<b>Subtotal: Life Safety</b>				\$ -		

### Critical Repair: Items recommended for completion within the next six months.

Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section
Building Roofs	1	Allow	\$352,970.00	\$352,970	The flat roofs on the three west buildings consist of single-ply TPO membranes that appear to be less than 5 years old and in good condition. The flat roofs on the three east buildings are covered with modified bitumen roofing systems that appear to be over 20 years old, in poor condition, and leaks were identified in several units inspected. There are also three small areas of asphalt shingle roof sections that are also in poor condition. The concrete tile mansards are damaged in large areas. There is a large amount of discarded HVAC equipment and debris on all of the roofs. These conditions are due to age, a lack of timely repairs and routine maintenance, and exposure to the elements. f3 recommends the discarded equipment and debris be removed from all roofs (\$500/building), the modified bitumen roofs (33,700 SF) be replaced at a cost of \$6.50 per square foot; the asphalt shingle portions (10,640 SF) be replaced at a cost of \$3.00 per square foot, and the concrete tile mansards be repaired (33,000 SF) at a cost of \$ 3.00 per square foot.	3.2.5
Vacant and Down Apartments	1	Allow	\$711,215.00	\$711,215	The Property has a total of 211 vacant units. f3 inspected the interiors of 177 of the 211 vacant units during this investigation, 8 of which made ready and 9 were "down" (unleasable). The remaining 34 vacant units were not inspected as management could not produce keys. f3 assumes these 34 units are "down". The condition of the vacant and down units appears to be due to plumbing and/or roof leaks, missing/damaged drywall, in addition to missing appliances, HVAC systems, cabinets and countertops, and floor coverings. f3 recommends the 169 vacant/down units accessed be renovated as needed and returned to rent ready condition. Renovation activities will include all or some of the following: replacement of appliances, HVAC systems, cabinets/countertops, flooring, drywall repairs, cleaning and painting. A complete listing of all units inspected and estimated repair/replacement costs required to return each unit to rent ready condition is attached to this report (total estimated cost \$541,215). In addition, f3 estimates the costs to return the 34 vacant units not accessed to rent ready condition at \$5,000 each (total cost of \$170,000).	3.4.3
Central Domestic Boilers / Water Heaters	1	Allow	\$20,000.00	\$20,000	Heated domestic water is provided to the units via 4 central boilers and 7 natural gas-fired water heaters located in utility rooms on the Property. One of the boilers is inoperative and another has reached the end of its useful life. In addition, one of the 150-gallon water heaters is inoperative. These conditions are due to a lack of timely repairs/replacement of the water heating equipment. f3 recommends the two boilers be replaced at a cost of \$8,000 each, and one water heater be replaced at a cost of \$4,000.	3.3.1





# REAL PROPERTY CONSULTANTS

10/2/2019

Moisture Management Plan	1	EA	\$650.00	\$650	Microbial growth was observed in Units 95 and 183. This is due to plumbing or roof leaks and a lack of timely maintenance. Based on observed evidence of water intrusion and/or mold, a Moisture Management Plan should be developed and implemented. At a minimum, the MMP must contain a provision for (i) staff training, (ii) information to be provided to tenants, (iii) documentation of the plan, (iv) the appropriate protocol for incident response and remediation and (v) routine, scheduled inspections of common space and unit interiors.	4.1
Pest Management	1	Allow		TBD	The Property is infested with pigeons and bird droppings are prevalent in the parking lots and on the exterior walkways. f3 recommends an inspection and pest exclusion to deter pigeons from landing, roosting, and nesting be conducted by a licensed pest control firm. Typical pigeon exclusions can include bird spikes, anti-bird nets, low voltage electrical tracks, and chemical repellent.	4.2
Subtotal: Critical Repair				\$ 1,084,835		
Deferred Maintenance: Non-recurring capital items typically recommended for completion within 12 months.						
Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section
Amenities/Sports Court	1	Allow	\$8,000.00	\$8,000	The Property contains a large sports court for basketball; formerly two adjacent tennis courts. The court surface is damaged and cracked and in poor condition due to a lack of timely repairs and exposure to the elements. f3 recommends the sports court be re-surfaced. Estimated cost is \$8,000.	3.2.8
Subtotal: Deferred Maintenance				\$ 8,000		
Total Immediate Repairs				\$ 1,092,835		
Items of Note						
Items of Note: Non-Life Safety, typically have an aggregate cost less than \$3,000 (\$1,000 or less for Small Mortgage Loans) and can be addressed by on-site staff.						
Item	Brief Description					Section
None						



## Section 2.6 Replacement of Capital Items Schedule

Assessment Date(s):	9/9-9/11/2019
Year Built:	1988 and 1990
Age(s):	31
Total Net Rentable SF:	164,235
No. Dwelling Units:	409
Inflation Rate	3.00%
Estimated Annual Unit Turnover:	Not Reported

Location Factor:	1.08
Annual Cost Per Unit/Year (uninflated)	\$312
Annual Cost Per Unit / Year (inflated)	\$342

Section No.	Item	Capital Expense Category	Average EUL (yr.)	Effective Age (yr.)	RUL (yr.)	Quantity	Unit of Measure	Unit Cost	Total Cost over Eval. Period	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<b>3.1</b>	<b>Site</b>															
3.1.6	Asphalt Seal Coat and Striping	Parking / Paving/ Sidewalks	5	2	3	141,750	SF	\$0.20	\$28,350			\$28,350				
3.2.8	Swimming Pool Repairs/Refurbishment	Other Site Capital Expense	8	5	3	1	Allow	\$10,000.00	\$10,000			\$10,000				
<b>3.2</b>	<b>Structural Frame and Building Envelope (Architectural Components)</b>															
3.2.4	Exterior Walls - Paint/Finish/Power Wash	Building / Exterior	10	3	7	409	Unit	\$500.00	\$204,500							\$204,500
<b>3.3</b>	<b>Mechanical / Electrical / Plumbing Systems</b>															
3.3.3	Pad / Roof Mounted Condenser	HVAC and Other Building Systems	20	1+	1+	232	EA	\$800.00	\$185,600	\$51,200	\$51,200	\$51,200	\$8,000	\$8,000	\$8,000	\$8,000
3.3.3	Electric Forced Air Units (FAU's) - Replacement	HVAC and Other Building Systems	20	1+	1+	232	EA	\$800.00	\$185,600	\$51,200	\$51,200	\$51,200	\$8,000	\$8,000	\$8,000	\$8,000
<b>3.4</b>	<b>Interior Elements (Dwelling Units / Common Area)</b>															
3.4.4	Carpet	Carpeting and Vinyl Expense	7	1+	1+	294	Unit	\$350.00	\$102,900	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700
3.4.4	Vinyl Flooring	Carpeting and Vinyl Expense	10	1+	1+	238	Unit	\$150.00	\$35,700	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100
3.4.6	Refrigerator	Appliance Capital Expenditures RR	10	1+	1+	210	Ea	\$500.00	\$105,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
3.4.6	Range / Oven Electric	Cook Top	15	1+	1+	140	Ea	\$250.00	\$35,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	<b>Miscellaneous/Other</b>															
		Recreational Facilities														

\*Section 2.6, Replacement Reserve Costs above are based on the completion of all immediate repairs in Section 2.5.

Total Uninflated
Total, Inflated (annual inflation factor @3%)
Cumulative Total

\$892,650	\$142,200	\$142,200	\$180,550	\$55,800	\$55,800	\$55,800	\$260,300
	\$142,200	\$146,466	\$191,545	\$60,974	\$62,803	\$64,687	\$310,812
	\$142,200	\$288,666	\$480,211	\$541,186	\$603,989	\$668,677	\$979,488

Annual Cost Per Unit / Year (uninflated)
Annual Cost Per Unit / Year (inflated)

\$312
\$342



### SECTION 3 - PROPERTY CHARACTERISTICS

---

The physical condition of site and building systems and related components is typically defined based on a 1 through 5 rating, using the following conditions:

---

**Category 1 No substantial concerns observed. No further action required.**

---

- Life Safety: No issues are observed.
- Deferred Maintenance: No observable or reported signs of deferred maintenance.
- Routine Maintenance: The Property has superior maintenance practices in place that appear to be extending the RUL of the system or its components.
- Remaining Useful Life: The specified system or component has an Effective Age that is significantly less than the actual age due to quality materials and/or superior Property maintenance practices. The RUL and the Effective Age may exceed the actual age and/or the average EUL.

---

**Category 2 Some minor issues are noted. Limited follow-up is required.**

---

- Life Safety: Either no issues are observed or minor issues are observed.
- Deferred Maintenance: Isolated issues or minor items are observed that can be addressed by in-house maintenance staff or with limited expense.
- Routine Maintenance: The Property's maintenance practices appear to be addressing issues on a proactive basis, ensuring good overall system performance.
- Remaining Useful Life: The specified system or component is expected to have an Effective Age that is less than or equal to the actual age due to quality materials and/or adequate Property maintenance practices. The RUL and the Effective Age may exceed or equal the actual age and/or the average EUL.



REAL PROPERTY CONSULTANTS

---

**Category 3 Substantial and/or critical issues noted. Documented follow-up is required.**

---

- Life Safety: Some issues are observed that require immediate attention, but that do not require capital expenditures.
- Deferred Maintenance: Concerns are observed that (i) cannot be addressed by in-house maintenance staff, and (ii) would have a material cost for repairs.
- Routine Maintenance: The Property's maintenance practices appear to be a combination of proactive and reactive practices, with some limited number of systems or components requiring attention.
- Remaining Useful Life: The specified system or component is anticipated to have a lower RUL due to the quality of materials and or maintenance and may have a greater Effective Age than the actual age. Generally, the quality of materials and/or maintenance practices is below average.

---

**Category 4 Overall condition showing signs of deterioration. Documented follow-up with possible action plan required.**

---

- Life Safety: Issues are observed that require immediate attention and capital expenditures or repairs.
- Deferred Maintenance: Issues are observed affecting one major system or several components of different systems that will materially affect the expenditures for capital improvement or repairs within the next 12 months.
- Routine Maintenance: The Property's maintenance practices appear to be reactive and are not addressing system or component condition concerns in a timely manner.
- Remaining Useful Life: The RUL of the system or component is less than 3 years and/or the Effective Age is greater than the actual age. Generally, the quality of materials is substandard, the system or component has exceeded its Estimated Useful Life, and/or materials are poorly maintained.



F3 REAL PROPERTY CONSULTANTS

**Category 5**

**Severe deferred maintenance observed. Substantial follow-up and action plan are required.**

- **Life Safety:** Significant issues are observed that will require significant expenditures to be included in the PCA Consultant's cost estimates for repairs or capital improvement replacements on an immediate basis.
- **Deferred Maintenance:** Excessive deferred maintenance is observed at multiple systems or components that will require significant expenditures for repairs or capital improvement replacements on an immediate basis.
- **Routine Maintenance:** Inadequate maintenance practices are in place that do not address either on-going maintenance to ensure the EUL is achieved or maintenance to ensure functionality of the system.
- **Remaining Useful Life:** The RUL of the system or component has been exceeded or, based on the quality of materials and/or inferior maintenance practices, may have an Effective Age that exceeds the actual age and requires immediate capital expenditures. Generally, the quality of original materials is poor, the system has exceeded its EUL by a significant margin, and maintenance is poor.

The systems or components are additionally identified as follows:

RM = Routine Maintenance

IR = Immediate Repair

RR = Replacement Reserve

**Routine Maintenance or "RM" items are those that can typically be addressed by in-house maintenance staff or have a cost that should be included as a routine budget item. Immediate Repair or "IR" items require immediate attention (Life Safety, Critical Repair and Deferred Maintenance items) and are addressed in detail in Section 2 of this report. Replacement Reserve or "RR" items are those that are generally non-routine and should be anticipated to require expenditures over the term of the loan. The estimated reserve costs are presented in Table 2.**

**Due to the large number of components requiring immediate repairs, the conditions noted include down (and vacant units) which are also addressed in Section 2 and Section 3.4.1.**



REAL PROPERTY CONSULTANTS

### 3.1 Site Components

#### 3.1.1 Site Configuration and Size

No. of Parcels	Site Acreage	Configuration
2	7.98	Rectangular; contiguous

#### 3.1.2 Site Utilities

Item	Utility Number	Units Individually Metered
Electricity	Nevada Power	No
Fuel Oil (include type)	NA	NA
Natural Gas	Southwest Gas	No
Gas (Propane, other)	NA	NA
Water & Sewage	City of North Las Vegas	No

#### 3.1.3 Landscaping, Grading and Drainage

Item	Description	Category	Action*
Signage	Building mounted	2	RM
Landscaping	Moderate including trees, shrubs, lava rock, and lawn areas.	2	RM
Irrigation System	An underground irrigation system is in place.	2	RM
Storm Water Drainage	Drains to municipal system	2	RM
Detention/Retention	NA	NA	--
Topography	Relatively Flat	NA	--
Comments			

\*RM = Routine Maintenance, IR = immediate Repair, RR = Replacement Reserve

#### 3.1.4 Site Water and Sanitary Lines

Item	Type	Description	Category	Action*
Water Lines	Copper	Management reports no problems or failures with the site water lines.	2	RM
Sanitary Lines	Cast iron and PVC	Management reports no problems or failures with the site sanitary lines. Anticipate drain cleaning as part of routine maintenance as necessary.	2	RM
Comments				

\*RM = Routine Maintenance, IR = immediate Repair, RR = Replacement Reserve





## REAL PROPERTY CONSULTANTS

### 3.1.5 Ingress/Egress

Item	Description		
Ingress/Egress	Off Nellis Oasis Lane		
Walkable Neighborhood?	No	Sidewalks connected to neighborhood walkways?	No
Security Gate?	Yes	Security Guard?	Yes

### 3.1.6 Flatwork: Parking Areas and Walkways

Item	Description		Category	Action *	
Pavement	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Brick Pavers	No of Spaces	2	RR
	<input type="checkbox"/> Concrete		405		
	<input type="checkbox"/> Alligator cracking	<input type="checkbox"/> Surface ravelling			
	<input type="checkbox"/> Potholes	<input type="checkbox"/> Transverse Longitudinal Cracks			
	<input checked="" type="checkbox"/> Cracking - general				
Seal Coat	Approximate Age:	3 Years	2	RR	
Garages/ Carports	NA		NA	--	
Sidewalks	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	2	RM	
	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Brick Pavers			
	<input checked="" type="checkbox"/> Moderate cracking	<input type="checkbox"/> Severe cracking			
	<input type="checkbox"/> Trip Hazard(s)				
Patios	<input type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	NA	--	
	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Brick Pavers			
	<input type="checkbox"/> Moderate cracking	<input type="checkbox"/> Severe cracking			
	<input type="checkbox"/> Trip Hazard(s)				
Pool Decks	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Brick Pavers	2	RM	
	<input type="checkbox"/> Moderate cracking	<input type="checkbox"/> Severe cracking			
	<input type="checkbox"/> Trip Hazard(s)				
Comments					

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve

### 3.1.7 Site Lighting

Item	Description		Category	Action *
Exterior	Pole and building mounted	Controls: Dusk to dawn	2	RM
Lighting Adequacy	Appears to be appropriate for visibility and security			
Comments	light fixtures are operational; - lamp covers are free from excessive staining; - light fixtures are non-obstructed by landscaping or other material			

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve



**REAL PROPERTY CONSULTANTS**

**3.1.8 Site Fencing / Retaining Walls**

Item	Description	Category	Action *
Fencing	<input checked="" type="checkbox"/> Chain link <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl	3	RM
	<input checked="" type="checkbox"/> Wrought Iron <input type="checkbox"/> Metal		
	<input type="checkbox"/> Partial perimeter <input checked="" type="checkbox"/> Full perimeter		
Retaining Walls	<input type="checkbox"/> Railroad tie <input type="checkbox"/> Concrete block	NA	--
	<input type="checkbox"/> Concrete <input type="checkbox"/> Stone		
Comments	The Property is surrounded by a concrete masonry wall. Wrought iron fencing surrounds the pool and dog park, and chain link fencing surrounds the sports court.		

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve





## REAL PROPERTY CONSULTANTS

### 3.2 Architectural Components

#### 3.2.1 Apartment Structure(s)

The buildings were constructed in two phases in 1988 and 1990 according to Clark County Assessor records. Construction is typical light wood framing with slab on grade foundations, flat roofs with TPO single-ply membrane or modified bitumen roofing systems and small mansards covered with concrete tiles, limited asphalt shingled areas, and painted stucco exteriors.

The construction for all buildings is identical with roofs, exteriors, and interiors all of the same quality and design.

#### 3.2.2 Foundations

Item	Description	Category	Action *
Construction Plans	Not available for review		
Foundation Type	Concrete spread footings with a concrete slab-on-grade		
Condition	No significant issues observed or reported	2	RM
Moisture	No leaking or excess moisture observed		RM
Crawl Space	<input type="checkbox"/> Accessible <input type="checkbox"/> Not Accessible <input type="checkbox"/> Other - see below	NA	--
Comments			

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve

#### 3.2.3 Framing (Floors, Walls, Roof)

Item	Description	Category	Action *
Type of Structure(s)	<input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Steel frame <input type="checkbox"/> Cast-in-place concrete <input type="checkbox"/> Precast concrete <input type="checkbox"/> Concrete block <input type="checkbox"/> Tilt up concrete	2	RM
Floors	Wood joists with wood sheathing and lightweight concrete topping	2	RM
Roof	See below	3	RM
Comments	The flat roofs consist of plywood decks supported by wood trusses.		

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve



## REAL PROPERTY CONSULTANTS

### 3.2.4 Building Cladding (Exterior Wall Finishes)

Item	Description	Category	Action *
Material	<input type="checkbox"/> Aluminum siding <input type="checkbox"/> Brick veneer <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Cement fiber siding <input type="checkbox"/> Concrete block <input type="checkbox"/> EIFS <input type="checkbox"/> Composition board <input type="checkbox"/> Vinyl siding <input type="checkbox"/> Split faced block <input type="checkbox"/> T1-11 Plywood <input type="checkbox"/> Wood clapboard <input type="checkbox"/> Wood shake <input type="checkbox"/> Stone veneer	2	RR
Condition	No significant issues observed or reported		
Soffits	Wood	2	RR
Fascia	Wood	2	RR
Trim	Wood	2	RR
Type and Age of Insulation			

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve

### 3.2.5 Roof Systems

Item	Description	Category	Action *
Roof Type	<input type="checkbox"/> Pitched <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Low-slope <input checked="" type="checkbox"/> Mansard <input type="checkbox"/> See Below	4; See Section 2	IR/RM
Material	See below	Color: white/gray	
Age, years	20+	Original? Unknown	
Warranty	None reported	Duration: --	
Access	Ladder	Public access?	No    --
Roof Insulation	Foam board	20+	3    RM
Drains	Interior	3	RM
Gutters/ Downspouts	None observed	NA	--
Ancillary Features	Parapet walls: Yes	Chimneys: No	3    RM
	Flashing: Yes	Coping: Yes	
Green Technology	No	No	
Comments	The flat building roofs are weatherproofed with TPO or modified bitumen roofing systems. Small mansards are covered with concrete tiles, with limited areas of mansards covered with asphalt shingles. Concerns were noted; see Section 2.		

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve



Item	Description	Category	Action *	
First Level Unit Access	Concrete sidewalks	2	RM	
Upper Level Unit Access	Exterior stairways	Steel risers with precast concrete stairs	2	RM
Stair/Landing Railings	Metal	2	RM	
Corridors	<input type="checkbox"/> Breezeway <input type="checkbox"/> Interior <input type="checkbox"/> Carpeted <input type="checkbox"/> Vinyl tile/sheet <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> None present	NA	--	
Balconies	None present	Deck: NA	None Present	--
		Rail: NA	NA	--
Patios	None present	Type: NA	None Present	--
		Encl: NA	NA	--
Comments	The upper level walkways have concrete floors and wrought iron or concrete stucco railings and the stairways have concrete stucco railings.			

Item	Description	Category	Action *
Building Entrance Door(s), (for buildings with interior access to units)	<input type="checkbox"/> Wood with wood frames <input type="checkbox"/> Metal in wood frames <input type="checkbox"/> Wood with metal frames <input type="checkbox"/> Metal with metal frames <input type="checkbox"/> Aluminum storefront <input type="checkbox"/> See below	NA	--
Stairwell and Corridor Fire Doors	<input type="checkbox"/> Solid core wood with <input type="checkbox"/> Insulated metal with metal <input type="checkbox"/> See below	NA	--
Common Area Doors	<input type="checkbox"/> Wood with wood frames <input type="checkbox"/> Metal with metal <input type="checkbox"/> Metal in wood frames <input type="checkbox"/> Wood with metal frames <input type="checkbox"/> Aluminum storefront <input type="checkbox"/> See below	NA	--
Unit Entry Doors	<input type="checkbox"/> Metal in wood frames <input type="checkbox"/> Wood in metal frames <input checked="" type="checkbox"/> Wood in wood frames <input type="checkbox"/> Metal in metal frames <input type="checkbox"/> Fiberglass with metal frames <input type="checkbox"/> Fiberglass with wood frames	2	RM
Interior Doors	<input checked="" type="checkbox"/> Wood, flat <input type="checkbox"/> Wood, raised panel Louvered closet                      See below	2	RM





### REAL PROPERTY CONSULTANTS

Patio/Balcony Doors	<input type="checkbox"/> Vinyl double pane <input type="checkbox"/> Aluminum single pane <input type="checkbox"/> Metal in wood frames <input type="checkbox"/> See below	<input type="checkbox"/> Aluminum double <input type="checkbox"/> French style <input type="checkbox"/> Wood in wood	None Present	--
Weather-stripping Condition			3	RM
Door Sweep Condition			3	RM
Overhead Doors	None Present		NA	--
Common Area Windows	NA	Framing: NA	None Present	--
Unit Windows	Double pane sliding	Framing: Metal	3	RM
Comments	Hardware replacements and adjustments for doors and windows are anticipated as part of routine maintenance			

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve

### 3.2.8 Common Areas and Amenities

Item	Description				Category	Action *
Leasing Office	Separate building onsite				2	RM
Leasing Office Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Vent hood w/ microwave	<input type="checkbox"/> Gas range <input type="checkbox"/> Washer	<input checked="" type="checkbox"/> Electric range <input type="checkbox"/> Dryer <input type="checkbox"/> Other - See below		2	RM
Energy Star						
Watersense Rated						
Clubhouse	None present				NA	--
Mail Center(s)	Mailbox pavilion(s)				2	RM
Swimming Pool	Outdoor				2	RR
Laundry Room	Four	Rooms	No of Washers: 12	Owned by: Vendor	2	RM
			No of Dryers: 12	ENERGY STAR: No		
Fitness Room	None present				NA	--
Tot Lot	None present				NA	--
Sports Court(s)	One present on site				4; See Section 2	IR/RM
Bicycle Storage	None present				NA	--
Comments	A picnic/barbecue area and dog park are located on the Property.					

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve



## REAL PROPERTY CONSULTANTS

### 3.3 Mechanical / Electrical / Plumbing Components

#### 3.3.1 Water Distribution and Hot Water System

Item	Description	Category	Action *
Water Piping	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> CPVC <input type="checkbox"/> PEX tubing <input type="checkbox"/> Polybutylene <input type="checkbox"/> Galvanized	3	RM
Fixtures	Standard Low Flow Devices <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Bathroom Faucet <input checked="" type="checkbox"/> Toilet(s) <input type="checkbox"/> Shower(s) <input type="checkbox"/> None observed	3	RM
Hot Water (units)	Central Boiler(s) with storage tank Energy: Gas Age: Varies	3; See Section 2	IR/RR
Hot Water Heater Insulation	<input checked="" type="checkbox"/> None observed <input type="checkbox"/> Observed in all units <input type="checkbox"/> Observed in some units	NA	—
Hot Water (laundry)	150 gallon Energy: Gas Age: 3-4 years	2	RM
Comments			

\*RM = Routine Maintenance, IR = immediate Repair, RR = Replacement Reserve

#### 3.3.2 Sanitary Waste Plumbing

Item	Description	Category	Action *
Piping	<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Cast iron <input type="checkbox"/> ABS Observed: Under sinks	3	RM
Treatment	Municipal system		
Comments	Management reported no unusual issues with the sanitary system. Anticipate drain cleaning as part of routine maintenance.		

\*RM = Routine Maintenance, IR = immediate Repair, RR = Replacement Reserve



## REAL PROPERTY CONSULTANTS

### 3.3.3 Heating / Cooling / HVAC / Renewable Energy Systems

Item	Description	Category	Action *
Unit Heating	Split system	4; See Section 2	IR/RR
	Location: Wall      Energy: Electric		
Manufacturer(s)	Various	Capacity: 24,000 btu	-
Unit Cooling	Split system	4; See Section 2	IR/RR
	Location: Roof mounted		
Manufacturer(s)	Various	Capacity: 1.5-2 ton	-
Maintenance	Filter Replacement: Unknown		
	Duct Cleaning: Unknown		
	Maintenance Plan: Yes		
Unit Controls	<input checked="" type="checkbox"/> Manual Thermostat <input type="checkbox"/> Programmable Thermostat <input type="checkbox"/> Pre-programmed Thermostat <input type="checkbox"/> None <input type="checkbox"/> Manual radiator controls <input type="checkbox"/> Programmable radiator controls <input type="checkbox"/> See below	3	RM
HVAC Distribution Functioning	<input type="checkbox"/> Ducted supply and open plenum return <input type="checkbox"/> Ductless <input type="checkbox"/> Ducted air with hot water terminal reheat coils <input type="checkbox"/> 2-pipe hot water system with fan coil terminal units <input type="checkbox"/> 4-pipe system wit fan coil terminal units <input checked="" type="checkbox"/> Conditioned air supplied through a low velocity duct system <input type="checkbox"/> Baseboard heat units <input type="checkbox"/> Other - see below		
Energy Management System	None reported		
Comments	HVAC systems (condensers and air handlers) in 13 vacant and down units inspected require replacement at this time and costs are included in the Vacant and Down Unit repair estimate; see Section 2.5. Approximately half of the condensers appear to be over 20 years old and are reaching the end of their expected useful life. Anticipate an accelerated rate of replacement of the HVAC systems early in the loan term.		

\*RM = Routine Maintenance, IR = immediate Repair, RR = Replacement Reserve

### 3.3.4 Ventilation Systems

Item	Description	Category	Action *
Ventilation	<input checked="" type="checkbox"/> Bath exhaust <input checked="" type="checkbox"/> Range hood <input type="checkbox"/> Inline fan <input type="checkbox"/> Int exhaust fan <input type="checkbox"/> Ext. exhaust fan <input type="checkbox"/> None <input type="checkbox"/> See below <input type="checkbox"/> HRZ / ERV	2	RM
	Ventilation Control		
	<input checked="" type="checkbox"/> Switch <input type="checkbox"/> Timer <input type="checkbox"/> Continuous <input type="checkbox"/> Clean <input type="checkbox"/> Dirt build up <input checked="" type="checkbox"/> Varies		
Vent Condition		2	RM
Air Ducts	Appear to be sealed    Condition: Dirty	3	RM
Roof Fans	None observed	NA	--
Smoking Policy	Designated smoke free areas		
Comments	The leasing office and laundry facilities are designated "smoke-free".		

\*RM = Routine Maintenance, IR = immediate Repair, RR = Replacement Reserve





## REAL PROPERTY CONSULTANTS

### 3.3.5 Electrical Service

Item	Description	Category	Action *
Transformers	Pad mounted		
Branch Wiring	Copper	2	RM
Unit Meters	Common		
Service Amps	240		
Unit Panels	Circuit breakers Labeled: Yes	2	RM
GFCI	Observed at kitchen and bath wet areas	2	RM
Comments	No significant issues were observed or reported with the electrical distribution systems. The electrical service is adequate by today's standards to service the lighting and power needs of the Property with respect to current electrical loads.		

\*RM = Routine Maintenance, IR = immediate Repair, RR = Replacement Reserve

### 3.3.6 Fire and Life Safety Systems

Item	Description	Category	Action *
Fire Extinguishers	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry <input checked="" type="checkbox"/> Leasing Office <input type="checkbox"/> Common Areas	2	RM
	Inspection: Current		RM
Sprinkler System	None observed   Inspection: NA	NA	—
Smoke Detectors	Hard wired with battery backup	2	RM
Fire Alarm	See below	2	RM
CO Detectors	Not applicable - all electric units	NA	—
Exit Signs	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry <input checked="" type="checkbox"/> Leasing Office <input checked="" type="checkbox"/> Common Areas	2	RM
	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry <input type="checkbox"/> Leasing Office <input type="checkbox"/> Common Areas	NA	—
Hydrants	<input type="checkbox"/> Along public right of way <input checked="" type="checkbox"/> Located on Property		
Comments	Fire pull alarms are mounted on the building exteriors.		

\*RM = Routine Maintenance, IR = immediate Repair, RR = Replacement Reserve



REAL PROPERTY CONSULTANTS

3.3.7 Elevators

Item	Description			Category	Action *
Type	None Present	Number: –	Capacity: –	NA	--

3.3.8 Site Security

Item	Description	Category	Action *
Component	<input checked="" type="checkbox"/> Fence <input type="checkbox"/> Alarm System <input type="checkbox"/> Cameras <input type="checkbox"/> Guard(s)	2	RM
Monitoring	NA		
Comments			

\*RM = Routine Maintenance, IR = immediate Repair, RR = Replacement Reserve





REAL PROPERTY CONSULTANTS

### 3.4 Dwelling Unit Components and Observations

#### 3.4.1 Common Area Finishes

Item	Description	Category	Action *
Leasing Office	Floors: Carpet Walls: Drywall Ceilings: Drywall	1	RM
Clubhouse	NA	NA	--
Interior Corridors	Floors: NA Walls: NA Ceilings: NA	NA	--
Laundry	Floors: Vinyl tile Walls: Painted drywall Ceilings: Painted drywall	2	RM
Other		NA	--
Comments			

\*RM = Routine Maintenance, IR = immediate Repair, RR = Replacement Reserve

#### 3.4.2 Dwelling Unit Summary

Number of buildings: 6	No. of Units: 409	Vacant: 211	No. Down: 43
Comments	For a list of apartments inspected see attached Costing Matrix.		

Units Inspected						
<b>Occupied Units</b>						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
None						
<b>Vacant Units</b>						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
See Attached	168 Inspected					
<b>Down Units</b>						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
See Attached	9 inspected.					

In accordance with the scope of work, f3 physically inspected a minimum 52% of the dwelling units.



### REAL PROPERTY CONSULTANTS

Units inspected were randomly selected by f3.

The lack of sufficiently made-ready apartments is impacting the property's marketability.

Unit Mix - 409 Units			
Unit Type	# of Units	Unit Square Footage	Total Square Footage
Studio	408	400	163,200
2br/2bath	1	1,035	1,035
Total:			164,235

#### 3.4.3 Vacant and Down Units

The Property has a total of 211 vacant units. f3 inspected the interiors of 177 of the 211 vacant units during this investigation, 8 of which made ready and 9 were "down" (unleasable). The remaining 34 vacant units were not inspected as management could not produce keys. f3 assumes these 34 units are "down". The condition of the vacant and down units appears to be due to plumbing and/or roof leaks, missing/damaged drywall, in addition to missing appliances, HVAC systems, cabinets and countertops, and floor coverings.

f3 recommends the 169 vacant/down units accessed be renovated as needed and returned to rent ready condition. Renovation activities will include all or some of the following: replacement of appliances, HVAC systems, cabinets/countertops, flooring, drywall repairs, cleaning and painting. A complete listing of all units inspected and estimated repair/replacement costs required to return each unit to rent ready condition is attached to this report (total estimated cost \$541,215). In addition, f3 estimates the costs to return the 34 vacant units not accessed to rent ready condition at \$5,000 each (total cost of \$170,000).



## REAL PROPERTY CONSULTANTS

### 3.4.4 Unit Finishes

Item	Description	Category	Action *
Walls / Ceilings	Drywall walls with textured ceilings	4; See Section 2	IR/RM
Flooring - Living Areas	<input checked="" type="checkbox"/> Carpet <input type="checkbox"/> Sheet Vinyl <input type="checkbox"/> Ceramic Tile <input checked="" type="checkbox"/> Vinyl Tile <input type="checkbox"/> Marble Tile <input type="checkbox"/> Hardwood <input type="checkbox"/> Laminate <input type="checkbox"/> Vinyl Strip <input type="checkbox"/> Other	4; See Section 2	IR/RR
	<input type="checkbox"/> Carpet <input checked="" type="checkbox"/> Sheet Vinyl <input type="checkbox"/> Ceramic Tile <input checked="" type="checkbox"/> Vinyl Tile <input type="checkbox"/> Marble Tile <input type="checkbox"/> Hardwood <input checked="" type="checkbox"/> Laminate <input type="checkbox"/> Vinyl Strip <input type="checkbox"/> Other	4; See Section 2	IR/RR
Mold	Mold growth observed in areas noted below; see Section 2	4; See Section 2	IR/RM
Maintenance Practices	<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Need improvement		
Unit Inspection	None reported		
Comments	Costing for items requiring repair or replacement are included in the attached costing matrix.		

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve

### 3.4.5 Cabinets, Counters, Sinks

Item	Description	Category	Action *
Kitchen Cabinets	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Composite Wood <input type="checkbox"/> Particle Board <input type="checkbox"/> Laminated Particle Board <input type="checkbox"/> Other	4; See Section 2	IR/RM
Kitchen Sinks	<input checked="" type="checkbox"/> Double Bowl <input type="checkbox"/> Single Bowl <input checked="" type="checkbox"/> Stainless Steel <input type="checkbox"/> Porcelain <input type="checkbox"/> Corian <input type="checkbox"/> Undermount <input type="checkbox"/> Other	4; See Section 2	IR/RM
Kitchen Countertops	<input checked="" type="checkbox"/> Laminate <input type="checkbox"/> Granite <input type="checkbox"/> Corian <input type="checkbox"/> Concrete <input type="checkbox"/> Ceramic Tile <input type="checkbox"/> Other	4; See Section 2	IR/RM
Comments	<p>Some of the cabinets and countertops have been replaced on an as needed basis.</p> <p>Low flow faucets were observed.</p> <p>Costing for items requiring repair or replacement are included in the attached costing matrix.</p>		

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve



## REAL PROPERTY CONSULTANTS

### 3.4.6 Appliances

Item	Description	Category	Action *
Management Provides	<input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Electric range <input type="checkbox"/> Gas range	4; See Section 2	IR/RR
	<input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Dishwasher <input type="checkbox"/> Vent hood w/ microwave <input checked="" type="checkbox"/> Other - see below		
	<input checked="" type="checkbox"/> Garbage disposal <input checked="" type="checkbox"/> Vent hood <input type="checkbox"/> Microwave <input type="checkbox"/> Other - see below	4; See Section 2	IR/RM
Appliance Package	Approximate age: 1+	NA	—
Comments	<p>Management supplies a refrigerator and an electric cooktop in each dwelling unit.</p> <p>No EnergyGuide labels were observed.</p> <p>As appliances are replaced, they should be upgraded to ENERGY STAR rated units. The approximate cost for these is presented in the Reserve Cost Table.</p> <p>Anticipate replacement of vent hoods and garbage disposals during the loan term as part of normal operating expenses.</p> <p>Costing for items requiring repair/replacement are included in the attached costing matrix.</p>		

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve



## REAL PROPERTY CONSULTANTS

### 3.4.7 Bathroom Vanities, Shower/Tub and Toilet

Item	Description	Category	Action *
Bath Vanities	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Composite Wood <input type="checkbox"/> Particle Board <input type="checkbox"/> Laminated Particle Board <input type="checkbox"/> Other	4; See Section 2	IR/RM
Bathroom Sinks	<input checked="" type="checkbox"/> Drop-in <input type="checkbox"/> Integral <input type="checkbox"/> Wall Hung <input type="checkbox"/> Pedestal <input type="checkbox"/> Undermount <input type="checkbox"/> Other	4; See Section 2	IR/RM
Bathroom Countertops	<input checked="" type="checkbox"/> Laminate <input type="checkbox"/> Granite <input type="checkbox"/> Cultured Marble <input type="checkbox"/> Corian <input type="checkbox"/> Fiberglass Reinforced Plastic <input type="checkbox"/> Other	4; See Section 2	IR/RM
Bathtub/Shower Surround	<input checked="" type="checkbox"/> Ceramic <input type="checkbox"/> Fiberglass <input type="checkbox"/> Plastic <input type="checkbox"/> Other	4; See Section 2	IR/RM
Fixtures	Standard grade	3	IR/RM
Comments	<p>Some of the vanities and tops have been replaced on an as needed basis.</p> <p>Low flow devices such as faucets and toilets were observed.</p> <p>Costing for items requiring repair/replacement are included in the attached costing matrix.</p>		

\*RM = Routine Maintenance, IR = Immediate Repair, RR = Replacement Reserve

### 3.4.8 Cable or Internet Availability

Item	Description	Provider
Cable Available	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other - see below	Various Providers
Internet Access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Wired <input type="checkbox"/> Wireless <input type="checkbox"/> Broadband <input type="checkbox"/> Other - see below	Various Providers
Comments		





REAL PROPERTY CONSULTANTS

## SECTION 4 - MOISTURE AND MICROBIAL GROWTH AND PEST MANAGEMENT

### 4.1 Moisture and Microbial Growth

Microbial growth was observed in Apartments 95 and 183 due to roof or plumbing leaks. f3 recommends the mold be removed in accordance with US EPA and State regulations and a Moisture Management Plan be developed and implemented. Cost to remove the mold is included in the costing to renovate the apartments.

Based on observed evidence of water intrusion and/or mold, a Moisture Management Plan should be developed and implemented. At a minimum, the MMP must contain a provision for (i) staff training, (ii) information to be provided to tenants, (iii) documentation of the plan, (iv) the appropriate protocol for incident response and remediation and (v) routine, scheduled inspections of common space and unit interiors.

f3, inc. recommends the mold be remediated immediately; see Table 2. Mold growth in buildings is recognized by the EPA to pose a potential threat to human health, however, the extent of repercussions of prolonged exposure to mold is yet to be determined. Studies have shown that toxins produced by some molds may cause health problems in some individuals. These health risks can range from minor irritation to more serious respiratory and/or nervous system problems. It is therefore recommended that management survey the unit noted above for the presence of moisture intrusion, moisture damage and/or mold growth.

All sources of moisture intrusion should be repaired and/or replaced to prevent further damage and/or future mold growth. Additionally, all dwelling units should be surveyed for mold growth upon tenant turn-over. Tenant education and disclosures should be distributed to educate tenants on conditions of mold growth and sources of water infiltration (closed windows, non-operable bathroom exhaust fans and leaks under sinks) that may result in mold growth. Unit inspections and tenant education will help eliminate the possibility of future mold growth at the Property. Moisture damaged areas and areas of mold growth should be repaired and remediated in strict compliance with EPA guidelines.



#### REAL PROPERTY CONSULTANTS

The Environmental Protection Agency (EPA) indicates that remediation of minor mold growth (less than 10 square feet at each location) can be conducted by regular building maintenance staff during routine maintenance activities. Maintenance personnel involved with mold remediation should receive adequate training on proper clean up methods, personal protection, and potential health hazards associated with mold.

This training can be performed as part of a program to comply with the requirements of the EPA and OSHA Hazard Communication Standard (29 CFR 1910.1200). Should additional information be required on clean-up methods, consultation with a Certified Industrial Hygienist (CIH) is recommended.



REAL PROPERTY CONSULTANTS

## 4.2 Pest Management

According to property management, the Property is not part of a termite bond with a preventative maintenance program in effect.

At the time of our survey we noted no current evidence of termite damage. However, f3 observed evidence of an infestation of pigeons requiring further investigation; see Section 2.



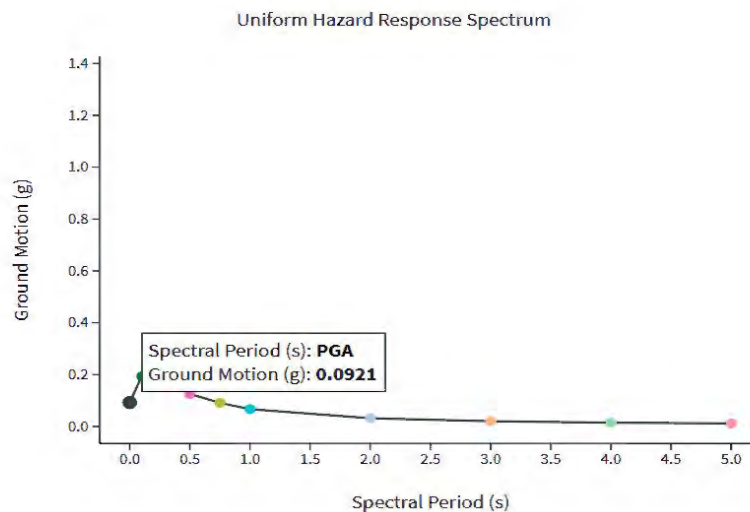
## SECTION 5 - SPECIAL HAZARDS, ZONING, BUILDING CODE VIOLATIONS AND REGULATORY COMPLIANCE

Although it is assumed that the noted improvements were constructed in compliance with contemporary building codes and standard building practices at the time of construction, and while the Property remains adequate for present day use, our survey does not include a review to determine compliance with local Building Department codes, Fire Department requirements, or Planning Department ordinances. However, the following information is provided.

### 5.1 Special Hazard Assessment

#### 5.1.1 Peak Ground Acceleration

According to the USGS National Seismic Hazard Maps (2008), the Property is not in an area that has a 10% or greater probability of exceeding a Peak Ground Acceleration (PGA) value of 0.15g (or greater) in 50 years. Based on the Property's location, the PGA is 0.0921g. Because of this designation, a Structural Risk Evaluation Questionnaire (Form 4099C) is not required.





### 5.1.2 Hazards/Geographic Conditions/Catastrophic Loss Potential

The following are geological or meteorological hazards that, if occurring or present, could affect the Property, causing a potentially significant loss.

Hazard	Risk
Tornadoes	Low
Hurricanes	Low
Expansive Soils	Not Likely
Floods	Low
Sinkholes	Low
Landslides	Low

No detailed investigation has been made into the presence of these hazards; our conclusions are based solely on observations made during our site visit, review of available documents or interviews with others.

### 5.1.3 Flood Zone

A review of FEMA flood zone map 3200C332177F, dated 10/16/2011, indicates the Property buildings are located in shaded Zone X, designated as an Area with Reduced Risk due to Levee.



REAL PROPERTY CONSULTANTS

## 5.2 Zoning and Code Information

### 5.2.1 Building Zoning

The Property is zoned C-2 General Commercial by the Clark County. The Property appears to conform to the zoning designation.

### 5.2.2 Building Code Violations

f3 researched online records maintained by the Clark County Building and Code Enforcement Departments. No records of open violations were found.

### 5.2.3 Fire Code Violations

f3 researched online records maintained by the Clark County Fire Prevention Department. No records of open violations were found.



REAL PROPERTY CONSULTANTS

## 5.3 Regulatory Compliance

### 5.3.1 Americans With Disabilities (ADA) Compliance

Because apartment projects are considered a place of residence, they typically do not fall under ADA criteria. The possible exception to this is rental offices or common area amenities (swimming pool) that are made available to the general public, not just tenants and their guests. An example of a common area amenity that may be subject to ADA criteria is a recreation center that sold memberships to the general public. A rental office may generally be considered a place of public accommodation as the public is invited into that area.

Building codes, both current and past, have included barrier free and handicapped access requirements. These requirements may or may not coincide with the precise ADA Accessibility Guidelines (ADAAG). In such cases where access features were provided according to standards other than ADAAG, barrier free access features can enable disabled access but do not necessarily provide compliance with the ADAAG.

Section 36.304 of the ADA requires a place of public accommodation to remove architectural and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable. The law defines readily achievable as meaning easily accomplishable and able to be carried out without much difficulty or expense. Readily achievable is determined on an individual basis. What the readily achievable standard will mean in any particular public accommodation will depend on the individual circumstances. No numerical formula or threshold of any kind has been set by the Justice Department. In order to determine what is readily achievable, an entity should consult with a team consisting of a lawyer and an accountant.

The obligation to engage in readily achievable barrier removal is a continuing responsibility of a public accommodation. Items that are currently not readily achievable may become so in the future. No periodic assessment or self-assessment is required by the ADA. However, the Justice Department urges public accommodations to establish procedures for an ongoing assessment of their compliance with the barrier removal requirements.



### REAL PROPERTY CONSULTANTS

ADA Evaluation Checklist					
No.	Building Access	Yes	No	N/A	Comments
1	Are there accessible parking space(s) available (96" wide/60" aisle) at public access areas? (i.e. leasing office)	Yes			
2	Is there at least one wheelchair accessible van parking space (96" wide/96" aisle at public access areas?	Yes			
3	Are accessible parking spaces located on the shortest accessible route of travel from an accessible building entrance?	Yes			
4	Does signage exist designating wheelchair accessible parking?	Yes			
5	Is there a ramp from parking to an accessible building entry (1:12 slope or less)?	Yes			
6	Are public use areas accessible? If not, are there alternate accessible entries?	Yes			
7	Is the accessible entry doorway at least 32" wide?	Yes			
8	Is the entry door hardware easy to open (lever/push type with no twisting required, not higher than 48" above (floor)?	Yes			
9	Are entry doors other than revolving doors available?	Yes			

NO.	Building Access	Yes	No	N/A	Comments
1	Are there publicly accessible restrooms present?			N/A	
1a	Is the accessible restroom doorway of public restrooms at least 32" wide?			N/A	
1b	Does at least one stall meet the following requirements: <ul style="list-style-type: none"> <li>• minimum stall width of 60-inches</li> <li>• minimum depth of 56-inches</li> <li>• toilet seat height between 17- and 19-inches above the floor</li> <li>• flush controls a maximum of 44-inches above the floor</li> <li>• toilet paper dispenser 19-inches above the floor and 36-inches from the rear wall</li> <li>• grab bars 36-inches above the floor and a minimum of 40-inches in length along the sidewalls.</li> </ul>			N/A	



### REAL PROPERTY CONSULTANTS

1c	Does the sink/vanity meet the following requirements: <ul style="list-style-type: none"> <li>• counter tops a maximum of 34-inches above the floor</li> <li>• extend a minimum of 17-inches from the wall</li> <li>• minimum clearance of 29-inches from the floor to the bottom of the apron</li> <li>• clear floor space at least 30" x 48" in front of the counter</li> <li>• bottom edge of the mirror a maximum of 40-inches above the floor</li> <li>• sinks have one-handed controls (i.e. levers, push or electronic controls)</li> </ul>			N/A	
2	Are there elevators at the Property?		No		
2a	Are elevator controls low enough to be reached from a wheelchair (48" from approach/54" side approach)?			N/A	
2b	Are there raised elevator markings in Braille and Standard alphabet for the blind?			N/A	
2c	Are there audible/visual signals inside cars and at elevator landings indicating floor change?			N/A	
3	Does strobe lighting exist in the corridors and restrooms?			N/A	
4	If there is public access to a pool or spa, is a pool lift present?			N/A	



### **5.3.2 Fair Housing Act (FHA) Compliance**

The scope of this report is limited to a very general overview of the subject improvements based upon the requirements of the Fair Housing Act Accessibility Guidelines in an attempt to identify clear and unequivocal violations of the Act. It is not intended for use or reliance as an audit for purposes of determining strict compliance, but it is a tool to identify whether or not a full compliance audit may be appropriate. No physical measurements have been made as part of this survey; notations made in the table below are based on visual observations only.

The Fair Housing Act does not require any renovations to existing buildings. Its design requirements apply to new construction only – to covered multifamily dwellings that are built for first occupancy after March 13, 1991. First occupancy is defined as “a building that has never before been used for any purpose.”

The design and construction requirements of the Fair Housing Act apply to all new multifamily housing consisting of four or more dwelling units. The Fair Housing Act’s definition of “covered multifamily dwellings” distinguishes between buildings with elevators and buildings without elevators. Thus, if a building has one or more elevators all of the dwelling units in the building are covered and require compliance with the FHA. Such buildings must meet specific design requirements so public and common use spaces and facilities are accessible to people with disabilities. In addition, the interior of dwelling units covered by the Fair Housing Act must be designed so they too meet certain accessibility requirements.

Based upon the date of construction of 1988 and 1990, the Property is NOT subject to compliance with the Fair Housing Act. Therefore no further evaluation of compliance is provided.

### **5.3.3 Benchmarking Disclosure, Energy Audit, Retro-Commissioning Laws and Requirements**

The following are prevailing local, state or federal laws or requirements to conduct energy audits or retro-commissioning studies:

There are currently no energy auditing laws or requirements pertaining to the Property.



## **SECTION 6 - AREAS OF ADDITIONAL ASSESSMENT**

### **6.1 Problematic Materials, Historical Repairs and Replacements, Work in Progress, and Planned Capital Improvements**

#### **6.1.1 Known Problematic Building Materials and Property Design Issues**

No problematic materials listed in Section 1.4 were observed.

#### **6.1.2 Summary of Historical Repairs and Replacements**

No major capital expenditure for repairs, renovations or upgrades were reported or observed.

#### **6.1.3 Work in Progress**

Other than routine maintenance, there are no ongoing capital repairs.

#### **6.1.4 Planned Capital Improvements**

No planned capital improvements were reported by management.





## SECTION 7 - REFERENCES AND LIMITATIONS

### 7.1 Fannie Guide

This report was prepared in general accordance with Fannie Mae Selling and Servicing Guide Part II Chapter 4, Section 402 and Form 4099, Instructions for Performing a Multifamily Property Condition Assessment, July, 2019 as well as updated Appendix C, Structural Risk Evaluation Questionnaire published in Guide Update 17-07 dated August 23, 2017.

### 7.2 Methodology

#### **Assessment Methodology - Property Condition Assessment**

This assessment is based on the evaluator's judgment of the physical condition of the improvements and the estimated expected remaining useful life of those improvements. The conclusions presented are based on the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and may be affected by circumstances that occur after the date of the evaluation.

#### **Assessment Activities - Property Condition Assessment**

- 1) Identify repairs, replacements and significant maintenance items that should be completed immediately;
- 2) Identify repairs, replacements and significant maintenance items that are likely to occur over the next approximately 7 -year period;
- 3) Estimate the cost to repair the above deferred maintenance items; and
- 4) Estimate the lapsed and remaining life expectancies of the Property improvements.

#### **Cost Estimation Methodology- Property Condition Assessment**

The estimated costs detailed in this report are based on a survey of representative building areas. Items of deferred maintenance and the effective ages of building components observed are projected onto the balance of the complex. Where actual cost information for specific items is not available from the Property management, industry costs are derived from our field experience and from reference material such as BNI, D4Cost 2002, R.S. Means Co., Inc., and National Construction Estimator. General contractor overhead and profit costs, should a general contractor be required, have not been included in these estimates. General contractor fees can vary widely; an allowance of 10-15% mark-up would not be unreasonable.

When work in progress has been observed, such work is noted in the report and assumed for cost estimating purposes to be complete, unless observed to be unacceptable in quality or scope.



The purpose of the report is not to identify minor, inexpensive repairs or other maintenance items that are part of the Property owner's current operating pattern and budget, so long as these items appear to be taken care of on a regular basis. However, such items are commented on if they do not appear to be routinely addressed or are in need of immediate repair.

### 7.3 Limitations

This report is prepared solely for the use and benefit of the Client in accordance with Fannie Mae guidelines. Our recommendations have been prepared in accordance with customary principles and practices. This warranty is in lieu of all other warranties either expressed or implied. f3, inc., is not responsible for the independent conclusions, opinions or recommendations made by others based on the field exploration presented in this report.

#### ***Limitations - Property Condition Assessment***

f3, inc., bears no control over the cost of labor, materials, equipment or services furnished by others, over contractors' methods of determining prices, or over competitive bidding and market conditions. Opinions of probable construction costs provided herein reflect adjusted industry averages and are made on the basis of f3, inc., experience and qualifications. f3, inc., cannot and does not guarantee that proposals, bids or construction costs will not vary from opinions of probable costs prepared by same. This PCA is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their EUL. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

This survey and report pertain only to the current physical conditions of the premises and existing improvements, and relate only to those areas readily accessible and available for visual observation. No structural, seismic, invasive or destructive investigations were performed since it is beyond the scope of our Property Condition Assessment. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls, inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. No representation is made as to the status of title, legality of lots or zoning of the Property, nor is any representation made as to the advisability or inadvisability of the purchase of, investment in, or financing of the Property.



The field observer has not conducted an asbestos survey or visibly identified there are ACMs within the building. It f3's understanding the nature of the proposed occupancy will require repairs and replacement of the building finishes, systems, etc. f3 has not budgeted for any future ACM surveys and testing, permitting, or abatement. It is possible that local municipalities and/or state agencies may include ACM testing as part of any alteration work and permit filing.

Conditions, codes, covenants and restrictions which may be part of the legal deed of title to the Property, and which may vary in description of Property boundaries, easements or dedications have not been disclosed or reviewed as part of this Assessment.

The roof observations and related comments are not to be interpreted as a full and comprehensive roof survey and should not be interpreted to mean the roof is free of leaks. Should a comprehensive report on the condition of the system be required, the services of a qualified roofing consultant should be considered.

Mechanical and electrical recommendations are subject to consultation of a licensed contractor prior to finalization of the work scopes.

f3 assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. f3 is not responsible for any patent or latent defects that an owner or his agents may have withheld from f3 whether by non-disclosure, passive concealment, or by fraud.



REAL PROPERTY CONSULTANTS

## Exhibit A: Photo Documentation

---





REAL PROPERTY CONSULTANTS



1. View of building signage at the leasing office.



2. Landscaping includes mature trees, shrubs, and lava rock.



3. View of stormwater drain from an internal roof drain to the adjacent paved areas Storm water drainage is via sheet flow.



4. View of asphalt paved driveways.



5. Asphalt paved driveways and parking lots provide approximately 405 open striped parking stalls.



6. One handicapped accessible parking space is provided adjacent to the leasing office building.





**REAL PROPERTY CONSULTANTS**



7. Concrete walkways provide access to the buildings. Note curb ramp adjacent to the leasing office.



8. Building-mounted light fixtures provide illumination around the Property.



9. CMU fencing is present around the full perimeter of the Property.



10. Wrought iron fencing surrounds the swimming pool.



11. Chain link fencing surrounds the sports court.



12. The buildings are constructed on concrete slab on grade foundations.





REAL PROPERTY CONSULTANTS



13. The buildings are conventionally wood framed (ceiling damage in a down unit is shown).



14. Building cladding includes painted stucco.



15. Building cladding includes painted stucco.



16. The flat roofs on the west side of the property consist of single-ply TPO membranes that are in good condition.



17. View of TPO roofing and flashing.



18. View of typical modified bitumen roofing on the east side buildings.





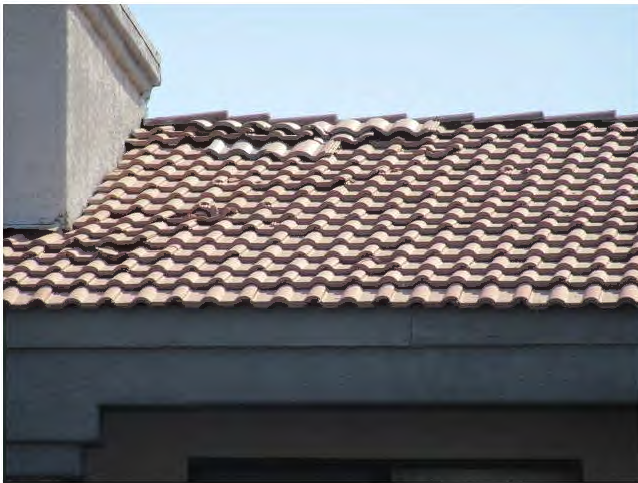
REAL PROPERTY CONSULTANTS



19. View of older modified bitumen roofing.



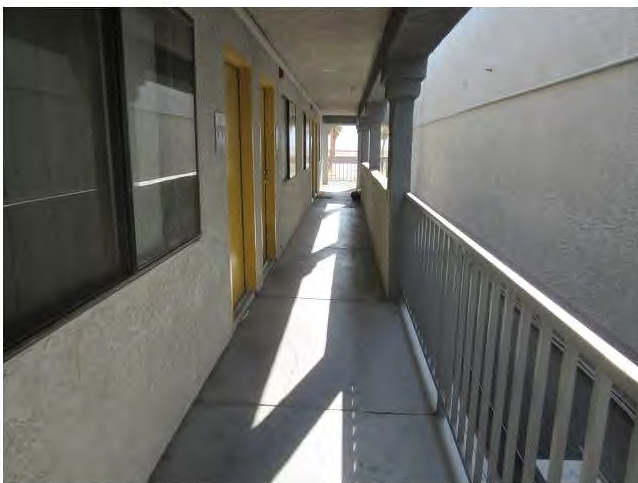
20. View of damaged composition asphalt shingled mansards.



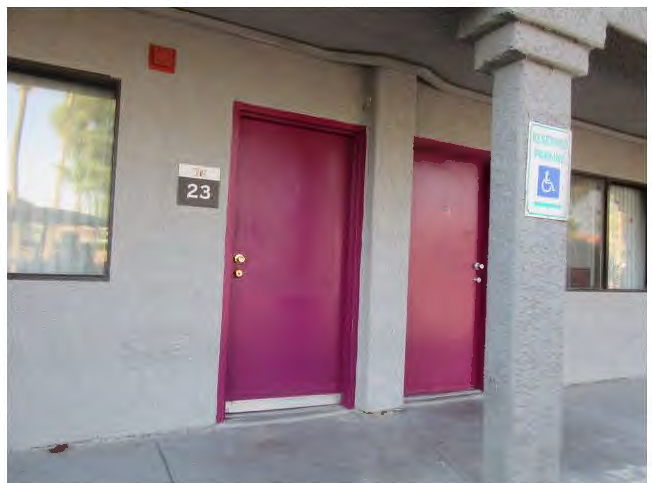
21. View of damaged concrete tiled mansards.



22. View of damaged concrete tiled mansards.



23. Second floor units are accessed from exterior common elevated walkways with wrought iron or concrete stucco safety rails.



24. Unit entry doors are metal assemblies in wood frames.





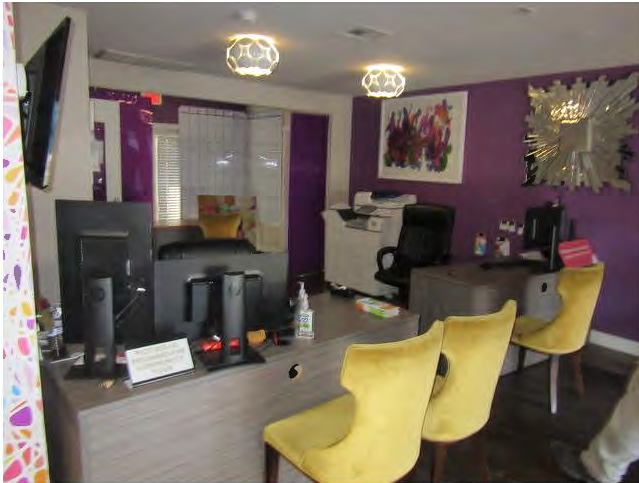
REAL PROPERTY CONSULTANTS



25. Building windows are double-pane sliding units in metal frames.



26. View of the leasing office entry door.



27. View of leasing office interior finishes.



28. A sheltered mail center is located adjacent to the leasing office.



29. View of a picnic/barbecue area and dog park.



30. Typical view of a common laundry facility.





REAL PROPERTY CONSULTANTS



31. One inground swimming pool is located on the Property.



32. View of the spa adjacent to the swimming pool.



33. A sports court on the Property is cracked and deteriorated.



34. Heated domestic water is provided by domestic boilers and storage tanks. Building supply lines are copper.



35. View of water storage tanks associated with the domestic boilers.



36. Central natural gas-fired water heaters also provide domestic hot water to the Property.





REAL PROPERTY CONSULTANTS



37. Drain lines are PVC.



38. Air handlers with electric heating elements are mounted in the walls of the apartments.



39. Cooling to the dwelling unit is provided by roof-mounted A/C condensers.



40. Approximately half of the condensers are over 20 years old.

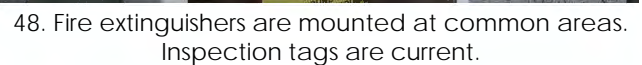
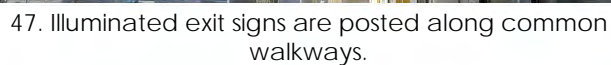
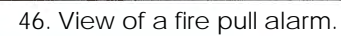
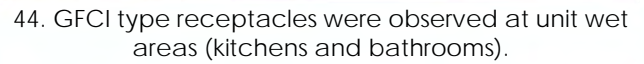
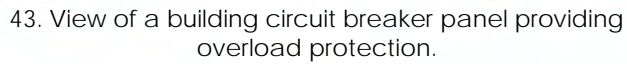


41. Wall-mounted manual thermostats control the temperature in each dwelling unit.



42. Pad-mounted electric transformers provide power to the buildings (note master meter).





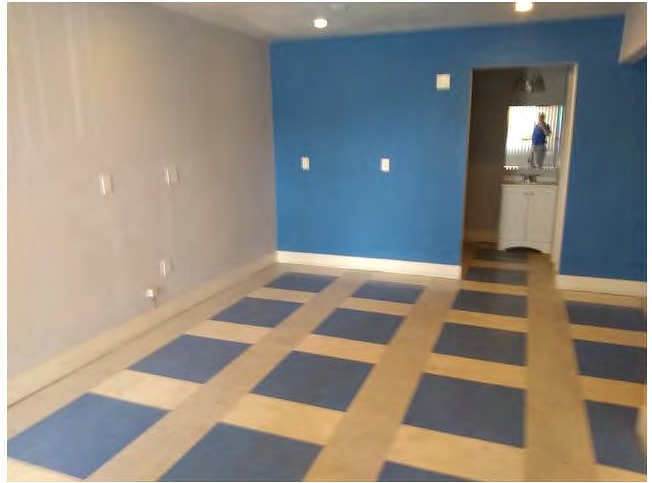




**REAL PROPERTY CONSULTANTS**



49. Hard-wired smoke detectors with battery back-up are mounted in each dwelling unit.



50. Dwelling units have painted drywall walls and ceilings. Vinyl floor tile is installed at select unit living areas and bathrooms.



51. Carpet is provided at select living areas.



52. Kitchen cabinets are wood. Management supplies a refrigerator and electric cook-top and vent hood in all dwelling units.



53. Kitchens counters are laminated plastic with porcelain or stainless steel sinks.



54. Bathroom vanities are wood with cultured marble counters and integral sinks.





REAL PROPERTY CONSULTANTS



55. View of tub and ceramic tile shower surround.



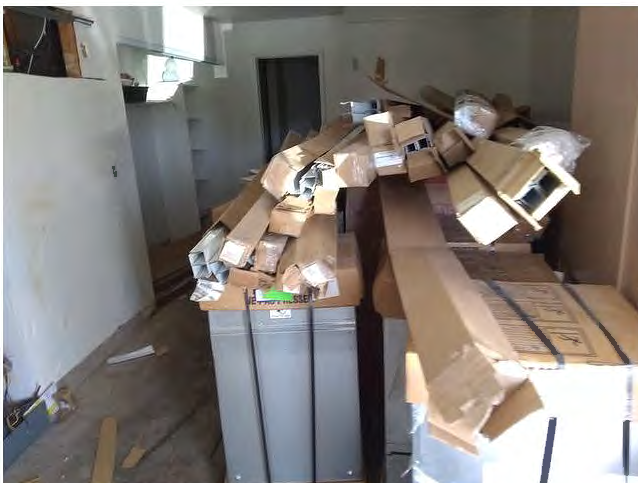
56. View of water-damaged ceiling in a vacant unit.



61. View of smoke/fire damaged kitchen cabinet and vent hood.



62. View of a down unit.



63. View of a down unit.



64. View of microbial growth in a down unit



REAL PROPERTY CONSULTANTS

## Exhibit B: Location Map, Aerial Photo and Site Plan

---





North ↑



**REAL PROPERTY CONSULTANTS**

15 Ellis Avenue  
Troy, MO 63379  
(636) 462-4132

Site Plan  
Village Square Apartments  
5025 Nellis Oasis Lane  
Sunrise Manor (Las Vegas), NV 89115

PREPARED FOR: Fannie Mae  
DRAWN BY: Erin Kleppe  
DATE: 09/16/2019

PROJ. #: 19.0587





**REAL PROPERTY CONSULTANTS**

15 Ellis Avenue  
Troy, MO 63379  
(636) 462-4132

**Site Vicinity Map**

**Village Square Apartments**

**5025 Nellis Oasis Lane**

**Sunrise Manor (Las Vegas), NV 89115**

**PREPARED FOR: Fannie Mae**

**DRAWN BY: Erin Kleppe**

**DATE: 09/16/2019**

**PROJ. #: 19.0587**



REAL PROPERTY CONSULTANTS



**Fannie Mae**

INSTRUCTIONS FOR PERFORMING A MULTIFAMILY PROPERTY  
CONDITION ASSESSMENT

Appendix C

Structural Risk Evaluation Questionnaire

The Structural Risk Evaluation Questionnaire is not required as the Peak Ground Acceleration does not exceed 0.15g.



REAL PROPERTY CONSULTANTS

## Exhibit D: Pre-Site Visit Questionnaire

---



# FannieMae

## INSTRUCTIONS FOR THE PNA PROPERTY EVALUATOR

### APPENDIX B

#### PROPERTY OWNER PRE-SITE VISIT QUESTIONNAIRE FOR PHYSICAL NEEDS ASSESSMENT

**Property Owner / Owner's Representative:** Please complete this questionnaire before to the site visit by the Property Evaluator. For questions that are not applicable to the Property or unknown, please indicate "N/A" or "Unknown". This document must be signed on the last page by the Property Owner. If additional pages for any response are necessary, please attach them to this form. This completed document will be an exhibit in the PNA Report.

GENERAL PROPERTY INFORMATION			
Property Name <span style="font-size: 1.2em;">Village Square</span>			
Property Address <span style="font-size: 1.2em;">5025 Nellis Oasis Lane</span>			
City <span style="font-size: 1.2em;">Las Vegas</span>	State <span style="font-size: 1.2em;">NV</span>	Zip <span style="font-size: 1.2em;">89115</span>	County
Property Owner/Owner's Representative, Title <span style="font-size: 1.2em;">Ruth G. Garcia</span> <span style="font-size: 1.2em;">Residential Asset Manager</span>		Telephone <span style="font-size: 1.2em;">(310) 639-7130</span>	Fax <span style="font-size: 1.2em;">(310) 639-7210</span>
		Email address <span style="font-size: 1.2em;">Ruth.g@westlandreg.com</span>	
Property Manager/Site Contact <span style="font-size: 1.2em;">Carmen Butiz</span>		Telephone <span style="font-size: 1.2em;">(702) 766-1090</span>	Experience in Multifamily (Years/Months) <span style="font-size: 1.2em;">17 years</span>
		Email address <span style="font-size: 1.2em;">Carmen.B@westlandreg.com</span>	Experience at subject property (Years/Months) <span style="font-size: 1.2em;">1 month</span>
Maintenance Manager, Title		Telephone	Experience in Multifamily (Years/Months)
		Email address	Experience at subject property (Years/Months)
Total Land Area (square footage/acreage) <span style="font-size: 1.2em;">7.98 Acres</span>			

Date(s) of Construction Completion / Major Renovation Dates

Phase I - 1988

Phase II - 1990

Total Number of Apartment Buildings on the Property

409

Is the Property or any portion of the Property in an area having a 10% or greater probability of the Peak Ground Acceleration (PGA) being exceeded by 0.15% or more in a 50 year period (as shown by the most recent United States Geological Service data for the area Peak Ground Acceleration)?

☐ Yes ☐ No ☒ Unknown

Has the property had any Seismic reports completed in the past two years that yielded a SEL of 18% or greater?

☐ Yes ☐ No ☒ Unknown

Has the Property been damaged by a catastrophic event or natural disaster in the past? ☐ Yes ☐ No ☒ Unknown

If yes, please attach detail including, but not limited to, type of event, extent of damage and date of event.

Has the Property been subject to or recommended for an Environmental Phase II investigation or are there any current environmental concerns at the Property? ☐ Yes ☒ No ☐ Unknown

If yes, attach detail (including previous Phase I and Phase II report, if applicable)

Number of Non-Residential Buildings on-site		Clubhouse (sq.ft.)	Leasing Office Building (sq.ft.)
			1
Recreation (sq.ft.)	Maintenance Structure (sq.ft.)	Common Area Laundry Facility (sq.ft.)	Other (description & sq.ft.)
		4	
Number of On-Site Parking Spaces		Number of Covered Parking Spaces and/or Garage Spaces	
430		412	
Total # of Rental Units		Total Model Units and Unit Type	
409		1-Studio	
# of Studio Units	Avg. Square Footage	Current Units Occupied	Current Vacant and/or Down Units
408	400	196	212
# of 1-Bedroom Units	Avg. Square Footage	Current Units Occupied	Current Vacant and/or Down Units
0			
# of 2-Bedroom Units	Avg. Square Footage	Current Units Occupied	Current Vacant and/or Down Units
1	1,035	0	1
# of 3-Bedroom Units	Avg. Square Footage	Current Units Occupied	Current Vacant and/or Down Units
0			
# of 4 Bedroom Units	Avg. Square Footage	Current Units Occupied	Current Vacant and/or Down Units
0			
# of Other Units	Avg. Square Footage	Current Units Occupied	Current Vacant and/or Down Units

Current Economic Occupancy (%) (attach rent roll)	Current Physical Occupancy (%) <b>47.92</b>	Average Economic Occupancy (%) for the Last Calendar Year	Average Physical Occupancy (%) for the Last Calendar Year <b>59.42</b>
<b>List Commercial / Retail Tenants. Attach commercial lease abstracts for each commercial / retail tenant.</b>			
# of Commercial / Retail Units <b>6</b>	Total Square Footage of Commercial / Retail Tenants	Current Economic Occupancy for Retail (%)	Current Physical Occupancy for Retail (%)
Include brief narrative on commercial uses			
Property or the residential tenants receive a government-provided utility subsidy payment? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		Property is rent-controlled/ rent stabilized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
Property complies with Jurisdictional regulations? If not in compliance, attach explanation (if not known, indicate such). Building Code <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown      Fire Code <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Zoning <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown			
As-built Property Construction Plans available for review during the site visit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Property has or is pursuing a green building certification? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If green building certification is in place, identify certifying body and year of certification. If Property is the pursuing a green building certification, attach additional detail.			
Is O&M Plan in place for Lead Paint? If yes, attach copy. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Is O&M in place for Asbestos Containing Materials? If yes, attach copy. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does Property have a Moisture Management Plan (MMP)? If yes, attach copy. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does Property have a Pest Management Program Plan? If yes, attach copy. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>UTILITY SUPPLIER</b>			
Electricity <b>NV Energy</b>			
Natural Gas <b>Southwest Gas</b>			
Oil – Type #6, #4 or #2			
Other Fuel Types (i.e., propane)			
Water <b>City of North Las Vegas</b>			
Sewer <b>City of North Las Vegas</b>			
Refuse Disposal <b>Republic Services</b>			

Telephone <u>Varies</u>			
Cable TV/Internet <u>Cox Communications</u>			
Are Utilities Adequate for Property Uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Does Property track energy and/or water consumption in ENERGYSTAR Portfolio Manager ( <a href="http://www.energystar.gov">www.energystar.gov</a> )? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not ENERGY STAR, what benchmarking or tracking tool is used?			
If property is currently not benchmarking, please provide brief explanation why (i.e., lack of staff training, insufficient resources, unclear of the benefits to the property, not interested)?			
<b>SITE IMPROVEMENTS</b>			
Description of Landscaping (mature, new, minimal, native or not native plants)  <u>Mature</u>	Landscaping Contract? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Landscaping Firm: <u>Silverlands Inc</u> Landscaping Capital Budget: Landscaping Annual Maintenance Budget <u>\$12,600</u>		
Landscape Irrigation is present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	If present, <input type="checkbox"/> Manual <input checked="" type="checkbox"/> Automated <input type="checkbox"/> Seasonal <input type="checkbox"/> Year-round		
Asphalt/Concrete Parking Pavement is Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Last Re-seal & Re-stripe Date	Last Overlay Date		
Type of Sidewalk (Concrete or Pervious) <u>Concrete</u>	Sidewalks connect to neighborhood? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Pool/Sauna/Jacuzzi is Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Date of most recent pump/filter replacement		
	Date of most recent re-surface		
Athletic Court(s) are Present? <input checked="" type="checkbox"/> Basketball <input type="checkbox"/> Volleyball <input type="checkbox"/> Racquetball <input type="checkbox"/> Tennis <input type="checkbox"/> Other: _____			
Improvements in Last 3 Years			
Laundry Equipment	Common Laundry Facility <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	In-unit Laundry Hook-Ups <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	In-unit Laundry Equipment provided <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Third-Party Maintenance Contract <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	ENERGY STAR Laundry appliances: Common Laundry: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No In-Unit (assumes property supplied): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Playground/Tot Lots are Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Age of Equipment		Description of Ground Cover	
Other Site Improvements / Amenities			



**BUILDING MATERIALS/FINISHES**

Construction Framework Type

Wood frame WITH stucco exterior

Foundation Type

concrete

Exterior Walls &amp; Finishes Type:

stucco

Type of Exterior Wall Insulation and Rating, if known

Foam

Improvements in the Last 3 Years

As needed

Exterior Doors Type:

wood

Exterior Doors utilize weather stripping and door sweeps?

☒ Yes☐ No

Improvements in the Last 3 Years

As needed

Maintenance Schedule

As needed

Balconies: Improvements in the Last 3 Years

As needed

Windows Type:

Aluminum / Double Pane

Windows Utilize Weather stripping

☒ Yes☐ No

Improvements in the Last 3 Years

As needed

Maintenance Schedule

As needed

Exterior Lighting: Improvements in the Last 3 Years

Fluorescent

As needed

Exterior Lighting Utilize:

☒ Photocell technology☐ Programmable/Timer☐ Other (please provide type):

Elevators/Escalators: Last Inspection Date (attach inspection certificate, if applicable)

**ROOFING SYSTEMS**

Type of Roof(s)

Partial Pitched Spanish-style Tile &amp; Flat

Age of Roof/Original Roof

varies

Roof Warranty(ies)

☐ Yes☐ No

Term of Roof Warranty

Known Leaks

☒ Yes☐ No

Type of Roof Insulation and Rating, if known

Age of Roof Insulation

Description of energy efficient technologies such as roof top gardens or white roofs with a SRI rating, etc.

**ELECTRICAL**

Load (Volts/Phase/Wires)

Total Amps

400

Electrical Metering

☒ Individually Metered Units☐ Master Metered

Wiring (Copper/Aluminum)

Copper

**BUILDING MATERIALS/FINISHES**

Emergency Generator

☐

Yes

☒

No

**MECHANICAL**

HVAC Units Description

Split-system

☒ Electric ☐ Natural Gas ☐ Other (include description)

Total Number &amp; Capacity (Tons)

1.5 to 2.0 ton

Average Age of HVAC Units or range of Ages (i.e. if there are multiple)

up to 10 years

Are HVAC Units ENERGY STAR Rated?

☒

Yes

☐

No

**PLUMBING**

Water/Sanitary Sewer Material Type:

☐

Copper

☒

PVC

☐

Galvanized Metal

☐

Cast Iron

☐

Polybutylene

☐

Other

Water Heaters

☐

Individual

Count

#

☒

Central

Count

4

#

Capacity

gallons

Capacity 100 gallons

(some boilers, some water heaters)

☐

Electric

☒

Natural Gas

☐

Other

ENERGY STAR-rated?

☒

Yes

☐

No

Avg. Age of Water Heaters

Are hot water lines insulated?

☐

Yes

☒

No

Boiler Permit No.

Septic System (prior or current)

☐

Yes

☒

No

2 areas w/boilers

2 areas w/water heaters.

Domestic Water (Pressure/Drainage) Problems

Sanitary Sewer Problems

**GAS SERVICE**

Gas Distribution Piping Material

steel

**FIRE SUPPRESSION/LIFE SAFETY**

Sprinkler System:

☐

Yes

☒

No

Type:

☐

Wet

☐

Dry

**Fire Extinguishers**

Maintenance Routine

Annually

Last Inspection Date

8/26/2019

Smoke Detectors

☒

Hard-Wired

☒

Battery Operated

(both)

Maintenance Routine

Bi-annual

Are CO Monitors Required?

☒

Yes

☐

No

CO Monitors Installed? (if applicable)

☒

Yes

☐

No

## BUILDING MATERIALS/FINISHES

### INTERIOR/COMMON AREAS

**Describe Common Area Interior Finishes**

dry wall

Improvements in the Last 3 Years

Common Area Restrooms

Furniture, Fixtures and Equipment Maintenance and Replacement Schedules

**Attach Inventory of Furniture, Fixtures and Equipment including Age of Equipment.**

### Apartment Unit Interior Finishes

Floor Covering Annual Expenditures

\$ \_\_\_\_\_

Cabinetry Annual Expenditures

\$ \_\_\_\_\_

Appliances Annual Expenditures

\$ \_\_\_\_\_

Appliances ENERGY STAR rated?

☐ Yes

☐ No

Describe Appliance Replacement Policy

Curtains/Drapes/Blinds Annual Expenditures

\$ \_\_\_\_\_

Other Apartment Unit Interior Expenditures

\$ \_\_\_\_\_

**Name top three properties in the market that compete with the subject property for tenants/residents (include distance from the subject).**

## COMPLETED AND PLANNED CAPITAL IMPROVEMENTS

Please comment on completed and planned capital improvements in the last 3 years. Attach documentation if available.

*Completed Capital Improvements, including:*

*Items and count of capital items improved.*

*Date of Improvement*

*Planned Capital Improvements, including:*

*Items and count of capital items to be improved.*

*Is capital improvement currently scheduled (i.e., bid or contract in place) or planned?*

## SIGNATURE OF OWNER OR AUTHORIZED OWNER REPRESENTATIVE

By: 

Name: Ruth E. Garcia

Title: Residential Asset Manager

Date: 9/4/2019



REAL PROPERTY CONSULTANTS

## **Exhibit E: Record of all Documents Reviewed, Interviews, and Supporting Information**

---



NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

0100200400600800

USE THIS SCALE(Feet) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

Parcel Boundary

Sub Boundary

PM/LD Boundary

Road Easement

Match / Leader Line

Historic Lot Line

Historic Sub Boundary

Historic PM/LD Boundary

Section Line

Condominium Unit

Air Space PCL

Right of Way PCL

Sub-Surface PCL

001 Road Parcel Number

001 Parcel Number

1.00 Acreage

202 Parcel Sub/Seq Number

PB 24-45 Plat Recording Number

5 Block Number

5 Lot Number

GL5 Gov. Lot Number

BOOK

T20S R62E

SECT.

8

MAP

N 2 SE 4

140-08-7

25124123122

8139140141

162161160

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

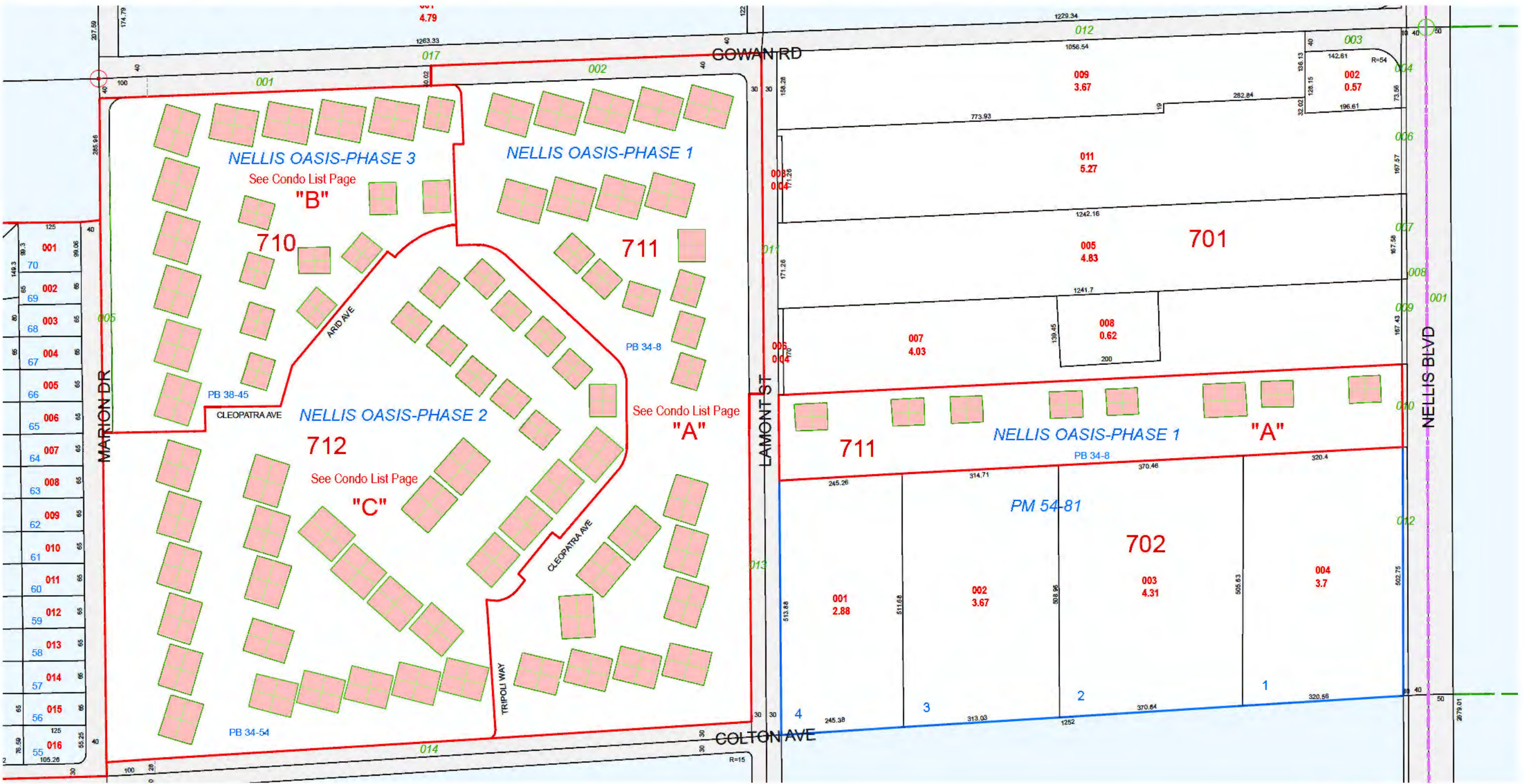
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale: 1" = 200'

Rev: 1/8/2019

CLARK COUNTY

NEVADA





GENERAL INFORMATION	
PARCEL NO.	140-08-702-002
OWNER AND MAILING ADDRESS	WESTLAND VILLAGE SQUARE L L C C/O WESTLAND VILLAGE SQUARE 520 WEST WILLOW ST LONG BEACH CA 90806
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	5025 NELLIS OASIS LN SUNRISE MANOR
ASSESSOR DESCRIPTION	PARCEL MAP FILE 54 PAGE 81 LOT 3
RECORDED DOCUMENT NO.	* 20180830:02651
RECORDED DATE	Aug 30 2018
VESTING	NS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	340
APPRAISAL YEAR	2018
FISCAL YEAR	2019-20
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	321300	571200
IMPROVEMENTS	1389322	1419490
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1710622	1990690
TAXABLE LAND+IMP (SUBTOTAL)	4887491	5687686
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	1710622	1990690
TOTAL TAXABLE VALUE	4887491	5687686

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	3.67 Acres
ORIGINAL CONST. YEAR	1990
LAST SALE PRICE MONTH/YEAR SALE TYPE	16000000 8/2018 M - Multiple-Parcel Sale
LAND USE	33.150 - MFR 5+ Units Low Rise Apartments (1-3 story)
DWELLING UNITS	204

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO



<b>3RD FLOOR SQ. FT.</b>	0	<b>STYLE</b>	Multiple Residence (Low Rise)	<b>SPA</b>	NO
<b>UNFINISHED BASEMENT SQ. FT.</b>	0	<b>BEDROOMS</b>	0	<b>TYPE OF CONSTRUCTION</b>	
<b>FINISHED BASEMENT SQ. FT.</b>	0	<b>BATHROOMS</b>	0	<b>ROOF TYPE</b>	
<b>BASEMENT GARAGE SQ. FT.</b>	0	<b>FIREPLACE</b>	0		
<b>TOTAL GARAGE SQ. FT.</b>	0				

GENERAL INFORMATION	
PARCEL NO.	140-08-702-003
OWNER AND MAILING ADDRESS	WESTLAND VILLAGE SQUARE L L C C/O WESTLAND VILLAGE SQUARE 520 WEST WILLOW ST LONG BEACH CA 90806
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	5025 NELLIS OASIS LN SUNRISE MANOR
ASSESSOR DESCRIPTION	PARCEL MAP FILE 54 PAGE 81 LOT 2
RECORDED DOCUMENT NO.	* 20180830:02651
RECORDED DATE	Aug 30 2018
VESTING	NS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	340
APPRAISAL YEAR	2018
FISCAL YEAR	2019-20
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	322875	574000
IMPROVEMENTS	1432277	1460648
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1755152	2034648
TAXABLE LAND+IMP (SUBTOTAL)	5014720	5813280
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	1755152	2034648
TOTAL TAXABLE VALUE	5014720	5813280

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	4.31 Acres
ORIGINAL CONST. YEAR	1988
LAST SALE PRICE MONTH/YEAR SALE TYPE	16000000 8/2018 M - Multiple-Parcel Sale
LAND USE	33.150 - MFR 5+ Units Low Rise Apartments (1-3 story)
DWELLING UNITS	205

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	YES

<b>3RD FLOOR SQ. FT.</b>	0	<b>STYLE</b>	Clubhouse	<b>SPA</b>	YES
<b>UNFINISHED BASEMENT SQ. FT.</b>	0	<b>BEDROOMS</b>	0	<b>TYPE OF CONSTRUCTION</b>	
<b>FINISHED BASEMENT SQ. FT.</b>	0	<b>BATHROOMS</b>	0	<b>ROOF TYPE</b>	
<b>BASEMENT GARAGE SQ. FT.</b>	0	<b>FIREPLACE</b>	0		
<b>TOTAL GARAGE SQ. FT.</b>	0				



# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LDMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

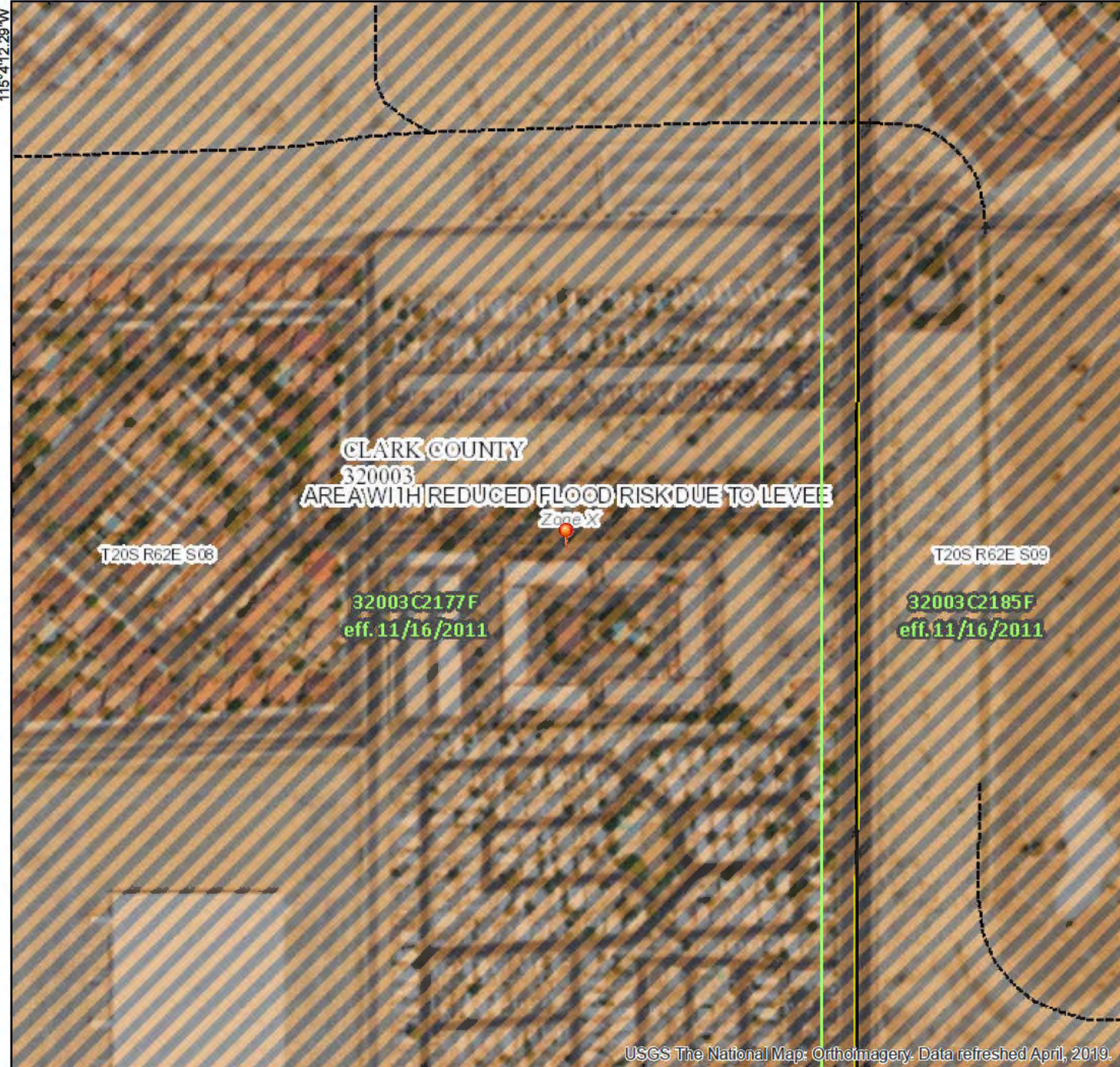
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/19/2019 at 11:24:43 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SA00556

36°13'38.48"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

36°13'9.45"N

115°34'83"W



Rent Roll										
Village Square Apts (4035)										
As Of = 09/05/2019										
Month Year = 09/2019										
Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
	Sq Ft			Rent	Rent	Deposit	Deposit		Expiration	
Current/Notice/Vacant Residents										
001	vsqs	400.00	t0054986	625.00	625.00	250.00	0.00	06/13/2019	05/31/2020	
002	vsqs	400.00	t0065502	625.00	625.00	250.00	0.00	08/13/2019	07/31/2020	
003	vsqs	400.00	t0055800	625.00	554.00	0.00	0.00	05/23/2018	11/22/2018	
004	vsqs	400.00	t0063638	625.00	625.00	500.00	0.00	08/01/2019	07/31/2020	
005	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
006	vsqs	400.00	t0064167	625.00	625.00	500.00	0.00	07/10/2019	06/30/2020	
007	vsqs	400.00	t0055648	625.00	625.00	0.00	0.00	10/04/2017	06/30/2020	
008	vsqs	400.00	t0055476	625.00	625.00	0.00	0.00	03/09/2017	03/31/2020	
009	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
010	vsqs	400.00	t0055841	625.00	507.60	0.00	0.00	06/21/2018	12/20/2018	
011	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
012	vsqs	400.00	t0055204	625.00	605.00	0.00	0.00	11/15/2011	12/31/2019	
013	vsqs	400.00	t0055498	625.00	554.00	0.00	0.00	03/21/2017	05/09/2019	
014	vsqs	400.00	t0058623	625.00	625.00	500.00	0.00	02/04/2019	01/31/2020	
015	vsqs	400.00	t0066064	625.00	625.00	250.00	0.00	09/03/2019	08/31/2020	
016	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
017	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
018	vsqs	400.00	t0059473	625.00	625.00	500.00	0.00	02/11/2019	01/31/2020	
019	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
020	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
021	vsqs	400.00	t0055554	625.00	625.00	0.00	0.00	07/01/2019	06/30/2020	
022	vsqs	400.00	t0055471	625.00	564.00	0.00	0.00	03/01/2017	02/28/2019	
023	vsqs	400.00	t0055876	625.00	654.00	0.00	0.00	08/03/2018	03/31/2020	
024	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
025	vsqs	400.00	t0055708	625.00	625.00	0.00	0.00	02/19/2018	04/30/2020	
026	vsqs	400.00	t0055698	625.00	554.00	0.00	0.00	01/06/2018	07/05/2019	
027	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
028	vsqs	400.00	t0055719	625.00	564.00	0.00	0.00	02/02/2018	02/01/2019	

Rent Roll										
Village Square Apts (4035)										
As Of = 09/05/2019										
Month Year = 09/2019										
Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration	
029	vsqs	400.00	t0058603	625.00	605.00	750.00	0.00	01/17/2019	12/31/2019	
030	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
031	vsqs	400.00	t0057673	625.00	605.00	750.00	0.00	01/03/2019	12/31/2019	
032	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
033	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
034	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
035	vsqs	400.00	t0055870	625.00	554.00	0.00	0.00	07/28/2018	01/27/2019	
036	vsqs	400.00	t0055759	625.00	615.00	0.00	0.00	03/30/2018	10/31/2019	
037	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
038	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
039	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
040	vsqs	400.00	t0055645	625.00	554.00	0.00	0.00	10/13/2017	10/12/2018	
041	vsqs	400.00	t0058635	625.00	605.00	250.00	0.00	01/02/2019	12/31/2019	
042	vsqs	400.00	t0055207	625.00	465.00	400.00	0.00	08/26/2006	08/31/2019	
043	vsqs	400.00	t0055208	625.00	604.00	0.00	0.00	03/13/1999	05/31/2016	
044	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
045	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
046	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
047	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
048	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
049	vsqs	400.00	t0059203	625.00	625.00	500.00	0.00	02/11/2019	01/31/2020	
050	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
051	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
052	vsqs	400.00	t0055383	625.00	554.00	0.00	0.00	09/02/2016	09/01/2019	
053	vsqs	400.00	t0515636	625.00	605.00	500.00	0.00	01/18/2019	12/31/2019	
054	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
055	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
056	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
057	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			



Rent Roll										
Village Square Apts (4035)										
As Of = 09/05/2019										
Month Year = 09/2019										
Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration	
058	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
059	vsqs	400.00	t0063886	625.00	625.00	500.00	0.00	07/01/2019	06/30/2020	
060	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
061	vsqs	400.00	t0060099	625.00	625.00	500.00	0.00	04/05/2019	03/31/2020	
062	vsqs	400.00	t0061724	625.00	625.00	250.00	0.00	05/21/2019	04/30/2020	
063	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
064	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
065	vsqs	400.00	t0055878	625.00	654.00	0.00	0.00	07/26/2018	08/25/2018	
066	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
067	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
068	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
069	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
070	vsqs	400.00	t0061450	625.00	593.75	500.00	0.00	05/03/2019	04/30/2020	
071	vsqs	400.00	t0055680	625.00	605.00	0.00	0.00	12/22/2017	12/31/2019	
072	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
073	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
074	vsqs	400.00	t0055211	625.00	610.00	0.00	0.00	08/04/2010	05/31/2020	
075	vsqs	400.00	t0055685	625.00	520.00	0.00	0.00	09/26/2017	06/25/2019	
076	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
077	vsqs	400.00	t0055737	625.00	554.00	0.00	0.00	03/09/2018	03/08/2019	
078	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
079	vsqs	400.00	t0055887	625.00	390.00	0.00	0.00	07/31/2018	07/31/2020	
080	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
081	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
082	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
083	vsqs	400.00	t0055773	625.00	605.00	0.00	0.00	03/31/2018	10/31/2019	
084	vsqs	400.00	t0055290	625.00	645.00	0.00	0.00	10/03/2015	04/30/2020	
085	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
086	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			

Rent Roll										
Village Square Apts (4035)										
As Of = 09/05/2019										
Month Year = 09/2019										
Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration	
087	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
088	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
089	vsqs	400.00	t0059499	625.00	625.00	750.00	0.00	03/01/2019	02/29/2020	
090	vsqs	400.00	t0055212	625.00	495.00	0.00	0.00	06/02/2015	07/31/2019	
091	vsqs	400.00	t0059768	625.00	625.00	500.00	0.00	03/05/2019	02/29/2020	
092	vsqs	400.00	t0061025	625.00	625.00	250.00	0.00	03/29/2019	02/29/2020	
093	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
094	vsqs	400.00	t0064596	625.00	625.00	500.00	0.00	08/01/2019	07/31/2020	
095	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
096	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
097	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
098	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
099	vsqs	400.00	t0055214	625.00	575.00	400.00	0.00	08/10/2010	04/30/2020	
100	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
101	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
102	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
103	vsqs	400.00	t0055360	625.00	605.00	0.00	0.00	07/02/2016	01/31/2020	
104	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
105	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
106	vsqs	400.00	t0055215	625.00	605.00	200.00	0.00	01/01/1987	12/31/2019	
107	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
108	vsqs	400.00	t0055373	625.00	554.00	0.00	0.00	10/03/2016	10/02/2018	
109	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
110	vsqs	400.00	t0055460	625.00	599.00	0.00	0.00	02/08/2017	03/07/2019	
111	vsqs	400.00	t0055779	625.00	555.00	0.00	0.00	04/13/2018	10/31/2019	
112	vsqs	400.00	t0055217	625.00	625.00	0.00	0.00	01/30/2015	05/31/2020	
113	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
114	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
115	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			



**Rent Roll**

Village Square Apts (4035)

As Of = 09/05/2019

Month Year = 09/2019

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration	
116	vsqs	400.00	t0055868	625.00	605.00	0.00	0.00	07/07/2018	12/31/2019	
117	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
118	vsqs	400.00	t0055218	625.00	530.00	0.00	0.00	02/26/2013	07/31/2019	
119	vsqs	400.00	t0055603	625.00	554.00	0.00	0.00	08/04/2017	08/03/2018	
120	vsqs	400.00	t0055379	625.00	554.00	0.00	0.00	08/24/2016	08/23/2018	
121	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
122	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
123	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
124	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
125	vsqs	400.00	t0059514	625.00	625.00	500.00	0.00	04/02/2019	03/31/2020	
126	vsqs	400.00	t0055641	625.00	554.00	0.00	0.00	09/28/2017	09/27/2018	
127	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
128	vsqs	400.00	t0055704	625.00	625.00	0.00	0.00	01/12/2018	04/30/2020	
129	vsqs	400.00	t0055219	625.00	554.00	0.00	0.00	09/01/1990	10/31/2018	
130	vsqs	400.00	t0055369	625.00	625.00	0.00	0.00	07/29/2016	01/28/2019	
131	vsqs	400.00	t0055220	625.00	605.00	0.00	0.00	02/01/1994	12/31/2018	
132	vsqs	400.00	t0055900	625.00	554.00	0.00	0.00	07/31/2018	07/30/2019	
133	vsqs	400.00	t0055221	625.00	465.00	200.00	0.00	10/01/2010	08/31/2019	
134	vsqs	400.00	t0055816	625.00	625.00	0.00	0.00	05/31/2018	05/31/2020	
135	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
136	vsqs	400.00	t0055222	625.00	470.00	200.00	0.00	04/29/2010	06/13/2019	
137	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
138	vsqs	400.00	t0055877	625.00	554.00	0.00	0.00	07/26/2018	07/25/2019	
139	vsqs	400.00	t0055739	625.00	614.00	0.00	0.00	03/03/2018	10/31/2019	
140	vsqs	400.00	t0055223	625.00	472.50	0.00	0.00	06/01/2015	06/07/2019	
141	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
142	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
143	vsqs	400.00	t0055488	625.00	975.00	0.00	0.00	05/01/2017	04/30/2018	
144	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			

**Rent Roll**

Village Square Apts (4035)

As Of = 09/05/2019

Month Year = 09/2019

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration	
145	vsqs	400.00	t0055224	625.00	625.00	0.00	0.00	03/26/2012	04/30/2020	
146	vsqs	400.00	t0055420	625.00	624.00	0.00	0.00	12/01/2016	01/31/2020	
147	vsqs	400.00	t0055818	625.00	625.00	0.00	0.00	05/31/2018	05/31/2020	
148	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
149	vsqs	400.00	t0055514	625.00	625.00	0.00	0.00	04/28/2017	04/30/2020	
150	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
151	vsqs	400.00	t0055723	625.00	604.00	0.00	0.00	01/30/2018	01/29/2019	
152	vsqs	400.00	t0055803	625.00	625.00	0.00	0.00	05/12/2018	05/31/2020	
153	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
154	vsqs	400.00	t0055225	625.00	470.00	200.00	0.00	04/20/1995	10/31/2018	
155	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
156	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
157	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
158	vsqs	400.00	t0055720	625.00	625.00	0.00	0.00	01/27/2018	02/29/2020	
159	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
160	vsqs	400.00	t0055531	625.00	625.00	0.00	0.00	04/21/2017	04/30/2020	
161	vsqs	400.00	t0055710	625.00	625.00	0.00	0.00	01/31/2018	02/29/2020	
162	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
163	vsqs	400.00	ADMIN	625.00	0.00	0.00	0.00			
164	vsqs	400.00	t0055631	625.00	615.00	0.00	0.00	09/30/2017	10/31/2019	
165	vsqs	400.00	t0055226	625.00	605.00	150.00	0.00	08/01/2012	02/29/2020	
166	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
167	vsqs	400.00	t0055452	625.00	554.00	0.00	0.00	02/10/2017	08/16/2019	
168	vsqs	400.00	t0055227	625.00	615.00	0.00	0.00	03/27/2013	05/31/2020	
169	vsqs	400.00	t0055228	625.00	465.00	0.00	0.00	12/10/2010	07/31/2018	
170	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
171	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
172	vsqs	400.00	t0060516	625.00	625.00	500.00	0.00	03/29/2019	02/29/2020	
173	vsqs	400.00	ADMIN	625.00	0.00	0.00	0.00			



**Rent Roll**

Village Square Apts (4035)

As Of = 09/05/2019

Month Year = 09/2019

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration	
174	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
175	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
176	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
177	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
178	vsqs	400.00	t0055448	625.00	625.00	0.00	0.00	03/01/2017	03/31/2020	
179	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
180	vsqs	400.00	t0055852	625.00	604.00	0.00	0.00	07/26/2018	10/25/2018	
181	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
182	vsqs	400.00	t0055702	625.00	625.00	0.00	0.00	01/30/2018	02/29/2020	
183	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
184	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
185	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
186	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
187	vsqs	400.00	t0055230	625.00	560.00	250.00	0.00	03/11/2015	04/30/2020	
188	vsqs	400.00	t0055231	625.00	505.00	0.00	0.00	12/11/2013	03/31/2018	
189	vsqs	400.00	t0055232	625.00	505.00	0.00	0.00	10/04/2013	03/31/2018	
190	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
191	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
192	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
193	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
194	vsqs	400.00	t0055233	625.00	625.00	0.00	0.00	10/12/2010	05/31/2020	
195	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
196	vsqs	400.00	t0066395	625.00	625.00	250.00	0.00	08/29/2019	07/31/2020	
197	vsqs	400.00	MODEL	625.00	0.00	0.00	0.00			
198	vsqs	400.00	t0055234	625.00	495.00	0.00	0.00	11/17/2009	06/30/2018	
199	vsqs	400.00	t0055235	625.00	625.00	400.00	0.00	10/30/2012	04/30/2020	
200	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
201	vsqs	400.00	ADMIN	625.00	0.00	0.00	0.00			
202	vsqs	400.00	t0058097	625.00	605.00	500.00	0.00	01/16/2019	12/31/2019	

**Rent Roll**

Village Square Apts (4035)

As Of = 09/05/2019

Month Year = 09/2019

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
203	vsqs	400.00	t0055659	625.00	625.00	0.00	0.00	11/01/2017	04/30/2020
204	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
205	vsqs	400.00	t0055489	625.00	505.00	0.00	0.00	04/01/2017	03/31/2018
206	vsqs	400.00	t0055377	625.00	629.00	0.00	0.00	09/30/2016	10/31/2019
207	vsqs	400.00	t0055692	625.00	605.00	0.00	0.00	12/30/2017	12/31/2019
208	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
209	vsqs	400.00	t0055681	625.00	554.00	0.00	0.00	12/30/2017	12/29/2018
210	vsqs	400.00	t0055237	625.00	560.00	210.00	0.00	11/12/2007	04/30/2020
211	vsqs	400.00	t0055238	625.00	582.00	0.00	0.00	04/23/2011	04/30/2020
212	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
213	vsqs	400.00	t0055240	625.00	625.00	0.00	0.00	11/29/2013	06/30/2020
214	vsqs	400.00	t0055509	625.00	605.00	0.00	0.00	04/11/2017	12/31/2019
215	vsqs	400.00	t0055546	625.00	554.00	0.00	0.00	05/22/2017	11/21/2018
216	vsqs	400.00	t0055443	625.00	585.00	0.00	0.00	02/01/2017	02/29/2020
217	vsqs	400.00	t0055792	625.00	625.00	0.00	0.00	04/27/2018	05/31/2020
218	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
219	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
220	vsqs	400.00	t0055241	625.00	605.00	0.00	0.00	12/20/2014	01/31/2020
221	vsqs	400.00	t0055242	625.00	625.00	0.00	0.00	12/19/2014	04/30/2020
222	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
223	vsqs	400.00	t0055244	625.00	570.00	87.50	0.00	12/12/2012	02/29/2020
224	vsqs	400.00	t0055898	625.00	615.00	0.00	0.00	08/08/2018	11/30/2019
225	vsqs	400.00	t0055245	625.00	625.00	0.00	0.00	01/29/2002	04/30/2020
226	vsqs	400.00	t0055246	625.00	505.00	0.00	0.00	04/10/2013	03/31/2018
227	vsqs	400.00	t0055854	625.00	554.00	0.00	0.00	06/25/2018	12/24/2018
228	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
229	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
230	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
231	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		



**Rent Roll**

Village Square Apts (4035)

As Of = 09/05/2019

Month Year = 09/2019

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
232	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
233	vsqs	400.00	t0055247	625.00	605.00	0.00	0.00	02/21/2015	01/31/2020
234	vsqs	400.00	t0055883	625.00	614.00	0.00	0.00	08/10/2018	08/09/2019
235	vsqs	400.00	t0055637	625.00	625.00	0.00	0.00	11/04/2017	02/29/2020
236	vsqs	400.00	t0065220	625.00	625.00	250.00	0.00	08/08/2019	07/31/2020
237	vsqs	400.00	t0055850	625.00	654.00	0.00	0.00	06/16/2018	02/29/2020
238	vsqs	400.00	t0062152	625.00	625.00	500.00	0.00	05/09/2019	04/30/2020
239	vsqs	400.00	t0055656	625.00	554.00	0.00	0.00	11/01/2017	04/30/2019
240	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
241	vsqs	400.00	t0055524	625.00	495.00	0.00	0.00	04/01/2017	03/31/2018
242	vsqs	400.00	t0060065	625.00	625.00	500.00	0.00	03/15/2019	02/29/2020
243	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
244	vsqs	400.00	t0055250	625.00	495.00	0.00	0.00	12/11/2013	03/31/2018
245	vsqs	400.00	t0055492	625.00	495.00	0.00	0.00	04/01/2017	03/31/2018
246	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
247	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
248	vsqs	400.00	t0055588	625.00	625.00	0.00	0.00	07/06/2017	04/30/2020
249	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
250	vsqs	400.00	t0055251	625.00	625.00	0.00	0.00	12/23/2014	12/31/2019
251	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
252	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
253	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
254	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
255	vsqs	400.00	t0055252	625.00	605.00	0.00	0.00	08/11/2014	01/31/2020
256	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
257	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
258	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		
259	vsqs	400.00	t0055361	625.00	554.00	0.00	0.00	06/27/2016	10/31/2019
260	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00		

Rent Roll										
Village Square Apts (4035)										
As Of = 09/05/2019										
Month Year = 09/2019										
Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration	
261	vsqs	400.00	t0055608	625.00	625.00	0.00	0.00	09/01/2017	04/30/2020	
262	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
263	vsqs	400.00	t0060991	625.00	625.00	500.00	0.00	03/29/2019	02/29/2020	
264	vsqs	400.00	t0055866	625.00	625.00	0.00	0.00	07/12/2018	08/31/2019	
265	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
266	vsqs	400.00	t0055709	625.00	564.00	0.00	0.00	01/27/2018	01/26/2019	
267	vsqs	400.00	t0055654	625.00	554.00	0.00	0.00	10/19/2017	10/18/2018	
268	vsqs	400.00	t0055254	625.00	495.00	0.00	0.00	12/11/2013	03/31/2018	
269	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
270	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
271	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
272	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
273	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
274	vsqs	400.00	t0055559	625.00	554.00	0.00	0.00	06/12/2017	06/11/2019	
275	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
276	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
277	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
278	vsqs	400.00	t0055853	625.00	554.00	0.00	0.00	06/26/2018	12/25/2018	
279	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
280	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
281	vsqs	400.00	t0055744	625.00	625.00	0.00	0.00	03/08/2018	03/31/2020	
282	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
283	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
284	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
285	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
286	vsqs	400.00	t0055810	625.00	605.00	0.00	0.00	05/15/2018	06/14/2018	
287	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
288	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
289	vsqs	400.00	t0055843	625.00	639.00	0.00	0.00	07/07/2018	07/06/2019	



**Rent Roll**

Village Square Apts (4035)

As Of = 09/05/2019

Month Year = 09/2019

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration	
290	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
291	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
292	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
293	vsqs	400.00	t0055650	625.00	639.00	0.00	0.00	10/07/2017	02/29/2020	
294	vsqs	400.00	t0055533	625.00	614.00	0.00	0.00	05/05/2017	05/04/2018	
295	vsqs	400.00	t0055845	625.00	625.00	0.00	0.00	06/16/2018	06/30/2020	
296	vsqs	400.00	t0055815	625.00	614.00	0.00	0.00	05/25/2018	09/30/2019	
297	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
298	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
299	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
300	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
301	vsqs	400.00	t0055490	625.00	495.00	0.00	0.00	04/01/2017	03/31/2018	
302	vsqs	400.00	t0055888	625.00	554.00	0.00	0.00	07/25/2018	07/24/2019	
303	vsqs	400.00	t0524663	625.00	625.00	250.00	0.00	02/27/2019	01/31/2020	
304	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
305	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
306	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
307	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
308	vsqs	400.00	t0055259	625.00	495.00	0.00	0.00	09/06/2013	03/31/2018	
309	vsqs	400.00	t0060150	625.00	625.00	500.00	0.00	03/21/2019	02/29/2020	
310	vsqs	400.00	t0055260	625.00	495.00	0.00	0.00	10/04/2013	03/31/2018	
311	vsqs	400.00	t0055666	625.00	554.00	0.00	0.00	11/04/2017	11/03/2018	
312	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
313	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
314	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
315	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
316	vsqs	400.00	t0055662	625.00	625.00	0.00	0.00	10/19/2017	02/28/2019	
317	vsqs	400.00	t0055606	625.00	615.00	0.00	0.00	09/02/2017	06/30/2020	
318	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			

**Rent Roll**

Village Square Apts (4035)

As Of = 09/05/2019

Month Year = 09/2019

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration	
319	vsqs	400.00	t0055844	625.00	554.00	0.00	0.00	07/18/2018	07/17/2019	
320	vsqs	400.00	t0055261	625.00	560.00	0.00	0.00	11/28/2014	05/31/2020	
321	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
322	vsqs	400.00	t0055262	625.00	605.00	0.00	0.00	01/04/2010	06/30/2020	
323	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
324	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
325	vsqs	400.00	t0059562	625.00	547.60	0.00	0.00	01/08/2019	07/31/2019	
326	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
327	vsqs	400.00	t0055597	625.00	615.00	0.00	0.00	07/28/2017	10/27/2018	
328	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
329	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
330	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
331	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
332	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
333	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
334	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
335	vsqs	400.00	t0062581	625.00	625.00	750.00	0.00	05/27/2019	04/30/2020	
336	vsqs	400.00	t0055265	625.00	600.00	200.00	0.00	10/23/2005	08/31/2019	
337	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
338	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
339	vsqs	400.00	t0055875	625.00	654.00	0.00	0.00	08/01/2018	08/31/2018	
340	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
341	vsqs	400.00	t0055566	625.00	590.00	0.00	0.00	06/13/2017	06/30/2020	
342	vsqs	400.00	t0055718	625.00	625.00	0.00	0.00	01/30/2018	02/29/2020	
343	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
344	vsqs	400.00	t0055267	625.00	450.00	0.00	0.00	10/31/2013	10/31/2018	
345	vsqs	400.00	t0062556	625.00	625.00	750.00	0.00	05/25/2019	04/30/2020	
346	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
347	vsqs	400.00	t0063964	625.00	625.00	750.00	0.00	06/27/2019	05/31/2020	



**Rent Roll**

Village Square Apts (4035)

As Of = 09/05/2019

Month Year = 09/2019

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration	
348	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
349	vsqs	400.00	t0055715	625.00	625.00	0.00	0.00	01/27/2018	04/30/2020	
350	vsqs	400.00	t0055612	625.00	554.00	0.00	0.00	09/01/2017	08/31/2018	
351	vsqs	400.00	t0062273	625.00	625.00	500.00	0.00	06/03/2019	05/31/2020	
352	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
353	vsqs	400.00	t0059614	625.00	625.00	500.00	0.00	02/22/2019	01/31/2020	
354	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
355	vsqs	400.00	t0055284	625.00	509.00	0.00	0.00	08/21/2015	08/20/2018	
356	vsqs	400.00	t0055679	625.00	554.00	0.00	0.00	12/08/2017	12/07/2018	
357	vsqs	400.00	t0062813	625.00	625.00	250.00	0.00	06/01/2019	05/31/2020	
358	vsqs	400.00	t0055786	625.00	625.00	0.00	0.00	04/18/2018	04/30/2020	
359	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
360	vsqs	400.00	t0055491	625.00	495.00	0.00	0.00	04/01/2017	03/31/2018	
361	vsqs	400.00	t0055493	625.00	570.00	0.00	0.00	04/01/2017	05/31/2020	
362	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
363	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
364	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
365	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
366	vsqs	400.00	t0055765	625.00	654.00	0.00	0.00	04/06/2018	02/29/2020	
367	vsqs	400.00	t0062811	625.00	625.00	500.00	0.00	05/23/2019	04/30/2020	
368	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
369	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
370	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
371	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
372	vsqs	400.00	t0055271	625.00	495.00	0.00	0.00	06/07/2014	03/31/2018	
373	vsqs	400.00	t0055753	625.00	605.00	0.00	0.00	04/03/2018	01/31/2020	
374	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
375	vsqs	400.00	t0055273	625.00	585.00	0.00	0.00	11/30/2013	05/31/2020	
376	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			

Rent Roll										
Village Square Apts (4035)										
As Of = 09/05/2019										
Month Year = 09/2019										
Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out	
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration		
377	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
378	vsqs	400.00	t0055274	625.00	580.00	100.00	0.00	10/30/2012	10/31/2019	
379	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
380	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
381	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
382	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
383	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
384	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
385	vsqs	400.00	t0055569	625.00	625.00	0.00	0.00	06/15/2017	06/14/2018	
386	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
387	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
388	vsqs	400.00	t0055436	625.00	570.00	0.00	0.00	12/20/2016	04/30/2020	
389	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
390	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
391	vsqs	400.00	t0055736	625.00	625.00	0.00	0.00	02/28/2018	02/29/2020	
392	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
393	vsqs	400.00	t0055791	625.00	615.00	0.00	0.00	04/28/2018	10/31/2019	
394	vsqs	400.00	t0055275	625.00	495.00	0.00	0.00	06/04/2013	03/31/2018	
395	vsqs	400.00	t0055575	625.00	605.00	0.00	0.00	06/30/2017	12/31/2019	
396	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
397	vsqs	400.00	t0055276	625.00	568.00	0.00	0.00	03/31/2015	05/31/2020	
398	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
399	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
400	vsqs	400.00	t0055600	625.00	625.00	0.00	0.00	08/05/2017	04/30/2020	
401	vsqs	400.00	t0055713	625.00	625.00	0.00	0.00	02/12/2018	02/11/2019	
402	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
403	vsqs	400.00	t0055682	625.00	425.00	0.00	0.00	01/03/2018	07/31/2020	
404	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
405	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			



Rent Roll										
Village Square Apts (4035)										
As Of = 09/05/2019										
Month Year = 09/2019										
Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out
	Sq Ft			Rent	Rent	Deposit	Deposit		Expiration	
406	vsqs	400.00	t0055549	625.00	614.00	0.00	0.00	05/20/2017	05/19/2019	
407	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
408	vsqs	400.00	VACANT	625.00	0.00	0.00	0.00			
409	vsq22	1,035.00	VACANT	899.00	0.00	0.00	0.00			
Future Residents/Applicants										
005	vsqs	400.00	t0065276	625.00	0.00	0.00	0.00	09/07/2019	07/31/2020	
181	vsqs	400.00	t0066025	625.00	0.00	0.00	0.00	09/12/2019	07/31/2020	
			<b>Total</b>	<b>Village Square Apts(4035)</b>	<b>255,899.00</b>	<b>115,931.45</b>	<b>20,497.50</b>	<b>0.00</b>		
Summary Groups										
			Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied
Current/Notice/Vacant Residents		164,235.00		255,899.00	115,931.45	20,497.50	0.00	409.00	48.16	47.98
Future Residents/Applicants		800.00		1,250.00	0.00	0.00	0.00	2.00		
Occupied Units		78,800.00		123,125.00				197	48.16	47.98
Total Non Rev Units		1,600.00		2,500.00				4	0.97	1.99
Total Vacant Units		83,835.00		130,274.00				208	50.85	51.54
<b>Totals:</b>		<b>164,235.00</b>		<b>255,899.00</b>	<b>115,931.45</b>	<b>20,497.50</b>	<b>0.00</b>	<b>409</b>	<b>100.00</b>	<b>100.00</b>



REAL PROPERTY CONSULTANTS

## Appendix F: Property Evaluator Qualifications

---



# JEFFRY E. RODEN

3415 Custer Road ■ Plano, TX 75023 ■ Phone: 214.577.0826 ■ jroden@f3inc.net

---

## Project Manager

Since 1994, Mr. Roden has completed over 2,000 Phase I Environmental Site Assessments and Property Condition Reports as well as completing/coordinating over 200 HUD/MAP Architectural and Environmental Reports. Property Condition and Phase I ESA Reports completed included Multi-Family Properties, Office Buildings, Industrial Properties, Retail Centers, and Schools.

Mr. Roden previously served as Director of Sales and Project Manager for AquaTerra Assessments and RERC Environmental, Inc., National Engineering and Environmental Consultant Firms.

In 1980, Mr. Roden founded Roden Properties, Inc. to develop residential communities on large tracts of land. He supervised the land planning, zoning, and infrastructure construction necessary for the communities. The company also custom designed, built, and sold the individual homes.

Mr. Roden developed over 20 residential communities and built and sold approximately 1,500 houses. The company also developed ten apartment complexes containing over 3,000 apartment units.

In addition, Mr. Roden has rehabilitated improved real estate throughout the Dallas/Ft. Worth area for over 10 years. These projects included renovations of apartment buildings, garden office buildings, and single family homes.

## EDUCATION, CERTIFICATIONS AND TRAINING--

Sul Ross University

- Bachelor of Science

North Texas State

- Graduate Program in Education

University of Texas

- EPA AHERA Certified Inspector at Arlington

HUD Multifamily Accelerated Processing (MAP) 3rd Party Technical Training

Other

HUD Multifamily Certified Architectural and Environmental Inspector.

Texas Department of State Health Services

- AHERA Asbestos Inspector

Plan Reviews, Construction Cost Evaluations, Expert Witness Testimony

## Professional Experience

**F3, INC., TROY, MO**  
Project Manager

2015 to Present

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		\$0.00
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

## Unit 11

## 3 Overall Fannie Mae Rating

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	1	\$100.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing	1	\$50.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing	1	\$315.00			\$200.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,215.00</b>			



## Unit 16

## 2 Overall Fannie Mae Rating

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		\$0.00
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up	1	\$200.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$50.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$850.00</b>			

## Unit 17

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing	1	\$1,600.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$50.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$5,925.00</b>			

## Unit 20

## 3 Overall Fannie Mae Rating

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up	1	\$200.00	Repair	1	\$100.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair	1	\$75.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,300.00</b>			

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				



## Unit 27

## 3 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair		1	\$1,200.00
Replace		1	\$225.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job		1	\$800.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes		1	\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing		1	\$1,600.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$200.00	Missing		1	\$1,000.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing		1	\$500.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$5,725.00</b>				

## Unit 30

## 3 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair		4	\$700.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning		1	\$50.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job		1	\$800.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes		1	\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace		1	\$300.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$100.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$2,150.00</b>				

## Unit 32

## 2 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace	1		\$225.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes	1		\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$425.00</b>				

## Unit 33

## 4 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace	1		\$225.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair	2		\$200.00
Complete Paint Job	1		\$800.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes	1		\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing	1		\$1,000.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing	1		\$500.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$300.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$3,225.00</b>				



## Unit 34

## 2 Overall Fannie Mae Rating

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair	4	\$700.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,125.00</b>			

## Unit 37

## 3 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair		4	\$700.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace	1		\$225.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job	1		\$800.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes	1		\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$200.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$2,125.00</b>				

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

## Unit 39

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair	10	\$1,750.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$100.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$4,250.00</b>			



## Unit 44

## 3 Overall Fannie Mae Rating

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		\$0.00
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$200.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes	1	
No			No		
	<b>Total</b>	<b>\$2,125.00</b>			

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

## Unit 47

## 3 Overall Fannie Mae Rating

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair	1	\$75.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$3,200.00</b>			



## Unit 48

## 3 Overall Fannie Mae Rating

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	2	\$200.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$200.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$3,125.00</b>			

## Unit 50

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace	3	\$360.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$200.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$4,535.00</b>			

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
<b>Total</b>		<b>\$0.00</b>			

## Unit 54

## 1 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			\$0.00
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes		1		Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				



## Unit 58

## 1 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes		1		Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		\$0.00
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

## Unit 63

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair	4	\$700.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace	1	\$120.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$200.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$3,195.00</b>			

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

## Unit 66

## 2 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		\$0.00
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,025.00</b>			



## Unit 67

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
		Quantity			Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	3	\$525.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	4	\$400.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,075.00</b>			

## Unit 68

## 2 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair		1	\$1,200.00
Replace		1	\$225.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair		1	\$100.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes		1	\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$1,725.00</b>				

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		\$0.00
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		\$0.00
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

## Unit 73

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	4	\$400.00
Complete Paint Job	1	\$800.00	Replace	1	\$400.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$500.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing	1	\$315.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes	1	
No			No		
	<b>Total</b>	<b>\$4,540.00</b>			



## Unit 76

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace	1	\$120.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount	50	\$50.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$3,370.00</b>			

## Unit 78

## 2 Overall Fannie Mae Rating

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	1	\$100.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,725.00</b>			

## Unit 80

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing	1	\$1,600.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$4,650.00</b>			

## Unit 81

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair	4	\$700.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing	1	\$1,600.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$200.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing	1	\$315.00			\$300.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$5,915.00</b>			

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			



## Unit 85

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair	4	\$700.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace	1	\$125.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$100.00	Missing	1	\$1,000.00
			Repair	1	\$250.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$5,825.00</b>			

## Unit 86

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	1	\$100.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing	1	\$1,600.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$50.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$6,550.00</b>			

## Unit 87

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up	1	\$200.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$50.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$50.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,025.00</b>			

## Unit 88

## 2 Overall Fannie Mae Rating

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		\$0.00
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$425.00</b>			

## Unit 93

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
		Quantity			Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	3	\$525.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	2	\$200.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,250.00</b>			



**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

## Unit 95

## 4 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	4	\$700.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes	1	\$3,000.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes	1	
No			No		
	<b>Total</b>	<b>\$7,300.00</b>			

## Unit 96

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$200.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$5,900.00</b>			

## Unit 97

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace	6	\$9,000.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace	2	\$800.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace	1	\$200.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace	1	\$125.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$200.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$14,050.00</b>			

**Interiors**

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		\$0.00
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			



**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

## Unit 101

## 2 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair	2	\$350.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	2	\$200.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		
No			Replace	1	\$200.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing	1	\$1,600.00
Replace	1	\$125.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
<b>Total</b>		<b>\$4,900.00</b>			

## Unit 102

## 2 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
<b>Total</b>		<b>\$4,025.00</b>			

## Unit 104

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing	1	\$145.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,895.00</b>			

## Unit 105

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace	2	\$3,000.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	2	\$200.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace	1	\$125.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$100.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$6,975.00</b>			



**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

## Unit 109

## 4 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace	3	\$1,200.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace	1	\$200.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace	1	\$125.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$200.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$400.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes	1	
No			No		
	<b>Total</b>	<b>\$6,025.00</b>			

## Unit 113

## 1 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes		1		Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

## Unit 114

## 2 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,100.00</b>			

## Unit 115

## 1 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes		1		Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

## Unit 117

## 2 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair	4	\$700.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$925.00</b>			



## Unit 121

## 2 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace		1	\$120.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning		1	\$50.00	Repair		1	\$1,200.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair		2	\$200.00
Complete Paint Job		1	\$800.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes		1	\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$2,570.00</b>				

## Unit 127

## 1 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes		1		Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

## Unit 137

## 2 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	2	\$200.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing	1	\$315.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,865.00</b>			

## Unit 141

## 1 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes		1		Yes			
No				No			
	<b>Total</b>		<b>\$0.00</b>				

## Unit 142

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair	1	\$75.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing	2	\$2,000.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing	1	\$145.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$200.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$6,620.00</b>			



**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

## Unit 148

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace	4	\$6,000.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace	1	\$120.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	2	\$200.00
Complete Paint Job		\$0.00	Replace	1	\$400.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$7,920.00</b>			

## Unit 150

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	2	\$200.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$100.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,825.00</b>			

## Unit 153

## 2 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	2	\$200.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
<b>Total</b>		<b>\$2,300.00</b>			

## Unit 155

## 2 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,100.00</b>			

## Unit 156

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace	1	\$120.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$3,270.00</b>			



## Unit 157

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes	1	\$3,000.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$4,350.00</b>			

## Unit 159

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$3,600.00</b>			

## Unit 162

## 2 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair	1	\$75.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,500.00</b>			

## Unit 163

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required	1	\$100.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace	1	\$120.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace	1	\$400.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing	1	\$1,600.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing	1	\$1,000.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$7,245.00</b>			

## Unit 166

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	2	\$200.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing	1	\$1,600.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$200.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$5,150.00</b>			

## Unit 170

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,250.00</b>			



## Unit 171

## 4 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$200.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,300.00</b>			

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

## Unit 174

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$200.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$625.00</b>			

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

## Unit 176

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	1	\$175.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$200.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,800.00</b>			

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			



**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

## Unit 181

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair	1	\$100.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace	1	\$200.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace	1	\$125.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$100.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,350.00</b>			

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes	1	\$3,000.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$3,000.00</b>			

## Unit 184

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing	1	\$1,600.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,950.00</b>			

## Unit 185

## 2 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$3,725.00</b>			

## Unit 186

## 3 Overall Fannie Mae Rating

**Interiors**

<b>Front Door</b>			<b>Washer/Dryer</b>		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$3,900.00</b>			



## Unit 190

## 2 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning	1		\$175.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning	1		\$50.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes	1		\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$425.00</b>				

## Unit 191

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,425.00</b>			

## Unit 192

## 2 Overall Fannie Mae Rating

Interiors

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning	1		\$50.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair	2		\$200.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes	1		\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$450.00</b>				

## Unit 193

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,225.00</b>			

## Unit 195

## 1 Overall Fannie Mae Rating

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes	1		Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

**Interiors**

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			



## Unit 200

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$375.00</b>			

## Unit 201

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing	1	\$145.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
<b>Total</b>		<b>\$2,245.00</b>			

## Unit 204

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	2	\$350.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,275.00</b>			

## Unit 208

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$100.00	Missing	3	\$3,000.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$50.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$7,225.00</b>			

Interiors

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing		\$0.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$0.00</b>			

## Unit 218

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$200.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,475.00</b>			

## Unit 219

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	1	\$175.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$50.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,775.00</b>			



## Unit 222

## 2 Overall Fannie Mae Rating

Interiors

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning		1	\$175.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning		1	\$50.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair		1	\$100.00
Complete Paint Job			\$0.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing			\$0.00	Missing		1	\$50.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$375.00</b>				

## Unit 228

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$200.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,450.00</b>			

## Unit 229

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing	2	\$2,000.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$3,925.00</b>			

## Unit 230

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace	1	\$125.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$200.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$2,550.00</b>			

## Unit 231

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing	4	\$4,000.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$50.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$6,525.00</b>			

## Unit 232

## 2 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$100.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,825.00</b>			

## Unit 240

## 2 Overall Fannie Mae Rating

Interiors

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair		2	\$350.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning		1	\$50.00	Repair		1	\$1,200.00
Replace			\$0.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job		1	\$800.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes		1	\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing		1	\$1,000.00
				Repair		1	\$250.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing		1	\$500.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing		1	\$375.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$0.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
	<b>Total</b>		<b>\$4,725.00</b>				



## Unit 243

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$4,200.00</b>			

## Unit 246

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$200.00	Repair	4	\$400.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$1,725.00</b>			

## Unit 247

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	4	\$700.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	3	\$300.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$4,350.00</b>			

## Unit 249

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	6	\$1,050.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	2	\$200.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$4,550.00</b>			

## Unit 251

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing	1	\$1,600.00
Replace	1	\$125.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$50.00	Missing	2	\$2,000.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$200.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
<b>Total</b>		<b>\$7,450.00</b>			

## Unit 252

## 3 Overall Fannie Mae Rating

Interiors

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
<b>Trash Out</b>				<b>Kitchen Cabinets</b>			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
<b>Carpet</b>				<b>Sink</b>			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace			\$0.00				
<b>Vinyl</b>				<b>Tub/Surround</b>			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace	1		\$225.00	Replace			
<b>Paint</b>				<b>Bath Vanity/Countertop</b>			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job	1		\$800.00	Replace			\$0.00
<b>Final Clean</b>				<b>Toilet</b>			
Yes	1		\$200.00	Repair			\$0.00
No				Replace			\$0.00
<b>Window Coverings</b>				<b>Water Heater</b>			
Replace			\$0.00	Missing			\$0.00
				Repair			
<b>Interior Doors</b>				<b>HVAC</b>			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
<b>Drywall Damage</b>				<b>Electric Fixtures</b>			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
<b>Refrigerator</b>				<b>Smoke/CO Detectors</b>			
Missing	1		\$500.00	Missing			\$0.00
Repair							
<b>Range</b>				<b>Mold</b>			
Missing	1		\$375.00	Yes			\$0.00
Repair				No			
<b>Vent Hood</b>				<b>Pests</b>			
Missing			\$0.00	Yes			\$0.00
Repair				No			
<b>Dishwasher</b>				<b>Other</b>			
Missing			\$0.00				\$100.00
Repair							
<b>Rent Ready?</b>				<b>Down?</b>			
Yes				Yes			
No				No			
<b>Total</b>				<b>\$2,200.00</b>			

## Unit 253

## 3 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	1	\$100.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			HVAC		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$200.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No			No		
<b>Total</b>		<b>\$3,100.00</b>			



## Unit 254

## 1 Overall Fannie Mae Rating

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Trash Out</b>			<b>Kitchen Cabinets</b>		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
<b>Carpet</b>			<b>Sink</b>		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
<b>Vinyl</b>			<b>Tub/Surround</b>		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
<b>Paint</b>			<b>Bath Vanity/Countertop</b>		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
<b>Final Clean</b>			<b>Toilet</b>		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
<b>Window Coverings</b>			<b>Water Heater</b>		
Replace		\$0.00	Missing		\$0.00
			Repair		
<b>Interior Doors</b>			<b>HVAC</b>		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
<b>Drywall Damage</b>			<b>Electric Fixtures</b>		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
<b>Refrigerator</b>			<b>Smoke/CO Detectors</b>		
Missing	1	\$500.00	Missing		\$0.00
Repair					
<b>Range</b>			<b>Mold</b>		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
<b>Vent Hood</b>			<b>Pests</b>		
Missing		\$0.00	Yes		\$0.00
Repair			No		
<b>Dishwasher</b>			<b>Other</b>		
Missing		\$0.00			\$0.00
Repair					
<b>Rent Ready?</b>			<b>Down?</b>		
Yes			Yes		
No			No		
	<b>Total</b>	<b>\$875.00</b>			