

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

FEDERAL HOUSING FINANCE  
AGENCY, in its capacity as Conservator for  
the Federal National Mortgage Association,  
and FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

Appellants,

vs.

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

Respondents.

Electronically Filed  
Dec 07 2021 04:49 p.m.  
Elizabeth A. Brown  
Clerk of Supreme Court  
Case No. 83695

**APPEAL**

From the Eighth Judicial District Court  
The Honorable Kerry Earley and Mark Denton, District Court Judges  
Case No. A-20-819412-C

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**APPELLANTS' APPENDIX VOLUME XI**

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DATED: December 7, 2021

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## CERTIFICATE OF SERVICE

I, the undersigned, declare under penalty of perjury, that I am over the age of eighteen (18) years, and I am not a party to, nor interested in, this action. On December 7, 2021, I caused to be served a true and correct copy of the foregoing **APPELLANTS' APPENDIX VOLUME XI** upon the following by the method indicated:

- ☐ **BY E-MAIL:** by transmitting via e-mail the document(s) listed above to the e-mail addresses set forth below and/or included on the Court's Service List for the above-referenced case.
- ☒ **BY ELECTRONIC SUBMISSION:** submitted to the above-entitled Court for electronic filing and service upon the Court's Service List for the above-referenced case.
- ☐ **BY U.S. MAIL:** by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Las Vegas, Nevada addressed as set forth below:

/s/ Maricris Williams

An Employee of SNELL & WILMER L.L.P.

## Rent Roll

Village Square Apts (4035)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
059	vsqs	400.00 t0063886	Christopher Cox	650.00	635.00	500.00	0.00	07/01/2019	06/30/2021
060	vsqs	400.00 t0078786	Ross Craft	650.00	650.00	500.00	0.00	01/01/2021	12/31/2021
061	vsqs	400.00 t0060099	Richard Taylor	650.00	625.00	500.00	0.00	04/05/2019	03/31/2020
062	vsqs	400.00 t0061724	Bonita Gephart	650.00	650.00	250.00	0.00	05/21/2019	01/31/2021
063	vsqs	400.00 t0055222	Alvin Brown	650.00	601.00	250.00	0.00	09/08/2020	08/31/2021
064	vsqs	400.00 t0072227	Larry Grigsby	650.00	699.00	500.00	0.00	09/01/2020	03/31/2021
065	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
066	vsqs	400.00 t0080050	Drea Skoniecki	650.00	650.00	250.00	0.00	02/26/2021	01/31/2022
067	vsqs	400.00 t0076860	Shannon Flowers	650.00	650.00	250.00	0.00	10/16/2020	09/30/2021
068	vsqs	400.00 t0078572	Antonio Guevara	650.00	650.00	750.00	0.00	12/14/2020	11/30/2021
069	vsqs	400.00 t0075925	Ricardo Castillo	650.00	650.00	250.00	0.00	08/28/2020	07/31/2021
070	vsqs	400.00 t0075780	Portia Cunningha	650.00	617.50	500.00	0.00	08/28/2020	07/31/2021
071	vsqs	400.00 t0071316	Larese Barnes	650.00	625.00	0.00	0.00	12/22/2017	07/31/2021
072	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
073	vsqs	400.00 t0055870	John Packingham	650.00	650.00	250.00	0.00	10/08/2020	09/30/2021
074	vsqs	400.00 t0055211	William Gendreat	650.00	650.00	0.00	0.00	08/04/2010	06/30/2021
075	vsqs	400.00 t0055685	Michael McDonali	650.00	520.00	0.00	0.00	09/26/2017	06/25/2019
076	vsqs	400.00 t0078284	Mauricio Felipe	650.00	650.00	500.00	0.00	12/04/2020	11/30/2021
077	vsqs	400.00 t0055737	Paul McNeil	650.00	650.00	0.00	0.00	03/09/2018	09/30/2021
078	vsqs	400.00 t0076608	Quincy Ross III	650.00	650.00	500.00	0.00	09/25/2020	08/31/2021
079	vsqs	400.00 t0055887	Steven Rogers	650.00	625.00	0.00	0.00	07/31/2018	07/31/2021
080	vsqs	400.00 t0078421	Monet Bowie Wel	650.00	650.00	500.00	0.00	12/04/2020	11/30/2021
081	vsqs	400.00 t0076667	Tequita Edwards-	650.00	650.00	500.00	0.00	10/06/2020	09/30/2021
082	vsqs	400.00 t0078135	Adrian Perez	700.00	650.00	750.00	0.00	11/20/2020	10/31/2021
083	vsqs	400.00 t0055773	Jason Hensley	650.00	625.00	0.00	0.00	03/31/2018	11/30/2021
084	vsqs	400.00 t0055290	Jeffrey Salvati	650.00	650.00	0.00	0.00	10/03/2015	09/30/2021
085	vsqs	400.00 t0077702	David Aparo	650.00	650.00	250.00	0.00	11/10/2020	10/31/2021
086	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
087	vsqs	400.00 t0077567	Brenda Crusenbe	650.00	650.00	500.00	0.00	11/06/2020	10/31/2021
088	vsqs	400.00 t0079144	xiangqun li	650.00	650.00	500.00	0.00	02/05/2021	01/31/2022
089	vsqs	400.00 t0075070	Kristina Malwah	650.00	650.00	250.00	0.00	08/17/2020	07/31/2021
090	vsqs	400.00 t0055212	Tommy Pipes	650.00	625.00	0.00	0.00	06/02/2015	09/30/2021
091	vsqs	400.00 t0080413	Sharon Weathers	650.00	625.00	500.00	0.00	03/05/2019	02/29/2020 03/14/2021
092	vsqs	400.00 t0061025	Mary Samuels	650.00	650.00	250.00	0.00	03/29/2019	03/31/2021
093	vsqs	400.00 t0074869	Dannie Walker	650.00	650.00	750.00	0.00	09/02/2020	08/31/2021
094	vsqs	400.00 t0078630	Jeffrey Murrell	650.00	650.00	750.00	0.00	12/14/2020	11/30/2021
095	vsqs	400.00 t0077037	McKenzie Swan	650.00	650.00	500.00	0.00	10/20/2020	09/30/2021
096	vsqs	400.00 t0078353	Angela Whatley	650.00	650.00	750.00	0.00	12/07/2020	11/30/2021
097	vsqs-U	400.00 t0079412	Teresa Silva Cipri	700.00	700.00	500.00	0.00	01/29/2021	12/31/2021
098	vsqs	400.00 VACANT	VACANT	700.00	0.00	0.00	0.00		
099	vsqs	400.00 t0055214	Etta Townsend	650.00	600.00	400.00	0.00	08/10/2010	06/30/2021
100	vsqs	400.00 t0077829	Ricardo Casillas	650.00	650.00	750.00	0.00	11/10/2020	10/31/2021
101	vsqs	400.00 t0073229	Sean Colbert	650.00	699.00	250.00	0.00	06/12/2020	05/31/2021
102	vsqs	400.00 t0076202	Tosha Lockhart	650.00	650.00	750.00	0.00	11/06/2020	10/31/2021
103	vsqs	400.00 t0055360	Matthew Hickey	650.00	625.00	0.00	0.00	07/02/2016	03/31/2021
104	vsqs	400.00 t0072037	Omar Ramirez	650.00	699.00	250.00	0.00	04/28/2020	03/31/2021
105	vsqs	400.00 DOWN	DOWN	650.00	0.00	0.00	0.00		
106	vsqs	400.00 t0078900	Kimberly Dicus	650.00	650.00	500.00	0.00	01/08/2021	12/31/2021
107	vsqs	400.00 t0069461	Dionne Gary	650.00	625.00	250.00	0.00	12/19/2019	11/30/2020
108	vsqs	400.00 t0055373	Latamra Williams	650.00	625.00	0.00	0.00	10/03/2016	01/31/2021
109	vsqs	400.00 t0076944	Maria Vargas Saa	650.00	650.00	500.00	0.00	10/20/2020	09/30/2021
110	vsqs	400.00 t0055460	Renee Draughon	650.00	599.00	0.00	0.00	02/08/2017	03/07/2019
111	vsqs	400.00 t0069174	US VETS	650.00	625.00	250.00	0.00	01/01/2020	12/31/2020
112	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
113	vsqs	400.00 t0066370	US VETS	650.00	625.00	250.00	0.00	11/01/2019	11/30/2021
114	vsqs	400.00 t0070376	TaShianna Hicks	650.00	625.00	250.00	0.00	02/07/2020	01/31/2021
115	vsqs	400.00 t0066369	US VETS	650.00	625.00	250.00	0.00	11/01/2019	11/30/2021
116	vsqs	400.00 t0079495	Renee Hendersor	650.00	650.00	500.00	0.00	02/05/2021	01/31/2022
117	vsqs	400.00 t0065146	Daniel Thompson	650.00	650.00	500.00	0.00	09/21/2019	08/31/2021



**Rent Roll**

Village Square Apts (4035)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
118	vsqs	400.00 t0055218	Rayvon McLemor	650.00	625.00	0.00	0.00	02/26/2013	07/31/2021
119	vsqs	400.00 t0055603	Darandell Lewis	650.00	625.00	0.00	0.00	08/04/2017	01/31/2021
120	vsqs	400.00 t0079052	Nicholas Grijalva	650.00	650.00	500.00	0.00	01/08/2021	12/31/2021
121	vsqs	400.00 t0066371	US VETS	650.00	625.00	250.00	0.00	11/01/2019	11/30/2021
122	vsqs	400.00 t0055704	Cassandra Chave	650.00	675.00	0.00	0.00	01/03/2020	05/31/2021
123	vsqs	400.00 t0074169	John Elliott	650.00	650.00	500.00	0.00	07/06/2020	06/30/2021
124	vsqs	400.00 t0070464	Robert Bruce	650.00	699.00	400.00	0.00	02/11/2020	01/31/2021
125	vsqs	400.00 t0076169	Phillip Price	650.00	650.00	500.00	0.00	09/25/2020	08/31/2021
126	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
127	vsqs	400.00 t0055868	Kenny Landers	650.00	625.00	0.00	0.00	10/10/2019	12/31/2020
128	vsqs	400.00 t0077392	Kc Hale	650.00	650.00	500.00	0.00	11/09/2020	10/31/2021
129	vsqs	400.00 t0055219	Steve Carver	650.00	625.00	0.00	0.00	09/01/1990	09/30/2021
130	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
131	vsqs	400.00 t0055220	Dale Green	650.00	625.00	0.00	0.00	02/01/1994	12/31/2021
132	vsqs	400.00 t0078084	Julie Cossaboom	650.00	650.00	500.00	0.00	11/25/2020	11/30/2021
133	vsqs	400.00 t0055221	Melvin Jones	650.00	550.00	200.00	0.00	10/01/2010	07/31/2021
134	vsqs	400.00 t0055816	Jeffrey Roberts	650.00	650.00	0.00	0.00	05/31/2018	06/30/2021
135	vsqs	400.00 t0078664	Vernon Roberson	650.00	650.00	500.00	0.00	12/23/2020	11/30/2021
136	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
137	vsqs	400.00 t0072229	Margarette Labac	650.00	699.00	500.00	0.00	05/01/2020	03/31/2021
138	vsqs	400.00 t0074788	Mary Peters	650.00	650.00	500.00	0.00	08/06/2020	07/31/2021
139	vsqs	400.00 t0074420	Joshua Hobbs	650.00	650.00	750.00	0.00	07/27/2020	06/30/2021
140	vsqs	400.00 t0074478	Atawna Odom	650.00	617.50	500.00	0.00	08/03/2020	07/31/2021
141	vsqs	400.00 t0066374	US VETS	650.00	625.00	250.00	0.00	11/01/2019	11/30/2021
142	vsqs	400.00 t0078638	Alphonso Youngs	700.00	700.00	250.00	0.00	01/04/2021	12/31/2021
143	vsqs	400.00 t0055488	US VETS 143	650.00	600.00	0.00	0.00	05/01/2017	11/30/2021
144	vsqs	400.00 t0071595	Vontae Williams	650.00	699.00	500.00	0.00	03/27/2020	02/28/2021
145	vsqs	400.00 t0055224	Kevin Walkinshav	650.00	650.00	0.00	0.00	03/26/2012	09/30/2021
146	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
147	vsqs	400.00 t0055818	Destiny McKeone	650.00	650.00	0.00	0.00	05/31/2018	05/31/2021
148	vsqs	400.00 t0071529	Bruce Harris	650.00	699.00	500.00	0.00	04/03/2020	03/31/2021
149	vsqs	400.00 t0055514	Erit Coleman	650.00	650.00	0.00	0.00	04/28/2017	07/31/2021
150	vsqs	400.00 t0070326	Gwendolyn Steve	650.00	625.00	250.00	0.00	02/07/2020	01/31/2021
151	vsqs	400.00 t0071953	Devontre Prejean	650.00	699.00	250.00	0.00	06/05/2020	03/31/2021
152	vsqs	400.00 t0078556	Carlisha Freeman	650.00	650.00	250.00	0.00	12/18/2020	11/30/2021
153	vsqs	400.00 t0070235	Dejah Watts	650.00	625.00	500.00	0.00	05/01/2020	04/30/2021
154	vsqs	400.00 t0055225	LeTara Smith	650.00	600.00	200.00	0.00	04/20/1995	10/31/2021
155	vsqs	400.00 t0078582	Michele VanArma	650.00	650.00	750.00	0.00	12/21/2020	11/30/2021
156	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
157	vsqs	400.00 t0073788	Starkiesha Colem	650.00	650.00	500.00	0.00	06/30/2020	06/30/2021
158	vsqs	400.00 t0055720	Dana Lewis	650.00	650.00	0.00	0.00	01/27/2018	05/31/2021
159	vsqs	400.00 t0076521	SHIRLEY SCOTT	650.00	650.00	750.00	0.00	10/28/2020	09/30/2021
160	vsqs	400.00 t0055531	Thomas Buckley	650.00	650.00	0.00	0.00	04/21/2017	06/30/2021
161	vsqs	400.00 t0079215	LORETTA ALTAD	650.00	650.00	750.00	0.00	02/04/2021	01/31/2022
162	vsqs	400.00 t0074347	Abigail Alveno	650.00	650.00	750.00	0.00	07/13/2020	06/30/2021
163	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
164	vsqs	400.00 t0055631	Samantha Brown	650.00	625.00	0.00	0.00	09/30/2017	10/31/2020
165	vsqs	400.00 t0055226	Andrew Ramos	650.00	625.00	150.00	0.00	08/01/2012	02/28/2021
166	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
167	vsqs	400.00 t0055452	Marguerite Lopez	650.00	650.00	0.00	0.00	02/10/2017	08/31/2021
168	vsqs	400.00 t0055227	Sandra Payne	650.00	650.00	0.00	0.00	03/27/2013	05/31/2021
169	vsqs	400.00 t0077313	Destini Sheppher	650.00	650.00	750.00	0.00	10/22/2020	09/30/2021
170	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
171	vsqs	400.00 t0078737	Cheryl Plaski	650.00	650.00	250.00	0.00	01/01/2021	12/31/2021
172	vsqs	400.00 t0071100	Michael Ortega	650.00	699.00	250.00	0.00	09/22/2020	02/28/2021
173	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
174	vsqs	400.00 t0069924	Pearl Ortiz	650.00	625.00	250.00	0.00	01/29/2020	12/31/2020
175	vsqs	400.00 t0069175	US VETS	650.00	625.00	250.00	0.00	01/01/2020	12/31/2020
176	vsqs	400.00 t0077790	Felipe Garcia	650.00	650.00	500.00	0.00	11/05/2020	10/31/2021



**Rent Roll**

Village Square Apts (4035)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
177	vsqs	400.00 t0069550	George Walker	650.00	650.00	250.00	0.00	12/27/2019	10/31/2021
178	vsqs	400.00 t0055448	Leon Thomas Jr.	650.00	625.00	0.00	0.00	03/01/2017	03/31/2020
179	vsqs	400.00 t0074720	Anthony Johnson	650.00	650.00	500.00	0.00	08/21/2020	07/31/2021
180	vsqs	400.00 t0073765	Melissa Ortiz-Lop	650.00	615.05	250.00	0.00	06/19/2020	05/31/2021
181	vsqs	400.00 t0055791	Alexus Mackenzie	650.00	650.00	250.00	0.00	06/01/2020	09/30/2021
182	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
183	vsqs	400.00 t0077718	Kwame Jones Ha	650.00	650.00	500.00	0.00	11/16/2020	10/31/2021
184	vsqs	400.00 t0078204	Alejandro Chavez	650.00	650.00	250.00	0.00	11/25/2020	10/31/2021
185	vsqs	400.00 t0070271	Constance Richar	650.00	625.00	500.00	0.00	01/28/2020	12/31/2020
186	vsqs	400.00 t0069832	Nicholas Mills	650.00	425.00	500.00	0.00	01/14/2020	01/31/2022
187	vsqs	400.00 t0055230	Alex Toth	650.00	600.00	250.00	0.00	03/11/2015	08/31/2021
188	vsqs	400.00 t0055231	US VETS 188	650.00	600.00	0.00	0.00	12/11/2013	11/30/2021
189	vsqs	400.00 t0055232	US VETS 189	650.00	600.00	0.00	0.00	10/04/2013	11/30/2021
190	vsqs	400.00 t0077772	Henry Gray	650.00	650.00	500.00	0.00	11/18/2020	10/31/2021
191	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
192	vsqs	400.00 t0072551	Molly Colver	650.00	699.00	500.00	0.00	05/15/2020	04/30/2021
193	vsqs	400.00 t0071388	Michelle Valenta	650.00	699.00	500.00	0.00	04/01/2020	03/31/2021
194	vsqs	400.00 t0055233	Francine Spencer	650.00	625.00	0.00	0.00	10/12/2010	07/31/2021
195	vsqs	400.00 t0065276	Bernard Colorina	650.00	625.00	500.00	0.00	09/10/2019	08/31/2020
196	vsqs	400.00 t0074140	Kenneth Wilson	650.00	650.00	500.00	0.00	07/15/2020	06/30/2021
197	vsqs	400.00 MODEL	MODEL	650.00	0.00	0.00	0.00		
198	vsqs	400.00 t0055234	Thomas Snyder	650.00	600.00	0.00	0.00	11/17/2009	07/31/2021
199	vsqs	400.00 t0076941	Rosanna Vella	650.00	650.00	500.00	0.00	10/12/2020	09/30/2021
200	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
201	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
202	vsqs	400.00 t0074322	Sona Harrison	650.00	650.00	250.00	0.00	07/15/2020	06/30/2021
203	vsqs	400.00 t0055659	Lynette Hall	650.00	625.00	0.00	0.00	11/01/2017	04/30/2020
204	vsqs	400.00 t0076276	Jennifer Buchana	650.00	650.00	750.00	0.00	10/30/2020	10/31/2021
205	vsqs	400.00 t0055489	US VETS 205	650.00	600.00	0.00	0.00	04/01/2017	11/30/2021
206	vsqs	400.00 t0055377	Brian Williams	650.00	700.00	0.00	0.00	09/30/2016	10/31/2021
207	vsqs	400.00 t0055692	Anthony Chila	650.00	625.00	0.00	0.00	12/30/2017	01/31/2021
208	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
209	vsqs	400.00 t0055681	Sam Tillis	650.00	625.00	0.00	0.00	12/30/2017	01/31/2021
210	vsqs	400.00 t0077541	Deshae Thomas	650.00	650.00	750.00	0.00	11/05/2020	10/31/2021
211	vsqs	400.00 t0055238	Scott Nelson	650.00	625.00	0.00	0.00	04/23/2011	06/30/2021
212	vsqs	400.00 t0069084	Persephonie Estr	650.00	650.00	500.00	0.00	12/10/2019	08/31/2021
213	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
214	vsqs	400.00 t0055509	Claudia Ordaz	650.00	605.00	0.00	0.00	04/11/2017	12/31/2019
215	vsqs	400.00 t0055546	Annette Watson	650.00	625.00	0.00	0.00	05/22/2017	12/31/2020
216	vsqs	400.00 t0070638	James McBreen	650.00	585.00	0.00	0.00	02/01/2017	03/31/2021
217	vsqs	400.00 t0055792	Alphonso Scalzo	650.00	650.00	0.00	0.00	04/27/2018	05/31/2021
218	vsqs	400.00 t0071919	Dante Thomas	650.00	699.00	250.00	0.00	05/01/2020	04/30/2021
219	vsqs	400.00 t0069177	US VETS 219	650.00	625.00	250.00	0.00	01/01/2020	12/31/2020
220	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
221	vsqs	400.00 t0055242	Allan Farley	650.00	650.00	0.00	0.00	12/19/2014	06/30/2021
222	vsqs	400.00 t0076574	Anaya Chaney	650.00	650.00	500.00	0.00	10/06/2020	09/30/2021
223	vsqs	400.00 t0075594	Maurice Robinsor	650.00	650.00	750.00	0.00	08/26/2020	07/31/2021
224	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
225	vsqs	400.00 t0055245	Jesse Harmon	650.00	650.00	0.00	0.00	01/29/2002	06/30/2021
226	vsqs	400.00 t0055246	US VETS 226	650.00	600.00	0.00	0.00	04/10/2013	11/30/2021
227	vsqs	400.00 t0075305	Eric Mcnair	650.00	650.00	500.00	0.00	09/01/2020	08/31/2021
228	vsqs	400.00 t0078399	Ray Watkins	650.00	650.00	500.00	0.00	12/11/2020	11/30/2021
229	vsqs	400.00 t0055815	Richard Boyd	650.00	635.00	0.00	0.00	10/02/2020	09/30/2021
230	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
231	vsqs	400.00 t0055244	Luis Lopez Mende	650.00	625.00	0.00	0.00	01/27/2020	02/28/2021
232	vsqs	400.00 t0066507	Haylee Jiles	650.00	650.00	750.00	0.00	10/02/2020	09/30/2021
233	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
234	vsqs	400.00 t0055883	Christine Nicholas	650.00	614.00	0.00	0.00	08/10/2018	08/09/2019
235	vsqs	400.00 t0055637	Willie Delone III	650.00	650.00	0.00	0.00	11/04/2017	02/28/2021



**Rent Roll**

Village Square Apts (4035)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
236	vsqs	400.00 t0077426	Robert Thacker-H	650.00	650.00	750.00	0.00	10/22/2020	09/30/2021
237	vsqs	400.00 t0055850	Charles McMillian	650.00	699.00	0.00	0.00	06/16/2018	03/31/2021
238	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
239	vsqs	400.00 t0077373	Deon McDonald	650.00	650.00	750.00	0.00	11/02/2020	10/31/2021
240	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
241	vsqs	400.00 t0068074	Joselyn Maker	650.00	650.00	250.00	0.00	11/01/2019	09/30/2021
242	vsqs	400.00 t0060065	Eric England	650.00	650.00	500.00	0.00	03/15/2019	03/31/2021
243	vsqs	400.00 t0077156	Britain Long	650.00	650.00	500.00	0.00	10/23/2020	09/30/2021
244	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
245	vsqs	400.00 t0075972	Keith Melvin	650.00	650.00	250.00	0.00	09/25/2020	08/31/2021
246	vsqs	400.00 t0080331	Ayoub Benachir	650.00	650.00	500.00	0.00	02/26/2021	01/31/2022
247	vsqs	400.00 t0071818	Derrian Haywood	650.00	699.00	250.00	0.00	04/03/2020	03/31/2021
248	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
249	vsqs	400.00 t0077609	Monika Alexander	650.00	650.00	250.00	0.00	11/13/2020	10/31/2021
250	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
251	vsqs	400.00 t0077613	Carol Morris	650.00	700.00	500.00	0.00	11/12/2020	10/31/2021
252	vsqs	400.00 t0079569	Makayah Curry	650.00	650.00	500.00	0.00	02/26/2021	01/31/2022
253	vsqs	400.00 t0078139	Aqillah Muhammm	650.00	650.00	500.00	0.00	12/05/2020	11/30/2021
254	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
255	vsqs	400.00 t0055252	Richard Skaggs	650.00	625.00	0.00	0.00	08/11/2014	02/28/2021
256	vsqs	400.00 t0078086	Hope Ferruggia	650.00	650.00	500.00	0.00	11/17/2020	10/31/2021
257	vsqs	400.00 t0046627	Emily Pillus	650.00	650.00	250.00	0.00	12/10/2020	11/30/2021
258	vsqs	400.00 t0078409	James Krygier	650.00	650.00	500.00	0.00	12/11/2020	11/30/2021
259	vsqs	400.00 t0055361	Terrance Dyess	650.00	625.00	0.00	0.00	06/27/2016	01/31/2021
260	vsqs	400.00 t0076196	Dante Robertson	650.00	650.00	500.00	0.00	10/23/2020	09/30/2021
261	vsqs	400.00 t0055608	S Ray Marks	650.00	650.00	0.00	0.00	09/01/2017	08/31/2021
262	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
263	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
264	vsqs	400.00 t0055866	Rene Denoia	650.00	630.00	0.00	0.00	07/12/2018	08/31/2021
265	vsqs	400.00 t0077338	Travon Grant	650.00	650.00	500.00	0.00	11/13/2020	10/31/2021
266	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
267	vsqs	400.00 t0055654	Jeffrey Moore	650.00	700.00	0.00	0.00	10/19/2017	12/31/2020
268	vsqs	400.00 t0055254	US VETS 268	650.00	600.00	0.00	0.00	12/11/2013	07/31/2020
269	vsqs	400.00 t0068004	Manuel Ladino-Gi	650.00	650.00	500.00	0.00	11/01/2019	10/31/2021
270	vsqs	400.00 t0079797	Kheira Clay	650.00	650.00	500.00	0.00	02/19/2021	01/31/2022
271	vsqs	400.00 t0068054	Vaughan Lightfoc	650.00	650.00	750.00	0.00	11/01/2019	10/31/2021
272	vsqs	400.00 t0069156	Brezion Bennette	650.00	625.00	500.00	0.00	12/07/2019	11/30/2020
273	vsqs	400.00 t0069180	Antwin Hepburn	650.00	625.00	500.00	0.00	12/13/2019	11/30/2020
274	vsqs	400.00 t0077601	Quinn O'Grady	650.00	650.00	500.00	0.00	11/13/2020	10/31/2021
275	vsqs	400.00 t0076606	Della Fisher	650.00	650.00	500.00	0.00	10/08/2020	09/30/2021
276	vsqs	400.00 t0078903	Sally Ramirez	650.00	650.00	500.00	0.00	01/18/2021	12/31/2021
277	vsqs	400.00 t0079600	Vaceno Warren	650.00	650.00	500.00	0.00	02/08/2021	01/31/2022
278	vsqs	400.00 t0055853	Dennis Fields	650.00	650.00	0.00	0.00	06/26/2018	03/31/2021
279	vsqs	400.00 t0079573	Paul Simpkins	650.00	650.00	500.00	0.00	02/23/2021	01/31/2022
280	vsqs	400.00 t0079157	Erinn Thomas	650.00	650.00	500.00	0.00	01/29/2021	12/31/2021
281	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
282	vsqs	400.00 t0068579	Gary Anderson	650.00	650.00	500.00	0.00	11/13/2019	10/31/2021
283	vsqs	400.00 t0079864	Carmen Newell	650.00	700.00	250.00	0.00	02/26/2021	01/31/2022
284	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
285	vsqs	400.00 t0066795	Nathan Young	650.00	650.00	250.00	0.00	11/01/2019	10/31/2021
286	vsqs	400.00 t0055810	Robert Elliott	650.00	605.00	0.00	0.00	05/15/2018	06/14/2018
287	vsqs	400.00 t0067083	Sharmane Mclear	650.00	650.00	250.00	0.00	10/10/2019	09/30/2021
288	vsqs	400.00 t0075980	Makahl Curry	650.00	650.00	750.00	0.00	09/24/2020	08/31/2021
289	vsqs	400.00 t0055843	Charles Grisham	650.00	639.00	0.00	0.00	07/07/2018	07/06/2019
290	vsqs	400.00 t0068306	Denver Singleton	650.00	625.00	250.00	0.00	11/01/2019	10/31/2020
291	vsqs	400.00 t0068172	Gregory Murphy	650.00	650.00	250.00	0.00	11/01/2019	10/31/2021
292	vsqs	400.00 t0078020	Jason Masuda	650.00	650.00	250.00	0.00	11/20/2020	10/31/2021
293	vsqs	400.00 t0055650	Roosevelt Gibbs	650.00	675.00	0.00	0.00	10/07/2017	03/31/2021
294	vsqs	400.00 t0079871	Wilbert De Jesus	650.00	650.00	750.00	0.00	02/15/2021	01/31/2022



**Rent Roll**

Village Square Apts (4035)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
295	vsqs	400.00 t0055845	Tommy Scott	650.00	650.00	0.00	0.00	06/16/2018	06/30/2021
296	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
297	vsqs	400.00 t0077481	Alisha Johnson	650.00	650.00	500.00	0.00	11/11/2020	10/31/2021
298	vsqs	400.00 t0077710	Youngbok Gomez	650.00	650.00	250.00	0.00	11/18/2020	10/31/2021
299	vsqs	400.00 t0068418	Nand Verma	650.00	625.00	750.00	0.00	10/28/2019	09/30/2020
300	vsqs	400.00 t0072189	Andrew Richards	650.00	699.00	250.00	0.00	04/24/2020	03/31/2021
301	vsqs	400.00 t0055490	US VETS 301	650.00	600.00	0.00	0.00	04/01/2017	11/30/2021
302	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
303	vsqs	400.00 t0068903	Winford Houdesh	650.00	625.00	250.00	0.00	02/01/2020	01/31/2021
304	vsqs	400.00 t0078097	Daniel Gomez	650.00	650.00	250.00	0.00	11/23/2020	10/31/2021
305	vsqs-U	400.00 t0078714	Jonathan Gregon	700.00	650.00	500.00	0.00	01/13/2021	12/31/2021
306	vsqs	400.00 t0069543	James Neale	650.00	625.00	250.00	0.00	12/30/2019	12/31/2020
307	vsqs	400.00 t0078828	Tavaris Fletcher	650.00	700.00	750.00	0.00	02/26/2021	01/31/2022
308	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
309	vsqs	400.00 t0069211	Antoinette Tuttle	650.00	625.00	250.00	0.00	08/05/2020	11/30/2021
310	vsqs	400.00 t0055260	US VETS 310	650.00	600.00	0.00	0.00	10/04/2013	11/30/2021
311	vsqs	400.00 t0055666	Lehman Mitchell	650.00	625.00	0.00	0.00	11/04/2017	06/30/2021
312	vsqs	400.00 t0072201	Imane King	650.00	650.00	250.00	0.00	12/01/2020	11/30/2021
313	vsqs	400.00 t0072522	Gary Sherman	650.00	664.05	500.00	0.00	06/03/2020	05/31/2021
314	vsqs	400.00 t0078685	Richtrinie March	650.00	650.00	750.00	0.00	12/14/2020	11/30/2021
315	vsqs	400.00 t0069272	Fred Rau	650.00	625.00	250.00	0.00	12/23/2019	12/31/2021
316	vsqs	400.00 t0055662	Chris Ellison	650.00	650.00	0.00	0.00	10/19/2017	03/31/2021
317	vsqs	400.00 t0055606	Joanna Smith	650.00	625.00	0.00	0.00	09/02/2017	06/30/2021
318	vsqs	400.00 t0078243	Haruo Nakamura	650.00	650.00	500.00	0.00	11/24/2020	10/31/2021
319	vsqs	400.00 t0055844	Lenae Scott	650.00	625.00	0.00	0.00	07/18/2018	01/31/2021
320	vsqs	400.00 t0055261	Cleveland MCMat	650.00	625.00	0.00	0.00	11/28/2014	06/30/2021
321	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
322	vsqs	400.00 t0055262	Gustavo Lopez	650.00	625.00	0.00	0.00	01/04/2010	06/30/2021
323	vsqs	400.00 t0078130	Troy Wolfe	650.00	650.00	250.00	0.00	11/19/2020	10/31/2021
324	vsqs	400.00 t0079278	Rochelle Sparks	650.00	650.00	500.00	0.00	02/04/2021	01/31/2022
325	vsqs	400.00 t0059562	Peter Wesley Jr.	650.00	625.00	0.00	0.00	01/08/2019	07/31/2021
326	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
327	vsqs	400.00 t0078789	Richard Curry	650.00	625.00	0.00	0.00	07/28/2017	11/30/2020
328	vsqs	400.00 t0071794	Jose Hernandez	650.00	699.00	250.00	0.00	04/01/2020	03/31/2021
329	vsqs	400.00 t0076649	Maximo TREVINO	650.00	650.00	250.00	0.00	10/09/2020	09/30/2021
330	vsqs	400.00 t0068379	Anthony Montes	650.00	625.00	250.00	0.00	11/14/2019	10/31/2020
331	vsqs	400.00 t0077654	Patricia Delgado	650.00	725.00	750.00	0.00	12/16/2020	11/30/2021
332	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
333	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
334	vsqs	400.00 t0066025	Anthony Richards	650.00	650.00	750.00	0.00	09/12/2019	07/31/2021
335	vsqs	400.00 t0070142	Kenneth Duncan	650.00	625.00	250.00	0.00	01/28/2020	12/31/2020
336	vsqs	400.00 t0055265	Michael Boyd	650.00	660.00	200.00	0.00	10/23/2005	08/31/2021
337	vsqs	400.00 t0078049	Douglas Sorro	650.00	650.00	250.00	0.00	11/21/2020	10/31/2021
338	vsqs	400.00 t0068684	Dylan Aarhus	650.00	650.00	250.00	0.00	11/13/2019	10/31/2021
339	vsqs	400.00 t0055875	Daniel Mesler	650.00	654.00	0.00	0.00	08/01/2018	08/31/2018
340	vsqs	400.00 t0074239	Derwin Lawson	650.00	650.00	250.00	0.00	07/07/2020	06/30/2021
341	vsqs	400.00 t0076365	Lonnell Leonard	650.00	650.00	500.00	0.00	09/18/2020	08/31/2021
342	vsqs	400.00 t0055718	Justin Cheatham	650.00	650.00	0.00	0.00	01/30/2018	08/31/2021
343	vsqs	400.00 t0074146	Antonio Lacy	650.00	650.00	750.00	0.00	07/08/2020	06/30/2021
344	vsqs	400.00 t0074996	Vernon Streeter	650.00	650.00	500.00	0.00	08/01/2020	07/31/2021
345	vsqs	400.00 t0062556	Antoinette Witt	650.00	650.00	750.00	0.00	05/25/2019	06/30/2021
346	vsqs	400.00 t0074662	Kenneth Sherma	650.00	629.10	500.00	0.00	07/22/2020	06/30/2021
347	vsqs	400.00 t0063964	Carol Austin	650.00	650.00	750.00	0.00	06/27/2019	06/30/2021
348	vsqs	400.00 t0074327	Shunelle Cummin	650.00	699.00	750.00	0.00	07/24/2020	06/30/2021
349	vsqs	400.00 t0055715	Kimberly Coates	650.00	650.00	0.00	0.00	01/27/2018	05/31/2021
350	vsqs	400.00 t0075615	Selena Perez	650.00	650.00	750.00	0.00	08/24/2020	07/31/2021
351	vsqs	400.00 t0062273	Becky Isbel	650.00	650.00	500.00	0.00	06/03/2019	05/31/2021
352	vsqs	400.00 t0076098	Gary Mathis	650.00	617.50	250.00	0.00	09/09/2020	08/31/2021
353	vsqs	400.00 t0059614	Adrian Garcia	650.00	650.00	500.00	0.00	02/22/2019	03/31/2021



## Rent Roll

Village Square Apts (4035)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
354	vsqs	400.00 t0074262	George West	650.00	650.00	250.00	0.00	07/02/2020	06/30/2021
355	vsqs	400.00 t0055284	Ray Parker	650.00	600.00	0.00	0.00	08/21/2015	10/31/2021
356	vsqs	400.00 t0074602	KAREN WILLIAM	650.00	650.00	500.00	0.00	08/05/2020	07/31/2021
357	vsqs	400.00 t0062813	Mark Lofton	650.00	650.00	250.00	0.00	06/01/2019	06/30/2021
358	vsqs	400.00 t0055786	Jasmine West	650.00	650.00	0.00	0.00	04/18/2018	04/30/2021
359	vsqs	400.00 t0069965	Michael Warfield	650.00	650.00	250.00	0.00	10/01/2020	09/30/2021
360	vsqs	400.00 t0076934	Vernon Newson	650.00	650.00	500.00	0.00	11/02/2020	10/31/2021
361	vsqs	400.00 t0055493	Jonathan King	650.00	600.00	0.00	0.00	04/01/2017	06/30/2021
362	vsqs	400.00 t0079217	Kelsey Kendall	650.00	650.00	750.00	0.00	01/22/2021	12/31/2021
363	vsqs	400.00 t0078362	Jessica Miller	650.00	650.00	500.00	0.00	11/25/2020	10/31/2021
364	vsqs	400.00 t0069902	Frankie Figueroa	650.00	625.00	500.00	0.00	01/24/2020	12/31/2020
365	vsqs	400.00 t0078445	Aline McMayon	650.00	675.00	250.00	0.00	12/11/2020	11/30/2021
366	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
367	vsqs	400.00 t0062811	Jason Vogel	650.00	650.00	500.00	0.00	05/23/2019	10/31/2021
368	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
369	vsqs	400.00 t0078564	Tony Myers	650.00	675.00	250.00	0.00	12/11/2020	11/30/2021
370	vsqs	400.00 t0070116	Joel Walters	650.00	625.00	500.00	0.00	01/29/2020	12/31/2020
371	vsqs	400.00 t0077997	Latoya Ekemode	650.00	650.00	750.00	0.00	11/19/2020	10/31/2021
372	vsqs	400.00 t0066580	Gerard Johnson	650.00	650.00	250.00	0.00	10/01/2019	09/30/2021
373	vsqs	400.00 t0055753	Daniel Gilman	650.00	625.00	0.00	0.00	04/03/2018	01/31/2021
374	vsqs	400.00 t0070704	Stevie Halvorsen	650.00	699.00	500.00	0.00	03/01/2020	02/28/2021
375	vsqs	400.00 t0055273	Carl Folco	650.00	600.00	0.00	0.00	11/30/2013	05/31/2021
376	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
377	vsqs-U	400.00 t0079409	Mariana Blanca-ly	700.00	700.00	250.00	0.00	01/27/2021	12/31/2021
378	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
379	vsqs	400.00 t0079544	Alexander Lohrfir	650.00	650.00	250.00	0.00	02/22/2021	01/31/2022
380	vsqs	400.00 t0068248	Blue Debrosky	650.00	625.00	250.00	0.00	11/21/2019	10/31/2020
381	vsqs	400.00 t0070912	Victor Cervantes	650.00	699.00	250.00	0.00	03/02/2020	02/28/2021
382	vsqs	400.00 t0078143	Jorge Gomez	650.00	650.00	250.00	0.00	11/23/2020	10/31/2021
383	vsqs	400.00 t0071188	Mykea Favors	650.00	699.00	250.00	0.00	03/06/2020	02/28/2021
384	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
385	vsqs	400.00 t0055569	Kathy Fleming	650.00	715.00	0.00	0.00	06/15/2017	08/31/2021
386	vsqs	400.00 t0076097	Guidorae Montes	650.00	650.00	250.00	0.00	09/16/2020	08/31/2021
387	vsqs	400.00 t0080081	Judith Carr	650.00	700.00	500.00	0.00	02/26/2021	01/31/2022
388	vsqs	400.00 t0055436	Allen Bell	650.00	590.00	0.00	0.00	12/20/2016	05/31/2021
389	vsqs	400.00 t0070968	Alexis Solano	650.00	699.00	250.00	0.00	04/01/2020	03/31/2021
390	vsqs	400.00 t0071230	Adora Larsons	650.00	699.00	250.00	0.00	03/06/2020	02/28/2021
391	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
392	vsqs	400.00 t0070546	Tavaris Fletcher	650.00	699.00	500.00	0.00	03/01/2020	02/28/2021
393	vsqs	400.00 t0074470	George James	650.00	650.00	250.00	0.00	07/15/2020	06/30/2021
394	vsqs	400.00 t0055275	US VETS 394	650.00	625.00	0.00	0.00	06/04/2013	11/30/2021
395	vsqs	400.00 t0055575	Todd Calhoun	650.00	625.00	0.00	0.00	06/30/2017	02/28/2021
396	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
397	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
398	vsqs	400.00 t0071053	Kathryn Geary	650.00	699.00	500.00	0.00	03/06/2020	02/28/2021
399	vsqs	400.00 t0072477	RENARD JONES	650.00	699.00	500.00	0.00	05/11/2020	04/30/2021
400	vsqs	400.00 t0055600	Dewayne Washin	650.00	650.00	0.00	0.00	08/05/2017	07/31/2021
401	vsqs	400.00 t0055240	Cynthia Hernandez	650.00	650.00	250.00	0.00	06/12/2020	05/31/2021
402	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
403	vsqs	400.00 t0055682	Garian Lane	650.00	650.00	0.00	0.00	01/03/2018	07/31/2021
404	vsqs	400.00 t0070480	Elke Schmacker	650.00	699.00	500.00	0.00	03/01/2020	02/28/2021
405	vsqs	400.00 t0070093	Marcelo Nunez	650.00	625.00	500.00	0.00	01/21/2020	12/31/2020
406	vsqs	400.00 t0055549	Richard Mizelle Jr	650.00	614.00	0.00	0.00	05/20/2017	05/19/2019
407	vsqs	400.00 t0070254	Latreka Watson	650.00	625.00	250.00	0.00	01/31/2020	01/31/2021
408	vsqs	400.00 t0077818	Cruz Dominguez	650.00	650.00	250.00	0.00	11/18/2020	10/31/2021
409	vsq22	1,035.00 t0073926	Lakeisha McDow	899.00	950.00	500.00	0.00	08/27/2020	07/31/2021
Future Residents/Applicants									
019	vsqs	400.00 t0079784	Trinadee Mylroie	650.00	0.00	100.00	0.00	03/08/2021	02/28/2022
022	vsqs	400.00 t0079560	Naaslyr Pritchett	650.00	0.00	100.00	0.00	03/01/2021	12/31/2021

**Rent Roll**

Village Square Apts (4035)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
033	vsqs	400.00 t0080319	Russell Lucas	650.00	0.00	100.00	0.00	03/01/2021	02/28/2022
047	vsqs	400.00 t0079952	Sonya Hal	650.00	0.00	100.00	0.00	03/15/2021	01/31/2022
054	vsqs	400.00 t0078561	Trichelle Conner	650.00	0.00	100.00	0.00	03/03/2021	12/31/2021
055	vsqs	400.00 t0080251	Kyla Smith	650.00	0.00	100.00	0.00	03/04/2021	02/28/2022
072	vsqs	400.00 t0080400	Scott Thomas	650.00	0.00	100.00	0.00	03/15/2021	02/28/2022
086	vsqs	400.00 t0079846	Jason Eyle II	650.00	0.00	100.00	0.00	03/19/2021	01/31/2022
130	vsqs	400.00 t0080202	Monica Upshaw	650.00	0.00	100.00	0.00	03/08/2021	01/31/2022
163	vsqs	400.00 t0080419	Harold Brunston	650.00	0.00	0.00	0.00	03/02/2021	02/28/2022
182	vsqs	400.00 t0080332	Tony Holden	650.00	0.00	100.00	0.00	03/15/2021	01/31/2022
208	vsqs	400.00 t0080304	Gregory Lee	650.00	0.00	100.00	0.00	03/19/2021	01/31/2022
220	vsqs	400.00 t0080294	Kaylauni Evans	650.00	0.00	100.00	0.00	03/19/2021	02/28/2022
224	vsqs	400.00 t0079957	Anthony henrique	650.00	0.00	100.00	0.00	03/05/2021	01/31/2022
240	vsqs	400.00 t0079516	Fernando Del Villi	650.00	0.00	100.00	0.00	03/01/2021	02/28/2022
248	vsqs	400.00 t0080091	Karen Barlow	650.00	0.00	100.00	0.00	03/07/2021	02/28/2022
284	vsqs	400.00 t0080427	Ladonna Flowers	650.00	0.00	0.00	0.00	03/03/2021	02/28/2022
296	vsqs	400.00 t0080036	Aslynn King	650.00	0.00	100.00	0.00	03/06/2021	02/28/2022
302	vsqs	400.00 t0079916	Christopher Pusal	650.00	0.00	100.00	0.00	04/01/2021	03/31/2022
326	vsqs	400.00 t0079763	Alan Brunais	650.00	0.00	100.00	0.00	03/01/2021	01/31/2022
368	vsqs	400.00 t0080206	Victor Santos	650.00	0.00	100.00	0.00	03/01/2021	02/28/2022
378	vsqs	400.00 t0079323	TAKISHA TOOME	650.00	0.00	100.00	0.00	03/08/2021	01/31/2022
384	vsqs	400.00 t0080397	Christopher Gard	650.00	0.00	100.00	0.00	03/01/2021	01/31/2022
396	vsqs	400.00 t0080232	Damon Seals	650.00	0.00	100.00	0.00	03/16/2021	01/31/2022
		<b>Total</b>	<b>Village Square</b>	<b>266,399.00</b>	<b>222,758.70</b>	<b>108,650.00</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	266,399.00	222,758.70	106,450.00	0.00	409.00	84.35	84.41
Future Residents/Applicants	9,600.00	15,600.00	0.00	2,200.00	0.00	24.00		
Occupied Units	138,635.00	224,749.00				345	84.35	84.41
Total Non Rev Units	1,200.00	1,950.00				3	0.73	0.85
Total Vacant Units	24,400.00	39,700.00				61	14.91	14.96
<b>Totals:</b>	<b>164,235.00</b>	<b>266,399.00</b>	<b>222,758.70</b>	<b>108,650.00</b>	<b>0.00</b>	<b>409</b>	<b>100.00</b>	<b>100.00</b>



## **Appendix F: Property Evaluator Qualifications**

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# JEFFRY E. RODEN

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

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## Professional Experience

Since 1994, Mr. Roden has completed over 2,000 Phase I Environmental Site Assessments and Property Condition Reports as well as completing/coordinating over 300 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. In addition, Mr. Roden has participated in over 500 construction plan and cost reviews, and construction monitoring projects as well as Phase II Environmental Site Assessments: including subsurface investigations, remediation, planning, and execution. Mr. Roden also provides Expert Witness Testimony for clients if requested.

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.

From 1992 until 2015, Mr. Roden served as Director of Sales / Project Manager for Aqua Terra Assessments and RERC Environmental, National Engineering and Environmental Consultant Firms.

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

### **F3, INC., TROY, MO**

2015 to Present

Office Manager / Project Manager, Dallas Office

## 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 & Certification

Other

HUD Multifamily Certified Architectural and Environmental Inspector.

Texas Department of State Health Services AHERA Asbestos Inspector (Current Certification).

Plan Reviews, Construction Cost Evaluations, Expert Witness Testimony

# ANDREW M. AUBUCHON

15 Ellis Ave ▪ Troy, MO 63379 ▪ Phone: 636-462-4132 ▪ aaubuchon@f3inc.net

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## Project Manager

Mr. Aubuchon has more than 2 years of experience designing retaining walls, performing global stability analyses, and assisting the inspection and writing of property condition assessment reports. Mr. Aubuchon has performed over 20 PCA inspections and assisted in 2 ESA Inspections. Mr. Aubuchon also has experience as a department manager in an industrial setting, and over a year of experience in the mining industry through internships and a co-op.

## Education

### MISSOURI UNIVERSITY OF SCIENCE AND TECHNOLOGY

B.S., Mining Engineering - 2017

**Technical Skills:** AutoCAD; Vespa; StedWIN; RediRock; BigBlock; Geovia Surpac; Oracle; Microsoft Office

## Professional Experience

### F3 ASPEN, TROY, MO

January 2018 - Present

#### Project Manager

##### **Key Results:**

- Designed retaining walls through interpreting grading plans and utilizing various software
- Inspected commercial properties for created property condition assessment reports and environmental safety assessments
- Coordinated with civil engineers, architects, geotechnical engineers, and construction crews over various situations
- Recommended construction changes when unforeseen problems occur
- Managed numerous projects with new and existing clients to meet completion deadlines
- Created global stability reports through analyzing overall slope forces independent of retaining walls

### PELLA CORPORATION, MURRAY, KY

May 2017 - October 2017

#### Department Manager

##### **Key Results:**

- Inspired team through providing daily motivation, guidance, and continuous improvement
- Conducted daily audits focused on safety, quality, and productivity
- Maintained budgets for labor efficiency in multiple departments
- Performed evaluations and counseling to reward or discipline employees

### LEHIGH HANSON, BRIDGEPORT, TX

May 2016 - July 2016

#### Mining Employee Intern

##### **Key Results:**

- Coordinated responsibilities with multiple contractors on new stacking system project
- Increased efficiency through loader cycle time study and statistical analysis
- Worked with various crews to provide safety and efficiency recommendations



- Executed various quality tests of rock samples

**UNITED STATES GYPSUM COMPANY, FORT DODGE, IA**

January 2015 - July 2015

Project Engineer Co-op

**Key Results:**

- Managed backfill of underground mine project in areas of high subsidence risk
- Worked on various projects involving contractors and supervised their completion
- Utilized surveying and modeling software
- Used Excel for various applications: equipment efficiency, attendance sheet, and daily ledgers

**PINE BLUFF SAND AND GRAVEL, SALEM, KY**

May 2014 - August 2014

Mining Employee Intern

**Key Results:**

- Operated various fifty and one hundred ton haul trucks
- Learned how to operate wash plant and other machinery
- Performed maintenance on conveyor belts and processing plants

## Unit 213

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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		\$0.00	Replace		\$0.00

**Final Clean****Toilet**

Yes		\$0.00	Repair		
No			Replace		\$0.00

**Window Coverings****Water Heater**

Replace		\$0.00	Missing		\$0.00
			Repair		

**Interior Doors****Air Handler**

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	1		Yes		
No			No	1	

**Total****\$0.00**



## Unit 233

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

Interiors**Front Door**

Quantity

**Washer/Dryer**

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	1	\$175.00	Replace	1	\$120.00
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	1	\$400.00

**Final Clean****Toilet**

Yes	1	\$200.00	Repair		\$0.00
No			Replace	1	\$200.00

**Window Coverings****Water Heater**

Replace		\$0.00	Missing		\$0.00
			Repair		

**Interior Doors****Air Handler**

Repair		\$0.00	Missing	1	\$1,600.00
Replace		\$0.00	Repair		

**Drywall Damage****Electric Fixtures**

Estimate Quick \$\$ Amount		\$0.00	Missing	1	\$1,000.00
			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	1	\$145.00	Yes		\$0.00
Repair			No		

**Dishwasher****Other**

Missing	1	\$315.00			\$0.00
Repair					

**Rent Ready?****Down?**

Yes			Yes		
No	1		No	1	Being Turned

**Total****\$7,380.00**

## Unit 263

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		

## Paint

## Bath Vanity/Countertop

Touch Up	1	\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00

## Final Clean

## Toilet

Yes	1	\$200.00	Repair	1	\$0.00
No			Replace		\$0.00

## Window Coverings

## Water Heater

Replace		\$0.00	Missing		\$0.00
			Repair		

## Interior Doors

## Air Handler

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			\$0.00
Repair					

## Rent Ready?

## Down?

Yes			Yes		
No	1		No	1	

Total

\$800.00

## Unit 391

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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	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

## Air Handler

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	1		No	1	

**Total****\$1,225.00**



## Unit 397

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		

## Paint

## KITCHEN/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

## Air Handler

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair	1	

## 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	1		No	1	

	<b>Total</b>	<b>\$1,325.00</b>			
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## Unit 402

1 Overall Fannie Mae Rating  
Unit Type

Studio

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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	1	\$225.00	Replace		

**Paint****Bath Vanity/Countertop**

Touch Up		\$0.00	Repair	1	\$100.00
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****Air Handler**

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	1		No	1	

	<b>Total</b>	<b>\$1,900.00</b>		Being turned	
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## Unit 230

## 1 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

## Trash Out

## Kitchen Cabinets

Required	1	\$100.00	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	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

## Air Handler

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		\$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	1		No		1

	<b>Total</b>	<b>\$1,025.00</b>		NO MICROWAVE	
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## Unit 224

## 1 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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		\$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

## Air Handler

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	1		Yes		
No			No	1	

	<b>Total</b>	<b>\$0.00</b>		NO MICROWAVE	
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## Unit 220

## 1 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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		\$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

## Air Handler

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	1		Yes		
No			No	1	

	<b>Total</b>	<b>\$0.00</b>			
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## Unit 208

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

**Trash Out****Kitchen Cabinets**

Required		\$0.00	Repair		\$0.00
Clean	1		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		\$0.00
Replace		\$0.00	Replace		

**Paint****Bath Vanity/Countertop**

Touch Up	1	\$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
BROKEN WINDOW	1		Repair		

**Interior Doors****Air Handler**

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		\$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	1		No	1	

	<b>Total</b>	<b>\$925.00</b>		NO MICROWAVE	
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## Unit 238

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

## Trash Out

## Kitchen Cabinets

Required		\$0.00	Repair		\$0.00
Clean	1		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		\$0.00
Replace		\$0.00	Replace		

## Paint

## Bath Vanity/Countertop

Touch Up	1	\$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

## Air Handler

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

## Drywall Damage

## Electric Fixtures

Estimate Quick \$\$ Amount	300	\$300.00	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	1		No		

## Vent Hood

## Pests

Missing		\$0.00	Yes		\$0.00
Repair			No	1	

## Dishwasher

## Other

Missing		\$0.00			\$0.00
Repair					

## Rent Ready?

## Down?

Yes			Yes		
No	1		No	1	

	<b>Total</b>	<b>\$2,025.00</b>		DRYWALL BROKE IN KITCHEN AND BATH	
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## Unit 244

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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	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	1	\$0.00
No			Replace		\$0.00

## Window Coverings

## Water Heater

Replace		\$0.00	Missing		\$0.00
			Repair		

## Interior Doors

## Air Handler

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	1		No	1	

Total

\$1,225.00



## Unit 248

## 4 Overall Fannie Mae Rating

Studio

Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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	1	\$175.00	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	1	\$400.00

**Final Clean****Toilet**

Yes	1	\$200.00	Repair		\$0.00
No			Replace	1	\$200.00

**Window Coverings****Water Heater**

Replace		\$0.00	Missing		\$0.00
			Repair		

**Interior Doors****Air Handler**

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

**Drywall Damage****Electric Fixtures**

Estimate Quick \$\$ Amount		\$200.00	Missing		\$0.00
			Repair		\$0.00

**Refrigerator****Smoke/CO Detectors**

Missing		\$0.00	Missing	1	\$50.00
Repair					

**Range****Mold**

Missing		\$0.00	Yes		\$0.00
Repair	1		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	1		No	1	

**Total****\$3,625.00**

## Unit 250

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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/RESURFICE	1	\$120.00
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	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

## Air Handler

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	1		No	1	

**Total****\$1,770.00**

## Unit 262

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

**Trash Out****Kitchen Cabinets**

Required	1	\$100.00	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	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	1	\$400.00

**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****Air Handler**

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	1		No	1	

	<b>Total</b>	<b>\$1,725.00</b>			
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## Unit 254

## 3 Overall Fannie Mae Rating

Studio

Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

## Trash Out

## Kitchen Cabinets

Required	1	\$100.00	Repair	1	\$175.00
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		\$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

## Air Handler

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

## Drywall Damage

## Electric Fixtures

Estimate Quick \$\$ Amount		\$150.00	Missing		\$0.00
			Repair		\$0.00

## Refrigerator

## Smoke/CO Detectors

Missing	1	\$500.00	Missing	1	\$50.00
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	1		No	1	

**Total****\$3,400.00**

WOOD TRIM REPLACE 1 WALL

## Unit 266

## 3 Overall Fannie Mae Rating

Studio

Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		

**Paint****Bath Vanity/Countertop**

Touch Up	1	\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00

**Final Clean****Toilet**

Yes	1	\$200.00	Repair	1	\$0.00
No			Replace		\$0.00

**Window Coverings****Water Heater**

Replace		\$0.00	Missing		\$0.00
			Repair		

**Interior Doors****Air Handler**

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		\$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	1		No	1	

	<b>Total</b>	<b>\$2,125.00</b>			
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## Unit 284

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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	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

## Air Handler

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair	1	

## 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		\$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	1		No	1	

Total

\$2,100.00

## Unit 296

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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	1	\$300.00	Missing		\$0.00
			Repair		

## Interior Doors

## Air Handler

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

## Drywall Damage

## Electric Fixtures

Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair	1	\$250.00

## 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	1		No	1	

**Total****\$1,775.00**

## Unit 302

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

## Trash Out

## Kitchen Cabinets

Required	1	\$100.00	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		\$0.00
No			Replace		\$0.00

## Window Coverings

## Water Heater

Replace		\$0.00	Missing		\$0.00
			Repair		

## Interior Doors

## Air Handler

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	1		No	1	

	<b>Total</b>	<b>\$2,350.00</b>			
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## Unit 308

## 1 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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****Air Handler**

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	1		No	1	

	<b>Total</b>	<b>\$1,000.00</b>			
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## Unit 332

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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

## Air Handler

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			\$500.00
Repair					

## Rent Ready?

## Down?

Yes			Yes		
No	1		No		1

**Total****\$1,500.00**

All trim removed (toilet overflowed) drying in progress

## Unit 366

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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/Kitchen

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

## Air Handler

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		\$0.00	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	1		No	1	

	<b>Total</b>	<b>\$1,900.00</b>		Vent covers missing	
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## Unit 376

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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		\$0.00	Replace	1	\$400.00

## 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

## Air Handler

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	1		No	1	

**Total****\$1,670.00**KITCHEN COUNTER TOP  
UPGRADES IN PROGRESS

## Unit 201

## 5 Overall Fannie Mae Rating

Studio

Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

Quantity

Repair

\$0.00

Replace

\$0.00

Repair

\$0.00

Replace

**Trash Out****Kitchen Cabinets**

Required

1

\$100.00

Repair

\$0.00

Clean

1

\$1,500.00

Replace

**Carpet****Sink**

Requires Cleaning

\$0.00

Replace

1

\$120.00

Replace

\$0.00

**Tub/Surround****Vinyl**

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

1

\$400.00

**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****Air Handler**

Repair

\$0.00

Missing

\$0.00

Replace

\$0.00

Repair

**Drywall Damage****Electric Fixtures**

Estimate Quick \$\$ Amount

\$0.00

Missing

1

\$1,000.00

Repair

1

\$250.00

**Refrigerator****Smoke/CO Detectors**

Missing

\$0.00

Missing

1

\$50.00

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

Repair

\$0.00

**Rent Ready?****Down?**

Yes

1

Yes

1

No

No

**Total****\$5,845.00**unit used as  
storage/maintenance bldg  
No tub

## Unit 197

## 1 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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		\$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****Air Handler**

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	1		Yes		
No			No	1	

	<b>Total</b>	<b>\$0.00</b>		Model Unit	
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## Unit 191

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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	1	\$100.00
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****Air Handler**

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			\$500.00
Repair					

**Rent Ready?****Down?**

Yes			Yes	1	
No	1		No		

	<b>Total</b>	<b>\$1,200.00</b>			
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## Unit 033

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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	1	\$0.00
No			Replace		\$0.00

## Window Coverings

## Water Heater

Replace		\$0.00	Missing		\$0.00
			Repair		

## Interior Doors

## Air Handler

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		\$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	1		No	1	

**Total****\$1,725.00**

Screen damage outside window

## Unit 035

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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	1	\$50.00	Repair		\$0.00
Replace		\$0.00	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****Air Handler**

Repair	1	\$75.00	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	1	\$50.00
Repair	1				

**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	1		No	1	

	<b>Total</b>	<b>\$1,800.00</b>			
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## Unit 019

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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****Kitchen/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
paint on windows	1	\$100.00	Repair		

**Interior Doors****Air Handler**

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

**Drywall Damage****Electric Fixtures**

Estimate Quick \$\$ Amount		\$0.00	Missing	1	\$1,000.00
			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>			
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## Unit 200

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

## Trash Out

## Kitchen Cabinets

Required	1	\$100.00	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	1	\$100.00
Complete Paint Job	1	\$800.00	Replace mirror		\$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

## Air Handler

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

## Drywall Damage

## Electric Fixtures

Estimate Quick \$\$ Amount		\$800.00	Missing		\$0.00
Hole in Ceiling			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	1		No	1	

**Total****\$2,050.00**

## Unit 173

## 1 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

Quantity

Repair weather stripping	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		

## Trash Out

## Kitchen Cabinets

Required	1	\$100.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00

## Carpet

## Sink

Requires Cleaning		\$0.00	Replace	1	\$120.00
Replace		\$0.00			

## Vinyl

## Tub/Surround

Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		

## Paint

## Bath Vanity/Countertop/Kitchen

Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace	1	\$400.00

## Final Clean

## Toilet

Yes		\$0.00	Repair		\$0.00
No			Replace	1	\$200.00

## Window Coverings

## Water Heater

Replace		\$0.00	Missing		\$0.00
			Repair		

## Interior Doors

## Air Handler

Repair		\$0.00	Missing	1	\$1,600.00
Replace		\$0.00	Repair		

## Drywall Damage

## Electric Fixtures

Estimate Quick \$\$ Amount		\$500.00	Missing	3	\$3,000.00
			Repair	2	\$500.00

## 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	1	\$145.00	Yes		\$0.00
Repair			No		

## Dishwasher

## Other

Missing	1	\$315.00			\$0.00
Repair					

## Rent Ready?

## Down?

Yes			Yes	1	
No	1		No		

**Total****\$9,580.00**



## Unit 163

## 1 Overall Fannie Mae Rating

Studio

## Unit Type

Interiors**Front Door**

Quantity

Repair		\$0.00
Replace		\$0.00

**Trash Out**

Required		\$0.00
Clean		

**Carpet**

Requires Cleaning		\$0.00
Replace	1	\$600.00

**Vinyl**

Requires Cleaning		\$0.00
Replace	1	\$225.00

**Paint**

Touch Up		\$0.00
Complete Paint Job	1	\$800.00

**Final Clean**

Yes	1	\$200.00
No		

**Window Coverings**

Replace	1	\$300.00
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**Interior Doors**

Repair		\$0.00
Replace		\$0.00

**Drywall Damage**

Estimate Quick \$\$ Amount		\$0.00
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**Refrigerator**

Missing	1	\$500.00
Repair		

**Range**

Missing	1	\$375.00
Repair		

**Vent Hood**

Missing	1	\$145.00
Repair		

**Dishwasher**

Missing	1	\$315.00
Repair		

**Rent Ready?**

Yes		
No	1	

**Washer/Dryer**

Quantity

Repair		\$0.00
Replace		

**Kitchen Cabinets**

Repair		\$0.00
Replace	1	\$1,500.00

**Sink**

Replace	1	\$120.00
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**Tub/Surround**

Repair		\$0.00
Replace		

**Bath Vanity/Countertop**

Repair		\$0.00
Replace	1	\$400.00

**Toilet**

Repair	1	\$0.00
Replace		\$0.00

**Water Heater**

Missing		\$0.00
Repair		

**Air Handler**

Missing	1	\$1,600.00
Repair		

**Electric Fixtures**

Missing	1	\$1,000.00
Repair		\$0.00

**Smoke/CO Detectors**

Missing	1	\$50.00
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**Mold**

Yes		\$0.00
No		

**Pests**

Yes		\$0.00
No		

**Other**

		\$0.00
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**Down?**

Yes	1	
No		

	<b>Total</b>	<b>\$8,130.00</b>	Kitchen and Bath are gone	
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## Unit 105

## 1 Overall Fannie Mae Rating

Studio

## Unit Type

Interiors**Front Door**

Quantity

**Washer/Dryer**

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****Kitchen/Countertop**

Touch Up	1	\$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	1	\$200.00

**Window Coverings****Water Heater**

Replace		\$0.00	Missing		\$0.00
			Repair		

**Interior Doors****Air Handler**

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair	1	

**Drywall Damage****Electric Fixtures**

Estimate Quick \$\$ Amount		\$200.00	Missing		\$0.00
			Repair		\$0.00

**Refrigerator****Smoke/CO Detectors**

Missing	1	\$500.00	Missing		\$0.00
Repair					

**Range****Mold**

Missing		\$0.00	Yes	1	\$3,000.00
Repair	1		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	1		No		

	<b>Total</b>	<b>\$5,050.00</b>			
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## Unit 112

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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		\$0.00	Replace		\$0.00

## Final Clean

1

## 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

## Air Handler

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

## Drywall Damage

## Electric Fixtures

Estimate Quick \$\$ Amount		\$300.00	Missing		\$0.00
			Repair		\$0.00

## Refrigerator

## Smoke/CO Detectors

Missing		\$0.00	Missing		\$0.00
Repair	1				

## 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	1		No	1	

Total

\$850.00

Ceiling bubbling and peeling in one spot



## Unit 98

## 5 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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		\$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****Air Handler**

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	1		Yes		
No			No	1	

	<b>Total</b>	<b>\$250.00</b>			
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## Unit 72

## 5 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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	1	\$100.00
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

## Air Handler

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	1		Yes		
No			No	1	

	<b>Total</b>	<b>\$300.00</b>	Needs shower spicket		
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## Unit 136

## 2 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

## Trash Out

## Kitchen Cabinets

Required	1	\$100.00	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	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		\$0.00	Repair		\$0.00
No			Replace		\$0.00

## Window Coverings

## Water Heater

Replace	1	\$300.00	Missing		\$0.00
			Repair		

## Interior Doors

## Air Handler

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

## Drywall Damage

## Electric Fixtures

Estimate Quick \$\$ Amount		\$100.00	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	1		No		

## Vent Hood

## Pests

Missing		\$0.00	Yes		\$0.00
Repair	1		No		

## Dishwasher

## Other

Missing		\$0.00	Soft floor in bathroom		\$2,500.00
Repair	1		subfloor issue replace all baseboards		

## Rent Ready?

## Down?

Yes			Yes	1	
No	1		No		

**Total****\$4,625.00**



## Unit 130

## 5 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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		\$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****Air Handler**

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	1		No	1	

	<b>Total</b>	<b>\$200.00</b>			
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## Unit 126

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

Repair		\$0.00
Replace		\$0.00

**Trash Out**

Required		\$0.00
Clean		

**Carpet**

Requires Cleaning		\$0.00
Replace	1	\$600.00

**Vinyl**

Requires Cleaning	1	\$50.00
Replace		\$0.00

**Paint**

Touch Up	1	\$0.00
Complete Paint Job	1	\$800.00

**Final Clean**

Yes	1	\$200.00
No		

**Window Coverings**

Replace		\$0.00
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**Interior Doors**

Repair		\$0.00
Replace		\$0.00

**Drywall Damage**

Estimate Quick \$\$ Amount		\$0.00
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**Refrigerator**

Missing		\$0.00
Repair		

**Range**

Missing		\$0.00
Repair		

**Vent Hood**

Missing		\$0.00
Repair		

**Dishwasher**

Missing		\$0.00
Repair		

**Rent Ready?**

Yes		
No	1	

**Washer/Dryer**

Quantity

Repair		\$0.00
Replace		

**Kitchen Cabinets**

Repair		\$0.00
Replace		\$0.00

**Sink**

Replace		\$0.00
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**Tub/Surround**

Repair	1	\$1,200.00
Replace		

**Bath Vanity/Countertop**

Repair		\$0.00
Replace	1	\$400.00

**Toilet**

Repair		\$0.00
Replace		\$0.00

**Water Heater**

Missing		\$0.00
Repair		

**Air Handler**

Missing		\$0.00
Repair		

**Electric Fixtures**

Missing		\$0.00
Repair		\$0.00

**Smoke/CO Detectors**

Missing		\$0.00
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**Mold**

Yes		\$0.00
No		

**Pests**

Yes		\$0.00
No		

**Other**

		\$0.00
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**Down?**

Yes		
No	1	

	<b>Total</b>	<b>\$3,250.00</b>	bath below cabinet has water damage	
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## Unit 146

## 1 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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		\$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

## Air Handler

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	1		No	1	

	<b>Total</b>	<b>\$200.00</b>			
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## Unit 156

## 4 Overall Fannie Mae Rating

Studio

Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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****Air Handler**

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	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	1		No	1	

	<b>Total</b>	<b>\$3,100.00</b>			
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Unit 166

NO ACCESS

Studio

4 Overall Fannie Mae Rating

Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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		\$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****Air Handler**

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			\$5,000.00
Repair					

**Rent Ready?****Down?**

Yes			Yes		
No			No		

	<b>Total</b>	<b>\$5,000.00</b>			
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Docket 83695 Document 2021-34936

## Unit 182

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

**Trash Out****Kitchen Cabinets**

Required		\$0.00	Repair		\$0.00
Clean	1		Replace		\$0.00

**Carpet****Sink**

Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			

**Vinyl****Tub/Surround**

Requires Cleaning		\$0.00	Repair	1	#####
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 SLIDING DOOR	2	\$600.00	Missing		\$0.00
			Repair		

**Interior Doors****Air Handler**

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

**Drywall Damage****Electric Fixtures**

Estimate Quick \$\$ Amount		\$300.00	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	1		No	1	

	<b>Total</b>	<b>\$3,825.00</b>			
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## Unit 22

## 3 Overall Fannie Mae Rating

Studio

Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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		\$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****Air Handler**

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

**Drywall Damage****Electric Fixtures**

Estimate Quick \$\$ Amount		\$200.00	Missing		\$0.00
			Repair/MISSING COVER	1	\$250.00

**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	1		No	1	

	<b>Total</b>	<b>\$3,300.00</b>	<b>CEILING CRACK REPAINT</b>		
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## Unit 24

## 3 Overall Fannie Mae Rating

Studio

## Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		

**Paint****KITCHEN/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****Air Handler**

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	1		No	1	

	<b>Total</b>	<b>\$1,675.00</b>			
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## Unit 46

## 5 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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

## Air Handler

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	1		No	1	

	<b>Total</b>	<b>\$375.00</b>			
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## Unit 47

## 5 Overall Fannie Mae Rating

Studio

Unit Type

**Interiors****Front Door**

Quantity

**Washer/Dryer**

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/FAUCET LEAK/GROU	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****Air Handler**

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		\$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	1		No	1	

	<b>Total</b>	<b>\$2,300.00</b>			
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## Unit 65

## 5 Overall Fannie Mae Rating

Studio

## Unit Type

## Interiors

## Front Door

Quantity

## Washer/Dryer

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		\$0.00	Missing		\$0.00
			Repair		

## Interior Doors

## Air Handler

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

## Drywall Damage

## Electric Fixtures

Estimate Quick \$\$ Amount		\$250.00	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	1		No	1	

Total

\$1,800.00

# Property Condition Assessment

## Liberty Village Apartments

4870 Nellis Oasis Lane  
Las Vegas (Sunrise Manor), NV 89115

March 4, 2021 & March 5, 2021

Project Number: 20.0540

Prepared for:

Snell & Wilmer L.L.P  
50 West Liberty Street, Suite 510  
Reno, NV 89501

**REAL PROPERTY CONSULTANTS**



ST. LOUIS  
(636) 462-4132

DENVER  
(303) 703-3918

DALLAS  
(972) 769-2529

KANSAS CITY  
(816) 298-0617

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APP3202





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## 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 Snell & Wilmer L.L.P. and was prepared for a specific use purpose and reliance as defined within the agreement between f3, inc. and Snell & Wilmer L.L.P. 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. Snell & Wilmer L.L.P. and its client Federal National Mortgage Association may use this report in pending litigation styled Federal National Mortgage Association, v. Westland Liberty Village, et.al., Case No. A-20-819412-B pending before the Eighth District Court in Clark County, Nevada (the "Litigation").

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 Snell & Wilmer L.L.P in accordance with Fannie Mae Selling and Servicing Guide and Form 4099, Instructions for Performing a Multifamily Property Condition Assessment as well as updated Appendix C, Structural Risk Evaluation Questionnaire. 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 in the Litigation. 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 Snell & Wilmer L.L.P and was prepared for a specific use purpose and reliance as defined within the agreement between f3, inc. and Snell & Wilmer L.L.P 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)	03/04/2021 & 03/05/2021
Date Report Signed (Mo/Day/Year)	04/27/2021 Final

Property Name	Liberty Village Apartments
Street Address	4870 Nellis Oasis Lane
City	Las Vegas (Sunrise Manor)
State	NV
Zip	89115
MSA	Las Vegas - Henderson - Paradise, NV

Lender Prepared for	Snell & Wilmer L.L.P
Engaged by Lender?	Lender's Counsel
Individual at Lender who engaged PCA	Nathan G. Kanute
Requested Turn time	Two Weeks

Fannie Mae Identifiers	
Deal Identifier	900589
Collateral Reference Number	0004567891

Modules Completed:	
Student Housing Module?	No
Seniors Housing Module?	No
Manufactured Housing Module?	No
Cooperative Property Module?	No
Commercial/Retail Use Module?	No
Solar PV System Module?	No
Integrated Pest Management Plan Module?	No
HPB Module or Report?	No

OVERALL PROPERTY RATING	3
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## REAL PROPERTY CONSULTANTS

### Quick Facts Table

Property Name	Liberty Village Apartments
Street Address	4870 Nellis Oasis Lane
City	Las Vegas (Sunrise Manor)
State	NV
Zip	89115
MSA	Las Vegas - Henderson - Paradise, NV
Site acreage	38.96
No. of Parcels	3
Assessor's Parcel Number	140-08-711-273, 140-08-710-161, 140-08-712-289
Adjoining Parcel?	Yes
Scattered Parcel?	No
Total # of apartment buildings	90
Total # of other buildings	6
Building Type	Garden
Building Type Description	Type 1
No. of Stories (if multiple provide each)	2
Use of Ground Floor	Residential
Use of Ground Floor Description	None
Total # of dwelling units	720
Total # of Beds	0
Occupancy on Inspection Date	0.93
Down Units on Date of Inspection	7
Total Parking Spaces	1275
Total Handicap Accessible Parking Spaces	10
Parking Ratio	1.77
Total Net Rentable SF	684,216
Total Gross SF	692,766
Year(s) Built / Date of construction	1986-1987
Age of building (years)	35
Moisture or Microbial Growth Present?	No
Pest Present?	No
Property High Seismic Risk Zone?	No
Peak Ground Acceleration (PGA) value	0.0922 g
Catastrophic Event Prone?	No
Zoning, Building or Fire Code Violation?	No
Zoning Designation	R3 Multifamily Residential
ADA/FHA Compliance Issues?	No
Flood Zone (FEMA)	Shaded Zone X
Interior common stairways or hallways present?	No