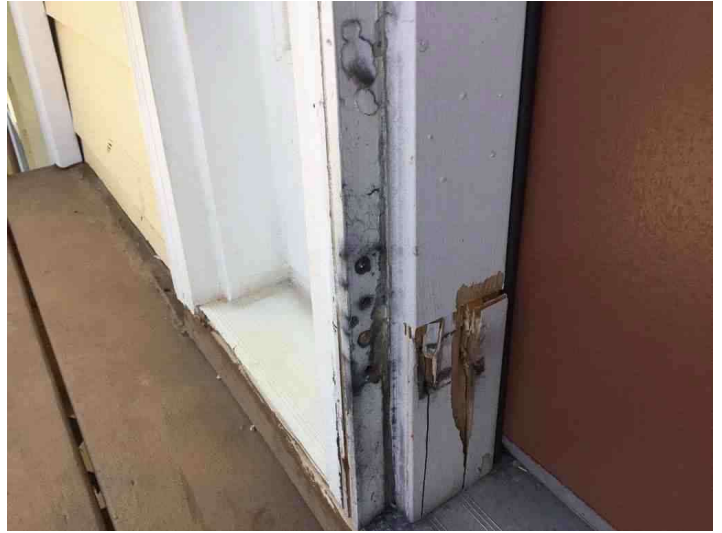


### Subject Photos

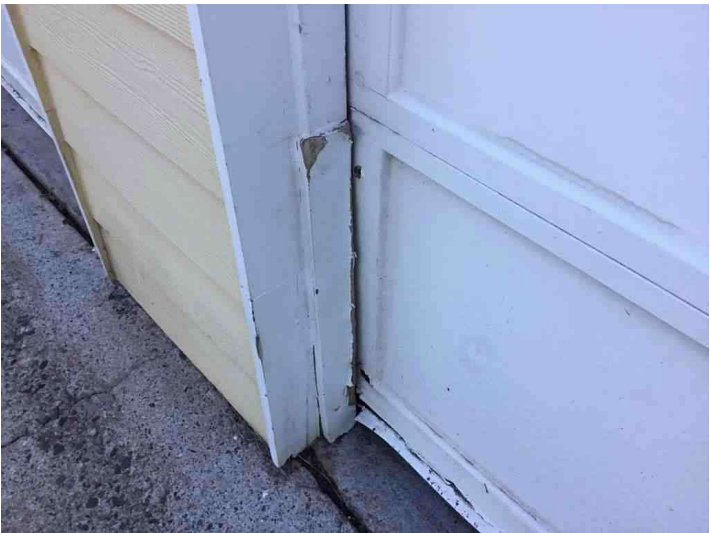
Borrower/Client	Gwendolynn O'Leary						
Property Address	3540 Owl Brow Ct						
City	Cumming	County	Forsyth	State	GA	Zip Code	30028
Lender	Assurance Financial Group, LLC						



**Rotting trim Front window**



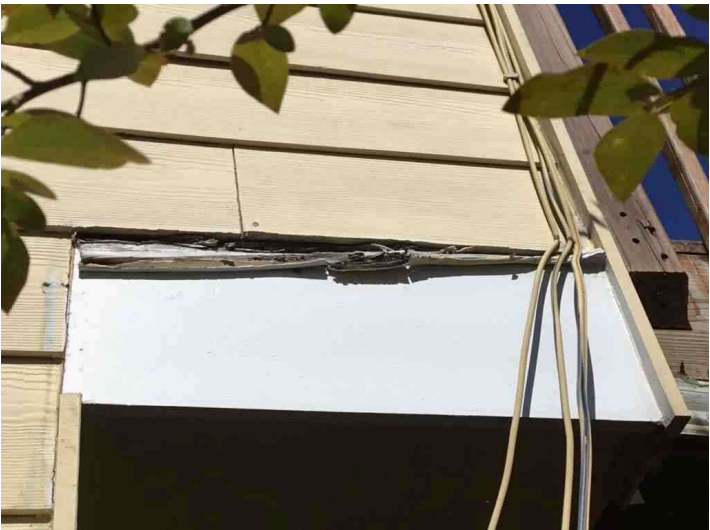
**Front door exposed wood**



**exposed/rotting Garage trim**



**exposed/rotting Garage trim**



**Fascia rotting**



**Fireplace soffit rotting**

**Subject Photos**

Borrower/Client	Gwendolynn O'Leary				
Property Address	3540 Owl Brow Ct				
City	Cumming	County	Forsyth	State	GA
				Zip Code	30028
Lender	Assurance Financial Group, LLC				

**Kitchen**

3540 Owl Brow Ct  
 Sales Price 245,000  
 Gross Living Area 1,656  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 20530 sf  
 Quality Q4  
 Age 25

**Dining****Attic**

### Subject Photos

Borrower/Client	Gwendolynn O'Leary				
Property Address	3540 Owl Brow Ct				
City	Cumming	County	Forsyth	State	GA
				Zip Code	30028
Lender	Assurance Financial Group, LLC				

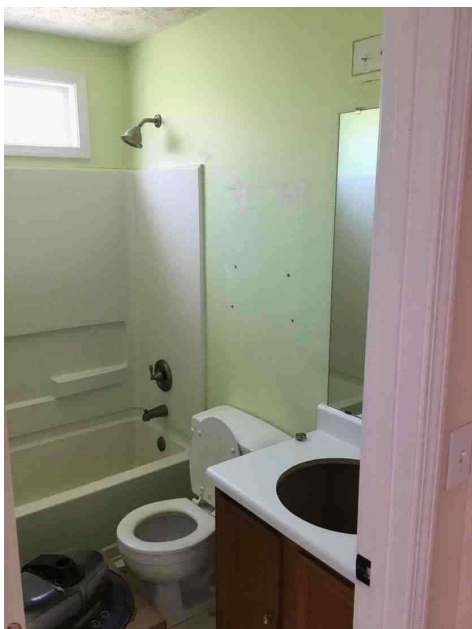


### Family

3540 Owl Brow Ct  
 Sales Price 245,000  
 Gross Living Area 1,656  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 20530 sf  
 Quality Q4  
 Age 25



### Missing down spout



### Bath/Missing sink



### Subject Photos

Borrower/Client	Gwendolynn O'Leary				
Property Address	3540 Owl Brow Ct				
City	Cumming	County	Forsyth	State	GA
Zip Code	30028				
Lender	Assurance Financial Group, LLC				



#### Bdrm

3540 Owl Brow Ct  
 Sales Price 245,000  
 Gross Living Area 1,656  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 20530 sf  
 Quality Q4  
 Age 25



#### Bdrm



#### Primary Bdrm

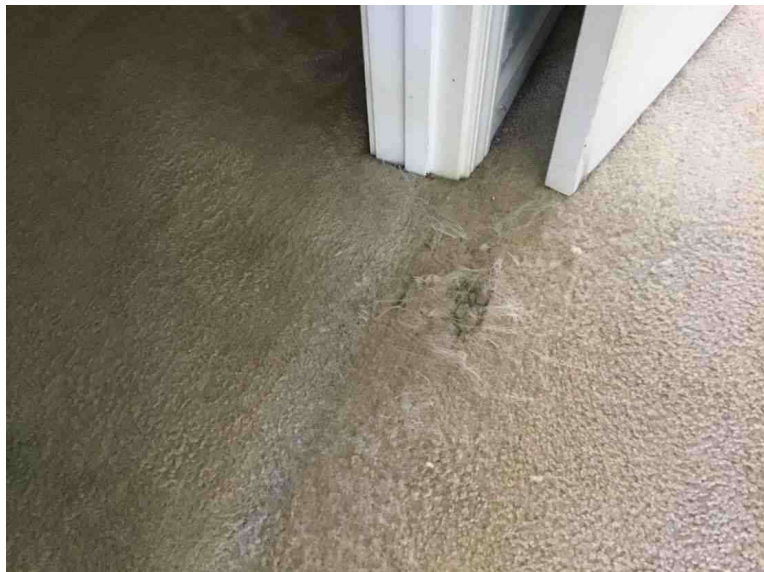
### Subject Photos

Borrower/Client	Gwendolynn O'Leary				
Property Address	3540 Owl Brow Ct				
City	Cumming	County	Forsyth	State	GA Zip Code 30028
Lender	Assurance Financial Group, LLC				



#### Primary Bath

3540 Owl Brow Ct  
 Sales Price 245,000  
 Gross Living Area 1,656  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 20530 sf  
 Quality Q4  
 Age 25



#### Damaged carpet



#### Laundry

### Subject Photos

Borrower/Client	Gwendolynn O'Leary				
Property Address	3540 Owl Brow Ct				
City	Cumming	County	Forsyth	State	GA
				Zip Code	30028
Lender	Assurance Financial Group, LLC				



#### Built In Gar.

3540 Owl Brow Ct  
 Sales Price 245,000  
 Gross Living Area 1,656  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 20530 sf  
 Quality Q4  
 Age 25



#### Unfin Basement



#### Bdrm

**Subject Photos**

Borrower/Client	Gwendolynn O'Leary				
Property Address	3540 Owl Brow Ct				
City	Cumming	County	Forsyth	State	GA Zip Code 30028
Lender	Assurance Financial Group, LLC				



**Bathroom**

3540 Owl Brow Ct  
 Sales Price 245,000  
 Gross Living Area 1,656  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 20530 sf  
 Quality Q4  
 Age 25

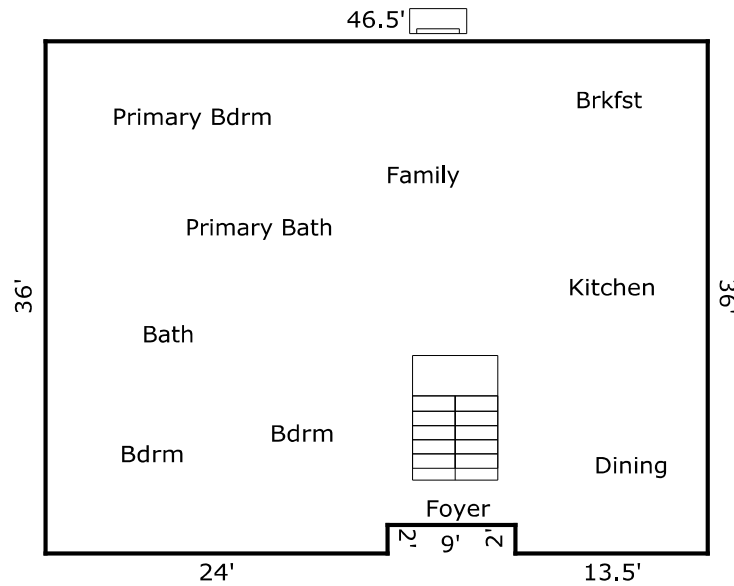
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**Blank**

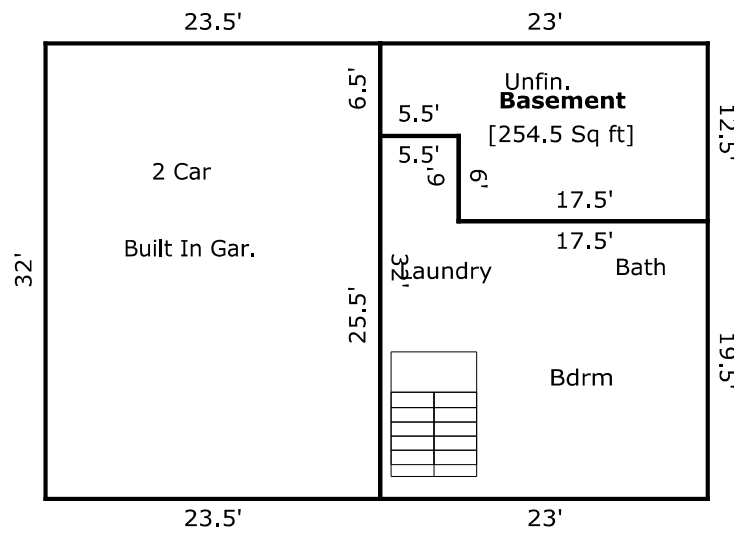
### Building Sketch

Borrower/Client	Gwendolynn O'Leary		
Property Address	3540 Owl Brow Ct		
City	Cumming	County	Forsyth
		State	GA
		Zip Code	30028
Lender	Assurance Financial Group, LLC		

#### First Floor



#### Basement



TOTAL Sketch by a la mode, inc.

#### Area Calculations Summary

Living Area		Calculation Details
First Floor	1656 Sq ft	$46.5 \times 34 = 1581$ $2 \times 13.5 = 27$ $2 \times 24 = 48$
<b>Total Living Area (Rounded):</b>	<b>1656 Sq ft</b>	
Non-living Area		
Basement	481.5 Sq ft	$5.5 \times 6 = 33$ $19.5 \times 23 = 448.5$
Basement	254.5 Sq ft	$6.5 \times 5.5 = 35.75$ $12.5 \times 17.5 = 218.75$
Basement	752 Sq ft	$23.5 \times 32 = 752$



**License**

**STATE OF GEORGIA  
REAL ESTATE APPRAISERS BOARD**

**JARED MAY**  
**374599**

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A  
**CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER**

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY  
Chairperson

JEANMARIE HOLMES  
KEITH STONE  
WILLIAM A. MURRAY

JEFF A. LAWSON  
Vice Chairperson

1577611133634225

MAY, JARED ANDREW  
3775 INDIGO BUNTING CT  
CUMMING, GA 30028-678

JARED MAY

# 374599  
Status ACTIVE

END OF RENEWAL  
03/31/2021

CERTIFIED RESIDENTIAL REAL  
PROPERTY APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia  
Real Estate Commission  
Suite 1000 - International Tower  
229 Peachtree Street, N.E.  
Atlanta, GA 30303-1605



LYNN DEMPSEY  
Real Estate Commissioner

1577611133634225

JARED MAY

# 374599  
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