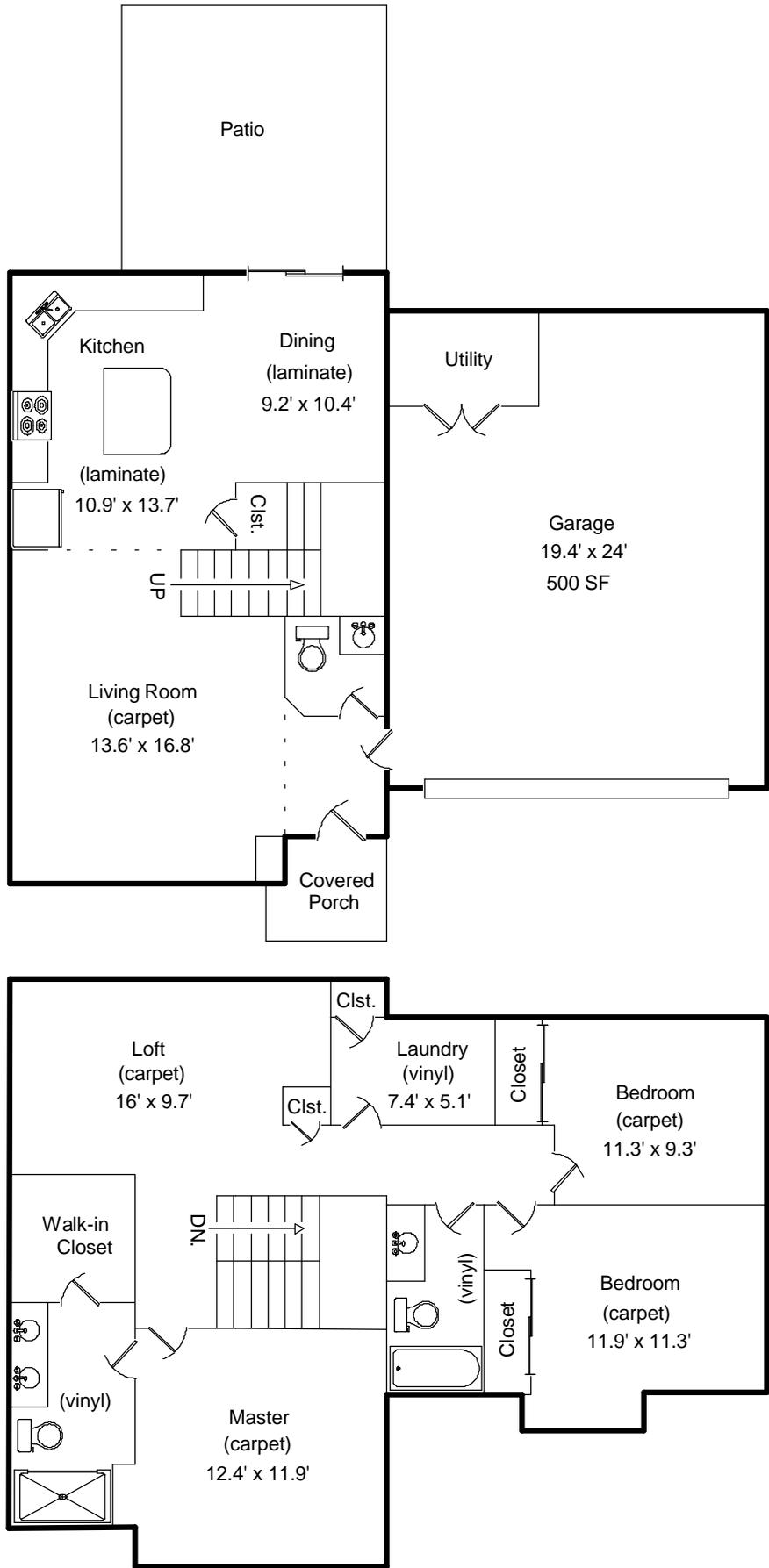


FLOORPLAN SKETCH

Borrower:	File No.: dMwinnipegSF1020
Property Address: 539 Winnipeg Ct.	Case No.:
City: Fort Collins	State: Colorado
Lender:	Zip: 80524

539 Winnipeg Ct.
Fort Collins, Colorado

First Floor SF: 623
 Second Floor SF: 1,004
 Total SF (all levels): 1,627
 Total Finished SF: 1,627



Scope of Work is defined and attached to this sketch.
 Drew Seaser (970) 214.3413
 13oct20

October 13, 2020

Robert Crow
RE/MAX Alliance
4703-A Boardwalk Dr
Fort Collins, Colorado 80525

File Number: dMwinnipegSF1020

Dear Robert,

In accordance with your request, I have measured the following home and provided a sketch of the floorplan and included room dimensions. Square footage is taken from outside measurements as per ANSI (American National Standards Institute) guidelines, which are the guidelines to which HUD refers. The only exception is below grade finished areas; in this case we follow local custom, which is to include the garden level in tri-levels in finished above grade square footage. Homes where outside measurements are inaccessible, inside measurements are used and an additional .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is at least 5' high. In rooms that are not square or rectangular, measurements are taken from the longest points in most cases. (cont. below)

539 Winnipeg Ct.
Fort Collins, Colorado 80524

(cont.) Room sizes may be rounded to the nearest .5'. Bedrooms are measured excluding closets. Kitchens are measured wall-to-wall and include the nook, if applicable. The square footage totals on the attached floorplan are estimations and should not be relied upon for any purpose other than marketing the property stated above. All measurements are believed to be accurate, but it is not uncommon for two different professionals to come up with different figures. The attached floorplan is meant to show a general layout of the home and does not account for the thickness of walls or some other architectural features

Drew Seaser/Certified Residential Appraiser
TOOL REAL ESTATE APPRAISALS
1049 W. 45th St.
Loveland, Colorado 80538

SCOPE OF WORK IS STATED IN BODY OF ABOVE LETTER.