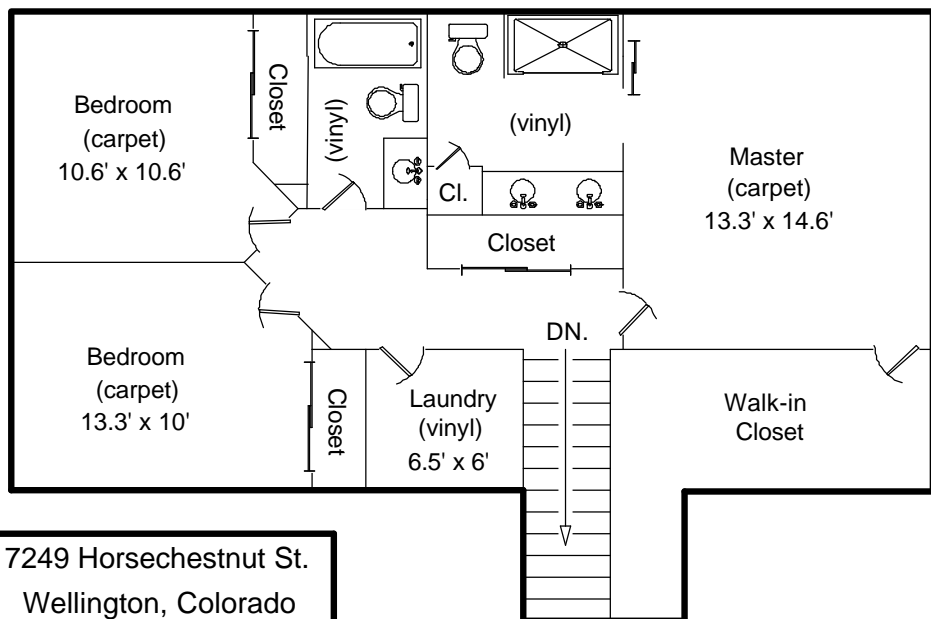
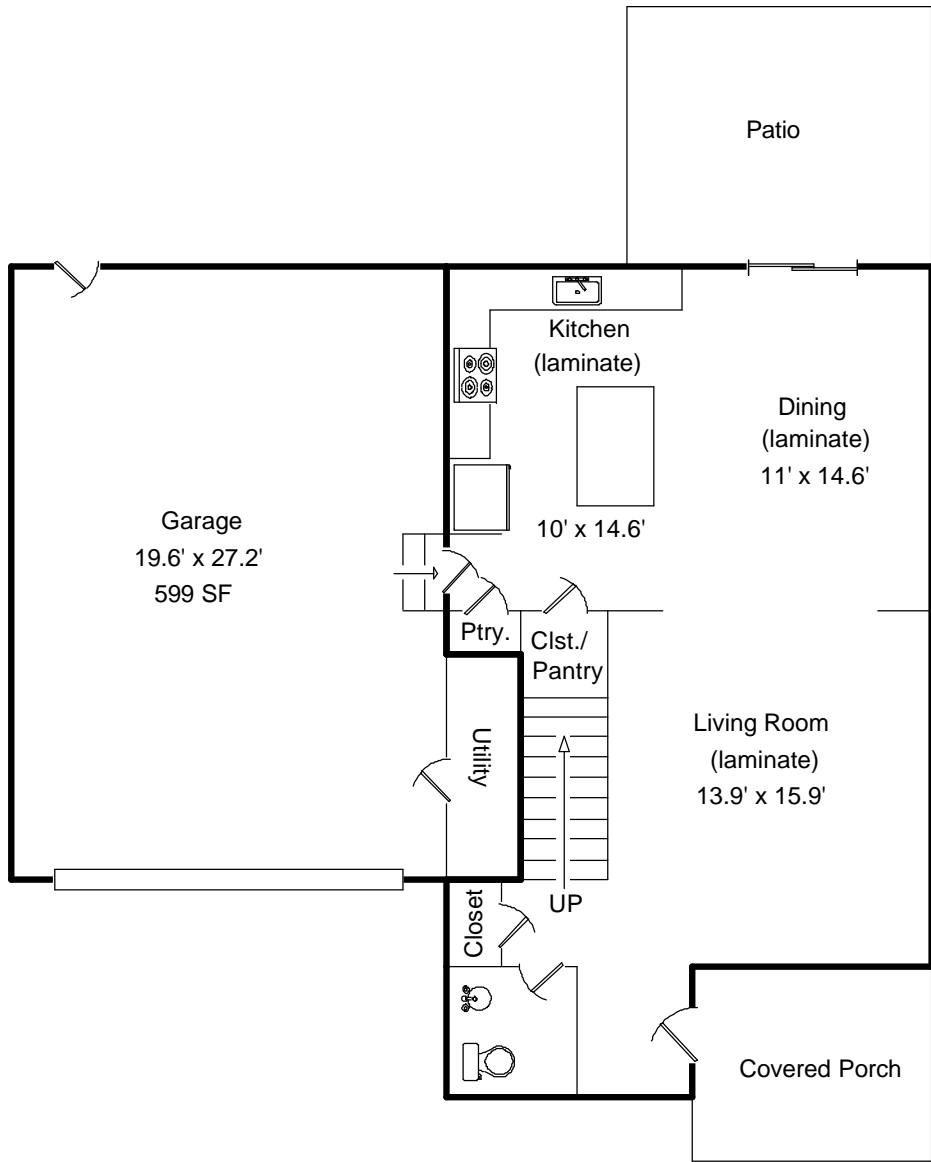


FLOORPLAN SKETCH

Borrower:	File No.: dMhorsechestnutSF121
Property Address: 7249 Horsechestnut St.	Case No.:
City: Wellington	State: Colorado
Lender:	Zip: 80549



7249 Horsechestnut St. Wellington, Colorado
First Floor SF: 750 Second Floor SF: 976 Total SF (all levels): 1,726 Total Finished SF: 1,726

Scope of Work is defined and attached to this sketch.

Drew Seaser (970) 214.3413

8jan21

January 8, 2021

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

File Number: dMhorsechestnutSF121

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)

7249 Horsechestnut St.
Wellington, Colorado 80549

(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.