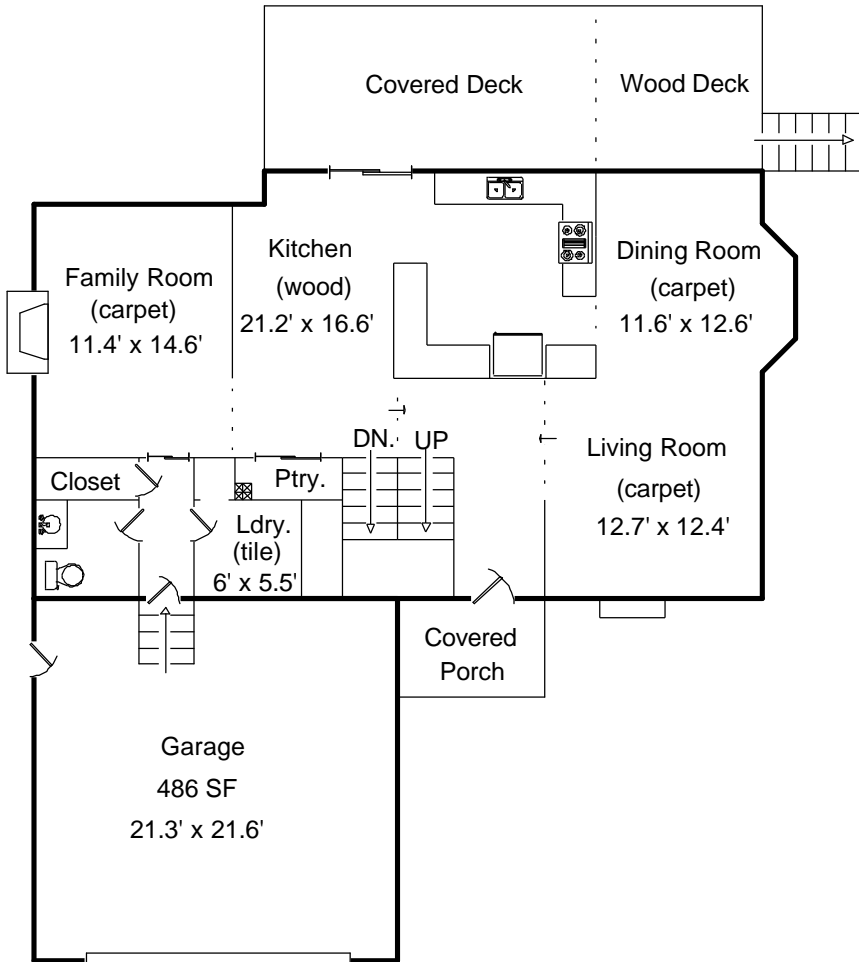


# FLOORPLAN SKETCH

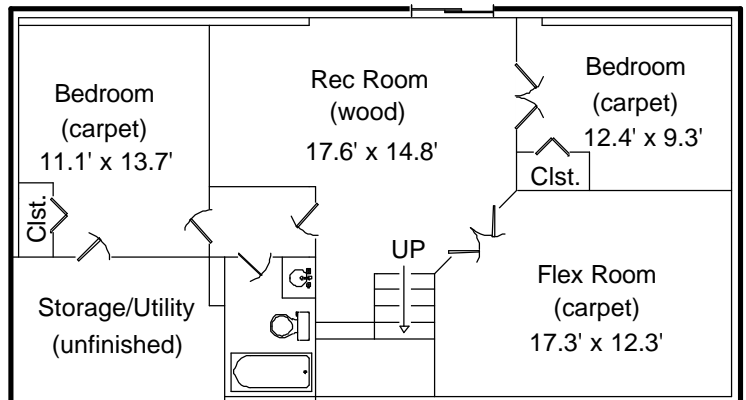
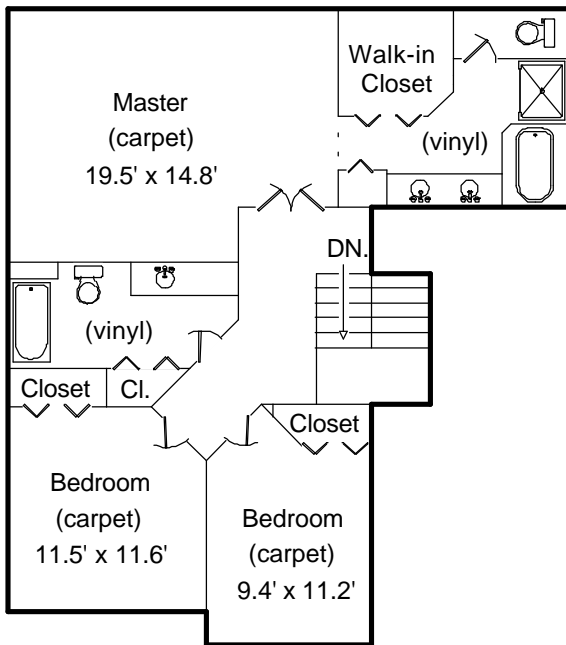
Borrower:	File No.: dMcastlepinesSF520
Property Address: 5317 Castle Pines Ct.	Case No.:
City: Fort Collins	State: Colorado
Lender:	Zip: 80525



**5317 Castle Pines Ct.  
Fort Collins, Colorado**

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First Floor SF: 1,135  
 Second Floor SF: 1,000  
 Basement SF: 1,061  
 Total SF (all levels): 3,196  
 Finished SF w/o bsmt.: 2,135  
 Total Finished SF: 3,091  
 Basement Finish: 90%



\*Scope of Work is defined and attached to this sketch.\*

Drew Seaser (970) 214.3413

7may20

May 7, 2020

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

File Number: dMcastlepinesSF520

Dear Robert & Jen,

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)

5317 Castle Pines Ct.  
Fort Collins, Colorado 80525

(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.