American Home Appraisals (410) 817-9024

SINGLE FAMILY COMPARABLE RENT SCHEDULE

File #

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	xxx Parkville, MD 21234	3302 Orlando Ave Parkville, MD 21234		2913 Rosalie Ave Parkville, MD 21234		3121 Rosalie Ave Parkville, MD 21234	
Proximity to Subject		0.48 miles SE		0.21 miles SW		0.25 miles SE	
Date Lease Begins Date Lease Expires		06/05/2026 06/05/2028		11/07/2025 11/07/2026		12/31/2025 12/31/2027	
Monthy Rental	If Currently Rented: $	$ 2,700		$ 2,500		$ 2,691	
Less: Utilities Furniture	$	$ 0 0		$ 0 0		$ 0 0	
Adjusted Monthly Rent	$	$ 2,700		$ 2,500		$ 2,691	
Data Source		mls#mdba2212652;dom 22 Tax Records		mls#mdba2187276;dom 28 Tax Records		mls#mdba2173038;dom 162 Tax Records	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(–)$ Adjust.	DESCRIPTION	+(–)$ Adjust.	DESCRIPTION	+(–)$ Adjust.
Rent Concessions		None Noted None Noted	0 0	None Noted None Noted	0 0	None Noted None Noted	0 0
Location/View	N;Res; N;Res	N;Res; N;Res;		N;Res; N;Res;		N;Res; N;Res;	
Design and Appeal	Cape Cod Good	Cape Cod Good		Cape Cod Good		Cape Cod Good	
Age/Condition	102 C2/VGd	71 C2/VGd	0	95 C2/VGd	0	95 C2/VGd	0
Above Grade Room Count	Total Bdrms Baths 7 3 2.0	Total Bdrms Baths 6 3 1.0	+50	Total Bdrms Baths 6 3 1.0	+50	Total Bdrms Baths 6 3 1.1	+25
Gross Living Area	1,526 Sq. Ft.	1,230 Sq. Ft.	+75	1,159 Sq. Ft.	+100	1,368 Sq. Ft.	+50
Other (e.g., basement, etc.)	Full RecRm,BA	Full RecRm,BR,BA,Dn	-100	Full RecRm,BR,BA	-50	Full RecRm,BR,BA	-50
Other:	1 Car Garage	None	+50	None	+50	None	+50
Net Adj. (total)		☒ + ☐ –	$ 75	☒ + ☐ –	$ 150	☒ + ☐ –	$ 75
Indicated Monthly Market Rent			$ 2,775		$ 2,650		$ 2,766

Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.) Rentals range from $2,000 to $2,700 with the median rental being $2,500. Based on corelogic information owner occupied is 58% rentals are 37% and vacancy is 5%. The adjustments are based on the appraiser's experience in the market place and in speaking with agents.

Final Reconciliation of Market Rent: The most weight was given to rentals 1 and 3 because they have the most similar GLA's in comparison to the subject and rental one closed in the past 90 days. The opinion of market rent is $2750.

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 08/26/2026 **TO BE $** 2,750

Appraiser(s) SIGNATURE
NAME Jeffrey Gale
CREA
Date Property Inspected 08/26/2026 Report Signed 08/27/2026
License or Certification # 30030881 State MD
Expiration Date of License or Certification 06/25/2027

Review Appraiser (If applicable) SIGNATURE
NAME
Date Property Inspected Report Signed
License or Certification # State
Expiration Date of License or Certification
Review Appraiser ☐ Did ☐ Did Not Inspect Subject Property

Rental Photo Page

Borrower							
Property Address	xxx						
City	Parkville	County	Baltimore City	State	MD	Zip Code	21234
Lender/Client	N/A						



Rental 1

3302 Orlando Ave

Proximity to Subject	0.48 miles SE
Adj. Monthly Rent	2,700
Gross Living Area	1,230
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Condition	C2/VGd
Age/Year Built	71



Rental 2

2913 Rosalie Ave

Proximity to Subject	0.21 miles SW
Adj. Monthly Rent	2,500
Gross Living Area	1,159
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Condition	C2/VGd
Age/Year Built	95



Rental 3

3121 Rosalie Ave

Proximity to Subject	0.25 miles SE
Adj. Monthly Rent	2,691
Gross Living Area	1,368
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Condition	C2/VGd
Age/Year Built	95

Supplemental Addendum

File No.

Borrower							
Property Address	xxx						
City	Parkville	County	Baltimore City	State	MD	Zip Code	21234
Lender/Client	N/A						

The purpose is to determine the market value of the fee simple/leasehold interest of the property. The title is assumed to be good and marketable.

It is noted this is a desktop report using the consumer form. The appraiser has not personally viewed the subject property or the comparables. The information and photos for the subject have been provided by the property owner through our online form and/or MLS listings. The appraiser is not responsible for false or inaccurate information provided.

The extraordinary assumption is made on the information provided by the client or client representative, the property's heating, plumbing, and electrical systems are functioning properly. The appraiser makes no warranty as to the presence of mold in the subject property or unseen conditions that may contribute to the growth of mold. The undersigned does not, however, make any guarantees or warranties that the property has been tested for the presence of radon; or, if it has been tested, that the tests were conducted pursuant to EPA procedures.

This only establishes the value of the property for valuation purposes. The appraiser is not a home or environmental inspector and this report does not guaranty that the subject property is free of defects or environmental problems. If known by the appraiser, various environmental, social, governmental and economic factors may exist, they may or may not influence value.

If the subject was built prior to 1978 it may contain lead based paint.

The appraiser makes no warranty as to the presence of lead water pipes and/or lead solder in the subject plumbing or service lines. It should be noted that lead solder was legal for use in plumbing until banned by the EPA June 19, 1986.

All stick built homes built prior to the year 2004 may contain lumber that has been treated with carcinogenic arsenic compounds. This statement is required due to environmental regulations according to USPAP. There is a minimal risk, however this must be disclosed as part of the appraisal process. This lumber is treated with chromated copper arsenate, also known as CCA, which is being removed from the market for residential construction effective in 2004.

The appraiser makes the extraordinary assumption the subject property is adequately screened from commercial development in the neighborhood. If commercial development exists it does not negatively impact the subject's marketability or market value. Local commercial development is considered a convenience for shopping and local employment.

The perception of what constitutes urban, suburban, or rural neighborhoods varies throughout the country and from appraiser to appraiser. No set guidelines have been established for defining these terms for these purposes. Fannie Mae (FNMA) characterizes an urban location as one that "relates to a city," suburban as "an area adjacent to a city," and rural as "country or anything beyond the suburban area."

Data regarding sales of the residential land and improved properties was gathered and verified through public records , information provided by the client or representative and MLS.

This report is intended to comply with the reporting standards set forth under S.R. 2-2 (B) of USPAP, as such, it might not include full documentation of the data, reasoning and analyses that were used in the appraisal process. Supporting documentation is retained in the appraiser's file/office. The information contained in this is specific to the needs of the client and is for the intended use stated.

The market has been thoroughly searched and the sales used, in the appraiser's opinion, are the best available. The subject property is typical for this style product in its market area and conforms with market demand.

It certify that, to the best of my knowledge and belief the reported analyses, opinions and conclusions were developed and that it has been prepared in conformity with the requirements of the Code of Professional Appraisal Practice of the Appraisal Institute.

It is important to note that, in the sales data grid, the Gross Living Area, bedroom count and bathroom count maybe adjusted on separate lines. The square footage adjustments were applied to comparable sales 1 and 2 the appraiser was unable to locate recent sales more similar in size to the subject and the comparable sales utilized are considered the best available. Square footage adjustments are based on $45.00 per square foot. Differences under 100 ft are not given an adjustment.

The square footage data as reported for the subject and comparable sales is based on local tax records, with adjustments made based on the appraisers knowledge. It is assumed that the data is accurate, however if actual square footage is different than reported the final opinion of value could be impacted.

"0" in the sales comparison grid is an indication that the appraiser is aware that the subject and comparable may differ with regard to a particular feature, but the value difference is considered insignificant and an adjustment was not needed.

It is noted that the subject's effective age is (3-5) years based on the age the dwelling appeared to be at time of inspection, compared to other improvements in the market area, considering its condition and design.

In compliance with the Ethics Rule of USPAP, I hereby certify that I, Jeffrey Gale, have no current or prospective interest in the subject property or parties involved, and have not performed any services regarding the subject property within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity. This report was prepared in accordance with the requirements of Title XI of FIRREA.

It is noted that the subject property's appraised value is greater than the predominant neighborhood value range due to the condition of the subject. The subject property is not considered an over improvement and the predominant value range has no impact on the subject property's valuation or marketability.

This report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations. In compliance with the Ethics Rule of USPAP, I hereby certify that I, Jeffrey Gale, have a current interest in the subject property or parties involved,but have not performed any services regarding the subject property within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity. If this appraisal report has been transmitted electronically via email, please be advised that digital signatures are secure and password protected.

Supplemental Addendum

File No.

Borrower							
Property Address	xxx						
City	Parkville	County	Baltimore City	State	MD	Zip Code	21234
Lender/Client	N/A						

The highest and best use is to remain as a residential dwelling as it is located amongst other residential dwellings in a neighborhood and meets the criteria of highest and best use which are:

1) Is the use physically possible?
2) Is the use legally permitted?
The purpose of this appraisal is to determine the market value of the fee simple/leasehold interest of the property. The title is assumed to be good and marketable.

It is noted this is a desktop appraisal and the appraiser has not personally viewed the subject property or the comparables. The information and photos about the subject has been provided by the property owner through our online form. The appraiser is not responsible for false or inaccurate information provided.

The extraordinary assumption is being made on the information provided by the client or client representative, the property's heating, plumbing, and electrical systems are functioning properly. The appraiser makes no warranty as to the presence of mold in the subject property or unseen conditions that may contribute to the growth of mold. The undersigned does not, however, make any guarantees or warranties that the property has been tested for the presence of radon; or, if it has been tested, that the tests were conducted pursuant to EPA procedures.

Appraisals are no guarantee the subject property is free from defects. This appraisal only establishes the value of the property for prelisting purposes. The appraiser is not a home or environmental inspector and this appraisal report does not guaranty that the subject property is free of defects or environmental problems. If known by the appraiser, various environmental, social, governmental and economic factors may exist, they may or may not influence value.

If the subject was built prior to 1978 it may contain lead based paint.

The appraiser makes no warranty as to the presence of lead water pipes and/or lead solder in the subject plumbing or service lines. It should be noted that lead solder was legal for use in plumbing until banned by the EPA June 19, 1986.

All stick built homes built prior to the year 2004 may contain lumber that has been treated with carcinogenic arsenic compounds. This statement is required due to environmental regulations according to USPAP. There is a minimal risk, however this must be disclosed as part of the appraisal process. This lumber is treated with chromated copper arsenate, also known as CCA, which is being removed from the market for residential construction effective in 2004.

The appraiser is making the extraordinary assumption the subject property is adequately screened from commercial development in the neighborhood. If commercial development exists it does not negatively impact the subject's marketability or market value. Local commercial development is considered a convenience for shopping and local employment.

The perception of what constitutes urban, suburban, or rural neighborhoods varies throughout the country and from appraiser to appraiser. No set guidelines have been established for defining these terms for appraisal purposes. Fannie Mae (FNMA) characterizes an urban location as one that "relates to a city," suburban as "an area adjacent to a city," and rural as "country or anything beyond the suburban area."

Data regarding sales of the residential land and improved properties was gathered and verified through public records , information provided by the client or representative and MLS.

This report is intended to comply with the reporting standards set forth under S.R. 2-2 (B) of USPAP, as such, it might not include full documentation of the data, reasoning and analyses that were used in the appraisal process. Supporting documentation is retained in the appraiser's file/office. The information contained in this report is specific to the needs of the client and is for the intended use stated in this report.

The market has been thoroughly searched and the sales used, in the appraiser's opinion, are the best available. The subject property is typical for this style product in its market area and conforms with market demand.

It certify that, to the best of my knowledge and belief the reported analyses, opinions and conclusions were developed and that this report has been prepared in conformity with the requirements of the Code of Professional Appraisal Practice of the Appraisal Institute.

It is important to note that, in the sales data grid, the Gross Living Area, bedroom count and bathroom count maybe adjusted on separate lines. It is noted that square footage adjustments were applied to comparable sales 1, 2 and 4 as after a thorough search in the subject market area the appraiser was unable to locate recent sales more similar in size to the subject and the comparable sales utilized are considered the best available as other sales analyses would have required less desirable adjustments and were not used for this reason. Square footage adjustments are based on $45.00 per square foot. Differences under 100 ft are not given an adjustment.

This appraisal is made on the basis of an extraordinary assumption, as defined in The Uniform Standards Professional Appraisal Practice. The square footage data as reported for the subject is based on actual measurements provided and comparable sales is based on local tax records, with adjustments made based on the appraisers knowledge. It is assumed that the data is accurate, however if actual square footage is different than reported the final opinion of value could be impacted.

If this appraisal report has been transmitted electronically via email, please be advised that digital signatures are secure and password protected.

"0" in the sales comparison grid is an indication that the appraiser is aware that the subject and comparable may differ with regard to a particular feature, but the value difference is considered insignificant and an adjustment was not needed.

It should be noted that the subject roof is flat and/or not observable by the appraiser.

It is noted that the subject's effective age is 3-5 years based on the age the dwelling appeared to be at time of inspection, compared to other improvements in the market area, considering its condition and design.

It is noted that the subject's plat was not available to the appraiser at time of inspection through the normal course of business. Square footage of the subject's lot was taken from the subject's current tax record.

Supplemental Addendum

File No.

Borrower							
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City	Parkville	County	Baltimore City	State	MD	Zip Code	21234
Lender/Client	N/A						

In compliance with the Ethics Rule of USPAP, I hereby certify that I, Jeffrey Gale, have no current or prospective interest in the subject property or parties involved, and have not performed any services regarding the subject property within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity.

It is noted that the subject property's appraised value is greater than the predominant neighborhood value range due to the condition of the subject. The subject property is not considered an over improvement and the predominant value range has no impact on the subject property's valuation or marketability.

The appraiser was not supplied with a plat map of the subject and has used the noted dimensions on tax records for purposes of this report for the lot size.

Seller concessions were taken for sales 1 and 3 at 3% since both closed above list price which typically indicates the buyer is offering seller concessions. When concessions are offered in this market they are between 1% and 3%.

This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations. In compliance with the Ethics Rule of USPAP, I hereby certify that I, Jeffrey Gale, have a current interest in the subject property or parties involved,but have not performed any services regarding the subject property within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity. If this appraisal report has been transmitted electronically via email, please be advised that digital signatures are secure and password protected.

The highest and best use is to remain as a residential dwelling as it is located amongst other residential dwellings in a neighborhood and meets the criteria of highest and best use which are:

1) Is the use physically possible?
2) Is the use legally permitted?
3) Would the use be financially feasible?
4) Would the use be maximally productive?

The language in the sales grid is written to be understood my the wider market, whereas, an appraisal for a mortgage transaction uses abbreviation for the mortgage industry for some items in the sales grid.

CONDITION ADJUSTMENTS ARE BASED ON THE EXPLANATION BETWEEN VERY GOOD, GOOD and AVERAGE. These are typically used the most within our overall market area. Other condition are new, below average and uninhabitable.

VERY GOOD
The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

GOOD
The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

AVERAGE
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.