

INVOICE

FROM:

Advanced Appraisal Services
 Advanced Appraisal Services
 PO Box 11373
 Knoxville, TN 37939-1373

Telephone Number: (865) 588-4008 Fax Number: (865) 637-2394

TO:

Chris Sipes

E-Mail: csipes01@gmail.com
 Telephone Number: 865-567-0515
 Alternate Number:

Fax Number:

| INVOICE NUMBER | |
|-----------------------|------------|
| 0046605 | |
| DATES | |
| Invoice Date: | 01/06/2020 |
| Due Date: | 01/06/2020 |
| REFERENCE | |
| Internal Order #: | 0046605 |
| Lender Case #: | |
| Client File #: | |
| FHA/VA Case #: | |
| Main File # on form: | 0046605 |
| Other File # on form: | 0042437 |
| Federal Tax ID: | 62-1867763 |
| Employer ID: | |

DESCRIPTION

Lender: Chris Sipes **Client:** Chris Sipes
Purchaser/Borrower: Landis McMillan
Property Address: 983 Meadow Walk Ln
City: Lenoir City
County: Knox **State:** TN **Zip:** 37772
Legal Description:

FEES

AMOUNT

| | |
|-----------------|--------|
| Measurement | 75.00 |
| Interior Rooms | 25.00 |
| SUBTOTAL | |
| | 100.00 |

PAYMENTS

AMOUNT

| | | | |
|------------------|--------------|---------------------|------------------|
| Check #: | Date: | Description: | |
| Check #: | Date: | Description: | |
| Check #: | Date: | Description: | |
| SUBTOTAL | | | 0 |
| TOTAL DUE | | | \$ 100.00 |

Subject Photo Page

| | | | | | | | |
|------------------|--------------------|--------|------|-------|----|----------|-------|
| Borrower | Landis McMillan | | | | | | |
| Property Address | 983 Meadow Walk Ln | | | | | | |
| City | Lenoir City | County | Knox | State | TN | Zip Code | 37772 |
| Lender/Client | Chris Sipes | | | | | | |



Subject Front

Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age



Rear



Street

Supplemental Addendum

File No. 0046605

| | | | | | | | |
|------------------|--------------------|--------|------|-------|----|----------|-------|
| Borrower | Landis McMillan | | | | | | |
| Property Address | 983 Meadow Walk Ln | | | | | | |
| City | Lenoir City | County | Knox | State | TN | Zip Code | 37772 |
| Lender/Client | Chris Sipes | | | | | | |

Measurements for 983 Meadow Walk Ln

| | |
|------------------|--------------------------|
| 1st Floor | 1,870 square feet |
| 2nd Floor | 643 square feet |
| Total | 2,513 square feet |
| Garage | 457 square feet |

The above measurements are completed according to appraisal industry standards.

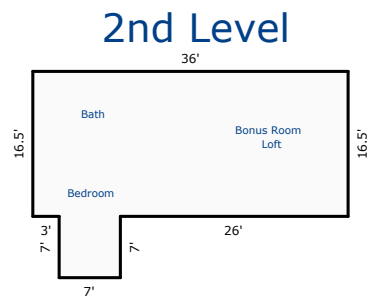
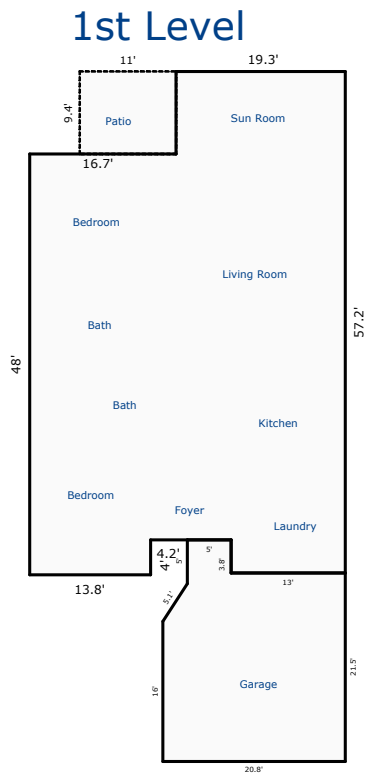
Interior Room Measurements

| | |
|---------------------------|--------------------|
| 1st Floor | |
| Eat-In Kitchen | 13 x 17 |
| Living | 28 x 15 |
| Master Bath | 10.5 x 10 |
| Master Bedroom | 17.5 x 16 |
| Sunroom | 18.5 x 9.5 |
| Laundry | 11 x 5.5 |
| Main Level Bedroom | 12.5 x 13 |
| Main Level Bath | 5 x 8.5 |
| 2nd Level Bath | 5 x 8 |
| 2nd Level Bedroom | 16 x 11.5 |
| Bonus/Loft | 16.5 x 18.5 |

The room measurements are interior wall to interior wall and rounded to the nearest 0.5 foot.

Building Sketch

| | | | |
|------------------|--------------------|-------------|------------------------------|
| Borrower | Landis McMillan | | |
| Property Address | 983 Meadow Walk Ln | | |
| City | Lenoir City | County Knox | State TN Zip Code 37772 |
| Lender/Client | Chris Sipes | | |



Sketch by Apex Sketch v5 Standard™

Comments:

| AREA CALCULATIONS SUMMARY | | | |
|---------------------------|--------------|-----------|------------|
| Code | Description | Net Size | Net Totals |
| GLA1 | First Floor | 1870.02 | 1870.02 |
| GLA2 | Second Floor | 643.00 | 643.00 |
| GAR | Garage | 456.82 | 456.82 |
| P/P | Patio | 103.40 | 103.40 |
| Net LIVABLE Area | | (rounded) | 2513 |

| LIVING AREA BREAKDOWN | | | |
|-----------------------|---|-----------|-----------|
| Breakdown | | | Subtotals |
| First Floor | | | |
| 13.0 | x | 3.8 | 49.40 |
| 36.0 | x | 44.0 | 1584.00 |
| 4.0 | x | 13.8 | 55.20 |
| 9.4 | x | 19.3 | 181.42 |
| Second Floor | | | |
| 36.0 | x | 16.5 | 594.00 |
| 7.0 | x | 7.0 | 49.00 |
| 6 Items | | (rounded) | 2513 |