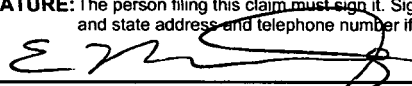


<b>UNITED STATES BANKRUPTCY COURT MIDDLE DISTRICT OF FLORIDA JACKSONVILLE DIVISION</b>		<b>PROOF OF CLAIM</b>	
In re: <b>TAYLOR, BEAN &amp; WHITAKER MORTGAGE CORP.</b>		Case Number: <b>3:09-bk-07047-JAF</b>	
NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A "request" for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.		<input type="checkbox"/> Check box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.	
Name of Creditor and Address: the person or other entity to whom the debtor owes money or property If necessary, please cross out pre-printed address and write in change of address.		<b>CLAIM FILED</b>	
<b>ALPHA APPRAISAL, LLC</b> 14388 GREEN FOREST CIRCLE MERRIFIELD, MN 56465		<b>JACKSONVILLE, FLORIDA</b> <b>APR 26 2010</b>	
Creditor Telephone Number (218) 765-4148		<input checked="" type="checkbox"/> Check box if address where Notice is to be sent.	
Name and address where payment should be sent (if different from above):		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.	
Payment Telephone Number ( ) SAME AS ABOVE		Claim Number (if known):	
1. AMOUNT OF CLAIM AS OF DATE CASE FILED \$ 700.00		Filed on: _____	
If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete item 4. If all or part of your claim is entitled to priority, complete item 5.			
<input type="checkbox"/> Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.			
2. BASIS FOR CLAIM: SERVICES PERFORMED		3. LAST FOUR DIGITS OF ANY NUMBER BY WHICH CREDITOR IDENTIFIES DEBTOR: 3a. Debtor may have scheduled account as: _____	
4. SECURED CLAIM (See instruction #4 on reverse side.)			
Check the appropriate box if your claim is secured by a lien on property or a right of set off and provide the requested information		Secured Claim Amount: \$ _____	
Nature of property or right of setoff: Describe:		Unsecured Claim Amount: \$ _____	
<input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other _____		Amount of arrearage and other charges as of time case filed included in secured claim, _____	
Value of Property: \$ _____ Annual Interest Rate: _____ % if any: \$ _____ Basis for Perfection: _____			
5. PRIORITY CLAIM			
<input type="checkbox"/> Amount of Claim Entitled to Priority under 11 U.S.C. §507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount.		Unsecured Priority Claim Amount: \$ _____	
You MUST specify the priority of the claim:			
<input type="checkbox"/> Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).		<input type="checkbox"/> Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. § 507(a)(7).	
<input type="checkbox"/> Wages, salaries, or commissions (up to \$10,950*), earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier - 11 U.S.C. § 507(a)(4).		<input type="checkbox"/> Taxes or penalties owed to governmental units - 11 U.S.C. § 507(a)(8).	
<input type="checkbox"/> Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(5).		<input type="checkbox"/> Other - Specify applicable paragraph of 11 U.S.C. § 507(a) ( _____ ).	
* Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.			
6. CREDITS: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.			
7. SUPPORTING DOCUMENTS: Attach redacted copies of supporting documents, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, court judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of evidence of perfection of a security interest. (See definition of "redacted" on reverse side.) If the documents are not available, please explain.			
DATE-STAMPED COPY To receive an acknowledgment of the filing of your claim, enclose a stamped, self-addressed envelope and copy of this proof of claim.		DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.	
The original of this completed proof of claim form must be sent by mail, hand, courier or overnight delivery (facsimile, teletype or other electronic means NOT accepted), so that it is actually received on or before 5:00 p.m. prevailing Eastern Time on June 15, 2010, the Bar Date (as defined in the Bar Date Notice).		<b>THIS SPACE FOR COURT USE ONLY</b>	
By Regular Mail to: BMC Group, Inc. Attn: Taylor, Bean & Whitaker Mortgage Corp. Claim Processing PO Box 3020 Chanhausen, MN 55317-3020		By Hand, Courier, Or Overnight Delivery to: BMC Group, Inc. Attn: Taylor, Bean & Whitaker Mortgage Corp. Claim Processing 18750 Lake Drive East Chanhausen, MN 55317	
DATE 4/15/2010		SIGNATURE: The person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any. 	

Penalty for presenting fraudulent claim is a fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 AND 3571.

## INSTRUCTIONS FOR PROOF OF CLAIM FORM

*The instructions and definitions below are general explanations of the law. In certain circumstances, such as bankruptcy cases not filed voluntarily by the debtor, there may be exceptions to these general rules.*

### ITEMS TO BE COMPLETED IN PROOF OF CLAIM FORM (IF NOT ALREADY PROPERLY FILLED IN)

<p><b>Court, Name of Debtor, and Case Number:</b> Use this proof of claim form only if you are asserting a claim against the Debtor, Taylor, Bean &amp; Whitaker Mortgage Corp. If you received a notice of the case from the Claims Agent, BMC Group, some or all of this information may have been already completed.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="text-align: left;">DEBTOR</th> <th style="text-align: left;">CASE NO</th> <th style="text-align: left;">PETITION DATE</th> </tr> </thead> <tbody> <tr> <td>Taylor, Bean &amp; Whitaker Mortgage Corp.</td> <td>3:09-bk-07047-JAF</td> <td>8/24/2009</td> </tr> </tbody> </table> <p><b>Creditor's Name and Address:</b> Fill in the name of the person or entity asserting a claim and the name and address of the person who should receive notices issued during the bankruptcy case. A separate space is provided for the payment address if it differs from the notice address. The creditor has a continuing obligation to keep the court informed of its current address. See Federal Rule of Bankruptcy Procedure (FRBP) 2002(g).</p> <p><b>1. Amount of Claim as of Date Case Filed:</b> State the total amount (in lawful US currency) owed to the creditor on the date of the Bankruptcy filing. Follow the instructions concerning whether to complete item 4. Check the box if interest or other charges are included in the claim.</p> <p><b>2. Basis for Claim:</b> State the type of debt or how it was incurred. Examples include goods sold, money loaned, services performed, personal injury/wrongful death, car loan, mortgage note, and credit card.</p> <p><b>3. Last Four Digits of Any Number by Which Creditor Identifies Debtor:</b> State only the last four digits of the debtor's account or other number used by the creditor to identify the debtor.</p> <p><b>3a. Debtor May Have Scheduled Account As:</b> Use this space to report a change in the creditor's name, a transferred claim, or any other information that clarifies a difference between this proof of claim and the claim as scheduled by the debtor.</p> <p><b>4. Secured Claim:</b> Check the appropriate box and provide the requested information if the claim is fully or partially secured. Skip this section if the claim is entirely unsecured. (See DEFINITIONS, below.)</p>	DEBTOR	CASE NO	PETITION DATE	Taylor, Bean & Whitaker Mortgage Corp.	3:09-bk-07047-JAF	8/24/2009	<p>State the type and the value of property that secures the claim, attach copies of lien documentation, and state annual interest rate and the amount past due on the claim as of the date of the bankruptcy filing.</p> <p><b>5. Amount of Claim Entitled to Priority Under 11 U.S.C. §507(a).</b> If any portion of your claim falls in one or more of the listed categories, check the appropriate box(es) and state the amount entitled to priority. (See DEFINITIONS, below.) A claim may be partly priority and partly non-priority. For example, in some of the categories, the law limits the amount entitled to priority.</p> <p><b>6. Credits:</b> An authorized signature on this proof of claim serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.</p> <p><b>7. Supporting Documents:</b> Attach to this proof of claim form redacted copies documenting the existence of the debt and of any lien securing the debt. You may also attach a summary if documentation is voluminous or an explanation if documentation is not available. You must also attach copies of documents that evidence perfection of any security interest. You may also attach a summary. FRBP 3001(c) and (d). Do not send original documents, as attachments may be destroyed after scanning.</p> <p><b>Date and Signature:</b> The person filing this proof of claim <u>must</u> sign and date it. FRBP 9011. Print the name and title, if any, of the creditor or other person authorized to file this claim. State the filer's address and telephone number if it differs from the address given on the top of the form for purposes of receiving notices. Attach a complete copy of any power of attorney. Criminal penalties apply for making a false statement on a proof of claim.</p> <p><b>Date-Stamped Copy:</b> Return claim form and attachments. If you wish to receive an acknowledgement of your claim, please enclose a self-addressed stamped envelope and a second copy of the proof of claim form with any attachments to the Claims Agent, BMC Group, at the address on the front of this form.</p> <p><i>Please read – important information: upon completion of this claim form, you are certifying that the statements herein are true.</i></p> <p>Be sure all items are answered on the claim form. If not applicable, insert "Not Applicable."</p>
DEBTOR	CASE NO	PETITION DATE					
Taylor, Bean & Whitaker Mortgage Corp.	3:09-bk-07047-JAF	8/24/2009					

### DEFINITIONS

### INFORMATION

<p><b>DEBTOR</b> A debtor is the person, corporation, or other entity that has filed a bankruptcy case.</p> <p><b>CREDITOR</b> A creditor is any person, corporation, or other entity to whom the debtor owed a debt on the date that the bankruptcy case was filed.</p> <p><b>CLAIM</b> A claim is the creditor's right to receive payment on a debt that was owed by the debtor on the date of the bankruptcy filing. See 11 U.S.C. §101 (5). A claim may be secured or unsecured.</p> <p><b>PROOF OF CLAIM</b> A form telling the bankruptcy court how much the debtor owed a creditor at the time the bankruptcy case was filed (the amount of the creditor's claim). This form must be filed with the court-appointed Claims Agent, BMC Group, at the address listed on the reverse side of this page</p> <p><b>SECURED CLAIM Under 11 U.S.C. §506(a)</b> A secured claim is one backed by a lien on property of the debtor. The claim is secured so long as the creditor has the right to be paid from the property prior to other creditors.</p>	<p>The amount of the secured claim cannot exceed the value of the property. Any amount owed to the creditor in excess of the value of the property is an unsecured claim. Examples of liens on property include a mortgage on real estate or a security interest in a car. A lien may be voluntarily granted by a debtor or may be obtained through a court proceeding. In some states, a court judgment is a lien. A claim also may be secured if the creditor owes the debtor money (has a right to setoff).</p> <p><b>UNSECURED NONPRIORITY CLAIM</b> If a claim is not a secured claim it is an unsecured claim. A claim may be partly secured and partly unsecured if the property on which a creditor has a lien is not worth enough to pay the creditor in full.</p> <p><b>UNSECURED PRIORITY CLAIM Under 11 U.S.C. §507(a)</b> Priority claims are certain categories of unsecured claims that are paid from the available money or property in a bankruptcy case before other unsecured claims.</p> <p><b>Evidence of Perfection</b> Evidence of perfection may include a mortgage, lien, certificate of title, financing statement, or other</p>	<p>document showing that the lien has been filed or recorded.</p> <p><b>Redacted</b> A document has been redacted when the person filing it has masked, edited out, or otherwise deleted, certain information. A creditor should redact and use only the last four digits of any social-security, individual's tax-identification, or financial-account number, all but the initials of a minor's name and only the year of any person's date of birth.</p> <p><b>Offers to Purchase a Claim</b> Certain entities are in the business of purchasing claims for an amount less than the face value of the claims. One or more of these entities may contact the creditor and offer to purchase the claim. Some of the written communications from these entities may easily be confused with official court documentation or communications from the debtor. These entities do not represent the bankruptcy court or the debtor. The creditor has no obligation to sell its claim. However, if the creditor decides to sell its claim, any transfer of such claim is subject to FRBP 3001(e), any applicable provisions of the Bankruptcy Code (11 U.S.C. § 101 et seq.), and any applicable orders of the bankruptcy court.</p>
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ONCE YOUR CLAIM IS FILED YOU CAN OBTAIN OR VERIFY YOUR CLAIM NUMBER BY VISITING [www.bmcgroup.com/tbw mortgage](http://www.bmcgroup.com/tbw mortgage)

## Explanations for Proof of Claim

To Whom It May Concern:

This letter is included to further explain my situation and to explain the enclosed supporting documents.

My company, Alpha Appraisal LLC, complete two appraisals on behalf of Taylor, Bean and Whitaker. The appraisals were ordered by Securityone Valuation Services. The appraisals were completed on July 1<sup>st</sup> and July 29<sup>th</sup>, 2009. The invoices were sent along with the completed appraisals to Securityone on those dates. I received two checks from Securityone that were dated September 1, 2009 and September 2, 2009. The checks were deposited on September 29<sup>th</sup>, 2009 at my financial institution.

The checks were returned to me on October 5<sup>th</sup>, 2009 from my bank. The checks were marked as "Bank Closed By Regulators". The banking institution listed on the checks was Platinum Community Bank in Rolling Meadows, IL.

The enclosed documents are included for support for my claim against Taylor, Bean and Whitaker. As requested, the following documents have been included; engagement letters for both appraisals, sample pages from completed appraisals, invoices, copy of returned checks (front and rear) and copy of bank statement that accompanied the returned checks.

The appraisals were ordered by Securityone Valuation Services one behalf of TB&W, which operates online. The requests were printed from Securityone's website upon acceptance of the appraisal assignments. The engagement letters show the lender name, borrower name, property address to be appraised and the fee.

The first page of each appraisal was included in addition to the invoice from each appraisal. Please note, there is confidential information included on the pages of the appraisal that are included. This information is not to be divulged or distributed to anyone not directly involved in the claims process.

The copies of the returned checks are also included with both front and back views. Additionally, the bank statement sent by my financial institution with the returned checks has also been included.

I thank you for your assistance in this matter. Please contact me with any further questions.

Eric Montague  
Alpha Appraisal, LLC



PO Box 366  
Pequot Lakes, MN 56472

ALPHA APPRAISAL LLC  
14388 GREEN FOREST CIRCLE  
MERRIFIELD MN 56465

ACCOUNT: 620270

AS OF: 10/05/09

PAGE 1

\*\*\*\*\*  
\* NOTICE OF ITEMS CHARGED \*  
\* AGAINST YOUR ACCOUNT \*  
\*\*\*\*\*

THE FOLLOWING ITEMS HAVE BEEN RETURNED AND CHARGED AGAINST  
YOUR ACCOUNT:

.....PAYOR.....	.....REASON.....	AMOUNT
SECURITYONE VALUATION	BANK CLOSED	350.00
SECURITYONE VALUATION	BANK CLOSED	350.00
TOTAL ITEMS CHARGED BACK TO YOUR ACCOUNT		700.00
PLEASE DEDUCT A HANDLING FEE OF:		8.00
YOUR ACCOUNT BALANCE AFTER THIS ACTIVITY IS:		7,079.30
PLEASE CONTACT THE BANK WITH ANY QUESTIONS.		

\*071000301\*  
10/01/2009  
6415560417

This is a LEGAL COPY of  
your check. You can use it  
the same way you would  
use the original check.

6002/0E/60 0820010191  
0820010191  
6415560417

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Securityone Valuation Services LLC  
P.O. Box 4338  
Ocala, FL 34478

Platinum Community Bank  
2915 West Kirchoff Road  
Rolling Meadows, IL 60008  
70-7445 / 719

7020

DATE 9/2/2009

PAY TO THE ORDER OF Alpha Appraisal Co. \$ \*\*350.00

**BANK CLOSED By Regulators**

THREE-HUNDRED-FIFTY AND 00/100 \*\*\*\*\* DOLLARS

Alpha Appraisal Co.  
14388 Green Forest Circle  
MERRIFIELD, MN 56465

⑈00007020⑈ ⑆071974453⑆003700007⑈

⑈00007020⑈ ⑆071974453⑆ 003700007⑈ ⑆0000035000⑈

\*071000301\*  
10/01/2009  
6415560418

This is a LEGAL COPY of  
your check. You can use it  
the same way you would  
use the original check.

6002/0E/60 0820010191  
0820010191  
6415560418

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Securityone Valuation Services LLC  
P.O. Box 4338  
Ocala, FL 34478

Platinum Community Bank  
2915 West Kirchoff Road  
Rolling Meadows, IL 60008  
70-7445 / 719

6741

DATE 9/1/2009

PAY TO THE ORDER OF Alpha Appraisal Co. \$ \*\*350.00

**BANK CLOSED By Regulators**

THREE-HUNDRED-FIFTY AND 00/100 \*\*\*\*\* DOLLARS

Alpha Appraisal Co.  
14388 Green Forest Circle  
MERRIFIELD, MN 56465

⑈0000674⑈ ⑆071974453⑆003700007⑈

⑈0000674⑈ ⑆071974453⑆ 003700007⑈ ⑆0000035000⑈

091000080 10/01/2009  
6514470143  
\*071000301\* 10/01/2009  
6415560417

62027D

ENDORSE ON THE FACE AND BACK CONTAIN LEGAL RESERVES AND PAY OR SETTLE UNDER REGULATION - LOOK FOR ORIGINAL DOCUMENT

DO NOT WRITE ON THIS SIDE OF THE CHECK

->091905648<-  
Lakes State Bank Pequot Lakes, MN

<091905648>  
1010100299  
092009

0315164268  
0410-0001-4  
10022009  
ENT=3582 TRC=3582 PK=24

↓ Do not endorse or write below this line. ↓

0610890269  
0410-0001-4  
10022009  
ENT=7018 TRC=7018 PK=11

091000080 10/01/2009  
6514470144  
\*071000301\* 10/01/2009  
6415560418

62027D

ENDORSE ON THE FACE AND BACK CONTAIN LEGAL RESERVES AND PAY OR SETTLE UNDER REGULATION - LOOK FOR ORIGINAL DOCUMENT

DO NOT WRITE ON THIS SIDE OF THE CHECK


->091905648<-  
Lakes State Bank Pequot Lakes, MN

<091905648>  
1010100299  
092009

0315164269  
0410-0001-4  
10022009  
ENT=3582 TRC=3582 PK=24

↓ Do not endorse or write below this line. ↓

0610890270  
0410-0001-4  
10022009  
ENT=7018 TRC=7018 PK=11

 Click to Print

- **Lender name:** Taylor, Bean & Whitaker
- **Lender Address:** 314 NE 14th Street; Ocala, FL 34470
- **Order Number:** 24500071
- **Loan Number:** 3427568
- **Base Price:** \$350.00
- **Fee Prices:**
- **Total Price:** \$350.00
- **Appraiser Price Comments:**
- **Order Type:** New Order
- **Borrower:** Gregory Knutson
- **Parcel/Description:** 12-33-24-13-0006
- **Contact Name:** Greg Knutson
- **Contact Phone:** 6123281881 - called 6/19 3:15 - He will call back.
- **Occupancy:** Investment
- **Loan Purpose:** Refinance
- **Property Type:** Single Family
- **Address:** 305 217TH AV NW, OAK GROVE, MN 55011, ANOKA
- **Appraisal type:** 1004/70 - Uniform Residential Appraisal Report
- **Status:** Accepted
- **Due Date:** 07/2/2009
- **Additional Documents:**
- **Comments:** Other phone numbers: 763-434-9119 763-434-4354

Wed  
2 pm

6/3/08  
400K

241751  
350000

# Uniform Residential Appraisal Report

File No. OakGr305Knutson

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **305 217th Ave NW** City **Oak Grove** State **MN** Zip Code **55011**  
 Borrower **Gregory Knutson** Owner of Public Record **Gregory Knutson** County **Anoka**  
 Legal Description **Lot 12 Block 1 of Shade Tree Commons**  
 Assessor's Parcel # **12-33-24-13-0006** Tax Year **2009** R.E. Taxes \$ **3,403.82**  
 Neighborhood Name **Oak Grove** Map Reference **Pg 22-D2** Census Tract **501.15**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **36.09** PUD HOA \$  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client **Taylor, Bean & Whitaker** Address **314 NE 14th Street, Ocala, FL 34470**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **MLS; The subject is currently an active listing on the multiple listing service for the amount of \$349,900 and has been on the market since 6/9/2009. The home was recently purchased on June/2008 for \$400,000.00**  
 I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
**NA**

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) **Assessor**  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %			
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	150 Low	0	Multi-Family	%			
Neighborhood Boundaries <b>The subject is bound by Hwy 65 to the east, CR 47 to the west, CR 22 to the south and CR 24 to the north. The subject is located within the city limits of Oak Grove.</b>		550 High	80	Commercial	15 %			
Neighborhood Description <b>The subject is located fronting on 217th Ave in a newer development in Oak Grove. Other nearby cities include, Isanti, Andover, Ham Lake, East Bethel and St. Francis. There are many major roadways that travel to larger cities in the area. The Twin Cities are located twenty five miles to the south. There is ample employment opportunities in any of these locations.</b>		300 Pred.	15	Other Vacant	5 %			
Market Conditions (including support for the above conclusions) <b>The location of the subject is very attractive to buyers of middle bracket homes. Banks and lending institutions in the area have mortgage money and interest rates from 5.00% to 8.5% available. The property values have remained stable after a steady decrease over the previous 12-18 months. The supply appears to be in balance with demand.</b>								
Dimensions <b>311 x 337 x 247 x 311</b>		Area <b>2.08 Acres +/-</b>		Shape <b>Irregular</b>		View <b>Wooded</b>		
Specific Zoning Classification <b>SFR</b>		Zoning Description <b>Single Family Residential</b>						
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>The highest and best use for this property is it's current use, residential.</b>						
Utilities <b>Public</b> <input checked="" type="checkbox"/> <b>Other (describe)</b> <input type="checkbox"/>	Public <input type="checkbox"/> <b>Other (describe)</b> <input checked="" type="checkbox"/>		Off-site Improvements—Type		Public	Private		
Electricity <input checked="" type="checkbox"/> <b>200 Amp</b>	Water <input type="checkbox"/>	<input checked="" type="checkbox"/> <b>Private Well</b>		Street	<input checked="" type="checkbox"/>			
Gas <input checked="" type="checkbox"/> <b>Natural</b>	Sanitary Sewer <input type="checkbox"/>	<input checked="" type="checkbox"/> <b>Private Septic</b>		Alley	<input type="checkbox"/>			
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone <b>C</b>		FEMA Map # <b>2700120010A</b>		FEMA Map Date <b>5/15/1980</b>		
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.								
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. <b>There were no adverse site conditions upon an observation level of the property or within county records other than typical utility easements.</b>								
GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition		
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Craw Space	Foundation Walls	<b>Poured Concrete/G</b>	Floors	<b>Cpt/CT/Hdwd/G</b>			
# of Stories <b>Two Story</b>	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<b>Vinyl/Brick/G</b>	Walls	<b>SR/Good</b>			
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>1140 sq.ft.</b>	Roof Surface	<b>Asphalt Shingle/G</b>	Trim/Finish	<b>Hdwd/Good</b>			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>95 %</b>	Gutters & Downspouts	<b>Aluminum/G</b>	Bath Floor	<b>CT/G</b>			
Design (Style) <b>Two Story</b>	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>DBH/G</b>	Bath Wainscot	<b>Fiberglass/G</b>			
Year Built <b>2006</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	<b>Yes/G</b>	Car Storage	<input type="checkbox"/> None			
Effective Age (Yrs) <b>3</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	<b>Yes/G</b>	<input checked="" type="checkbox"/> Driveway	# of Cars <b>6</b>			
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	<b>Asphalt</b>			
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel <b>Natural</b>	<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage	# of Cars <b>4</b>			
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport	# of Cars			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Art. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in				
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) <b>Double Ovens</b>								
Finished area above grade contains: <b>8 Rooms 3-Bedrooms 2.50 Bath(s) 2,352 Square Feet of Gross Living Area Above Grade</b>								
Additional features (special energy efficient items, etc.). <b>Standard for this age home. See text addendum for further comments. The subject has upgraded cabinetry and granite counters.</b>								
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). <b>No physical problems nor functional obsolescence were found upon the inspection of this property. The home is in good condition and is appealing to the market. The home is of typical design for this development.</b>								
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. <b>No adverse conditions were found upon an exterior observation of the property or noted in county records.</b>								
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>The subject's utility, style, condition and construction are similar to those of other properties in the development.</b>								



\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: OakGr305Knutson

Taylor, Bean & Whitaker  
314 NE 14th Street  
Ocala, FL 34470

Borrower : Gregory Knutson

Invoice # :  
Order Date :  
Reference/Case # :  
PO Number :

1004-Full Appraisal

305 217th Ave NW  
Oak Grove, MN 55011

Appraisal Fee	\$	350.00
	\$	-----
Invoice Total	\$	350.00
State Sales Tax @	\$	0.00
Deposit	(\$	)
Deposit	(\$	)
	-----	
Amount Due	\$	350.00

Terms:

Please Make Check Payable To:

Alpha Appraisal, LLC  
14388 Green Forest Cir  
Merrifield, MN 56465

Fed. I.D. #: 27-0389012

Thank you for your business.  
218-765-4148

7/1/09  
1/24/09

# SERVICE ENGAGEMENT LETTER

## Read carefully before accepting

- If you accept this order you agree to the order guidelines and the following terms and conditions:
  - You must attempt to contact the borrower within 24 hours of accepting this order. The inspection date should be set as soon as possible. If unable to do so, you must notify SecurityOne Valuation Services, Inc. ("SecurityOne") as soon as possible.
  - If the subject property proves to be different than what is on the order, please stop and contact us as soon as possible.
  - Once the inspection is completed, all attempts will be made to deliver the requested product within 36 hours of inspection or by the due date stated on the order, whichever occurs first.
- Accept or decline this order within 24 hours of assignment. Failure to do so may result in reassignment of the order.
- Before accepting this appraisal assignment, please review the request form and order guidelines below. By accepting this appraisal assignment, you also accept the order guidelines, the Terms and Conditions of Use, our Privacy Statement, and the End User Agreement, all of which are incorporated herein by reference.
- All communication with the Client or Borrower, as identified below, is to be avoided. If the Client or Borrower contact you directly, explain your engagement with SecurityOne and forward or disclose all such communications with SecurityOne immediately thereafter. If the real estate agent contacts you, other than to set the appraisal inspection appointment, please forward or direct their communications to the Client.
- A minimum of three (3) interior photos must be provided.
- Do not send the completed report directly to the Client or Borrower.
- Do not attach an invoice or copy of the order request when submitting your report.
- The appraisal report must be inspected and signed only by the assigned appraiser. You may not assign this order or the appraisal report. If an unauthorized trainee and/or unapproved appraiser completes the assignment you will be required to correct the appraisal report, and may be subject to a reduced fee.

- **Lender name:** Taylor, Bean & Whitaker
- **Lender Address:** 315 NE 14th Street; Ocala, FL 34470
- **Order Number:** 24500106
- **Loan Number:** 3463115
- **Base Price:** \$350.00
- **Fee Prices:**
- **Total Price:** \$350.00
- **Appraiser Price Comments:**
- **Borrower:** Scott A. Baynes
- **Parcel/Description:** 82.45835.0000
- **Contact Name:** Scott A Baynes
- **Contact Phone:** 3204924543
- **Occupancy:** Primary Residence
- **Loan Purpose:** Refinance
- **Loan Type:** Conventional
- **Property Type:** Single Family

- **Address:** 1260 7TH AV N, SAINT CLOUD, MN 56303, STEARNS
- **Appraisal type:** 1004/70 - Uniform Residential Appraisal Report
- **Due Date:** 07/31/2009
- **Additional Documents:**
- **Comments:**

## **Order Guidelines:**

### **Appraisal Forms**

The appraisal report provided must be typewritten or computer printed on the most recent version of the Fannie Mae / Freddie Mac appraisal report form in effect at the time of the appraisal inspection date. The appraisal report must be on the appropriate form for the subject property type. If the request includes an incorrect form number, please notify SecurityOne immediately.

### **Appraisal Standards and Guidelines**

The appraisal report must conform to the Uniform Standards of Professional Appraisal Practice ("USPAP") and must follow the Fannie Mae / Freddie Mac guidelines in completing this request. You must fully comply with all USPAP and Home Valuation Code of Conduct ("HVCC") rules, regulations and standards in the acceptance, production and delivery of the appraisal report.

### **Competency Provision**

You must disclose any lack of knowledge and experience for this assignment and any necessary steps taken to ensure compliance with Competency Provisions outlined in the USPAP.

### **Approaches to Market Value**

The estimate of market value should be developed utilizing all applicable approaches to value: Cost Approach, Sales Comparison Approach and the Income Approach. You must follow a reasonable valuation method that recognizes these three approaches and provide an explanation for any approach not used. The Cost Approach must be done on all full appraisal products as this is a requirement by the lender.

### **Appraiser Influence**

We do not tolerate any pressure or influence of appraisers. Any instances of inappropriate communication, pressure or influence should be reported immediately to SecurityOne (anonymously, if you prefer) and appropriate action will be taken. In addition, you are expected to avoid conflicts of interest that may influence, either in reality or in appearance, the credibility of the appraisal. You should decline an assignment if you have any direct or indirect interest in the property being appraised or any relationship with the property owner, borrower or any other party affiliated with the transaction that may give the appearance of a conflict of interest.

### **Purchase Agreements**

If a purchase agreement is required, please contact SecurityOne immediately.

### **Inspection Updates**

You are required to notify SecurityOne of inspection dates, modifications to delivery dates, estimated completion dates, and property variations on this order. Please update these dates and the order status via the SecurityOne website.

### **Delivery Instructions**

# Uniform Residential Appraisal Report

File No. StCloud1260Baynes

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **1260 7th Ave N** City **St. Cloud** State **MN** Zip Code **56303**  
 Borrower **Scott A. Baynes** Owner of Public Record **Scott A. Baynes** County **Stearns**  
 Legal Description **Lot 14 of Collignon's River Heights**  
 Assessor's Parcel # **82.45835.0000** Tax Year **2009** R.E. Taxes \$ **1,501.85**  
 Neighborhood Name **St. Cloud City** Map Reference **NA** Census Tract **113.01**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **384.10**  PUD HOA \$  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client **Taylor, Bean, & Whitaker** Address **315 NE 14th St, Ocala, FL 34470**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **MLS; Home Owner**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	150 Low	0	Multi-Family	15 %
Neighborhood Boundaries	The subject is bound by Hiway 15 to the west, Hiway 23 to the south, The Mississippi River to the east and north. The subject is located within the city limits of St. Cloud.			350 High	90	Commercial	15 %
Neighborhood Description	The subject is located fronting on 7th Ave N in a typical neighborhood in St. Cloud. Many major roadways and interstates travel through this area, and supply access to other nearby cities. There is a larger hospital located near the subject. There is ample employment opportunities in the subject's city and other nearby cities.			220 Pred.	35	Other	%
Market Conditions (including support for the above conclusions)	The location of the subject is very attractive to buyers of middle bracket homes. Banks and lending institutions in the area have mortgage money and interest rates from 5.00% to 8.5% available. The property values have remained stable after a steady decrease over the previous 12-18 months. The supply appears to be in balance with demand.						
Dimensions	<b>59 x 135 x 56 x 143</b>	Area	<b>0.18 acres +/-</b>	Shape	<b>Rectangular</b>	View	<b>Residential</b>
Specific Zoning Classification	<b>R-1</b>	Zoning Description	<b>Single Family Residential</b>				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>The highest and best use for this property is it's current use, residential.</b>					
Utilities	Public <input checked="" type="checkbox"/> Other (describe)	Public <input checked="" type="checkbox"/> Other (describe)	Off-site Improvements—Type		Public	Private	
Electricity	<input checked="" type="checkbox"/> 200 Amp	Water	<input checked="" type="checkbox"/>	Street	<b>Asphalt</b>	<input checked="" type="checkbox"/>	
Gas	<input checked="" type="checkbox"/> Natural	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<b>Asphalt</b>	<input checked="" type="checkbox"/>	
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	<b>NA</b>	FEMA Map #	<b>UNMAPPED 270699</b>	FEMA Map Date	<b>NA</b>
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. <b>There were no adverse site conditions upon an observation level of the property or within county records other than typical utility easements.</b>							
GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Foundation Walls	<b>CB &amp; Poured Conc/G</b>	Floors	<b>Cpt/Vin/Hdwd/CT/G</b>
# of Stories	<b>1.5</b>	Basement Area	<b>1270 sq.ft.</b>	Exterior Walls	<b>Aluminum/G</b>	Walls	<b>SR/Plaster/G</b>
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det./End Unit	Basement Finish	<b>60%</b>	Roof Surface	<b>Asphalt Shingle/G</b>	Trim/Finish	<b>Hdwd/Good</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Entry/Exit	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Gutters & Downspouts	<b>Aluminum/G</b>	Bath Floor	<b>CT/G</b>
Design (Style)	<b>One &amp; Half Story</b>	Evidence of	<input type="checkbox"/> Infestation	Window Type	<b>DBH/G</b>	Bath Wainscot	<b>Fiberglass/G</b>
Year Built	<b>1941</b>	Dampness	<input type="checkbox"/>	Storm Sash/Insulated	<b>Yes/G</b>	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)	<b>18</b>	Settlement	<input type="checkbox"/>	Screens	<b>Yes/G</b>	<input checked="" type="checkbox"/> Driveway # of Cars	<b>Ample</b>
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	<b>Concrete</b>
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		Other	<b>Fuel Natural</b>	<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input checked="" type="checkbox"/> Fence Rear yard	<input checked="" type="checkbox"/> Garage # of Cars	<b>2</b>
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input type="checkbox"/> Porch	<input type="checkbox"/> Carport # of Cars	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in	
Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)	Finished area above grade contains: <b>7 Rooms 3 Bedrooms 2.00 Bath(s) 1,746 Square Feet of Gross Living Area Above Grade</b>					
Additional features (special energy efficient items, etc.). <b>Standard for this age home. See text addendum for further comments.</b>							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). <b>No physical problems nor functional obsolescence were found upon the inspection of this property. The home has just received an addition and remodel on the main level. The kitchen, dinette, bathroom, and the master bedroom's walk in closet were added to the home. There was a full basement foundation also added below the new addition. Upgraded materials were used in the addition. The home also received new siding, a new roof, and new windows in 2008. All of the electrical and plumbing systems were updated during the construction of the remodel earlier this year.</b>							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. <b>No adverse conditions were found upon an exterior observation of the property or noted in county records.</b>							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>The subject's utility, style, condition and construction are similar to those of other properties in the area.</b>							

July 30, 2009

Taylor, Bean, & Whitaker  
315 NE 14th St.  
Ocala, FL 34470

Attached is an invoice for:

Scott Baynes  
1260 7th Ave N  
St. Cloud, MN 56303

Order # 24500106  
Loan # 3463115



Eric Montague  
Certified General Appraiser  
Alpha Appraisal, LLC

\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: StCloud1260BaynesInvo

July 30, 2009

Taylor, Bean, & Whitaker  
315 NE 14th St.  
Ocala, FL 34470

Borrower : Scott Baynes

Invoice # :  
Order Date :  
Reference/Case # :  
PO Number :

1004 Full Appraisal

1260 7th Ave N  
St. Cloud, MN 56303

Appraisal Fee	\$	350.00
	\$	-----
Invoice Total	\$	350.00
State Sales Tax @	\$	0.00
Deposit	(\$	)
Deposit	(\$	)
	-----	
Amount Due	\$	350.00

Terms:

Please Make Check Payable To:

Alpha Appraisal, LLC  
14388 Green Forest Cir  
Merrifield, MN 56465

Fed. I.D. #: 27-0389012

Thank you for your business.  
218-765-4148