

FROM: Frederick Smith FTS Real Estate Appraisers 636 Renaissance Way Delray Beach, FL 33483 Telephone Number: 561-758-3806 Fax Number:		INVOICE <table><tr><th colspan="2">INVOICE NUMBER</th></tr><tr><td colspan="2">F26170</td></tr><tr><th colspan="2">DATE</th></tr><tr><td colspan="2">06/03/2026</td></tr><tr><th colspan="2">REFERENCE</th></tr><tr><td>Internal Order #:</td><td>F26170</td></tr><tr><td>Lender Case #:</td><td></td></tr><tr><td>Client File #:</td><td>F26170</td></tr><tr><td>Main File # on form:</td><td>F26170</td></tr><tr><td>Other File # on form:</td><td></td></tr><tr><td>Federal Tax ID:</td><td>65-0560504</td></tr><tr><td>Employer ID:</td><td></td></tr></table>		INVOICE NUMBER		F26170		DATE		06/03/2026		REFERENCE		Internal Order #:	F26170	Lender Case #:		Client File #:	F26170	Main File # on form:	F26170	Other File # on form:		Federal Tax ID:	65-0560504	Employer ID:	
INVOICE NUMBER																											
F26170																											
DATE																											
06/03/2026																											
REFERENCE																											
Internal Order #:	F26170																										
Lender Case #:																											
Client File #:	F26170																										
Main File # on form:	F26170																										
Other File # on form:																											
Federal Tax ID:	65-0560504																										
Employer ID:																											
T0: Silvana De Oliveira 5049 Cleveland Rd Delray Beach, FL 33484 Telephone Number: (973) 220-7706 Fax Number: Alternate Number: E-Mail: silpereira@msn.com																											
DESCRIPTION																											
Lender: Silvana De Oliveira Client: Silvana De Oliveira Purchaser/Borrower: N/A Property Address: 5049 Cleveland Rd City: Delray Beach County: Palm Beach State: FL Zip: 33484 Legal Description: Country Club Acres 5 Lt 753 & E 1/2 of Lt 754																											
FEES			AMOUNT																								
Appraisal Report			475.00																								
SUBTOTAL			475.00																								
PAYMENTS			AMOUNT																								
Check #: N/A	Date: 06/01/2026	Description: Appraisal Fee Satisfied	475.00																								
Check #:	Date:	Description:																									
Check #:	Date:	Description:																									
SUBTOTAL			475.00																								
TOTAL DUE			\$ 0.00																								

Please Return This Portion With Your Payment

FROM: Silvana De Oliveira 5049 Cleveland Rd Delray Beach, FL 33484 Telephone Number: (973) 220-7706 Fax Number: Alternate Number: E-Mail: silpereira@msn.com	
T0: Frederick Smith FTS Real Estate Appraisers 636 Renaissance Way Delray Beach, FL 33483	

AMOUNT DUE:	\$	0.00
AMOUNT ENCLOSED:	\$	
INVOICE NUMBER		
F26170		
DATE		
06/03/2026		
REFERENCE		
Internal Order #:	F26170	
Lender Case #:		
Client File #:	F26170	
Main File # on form:	F26170	
Other File # on form:		
Federal Tax ID:	65-0560504	
Employer ID:		

APPRAISAL OF REAL PROPERTY

LOCATED AT:

5049 Cleveland Rd
Country Club Acres 5 Lt 753 & E 1/2 of Lt 754
Delray Beach, FL 33484

FOR:

Silvana De Oliveira
5049 Cleveland Rd
Delray Beach, FL 33484

AS OF:

06/01/2026

BY:

Frederick T. Smith

Supplemental Addendum

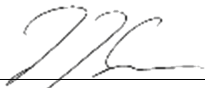
File No. F26170

Owner	Silvana & Talhyss De Oliveira					
Property Address	5049 Cleveland Rd					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33484
Client	Silvana De Oliveira					

The reader of this report should note;

Per Palm Beach County Property Appraiser (PAPA) and IMAPP (Public records source via MLS), the subject dwelling is reflected as having approximately 1,960 sq.ft. of GLA (i.e. gross living area). The appraiser physically measured the subject dwelling and arrived at approximately 2,529 sq.ft. of GLA. Per the client, renovations have been made to the subject dwelling since being purchased in 07/21. Included in the renovations are the addition of GLA and the enclosure of the carport, which is now a garage. The client did not provide the appraiser with permits reflecting the additional GLA or improvements. Therefore, the appraiser is completing this assignment under the extraordinary assumption that any of the subject's recent improvements that require permitting have been properly permitted or can be permitted as legal improvements.

The subject also maintains a built-in, one bedroom, one bathroom guest suite. This guest suite is accessible only from the exterior on the east side of the subject dwelling and thus, is not included in the overall GLA. This guest suite has a full kitchen. The subject's zoning is for single family use only. Therefore, the full kitchen appears to be non-conforming to zoning restrictions. The appraiser extensively searched for and was not able to locate any recently sold, comparable homes with similar guest suites or guest houses and was not successful. Therefore, the appraiser was not able to determine, via recent comparable sales, the contributory value, if any, for the subject's guest suite. While the subject's guest suite may command value in the market, without evidence of contributory value via recently sold comparable sales, the appraiser is not able to warrant adjustments or give consideration to this unique amenity.

Signature 

Name Frederick T. Smith

Date Signed 06/03/2026

State Certification # Cert Res RD2326 State FL

Or State License # State

Signature

Name

Date Signed

State Certification # State

Or State License # State

RESIDENTIAL APPRAISAL REPORT

File No.: F26170

SUBJECT

Property Address: 5049 Cleveland RdCity: Delray BeachState: FLZip Code: 33484

County: Palm BeachLegal Description: Country Club Acres 5 Lt 753 & E 1/2 of Lt 754

Assessor's Parcel #: 00-42-46-23-03-000-7530

Tax Year: 2025R.E. Taxes: \$ 6,390Special Assessments: \$ NoneBorrower (if applicable): N/A

Current Owner of Record: Silvana & Talhyss De OliveiraOccupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing

Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☒ Other (describe) Residential NeighborhdHOA: \$ 0 ☐ per year ☐ per month

Market Area Name: Country Club AcresMap Reference: 48424Census Tract: 0059.57

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe) N/A

Intended Use: This appraisal report is intended for client use only. The appraiser is completing this assignment to estimate the subject's current fair market value for marketing purposes. This appraisal is not intended for any other use or purpose.

Intended User(s) (by name or type): The intended user of this report is Silvana De Oliveira.

Client: Silvana De OliveiraAddress: 5049 Cleveland Rd, Delray Beach, FL 33484

Appraiser: Frederick T. SmithAddress: 636 Renaissance Way, Delray Beach, FL 33483

MARKET AREA DESCRIPTION

Location: ☐ Urban ☒ Suburban ☐ Rural	Predominant Occupancy ☒ Owner 80% ☒ Tenant 20% ☐ Vacant (0-5%) ☐ Vacant (>5%)	One-Unit Housing PRICEAGE \$(000)(yrs) 395Low0 655High65 521Pred45		Present Land Use One-Unit100 % 2-4 Unit0 % Multi-Unit0 % Comm'l0 % Other0 %	Change in Land Use ☒ Not Likely ☐ Likely * ☐ In Process * * To:
Built up: ☒ Over 75% ☐ 25-75% ☐ Under 25%					
Growth rate: ☐ Rapid ☒ Stable ☐ Slow					
Property values: ☐ Increasing ☒ Stable ☐ Declining					
Demand/supply: ☒ Shortage ☐ In Balance ☐ Over Supply					

Marketing time: ☒ Under 3 Mos. ☐ 3-6 Mos. ☐ Over 6 Mos.

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject's neighborhood market area boundaries are The L-32 Canal to the north, The L-33 Canal to the south, Military Trail to the east, and Sims Rd is to the west. The overall single family home values in the subject's neighborhood appear to remained mostly stable over the past year. Based on analysis of sales and listing data over the past year, marketing time appears to be 3 months or less for reasonably priced properties. However, marketing times can exceed 3-6 months for aggressively priced properties. The subject is located in a matured, residential neighborhood. The subject is located approximately 30+/- minutes SW of Downtown WPB, 20+/- minutes NW of Downtown Boca Raton, and 15+/- minutes west of area beaches.

SITE DESCRIPTION

Dimensions: 80' X 125'Site Area: 10,000 sf

Zoning Classification: RSDescription: Single Family Residential District

Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Are CC&Rs applicable? ☐ Yes ☐ No ☒ UnknownHave the documents been reviewed? ☐ Yes ☒ NoGround Rent (if applicable) \$ /

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) N/A

Actual Use as of Effective Date: Single Family HomeUse as appraised in this report: Single Family Home

Summary of Highest & Best Use: The subject's highest and best use appears to be that of a detached, single family residence based on zoning requirements within the community, it's conformity to the other homes in the neighborhood, it's design and appeal, and as a legally permitted residential dwelling improvement.

Utilities Electricity ☒ ☐ Gas ☐ ☐ Water ☒ ☐ Sanitary Sewer ☐ ☒ Storm Sewer ☐ ☐	Public Other Provider/Description Septic Tank	Off-site Improvements Street Asphalt ☒ ☐ Curb/Gutter None Noted ☐ ☐ Sidewalk None Noted ☐ ☐ Street Lights None Noted ☐ ☐ Alley None Noted ☐ ☐	Type Public Private ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Topography Level to Grade Size Typical for area Shape Rectangular Drainage Appears Adequate View Residential
---	---	--	--	---

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☒ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ NoFEMA Flood Zone XFEMA Map # 12099C0978GFEMA Map Date 12/20/2024

Site Comments: The appraiser was not supplied with a survey. The appraiser is making the extraordinary assumption that the site dimensions and lot size reflected in public records is correct. No apparent adverse easement or encroachments were noted.

DESCRIPTION OF THE IMPROVEMENTS

General Description # of Units One ☐ Acc.Unit # of Stories Three Type ☒ Det. ☐ Att. ☐ Design (Style) Custom ☒ Existing ☐ Proposed ☐ Und.Cons. Actual Age (Yrs.) 40 Effective Age (Yrs.) 10	Exterior Description Foundation Concrete Exterior Walls CBS & Frame Roof Surface Metal Gutters & Dwnspts. Aluminum Window Type Sliders (Impact) Storm/Screens No/Aluminum	Foundation Slab Concrete Crawl Space None Noted Basement None Noted Sump Pump ☐ None Noted Dampness ☐ None Noted Settlement None Noted Infestation Unknown	Basement ☒ None Area Sq. Ft. N/A % Finished N/A Ceiling N/A Walls N/A Floor N/A Outside Entry N/A	Heating Yes Type Central Fuel Electric Cooling Yes Central Central Other Mini Splits
Interior Description Floors Tile Walls Drywall Trim/Finish Wood Bath Floor Tile Bath Wainscot Tile Doors Wood	Appliances Refrigerator ☒ Range/Oven ☒ Disposal ☒ Dishwasher ☒ Fan/Hood ☒ Microwave ☒ Washer/Dryer ☒	Attic ☒ None ☐ ☒ Stairs ☐ ☒ Drop Stair ☐ ☒ Scuttle ☐ ☒ Doorway ☐ ☒ Floor ☐ ☒ Heated ☐ ☒ Finished ☐	Amenities Fireplace(s) # None Woodstove(s) # None Patio None Noted Deck None Noted Porch None Noted Fence Vinyl Pool None Noted Other Wrap Around Balcony	Car Storage ☐ None Garage # of cars (4 Tot.) Attach. N/A Detach. N/A Blt.-In 2 Garage Carport N/A Driveway 2 Cars Surface Pavers

Finished area above grade contains: 7 Rooms3 Bedrooms3.0 Bath(s)2,529 Square Feet of Gross Living Area Above Grade

Additional features: The subject contains recently updated, upgraded features and interior components for homes in this market area. See attached photograph addendum for visual evidence of the recent upgraded improvements. The subject also maintains a 1 bedroom/1 bathroom, built-in quest suite.

Describe the condition of the property (including physical, functional and external obsolescence): The appraiser noted the subject to be in over-all good/updated condition. The appraiser is completing this assignment under the extraordinary assumption that the subject is not in need of any repairs or component replacement that would significantly, adversely affect it's marketability.

RESIDENTIAL APPRAISAL REPORT

File No.: F26170

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public records, IMAPP, PAPA

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject's prior transaction appears to have been at arms-length. Since the most recent transaction, the subject has been extensively updated with newly upgraded components.
Date: 07/21	
Price: \$385,500	
Source(s): PAPA & IMAPP	
2nd Prior Subject Sale/Transfer	
Date: 04/19	
Price: \$10	
Source(s): PAPA & IMAPP	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	5049 Cleveland Rd Delray Beach, FL 33484	5397 Cleveland Rd Delray Beach, FL 33484			3602 Lakeview Blvd Delray Beach, FL 33445			3127 Lakeview Blvd Delray Beach, FL 33445		
Proximity to Subject		0.35 miles W			0.51 miles SE			0.90 miles E		
Sale Price	\$	\$ 655,000			\$ 1,280,000			\$ 985,000		
Sale Price/GLA	\$ /sq.ft.	\$ 407.34 /sq.ft.			\$ 459.77 /sq.ft.			\$ 468.16 /sq.ft.		
Data Source(s)	PAPA/IMAPP	PAPA/IMAPP			PAPA/IMAPP			PAPA/IMAPP		
Verification Source(s)	Physical Inspection	MLS Listing (R11091105)			MLS Listing (B26015148)			MLS Listing (R11130592)		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.		DESCRIPTION	+ (-) \$ Adjust.		DESCRIPTION	+ (-) \$ Adjust.	
Sales or Financing	N/A	Cash to			Cash to			Cash to		
Concessions	N/A	Purchase			Purchase			Purchase		
Date of Sale/Time	N/A	11/25 (2 DOM)			05/26 (3 DOM)			03/26 (111 DOM)		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Average	Average			Superior			-224,000 Superior		
Site	10,000 sf	9,392 sf			0 13,143 sf			-75,000 12,500 sf		
View	Residential	Residential			Grn Area&Privacy Hedge			-64,000 Residential		
Design (Style)	Custom	Ranch			Ranch			Ranch		
Quality of Construction	Average/CBS & Frame	Average/CBS			0 Average/CBS			0 Average/Frame		
Age	40 Years	7 Years			0 46 Years			0 50 Years		
Condition	Good/Updated	Good/Newer			Good/Updated			Good/Updated		
Above Grade	Total Bdrms Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count	7 3 3.0	7	3	3.0	8	4	3.0	0 7	3	2.0
Gross Living Area	2,529 sq.ft.	1,608 sq.ft.			+138,200 2,784 sq.ft.			-38,300 2,104 sq.ft.		
Basement & Finished	N/A	N/A			N/A			N/A		
Rooms Below Grade	N/A	N/A			N/A			N/A		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Central A/C	Central A/C			Central A/C			Central A/C		
Energy Efficient Items	None Noted	None Noted			None Noted			None Noted		
Garage/Carport	2 Car Garage	2 Car Garage			2 Car Garage			2 Car Garage		
Porch/Patio/Deck	Balcony	Patio/Porch			0 Patio/Porch			0 Patio/Porch		
Patio/Pool/Spa	No Pool	No Pool			Pool			-60,000 No Pool		
Features	Upgraded	Slightly Inferior			+32,750 Upgraded			Upgraded		
	Features	Features			Features			Features		
Additional Features	Guest Suite	None Noted			0 None Noted			0 None Noted		
Net Adjustment (Total)		☒ + ☐ - \$ 170,950			☐ + ☒ - \$ -461,300			☐ + ☒ - \$ -146,200		
Adjusted Sale Price of Comparables		\$ 825,950			\$ 818,700			\$ 838,800		
Summary of Sales Comparison Approach This appraisal assignment was especially difficult due to the limited amount of sale activity within the past year in the subject's neighborhood and the lack of sales within 20%+/- GLA (i.e. gross living area). As of the effective date of this assignment, there appears to have been no sale activity of homes in the subject's neighborhood within 20%+/- GLA. The subject is not considered to be over-improved as there are larger and/or superior homes within the neighborhood. However, none of these larger homes have sold within the past 2 years. Therefore, the appraiser included sale #1 from the subject's neighborhood to provide some support of the recent sale activity. Although sale #1 is a significantly smaller home and required excessive adjustments in the Sales Comparison Approach to value, using it as a comparable does not appear to adversely affect the subject's estimated market value. Comparable #1 was weighted the heaviest in arriving at the subject's estimated market value due to it's location within the same neighborhood.										
The appraiser included two sales from a nearby, competing, but superior neighborhood as comparables #2 and #3. Homes in the Sherwood Park neighborhood appear to sell for approximately 15%+/- to 20%+/- more than homes in the subject's neighborhood. Therefore, the appraiser warranted 17.5%+/- "Location" adjustments for sales #2 and #3's superior neighborhood. Using these two sales from a nearby, competing neighborhood as comparables does not appear to adversely affect the subject's estimated market value.										
The appraiser warranted adjustments in the market analysis based primarily on paired sales analysis, regression analysis, and review of several appraisals completed in this immediate market area by this same appraiser over the past 2 years. The appraiser did not warrant adjustments in the market analysis where market reactions were not apparent for property variances or where contributory value or discounts could not be extracted from the sale prices of the comparables and other sales analyzed within the neighborhood.										
The appraiser warranted "Site" adjustments of approximately \$25+/- per sq.ft. for the difference in lot sizes for comparables #2 and #3. The appraiser did not warrant a "Site" adjustment for comparable #1 as it's lot is within 1,000+/- sq.ft. and the market does not appear to react to this slight difference.										
Comparable #1 was sold with slightly inferior kitchen, bathroom and flooring components. The appraiser warranted a 5% "Features" adjustment for this home's slightly inferior improvements.										
Comparable #2 backs to a golf course. The appraiser warranted a 5% "View" adjustment for sale #2's superior view amenity. The appraiser did not warrant a bedroom count adjustment for sale #2's 4th bedroom as the market appears to react more so to the difference in GLA than bedroom count between similar size 3 and 4 bedroom dwellings.										
The appraiser warranted a \$25,000 bathroom count adjustment for sale #3's one less full bathroom count.										
Indicated Value by Sales Comparison Approach \$ 825,000										

GPRESIDENTIAL

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.
Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

3/2007

RESIDENTIAL APPRAISAL REPORT

File No.: F26170

COST APPROACH

COST APPROACH TO VALUE (if developed)

☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

N/A

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

OPINION OF SITE VALUE

Source of cost data: N/A

DWELLING

Quality rating from cost service: N/A Effective date of cost data: N/A

Sq.Ft. @ \$

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

Sq.Ft. @ \$

The Cost Approach was not completed as is not considered as reliable

Sq.Ft. @ \$

for dwellings over one year of actual age. The Cost Approach is not

Sq.Ft. @ \$

needed for credible results in this appraisal report as the Sales

Sq.Ft. @ \$

Comparison Approach appears to be the best and most accurate

Garage/Carport

approach to estimating the subject's current market value. The Cost

Sq.Ft. @ \$

Approach is not required per HUD/FHA or Fannie Mae. The Cost

Total Estimate of Cost-New

Approach is not intended for, nor should it be used for insurance

Less Physical Functional External

purposes.

Depreciation

Depreciated Cost of Improvements

"As-is" Value of Site Improvements

Estimated Remaining Economic Life (if required): 50 Years

INDICATED VALUE BY COST APPROACH

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed)

☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier N/A = \$

Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM):

The income approach was not used in this appraisal assignment as most

units in this neighborhood appear to be owner occupied. Therefore, the income approach does not appear to provide an accurate reflection of

the subject's estimated market value.

PUD

PROJECT INFORMATION FOR PUDs (if applicable)

☐ The Subject is part of a Planned Unit Development.

Legal Name of Project: N/A

Describe common elements and recreational facilities:

N/A

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 825,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

Final Reconciliation

The market approach is the best indicator of the value as it reflects the actions of the buyers and sellers in this marketplace.

The income approach was not utilized as most of the homes in this neighborhood appear to be owner occupied. The income approach is not

considered applicable for this appraisal assignment. The appraiser completing this report performed no services, as an appraiser or in any

other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of

this assignment.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been

completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to

the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: This appraisal is being

completed "as is" based on readily observable evidence at the time of physical inspection of the subject dwelling.

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions,

and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject

of this report is: \$ 825,000 , as of: 06/01/2026 , which is the effective date of this appraisal.

If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be

properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work

☒ Limiting Cond./Certifications

☐ Narrative Addendum

☒ Photograph Addenda

☒ Sketch Addendum

☒ Map Addenda

☐ Additional Sales

☐ Cost Addendum

☒ Flood Addendum

☐ Manuf. House Addendum

☐ Hypothetical Conditions

☒ Extraordinary Assumptions

☒ Appraiser's Certification

☒ Cover Page

☒ Invoice

SIGNATURES

Client Contact: Silvana De Oliveira

Client Name: Silvana De Oliveira

E-Mail: silpereira@msn.com

Address: 5049 Cleveland Rd, Delray Beach, FL 33484

APPRaiser

Supervisory APPRAISER (if required)

or CO-APPRAISER (if applicable)

Appraiser Name: Frederick T. Smith

Company: FTS Real Estate Appraisers

Phone: 561-758-3806 Fax:

E-Mail: ftsappraisers@gmail.com

Date of Report (Signature): 06/03/2026

License or Certification #: Cert Res RD2326 State: FL

Designation: State Certified Residential Real Estate Appraiser

Expiration Date of License or Certification: 11/30/2026

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 06/01/2026

Supervisory or

Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #:

State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

GPRESIDENTIAL

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.
Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

3/2007

Subject Photo Page

Owner	Silvana & Talhyss De Oliveira					
Property Address	5049 Cleveland Rd					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33484
Client	Silvana De Oliveira					



Subject Front

5049 Cleveland Rd	
Sales Price	
Gross Living Area	2,529
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Average
View	Residential
Site	10,000 sf
Quality	Average/CBS & Frame
Age	40 Years



Subject Rear



Subject Street

Photograph Addendum

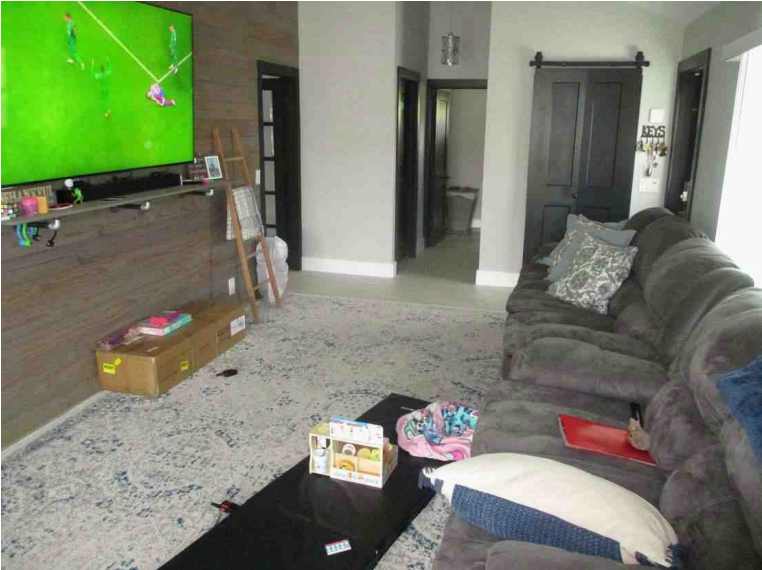
Owner	Silvana & Talhyss De Oliveira					
Property Address	5049 Cleveland Rd					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33484
Client	Silvana De Oliveira					



Subject's kitchen view



Subject's dining room view



Subject's living room view

Photograph Addendum

Owner	Silvana & Talhyss De Oliveira					
Property Address	5049 Cleveland Rd					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33484
Client	Silvana De Oliveira					



Subject's center island view between the kitchen and breakfast area



Subject's breakfast area view



Subject's loft area view (currently being used as bedroom)

Photograph Addendum

Owner	Silvana & Talhyss De Oliveira					
Property Address	5049 Cleveland Rd					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33484
Client	Silvana De Oliveira					



Subject's bathroom view



Subject's bathroom view



Subject's bathroom view

Photograph Addendum

Owner	Silvana & Talhyss De Oliveira				
Property Address	5049 Cleveland Rd				
City	Delray Beach	County	Palm Beach	State	FL Zip Code 33484
Client	Silvana De Oliveira				



Subject's guest suite kitchen view



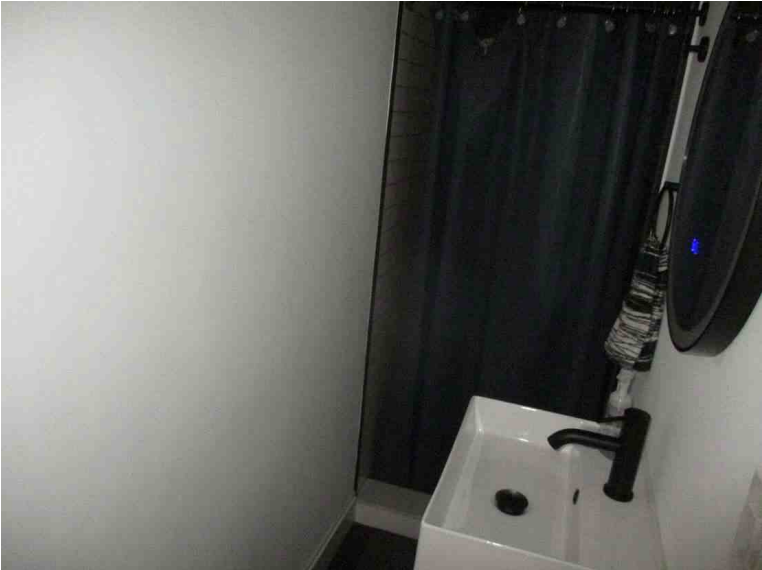
Subject's guest suite living room view



Subject's guest suite bathroom view

Photograph Addendum

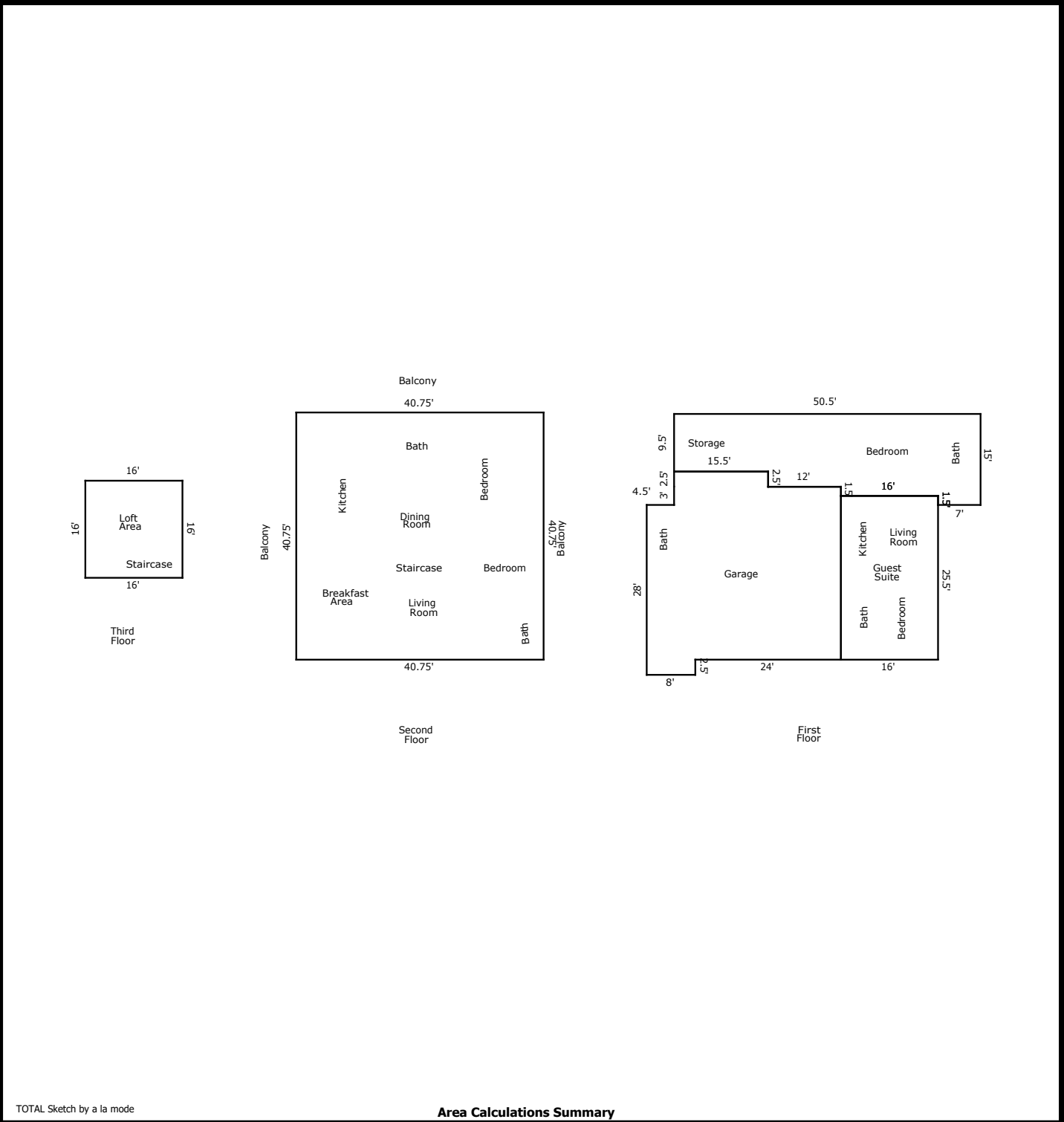
Owner	Silvana & Talhyss De Oliveira					
Property Address	5049 Cleveland Rd					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33484
Client	Silvana De Oliveira					



Subject's garage bathroom view (not included within the GLA or bathroom count as it is located in the garage)

Building Sketch

Owner	Silvana & Talhyss De Oliveira					
Property Address	5049 Cleveland Rd					
City	Delray Beach	County	Palm Beach	State	FL	Zip Code 33484
Client	Silvana De Oliveira					



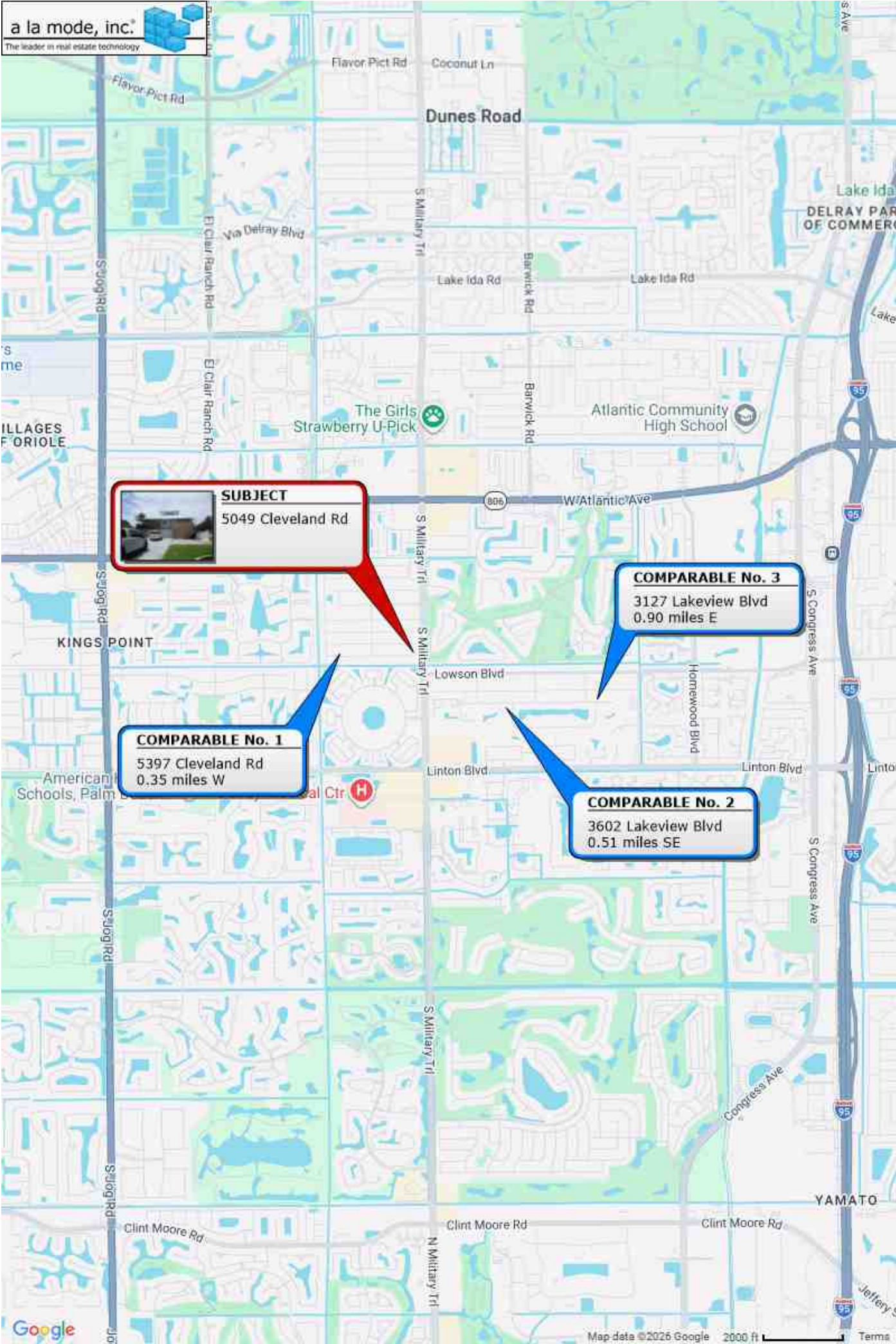
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details			
First Floor	612.25 Sq ft	9.5 × 15.5	=	147.25	
		12 × 12	=	144	
		13.5 × 16	=	216	
		15 × 7	=	105	
Second Floor	1660.56 Sq ft	40.75 × 40.75	=	1660.56	
Third Floor	256 Sq ft	16 × 16	=	256	
Total Living Area (Rounded):	2529 Sq ft				
Non-living Area					
2 Car Attached	957.25 Sq ft	28.5 × 12	=	342	
		31 × 12	=	372	
		3.5 × 5.5	=	19.25	
		8 × 28	=	224	
Guest Suite	432 Sq ft	16 × 27	=	432	

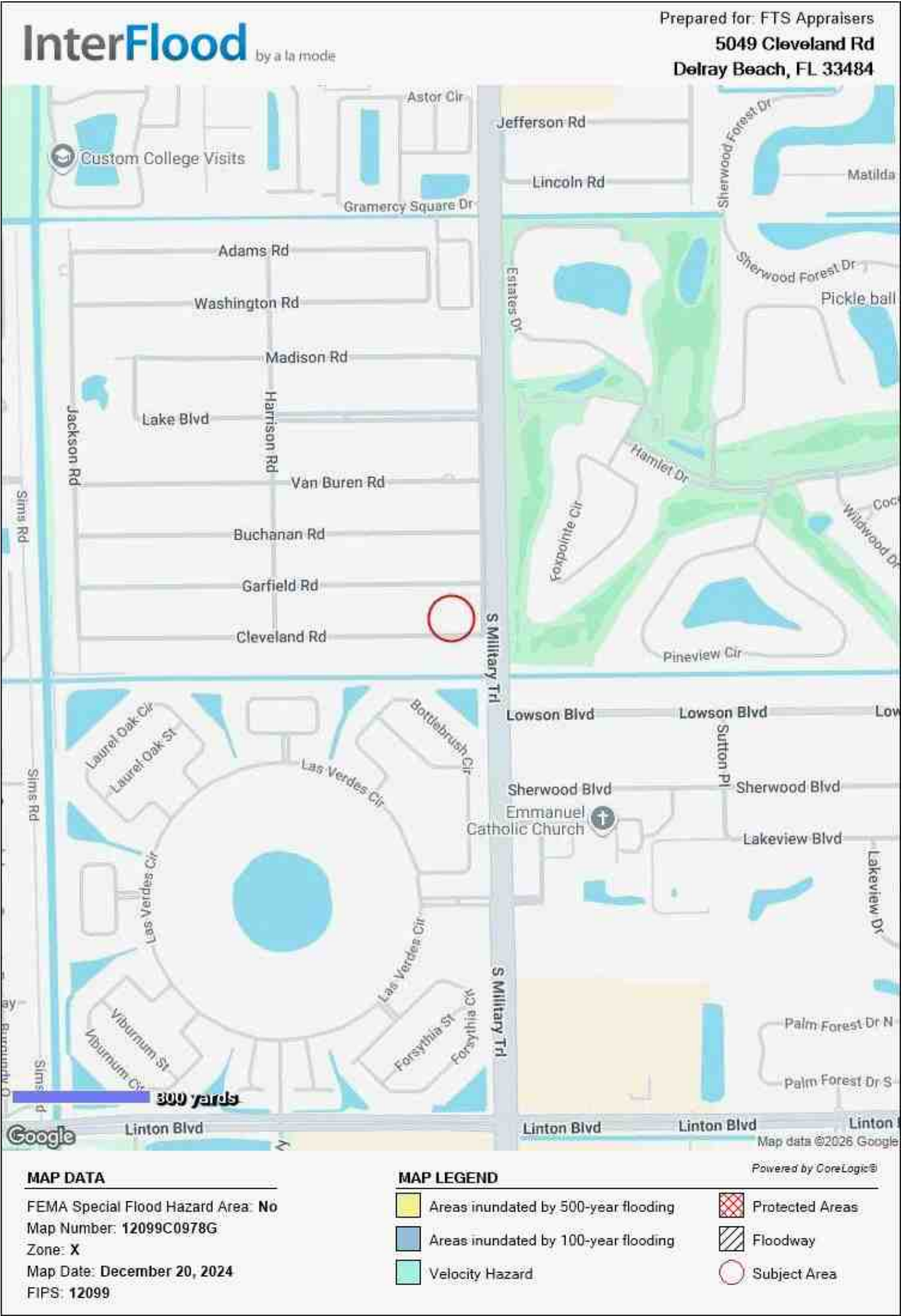
Location Map

Owner	Silvana & Talhyss De Oliveira				
Property Address	5049 Cleveland Rd				
City	Delray Beach	County	Palm Beach	State	FL Zip Code 33484
Client	Silvana De Oliveira				



Flood Map

Owner	Silvana & Talhyss De Oliveira				
Property Address	5049 Cleveland Rd				
City	Delray Beach	County	Palm Beach	State	FL Zip Code 33484
Client	Silvana De Oliveira				



Assumptions, Limiting Conditions & Scope of Work

File No.: F26170

Property Address:	5049 Cleveland Rd	City:	Delray Beach	State:	FL	Zip Code:	33484
Client:	Silvana De Oliveira	Address:	5049 Cleveland Rd, Delray Beach, FL 33484				
Appraiser:	Frederick T. Smith	Address:	636 Renaissance Way, Delray Beach, FL 33483				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: F26170

[illegible]

Appraisers Certification



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SMITH, FREDERICK T

636 RENAISSANCE WAY
DELRAY BEACH FL 33483

LICENSE NUMBER: RD2326

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/14/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

