



Qualifications
Of
Edward F. Miller, NYSCA

**Business
Experience**

Hickory House Tenants Corp.
1977 to 1984 Position: Superintendent
Cooperative Apartment Complex

Ed Miller Home Repairs
1975 to 1985 Position: General Contractor
Home Improvement & Building Contractor

Rockland Realty, Better Homes & Gardens
74 South Middletown Road
Nanuet, N.Y. 10954
(914) 624-8600
1984 to 1985 Position: Licensed Real Estate
Salesperson & Real Estate Appraiser

Martin Real Estate Appraisers, Inc.
P.O. Box 14, Windermere Avenue
Greenwood Lake, N.Y. 10925
1985 to 1989 Position: Full-time
Residential Real Estate Appraiser
Attention: Tom Martin (914) 477-3900

M & K Home Repairs
17 Ponderosa Drive
Bloomingburg, N.Y. 12721
1988 to 1990 Position: General Partner
Home Improvement & Building Contractor

Rural Appraisals
Post Office Box 767
Phillipsport, NY 12769
12/11/89 to Present
Position: Owner - Senior Appraiser
Full-time NYS Certified Residential Real Estate Appraiser

Present TAX ID #14-1777222

New York State Certified Appraiser
Certificate #45000020129
Effective Date: 09/27/1990
Expiration Date: 09/27/2010

NYS Certified Appraisal Course Educator
Effective: May 24, 2006



Qualifications
of
Edward F. Miller, NYSCA
(continued)

FHA Approved Appraiser since May of 1995
Albany, NY, CHUM #6343 (Upstate)
New York City, NY, CHUM #5414 (Downstate)
FHA Exam Taken and Passed on January 6, 2002

VA Approved Fee Appraiser Since May 21, 2002
VA Fee Appraiser #0085

**Business
Affiliations**

National Association of Real Estate
Appraisers Designated Member since 1990
CREA - Certified Real Estate Appraiser
Senior Designated Member #38181

Orange County Board of Realtors
Associate Member since 1990

Greater Hudson Valley Multiple Listing Service
Subscription Member since 1991

Sullivan County Multiple Listing Service
Subscription Member since 1998

Education

North Bergen High School
North Bergen, New Jersey 07047
1968 to 1971 High School Diploma 1971

United State Army Corp of Engineers
1971 Explosives & Demolitions Course
1971 to 1972 Offset Press Operations Course
1972 Tractor Trailer Driving Course
1973 Received an Honorable Discharge at the
Rank of E-5 Sergeant

Rockland County B.O.C.E.S.
1982 Advanced Carpentry Course

New York State Association of Realtors
September 1985 Real Estate Salesperson
45 Hour Qualifying Course

American Institute of Real Estate Appraisers
October 1986 Exam # 1A-1 Real Estate
Appraisal Principles



Qualifications
of
Edward F. Miller, NYSCA
(continued)

Appraisal
Education

New York State Association of Realtors &
Orange County Association of Realtors
November 4-5-7-8, 1991 (30 Hours Total)
R1 Introduction to Real Estate Appraisals
Course Code #0004-R1
Days Inn, Union Avenue, Newburgh, N.Y. 12550

New York State Association of Realtors &
Orange County Association of Realtors
November 11-12-14-15, 1991 (30 Hours Total)
R2 Valuation Principles and Procedures
Course Code #0004-R2
Days Inn, Union Avenue, Newburgh, N.Y. 12550

Appraisal Institute (15 Hours Total)
April 15 & 16, 1991 Course Code SPP-A,
Standards of Professional Practice "Part A"
Holiday Inn, Rte 9, Poughkeepsie, N.Y. 12623

Hudson Valley Institute of Real Estate Study
August 12, 13, 18, 20, 24, 27 & 30, 1993
R3 Applied Residential Property Valuation
Course Code #0034-R3
Comfort Inn, Newburgh, New York 12550

National Association of Independent
Fee Appraisers (15 Hour Course)
March 21st & 22nd, 1997
Uniform Standards of Professional Practices
Ramada Inn, Newburgh, NY



CONTINUING EDUCATION
REAL ESTATE SEMINARS ATTENDED

COURSE STUDY	SCHOOL SPONSOR	DATE ATTENDED
Litigation Skills For the Appraiser NYS C/E Code 649	Appraisal Institute Sponsored by Orange County Assoc. of Realtors	May 25, 2011 7 hour course
The Uniform Appraisal Dataset from Fannie Mae & Freddie Mac	Appraisal Institute 9 Coates Drive, Goshen, NY	August 10, 2011 7 hour course
Private Appraisals NYS C/E Code	McKissock RE Online Computer Course	August , 2011 7 hour course
2010-2011 National USPAP Update Course NYS C/E Code 2365-07	Manfred Real Estate Latham, NY	August 21, 2011 7 hour course
<hr/>		
FHA & the Appraisal Process NYS C/E Code #2513-07	Appraisal Institute Online Computer Course Course #OL-697,Chicago,IL	August 26, 2009 7 hour course
National USPAP Online Equivalent Course NYS C/E Code 2587-07	Appraisal Institute appraisalinstitute.com	August 21, 2009 7 hour course
REO Appraisal: Appraisal of Residential Property Foreclosure NYS Code #3217-07	Appraisal Institute Sponsored by Orange County Assoc of Realtors Goshen, NY	March 27, 2009 7 hour course
Appraisal Challenges: Declining Markets and Sales Concessions NYS Code #3218-07	Appraisal Institute Sponsored by Orange County Assoc of Realtors Goshen, NY	April 24, 2009 7 hour course
<hr/>		



CONTINUING EDUCATION
REAL ESTATE SEMINARS ATTENDED

<u>COURSE STUDY</u>	<u>SCHOOL SPONSOR</u>	<u>DATE ATTENDED</u>
National USPAP Update NYS C/E Code #2365	Manfred Real Estate Learning Center, Inc. 18 Computer Drive, Albany, NY	April 30, 2007 7.0 hour course
Residential Design & Functional Utility NYS C/E Code #2489-07	Appraisal Institute Online Computer Course Course #OL-662, Chicago, IL	July 1-4, 2006 7 hour course
Quality Road Show Issues & Solutions	Lender's Service, Inc. Harmon Meadows Convention Center	April 28, 2006 4 hour course
VA Updates & Requirements	Dept. of Veterans Affairs Manchester, NH	July 26, 2006 3 Hour Course
<hr/>		
Appraising FHA/HUD REO Properties	Just Valuation Services Trumps Taj Majal Atlantic City, NJ	May 20, 2005 7 hour course
FNMA Case Studies & Forms 2005 NYS C/E Code #2641	Manfred Real Estate Learning Center, Inc. Clarion Hotel, Newburgh, NY	August 3, 2005 7.5 hour course
National USPAP Online Equivalent Course NYS C/E Code 2587-07	Appraisal Institute appraisalinstitute.com	August 15, 2005 7.0 hours
Architectural Styles NYS C/E Code #2274	Manfred Real Estate Learning Center, Inc. Albany, NY	September 16, 2005 7.5 hour course
Luxury Homes: Establishing Market Value NYS C/E Code #2292	Manfred Real Estate Learning Center, Inc. Clarion Hotel, Newburgh, NY	September 22, 2005 7.5 hour course
<hr/>		



CONTINUING EDUCATION
REAL ESTATE SEMINARS ATTENDED

<u>COURSE STUDY</u>	<u>SCHOOL SPONSOR</u>	<u>DATE ATTENDED</u>
Geology, Soils & Forests of New York State NYS C/E Code #2235	Manfred Real Estate Learning Center, Inc. Ramada Inn, Kingston, NY	August 26, 2003 7.5 hour course
The Appraiser, Underwriter Realationship NYS C/E Code #2414	Manfred Real Estate Learning Center, Inc. Ramada Inn, Newburgh, NY	September 4, 2003 3.5 hour course
Underwriting the Appraisal Principles NYS C/E Code #2413	Manfred Real Estate Learning Center, Inc. Ramada Inn, Newburgh, NY	September 4, 2003 4.0 hour course
National USPAP Update NYS C/E Code #2365	Manfred Real Estate Learning Center, Inc. 18 Computer Drive, Albany, NY	September 12, 2003 7.0 hour course
Appraising & Marketing Rural Properties NYS C/E Code #2417	Manfred Real Estate Learning Center, Inc. 18 Computer Drive, Albany, NY	September 24, 2003 7.5 hour course
<hr/>		
That Old House NYS C/E Code #2043	Manfred Real Estate Learning Center, Inc. Ramada Inn, Kingston, NY	July 10, 2001 7.5 hour course
Home Construction NYS C/E Code #0397	Manfred Real Estate Learning Center, Inc. Ramada Inn, Kingston, NY	May 8, 2001 7.5 hour course
Auctions: A Real Estate Alternative NYS C/E Code #2100	Manfred Real Estate Learning Center, Inc. Ramada Inn, Kingston, NY	March 28, 2001 7.5 hour course



CONTINUING EDUCATION
REAL ESTATE SEMINARS ATTENDED

<u>COURSE STUDY</u>	<u>SCHOOL SPONSOR</u>	<u>DATE ATTENDED</u>
New FHA/HUD Guidelines and Test Procedures NYS C/E Code # 0996	Manfred Real Estate Learning Center, Inc. Ramada Inn, Kingston, NY	December 16 1999 7.5 hour course
Deed: Reading, Plotting and Understanding NYS C/E Code #0938	Manfred Real Estate Learning Center, Inc. Ramada Inn, Kingston, NY	August 26, 1999 7.5 hour course
Zoning & Land Use Controls in New York State NYS C/E Code #0371	Manfred Real Estate Learning Center, Inc. Ramada Inn, Kingston, NY	August 12, 1999 7.5 hour course
Managing Yourself to Success in Real Estate NYS C/E Code #0641	Manfred Real Estate Learning Center, Inc. Ramada Inn, Kingston, NY	July 19, 1999 7.5 hour course
<hr/>		
FANNIE MAE REO Appraisal Education Seminar	Federal National Mtg. Assn. Sheraton Hotel, Newark, NJ	August 7, 1997 4 hour course
Fair Lending Requirements Course #5.2	National Association of Independent Fee Appraisers	March 15, 1997 8 hour course
FANNIE MAE REO Appraisal Education Seminar	Federal National Mtg. Assn.	October 12, 1995 5 hour course
Freddie Mac Loan Prospector Education Seminar	Valuation Information Technology, Inc.	June 14, 1995 8 hour course
Reviewing an Appraisal	Appraisal Education Network	March 3, 1995



**CONTINUING EDUCATION
REAL ESTATE SEMINARS ATTENDED**

<u>COURSE STUDY</u>	<u>SCHOOL SPONSOR</u>	<u>DATE ATTENDED</u>
NYS C/E Code #0108-05	Ramada Inn, Kingston, NY	5 Hour C/E Course
HUD Certification Workshop NYS C/E Code #0195-05	Appraisal Education Network Ramada Inn, Kingston, NY	February 6, 1995 5 Hour C/E Course
HUD 203K Rehab. Home Mtg. NYS C/E Code #0208-05	Appraisal Education Network Ramada Inn, Kingston, NY	February 6, 1995 5 Hour C/E Course
FIRREA/FNMA Seminar Overview & Practical Application	New Jersey Chapter of the Society of Appraisers	November 5, 1993 7 Hour C/E Course NYS C/E Code #0052-07
Sold But Will It Close	Orange Cty Bd of Realtors Course # CEM-2	10/28 & 29/91 15 Hour C/E Course
Real Estate Appraisal	Hudson Valley Institute For R.E. Studies	10/23 & 24/91 15 Hour C/E Course
Real Estate Investments	Hudson Valley Institute For R.E. Studies	9/25 & 26/91 15 Hour C/E Course
Standards of Professional Practice Exam.# 2-3/8-3	American Institute of Real Estate Appraisers	August 1987
Designation Report Writing Seminar	American Institute of Real Estate Appraisers	March 1987
Guide to the Uniform Residential Appraisal Report	Society of Real Estate Appraisers	March 1987



Forms

**Frequently
Used**

FNMA Form 1004
FHLMC Form 70 Uniform Residential
Appraisal Report

FNMA Form 1025
FHLMC Form 72 Small Residential Income
Appraisal Report

FNMA Form 216 Operating Income Statement
Two to Four Family Property

FNMA Form 1073
FHLMC Form 465 Individual Condominium
or PUD Appraisal Report

Form FW-68 Land Appraisal Report

Cooperative Land Appraisal Report

Employee Relocation Council Form
Residential Appraisal Report

FHLMC Form 704 Second Mortgage
Property Value Analysis Form

Mobile Home Appraisal Report

**Data
Sources**

Virtual Information Services &
TRW REDI Property Data System
Sullivan, Orange & Ulster Counties
CD Rom Disks, Microfiche, Tax Maps & Sales Data

Valnet Property Data
All sales within the State of New York

Federal Emergency Management Agency
National Flood Insurance Program
Flood Maps for all areas covered

Complete Database of Comparable Sales
Updated daily with information from:
Real Estate Brokers
Multiple Listing Systems of all counties covered
Town Assessor's Offices
Real Property tax Services (NYS ORPS Web Site)



CLIENT REFERENCES

Federal National Mortgage Assoc.
(Fannie Mae) aka (F.N.M.A)
ATTN: Wynesta Carrington, REO Department
13455 Noel Road, Suite 600
Dallas, Texas 75240-4663
Phone: (972) 773-7377
Fax # (972) 773-4308

Franklin 1st Financial
ATTN: Joe Ciullo
239 New Road
Suite 200
Parsippany, NJ 07054
Phone: (973) 227-8200

Citicorp Mortgage, Inc.
ATTENTION: Michael Messier
Appraisal Unit MS 434A
1000 Technology Drive
O'Fallon, MO 63368-2240
Phone: (800) 695-0384 Ext. 27460

eHome Credit Corp
ATTN: Chris LaLena
100 Garden City Plaza
Suite 500
Garden City, NY 11530
(516) 640-3426

Washington Mutual Mortgage Corp.
ATTN: Joseph Palumbo
Park 80 West Plaza 1
Saddle Brook, NJ 07663
Phone: (201) 843-6177

Prospect Mortgage
ATTN: Frank Beaver
200D South Main Street
New City, NY 10956
Cell: (914) 419-5253
Phone: (845) 634-8238

Premium Capital Funding LLC
992 South Second Street
Ronkonkoma, NY 11779
ATTN: Tom Adams
(800) 476-1428 Office
(978) 479-9239 Cell

Eden Mortgage
100 Broadhollow Road
Suite 307
Farmingdale, NY 11735
(631) 753-2655
(631) 773-5221

Just Valuation Incorporated
951 Market Promenade Avenue
Suite 2101
Lake Mary, FL 32746-7616
(407) 531-5333
ATTN: Bob McKenna



Coverage Area by Zip Codes

Orange County

10910 Arden
10912 Belvale
10914 Blooming Grove
10915 Bullville
10916 Campbell Hall
10917 Central Valley
10918 Chester
10919 Circleville
10921 Florida
10922 Fort Montgomery
10924 Goshen
10925 Greenwood Lake
10926 Harriman
10928 Highland Falls
10930 Highland Mills
10932 Howells
10933 Johnson
10940 Middletown
10950 Monroe
10953 Mountainville
10958 New Hampton
10959 New Miford
10963 Otisville
10969 Pine Island
10973 Slate Hill
10975 Southfields
10981 Sugar Loaf
10985 Thompson Ridge
10992 Washingtonville
10996 West Point
12518 Cornwall

Rockland County

10901 Suffern
10913 Blauvelt
10920 Congers
10923 Garnerville
10927 Haverstraw
10931 Hillburn
10952 Monsey
10954 Nanuet
10956 New City
10960 Nyack
10962 Orangeburg
10964 Palisades
10965 Pearl River
10968 Piermont
10970 Pomona
10974 Sloatsburg
10976 Sparkill
10977 Spring Valley
10980 Stony Point
10982 Tallman
10983 Tappan
10984 Thiells
10986 Tomkins Cove
10989 Valley Cottage
10993 West Haverstraw
10994 West Nyack
10995 West Nyack
10990 Warwick



**Coverage Area by Zip Codes
(continued)**

Orange County
(continued)

12520 Cornwall on the Hudson
12543 Maybrook
12549 Montgomery
12550 Newburgh
12551 Newburgh
12553 New Windsor
12566 Pine Bush
12575 Rock Tavern
12577 Salisbury Mills
12584 Vails Gate
12586 Walden
12729 Cuddebackville
12739 Godeffroy
12746 Huguenot
12771 Port Jervis
12780 Sparrowbush

Sullivan County

12701 Monticello
12721 Bloomingburg
12722 Burlingham
12733 Fallsburg
12763 Mountaintale
12769 Phillipsport
12775 Rock Hill
12779 South Fallsburg
12781 Summitville

Ulster County

12420 Cragmoor
12428 Ellenville
12525 Gardiner
12528 Highland
12542 Marlboro
12547 Milton
12561 New Paltz
12568 Plattekill
12588 Walker Valley
12589 Wallkill



FEE SCHEDULE

FNMA URAR FORM 1004 APPRAISAL (New Form) (1004 MC Market Conditions Form included in all appraisals)	\$350.00
R.E.O. format w/interior photos & listings	\$400.00
FHA appraisals with all forms needed	\$350.00
FHA 2 Family	500.00
FHA 3 Family	550.00
FHA 4-6 Family	600.00
Freddie Mac Form 2055 DRIVE-BY ANALYSIS	275.00
R.E.O. format w/listings	275.00
2-3 FAMILY APPRAISAL (New Form)	\$500.00
4 FAMILY FORM APPRAISAL (New Form)	\$550.00
FIELD REVIEW FNMA Form 2000 Current Date	\$250.00
FIELD REVIEW FNMA Form 2000 Retrospective	\$350.00
DESK REVIEW	\$100.00
FINAL OR RE-INSPECTION & RE-CERT. OF VALUE	\$125.00
RE-TYPE OF APPRAISAL WITH ORIGINAL PHOTOS	\$ 50.00

The normal territory covered by our staff at the present time is all of Rockland, Orange, Sullivan and Ulster Counties of New York State.

UNIQUE ID NUMBER
45000020129

State of New York
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control
No. **61452**

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
09	28	11

MILLER EDWARD F
C/O RURAL APPRAISALS
365 RED HILL RD
PO BOX 767
PHILLIPSPORT, NY 12769-0767



EXPIRATION DATE

MO.	DAY	YR.
09	27	13

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. RESIDENTIAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

CESAR A. PERALES
SECRETARY OF STATE

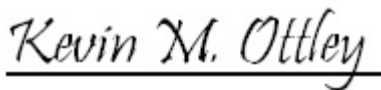
Willis
Five Star Appraisal Program

300 W. Madison Suite 700, Chicago, IL 60606
Toll Free: (800) 497-4644 * Dir: (512) 855-2045 * fax: (866) 720-5003

PROOF OF COVERAGE

1. Name and Address of Insured: (a member of the Five Star Realty Inc., Risk Purchasing Group)
Edward F Miller
Rural Appraisals
365 Red Hill Road, P.O. Box 767
Phillipsport, NY, 12769
2. Insurer: **Certain Underwriters at Lloyd's**
Rating: AM Best: A (Excellent) S&P: A (Positive)
3. Coverage: Errors and Omissions
4. Master Policy Number: **MPREA-2010**
5. Certificate Number: **To Be Assigned at time of Policy Issuance**
6. Limits of Liability: **\$1,000,000** Each Claim, including Claims Expenses
\$1,000,000 Annual Aggregate, including Claims Expenses
7. Deductible: **\$ 500** Each Claim, including Claims Expenses
8. Annual Policy Premium: **\$404.82** (Paid in Full, including any fees and taxes)
9. Policy Period: **4/27/2011 to 4/27/2012**
12:01 a.m. standard time at the location stated above.
10. Retroactive Date: **4/27/2011**
11. Appraisers covered: **Edward F. Miller**
12. Coverage is subject in all respects to the terms, conditions, & limitations of the master policy issued by Certain Underwriters at Lloyd's, Policy Number MPREA-2010, unless otherwise specified.
13. This "Proof of Coverage" notice is your formal "Evidence of Insurance", and is to be used to notify banks, and other third parties that such coverage exists. This document will be replaced by your policy.

Date of issuance: 4/7/2011



Authorized Representative