



**National Association
of Home Builders**

Testimony of Barry Rutenberg
On Behalf of the
National Association of Home Builders

Before the
House Financial Services Subcommittee on
Insurance and Housing

Hearing on

**“Implementation of the Biggert-Waters Flood
Insurance Act of 2012: Protecting Taxpayers and
Homeowners”**

November 19, 2013

Chairman Neugebauer, Ranking Member Capuano, Members of the Subcommittee on Housing and Insurance, I am pleased to appear before you today on behalf of the National Association of Home Builders (NAHB) to share our concerns with the implementation of the Biggert-Waters Flood Insurance Reform Act (Biggert-Waters Act). NAHB appreciates the opportunity to offer some solutions and comment on several legislative proposals. My name is Barry Rutenberg and I am a home builder from Florida and NAHB's Immediate Past Chairman of the Board.

NAHB represents over 140,000 members who are involved in building single family and multifamily housing, remodeling, and other aspects of residential and light commercial construction. Collectively, NAHB's members employ over 1.26 million people and construct approximately 80 percent of all new housing in America each year. As a leading advocate for the residential construction industry, NAHB promotes policies that maintain housing as a national priority.

Since 1968, the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) has played a critical role in directing the use and development of flood-prone areas and managing the risk of flooding for residential properties. NAHB members depend upon the NFIP to be annually predictable, universally available, and fiscally viable. A strong national flood insurance program helps ensure that the housing industry can continue to provide safe, decent, and affordable housing to consumers.

While NAHB supported the passage of the Biggert-Waters Act to ensure the continuation of the NFIP program, NAHB's members from across the country are extremely concerned about the dramatic flood insurance premium rate increases that are now occurring as well as the negative impact these increases are having on the sale, construction, and remodeling of homes in affected communities.

BACKGROUND:

The NFIP provides flood insurance to over 5.6 million policyholders nationwide, enabling homeowners to protect their properties and investments against flood losses. The NFIP also creates a strong partnership between state and local governments by requiring them to enact and enforce floodplain management measures, including building requirements that are designed to ensure occupant safety and reduce future flood damage. This partnership, which depends upon the availability of comprehensive, up-to-date Flood Insurance Rate Maps (FIRMs) and a fiscally solvent federal program, allows local communities to direct development where it best suits the needs of their constituents and consumers.

This arrangement has, in large part, worked well. Unfortunately, the losses suffered in the 2004 and 2005 hurricane seasons, including the devastation brought about by Hurricanes Katrina, Rita and Wilma, and most recently, Superstorm Sandy, have severely threatened the solvency of the NFIP, now \$24 billion in debt to the U.S. Treasury.

The Biggert-Waters Act was enacted last year to provide a five-year reauthorization of the NFIP and ensure the long-term fiscal stability and soundness of the program. While NAHB supported many of the reforms as necessary for the viability of the overall flood insurance program, we expressed concerns about the impact the changes could have on insurance availability and affordability.

Unfortunately, now that the Biggert-Waters Act is being implemented, NAHB's concerns about the unintended economic consequences that could occur in specific housing markets are proving to be true.

BIGGERT-WATERS ACT FLOOD INSURANCE RATES:

As part of the effort to ensure the fiscal soundness of the NFIP, the Biggert-Waters Act mandates that all policyholders will eventually pay the full actuarial risk rate for their properties. While most properties insured by the NFIP already pay full-risk rates, just over 20% of policyholders receive subsidized rates, generally paying between 40-45% of the actuarial premium. Those rates tend to belong to structures (known as pre-FIRM) that were built pre-1974, or before the first FIRMs were established for a respective community. FEMA has also allowed "grandfathered" properties to pay less than the actuarial rate. Grandfathered policyholders are those who are allowed to continue paying lower-risk premium rates because their home was built to meet previous flood risks, even if a more recent flood map has located them in a higher-risk zone.

Under the Biggert-Waters Act:

- Any pre-FIRM or grandfathered property that is sold will immediately shift to a full-risk rate.
- All pre-FIRM business and severe repetitive loss (SRL) policyholders will see a phase-in to the full-risk rate over four years (with premiums increasing 25% of the full-risk rate on the annual renewal date (effective October 1, 2013)). Similar rate increases for policies on second homes began on January 1, 2013.
- All pre-FIRM and grandfathered policyholders will see a phase-in to the full-risk rate over five years (with premiums increasing by 20% of the full-risk rate each year), after FEMA redraws all flood maps using scientifically based data to show the true risk of flooding, and provide a clearer picture of where actuarial rates should be set.
- Any pre-FIRM or grandfathered properties that undergo renovation resulting in "substantial improvement" of 30% or more of the market value of the structure will see a phase-in of the full-risk rate over four years (with premiums increasing 25% of the full-risk rate a year).

As these changes are put into effect, NAHB is hearing from members across the country who are distraught over the dramatic rate increases their customers are facing. In fact, some members are already seeing rates increased by more than ten times what they were previously paying.

For example, a builder in Louisiana bought a home and due to inaccurate mapping the flood insurance rates on his home have increased from \$412 to the full-risk rate of over \$13,000. Another New Orleans couple had to cancel the purchase on their first home due to flood insurance rates increasing from \$2000 to \$6550. The combination of inaccurate mapping into higher risk zones and the immediate shift to full-risk rates at the time of sale have resulted in increases that have priced prospective buyers out of their developments and forced the cancellation of sales negatively impacting the local economy. (See Appendix A)

Rate Increases on Sales of Homes

NAHB believes a financially stable NFIP is in the nation's best interest, yet we are alarmed by the impact these extreme rate increases are having on the housing industry and the overall economy. The immediate adjustment of flood insurance premium rates to actuarial rates at the time of purchase is already deterring prospective homebuyers from purchasing pre-FIRM properties. Further, the prospect of higher flood insurance rates may decrease property values in floodplains, as prospective buyers will factor the immediate increase into the price of the property. We have already heard of cases in Pennsylvania, Florida, Louisiana, Massachusetts, North Carolina, and South Carolina where pending sales were canceled at the last minute because of sticker shock over the marked increase in flood insurance rates. (See Appendix B)

Because NFIP's mandatory purchase requirement stipulates that all federally backed mortgages located within Special Flood Hazard Areas (SFHAs) be covered by flood insurance, NAHB is concerned that many prospective homebuyers could be prevented from qualifying for a mortgage under normal mortgage underwriting standards. Using NAHB's Household Priced-Out Model, we estimate that nearly two million households could be priced out of the market because they can no longer qualify for a traditional residential mortgage under the slated rate increase for pre-FIRM properties.

Concerns about affordability also stem from the fact that over 17 million Americans live in the 100-year SFHA. According to a recent U.S. Department of Housing and Urban Development (HUD) study, over 40% of these households were categorized as being Low to Median Income (LMI). These households are going to find any increase in NFIP rates unaffordable, effectively pricing them out of the NFIP and possibly their homes.

Given the current state of tight credit conditions, which are preventing many prospective homebuyers from even qualifying for a mortgage, it is clear that requiring full-risk rates to be paid upon sale or transfer for historically subsidized and previously grandfathered properties will have a negative impact on many local housing markets at a time when the U.S. housing recovery remains fragile and uneven.

Moreover, those effects will not be limited to the sale of existing homes; it will also impede the sale of new homes in communities with pre-FIRM and grandfathered properties. Homeowners may be unable to sell their current homes, and may be removed from becoming "move-up buyers" of newly constructed homes.

Although the brunt of the effects will be experienced by those who hope to purchase older properties, the trickle-down effects will harm states, municipalities, developers, builders, remodelers, real estate agents, neighbors and ultimately, property owners.

Phase-in for Non-Primary Residences

Non-primary residences (second homes) play an important role in the economy. NAHB estimates that the dollar value of the stock of vacation homes in the U.S. is more than \$1.4 trillion. Further, those homes generate on average more than \$14 billion in annual property tax revenue.

Unfortunately, the rate changes being implemented under the Biggert-Waters Act are leaving many second homes unaffordable for their owners. For example, a house in Top Sail Beach, North Carolina, had an annual premium of \$3,300 since 2011 that has increased to over

\$15,000 in 2013. Over the next four years, it is anticipated that this property's annual premium will increase to over \$59,000. Such drastic increases have left many families around the country reeling. (See Appendix C)

While many believe that second homes are all expensive beach properties, the reality (according to the 2011 Consumer Expenditure Survey) is that the median income of families with a second home is a modest \$71,344. Middle class families who own a place to get away for the weekend, like a fishing or hunting cabin, are the ones facing significantly higher rates. Additionally, there are many instances where families may have no choice about having a second property that needs flood insurance. For example, in this fragile economy it is not unheard of for a family to relocate for a job to a new home in a different town while not being able to sell their other home, and both properties would require flood insurance.

Making matters worse for many families, FEMA has also changed the definition of second homes to "a building that will not be lived in by the insured or the insured's spouse for at least 80% of the 365 days following the policy effective date."

Under their new definition, a resident must spend 80% of the year (or 292 days) in one residence to qualify it as their primary home. That means that if they spend more than seventy-three days living somewhere else during a given year they might end up with both homes designated as non-primary residences for flood insurance rates. This is extremely troubling for my home state of Florida which is a haven for the so-called "snowbirds"; many of whom have two homes in flood-zones; and as a result will face the new premium increases on both homes.

This will also affect our men and women in uniform – who may own a home, but rent it out while they are deployed – and anyone who splits their time between two residences during the week for work (as many who live outside major metropolitan areas do to avoid a long commute during the workweek).

FEMA'S Affordability Study

Recognizing that the changes to NFIP premium rates could have a big impact on consumers, the Biggert-Waters Act requires FEMA to contract with the National Academy of Sciences (NAS) to conduct an economic analysis of the costs and benefits of a flood insurance program with full-risk based premiums. The Affordability Study was to be completed by April 6, 2013, but that deadline was not met. FEMA has proceeded with the implementation of the higher premium rates called for by the Biggert-Waters Act citing the "strict" deadlines that it must adhere to, while blatantly ignoring the deadline for the cost-benefit study on those changes.

NAHB is concerned that many of the future rate increases depend on the costs and analysis that will be included in the Affordability Study and the breadth of areas added by the remapping process. As this information is not yet available, it is impossible for NAHB or Congress to have a true understanding of the economic impact the Biggert-Waters Act will have on homeowners and how many people will be affected.

Recommendation

NAHB recommends that Congress delay all flood insurance rate increases until FEMA completes the Affordability Study as required by the Biggert-Waters Act. After completion of the study, FEMA will have a better understanding of how rate increases will affect policyholders and be better equipped to provide Congress suggestions on how the NFIP can address affordability

issues. Further, NAHB recommends that Congress urge FEMA to adopt a definition of primary residences (and by application non-primary residences) to reflect that in the federal income tax regulations.

While NAHB understands that a delay in rate increases may not be the most ideal solution for the long term fiscal stability of the NFIP, FEMA's lack of concern for affordability is undercutting the effectiveness of the program and causing unnecessary economic distress on homeowners and their communities.

REMAPPING UNDER THE BIGGERT-WATERS ACT:

NAHB strongly supports the requirement in the Biggert-Waters Act for FEMA to redraw flood maps using scientifically based data to show the true risk of flooding and provide a clearer picture of where actuarial rates should be set. However, NAHB remains concerned with how FEMA is implementing the remapping process.

For flood maps to be fair and accurate, they have to take into account all flood control efforts, like levees and dams. In many cases, FEMA has neglected to factor in privately funded flood control structures, or any flood control structures that were not built by the U.S. Army Corps of Engineers. Consequently, many properties are being mapped into higher rate-zones, which results in homeowners being forced to purchase unneeded flood insurance or pay higher than necessary premiums because their homes have been inaccurately mapped as being below the Base Flood Elevation (BFE).

These problems are being compounded by FEMA's long history of inaccurate flood mapping. There have been reported cases of FEMA drawing in rivers or streams where none exist or even mistakenly using data from one community for another. Inaccurate mapping has resulted in homes unnecessarily being drawn into flood maps or placed into higher rate-zones. It typically takes years for those mistakes to be fixed, often requiring a lengthy and costly appeal process for the community and homeowner, as well as forcing the payment of escalated premiums until the problem is resolved.

As FEMA completes the maps, rates on grandfathered properties will likely increase. As a result, many property owners, builders and communities will be punished with these higher rates despite their efforts to mitigate against their flood risks. For some, it may force them from their homes, causing property values to drop and thus even erode neighborhoods and communities.

Recommendation

NAHB recommends that Congress require that FEMA take into account all flood control structures when mapping. Further, Congress should ensure that FEMA allow for sufficient time before finalizing its maps for public review and independent vetting. Finally, NAHB recommends that Congress prohibit rate increases based on incomplete or inaccurate maps, and require FEMA to reimburse homeowners for their appeal costs.

REMODELING CONCERNS:

NAHB remains troubled by the effect of the Biggert-Waters Act on the remodeling industry. The law lowers the threshold for what is considered a substantial improvement to a structure from

the historic 50% to 30% of the structure's fair market value. Even the simplest of remodeling jobs, like installing new appliances, or updating bathrooms or kitchens, could result in many homes reaching the new threshold.

While the substantial improvement clause has long been a part of the NFIP, the threshold has historically been set at 50% of fair market value of the property. This was established by FEMA in recognition of a wide range of conditions, including recognized zoning and building code standards. NAHB believes that the lowering of this threshold in the Biggert-Waters Act was done arbitrarily, without taking those conditions into consideration.

The impact of this change is two-fold. First, any renovation that breaches the new, lower, substantial improvement threshold will trigger a phase-in of the full-risk rate over four years (with premiums increasing 25% of the full-risk rate per year). Second, based on FEMA's regulations, if a building is "substantially improved," it must immediately be brought into compliance with the current local flood damage prevention requirements such as elevating the building above the Base Flood Elevation (BFE), relocating electrical systems, and/or using more resistant construction materials or methods.

The implementation of this provision will adversely impact homeowners by forcing them to either forgo necessary and appropriate improvements or shoulder extensive and expensive renovations and sharply increased flood insurance rates. NAHB estimates that the new substantial improvement threshold will place up to \$8.5 billion in annual remodeling economic activity at risk. In addition, if disincentives (or costs) are such that homeowners are unable or unwilling to maintain or repair homes, property values will decrease and that will impact communities, lenders, and neighborhoods.

Recommendation

While FEMA has yet to determine how the new threshold will be implemented, the potential impact on homeowners and the remodeling industry has not been sufficiently justified. NAHB strongly recommends that Congress reinstate the threshold to the 50% level to ensure that necessary renovations can continue without penalizing homeowners with exorbitant rate hikes and forced mitigation.

REGIONAL FLEXIBILITY:

NAHB believes that one of the strengths of the NFIP is that FEMA, through its regulation of the program, has traditionally given local governments the flexibility they need to make land use policy decisions that make sense for their communities.

A good example of this flexibility is the residential basement exception. Under that exception, FEMA recognizes that, in certain communities, basements (which would normally violate NFIP's rule against construction below the BFE) are a necessary safety measure. The basement exception is currently allowed in 53 communities, many of which are in North Dakota, where local building codes require basements because of the need for the stability and safety provided by building below the frost line. (See Appendix D)

Unfortunately, FEMA has found that the Biggert-Waters Act does not allow for the consideration of regional flexibilities like the residential basement exception. The lack of this exception will result in increases to flood insurance premiums by up to \$10,000 per home in those

communities and effectively prevent homes from being built with the protection a basement provides for homeowners in places like North Dakota, Minnesota, Kansas, and Nebraska.

Recommendation

Basements are a necessity for both stability of the structure and the protection of its occupants. As such, NAHB recommends that Congress pass legislation that would allow FEMA to continue to allow for flexibility for regional issues, such as basements.

POTENTIAL NEGATIVE REFORMS:

As Congress continues to look at the NFIP and the implementation of the Biggert-Waters Act, NAHB cautions against any solutions that would create additional unintended consequences or further erode housing affordability.

First, NAHB would discourage any provisions that would weaken or shift local oversight of floodplain management. The NFIP's strength comes from its reliance on state and local governments, not the federal government, to shape local land use policies and make decisions on how private property may be used. While officials at all levels of government must work together so that lives, homes, schools, businesses and public infrastructure are protected from the damages and costs incurred by flooding, the local communities must provide the first line of defense in terms of land use policies and practices.

Similarly, any efforts to federally-dictate how structures within floodplains should be designed or built must be dismissed. While NAHB supports allowing FEMA to investigate the costs and benefits of state and local governments using nationally-recognized building codes as one way to prevent or reduce flood damage, those analyses should be limited to only those building codes that have been developed using an open, consensus process, such as the International Building Code or the International Residential Code. This process ensures that no one interest is overrepresented.

Along these lines, Congress and FEMA must reject the "guidelines" that have been created and forwarded by specific industry groups or manufacturers that claim to mitigate against natural disasters. These programs have not received the same level of scrutiny, been exposed to broad public vetting, or undergone any consideration of costs or benefits that comes with an open consensus process. Further, compliance with them would require builders to take unnecessary steps that would add needless costs to the construction of homes.

Finally, if Congress chooses to consider the adoption of nationally-recognized building codes, it must include codified safeguards to preserve the rights of state and local governments to amend the model building codes to meet specific local needs. Flooding does not occur consistently across the country. State and local governments need to be able to pick and choose those building code requirements that are appropriate for their regions and flooding risks and consistent with the most prevalent building types and techniques. For this reason and others, Congress must also prohibit FEMA from developing, implementing, or enforcing its own national model code.

LEGISLATIVE PROPOSALS:

Many in Congress share our concerns with the unintended consequences of the Biggert-Waters Act. More than a dozen pieces of legislation have already been introduced that would delay all or some of the flood insurance rate increases and fix various mapping concerns. NAHB appreciates the wide range of legislative proposals and we are committed to working with the subcommittee to find pragmatic solutions that will prevent undue hardship on the recovering housing market, prevent home values from decreasing, and make the NFIP stronger and more effective for years to come.

I would like to highlight three of these bills today, which we believe would begin to address our members' concerns while still moving to meet the underlying goals of the Biggert-Waters Act. These are in no way the only possible solutions, but they represent steps we can take to balance the availability and viability of the NFIP with the impact on homeowners and home builders.

H.R. 2199, the Insurance Implementation Reform Act

This bi-partisan piece of legislation introduced by Rep. Cedric Richmond (D-LA) and Rep. Steve Scalise (R-LA) ties the rate increases from the new flood maps to completion of the Affordability Study; delays rate increases on the sale of homes; and requires that FEMA account for local flood control structures, and non-structural flood mitigation efforts.

H.R. 3013, the Home Protection Act

H.R. 3013, introduced by Rep. Bill Cassidy (R-LA) calls for FEMA to consider local flood control structures and complete the Levee Analysis and Map Procedure (LAMP) before finalizing new maps. This bill also delays rate increases on newly constructed or newly purchased properties until new maps are approved. Further, H.R. 3013 restores the substantial improvement threshold to the 50% level allowing homeowners to remodel their homes without fear of triggering a higher insurance rate. Finally, the bill creates a task-force to help determine alternative approaches for assessing and pricing flood risk as a way of making flood insurance more accessible and affordable for homeowners.

H.R. 3370, the Homeowner Flood Insurance Affordability Act

Introduced on October 29, 2013, by Rep. Michael Grimm (R-NY) and Ranking Member Maxine Waters (D-CA), the *Homeowner Flood Insurance Affordability Act* currently has over 95 bipartisan co-sponsors. An identical bill has been introduced in the Senate with 15 bi-partisan co-sponsors. H.R. 3370 seeks to delay rate increases for four years by making FEMA complete the Affordability Study, complete a regulatory package, and allow for Congressional review. Further, this bill would stop the automatic increases upon the sale of homes; allow for the remapping process to take into account local flood control structures; allow for homeowner reimbursement for successful map appeals; protect the basement exception in the current 53 communities; and create a consumer advocate within FEMA to help homeowners with flood insurance and mapping concerns.

CONCLUSION:

I would like to thank the subcommittee for the opportunity to share NAHB's views. NAHB has a long history of supporting the NFIP and we are committed to ensuring that it remains a viable and affordable program to its policyholders while being mindful of the costs to the American taxpayer. As we have serious concerns with the implementation of the Biggert-Waters Act especially the exorbitant rate hikes and inaccurate remapping, NAHB would like to urge Congress to enact legislation to provide solutions to these unintended consequences. We appreciate your leadership on this important issue and stand ready to work with you.

APPENDIX A

APPENDIX A: Example 1

This home was under a sales contract and scheduled to close on October 31, 2013. The purchasers had to cancel the contract due to the flood insurance rates increasing from \$2000 to \$6550.

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
 [REDACTED]

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 3304 NASHVILLE AVE.

City: NEW ORLEANS State: LA ZIP Code: 70125

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 Subdivision: HURSTVILLE District: SIXTH Lot: 9-A Square: 105-B

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 29.94593 Long. -90.11106 Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 8

A8. For a building with a crawl space or enclosure(s):
 a) Square footage of crawl space or enclosure(s) 591 sq ft
 b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 8
 c) Total net area of flood openings in A8.b 7039 sq in
 d) Engineered Flood Openings? Yes No

A9. For a building with an attached garage:
 a) Square footage of attached garage N/A sq ft
 b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade N/A
 c) Total net area of flood openings in A9.b N/A sq in
 d) Engineered Flood Openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 CITY OF NEW ORLEANS 225203

B2. County Name
 ORLEANS

B3. State
 LA

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
0160	E	3/1/1984	3/1/1984	A-8	1.50

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other/ Source

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/ Source

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: ALCO Vertical Datum: NAVD '88

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source:
 Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	-3.93	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	-3.68	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	-2.10	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade (LAG)	-4.14	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade (HAG)	-3.93	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by Yes No
 Check here if attachments. licensed land surveyor?

Certifier's Name: Louis C. Hartmann License Number: 4995
 Title: Professional Land Surveyor Company Name: Gilbert, Kelly & Couturie, Inc.
 Address: 2121 N. CAUSEWAY BLVD., SUITE 121 City: METAIRIE State: LA ZIP Code: 70001
 Signature: [Signature] Date: 10/17/2013 Telephone: (504) 836-2121



ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3304 NASHVILLE AVE.			Policy Number
City NEW ORLEANS	State LA	ZIP Code 70125	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments
SECTION C2A IS CRAWL SPACE, SECTION C2B IS SLAB, THE RAISED PART OF THE HOUSE IS -1.39 NAVD., SECTION C2E IS A/C COMPRESSOR, WATER HEATER IS -.60 NAVD., THE SECOND FLOOR IS 4.82 NAVD., THE TOP OF THE CURB IS -4.55 NAVD., TO CONVERT TO NGVD ADJUST UP .21 (NOT APPLIED)

Signature _____ Date 10/17/2013

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

BUILDING PHOTOGRAPHS
See Instructions for Item A6.

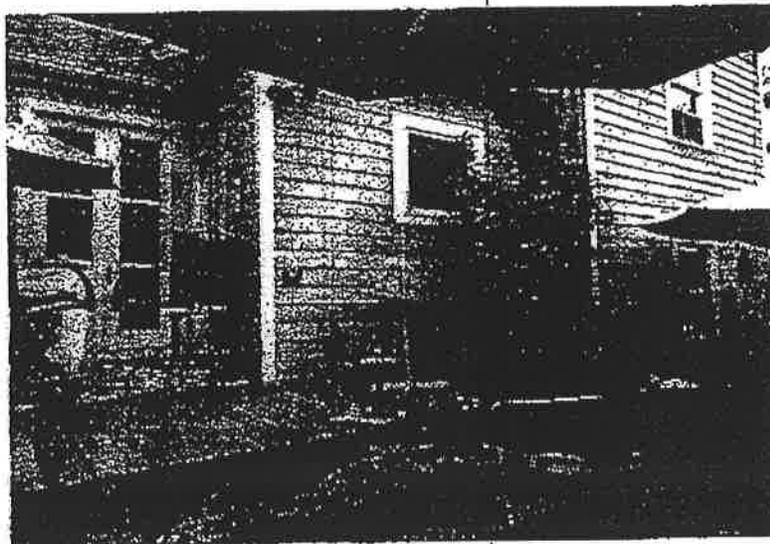
IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
Building Street Address (including Apt, Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3304 NASHVILLE AVE.			Policy Number
City NEW ORLEANS	State LA	ZIP Code 70125	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

Front View 10/17/2013



Rear View 10/17/2013

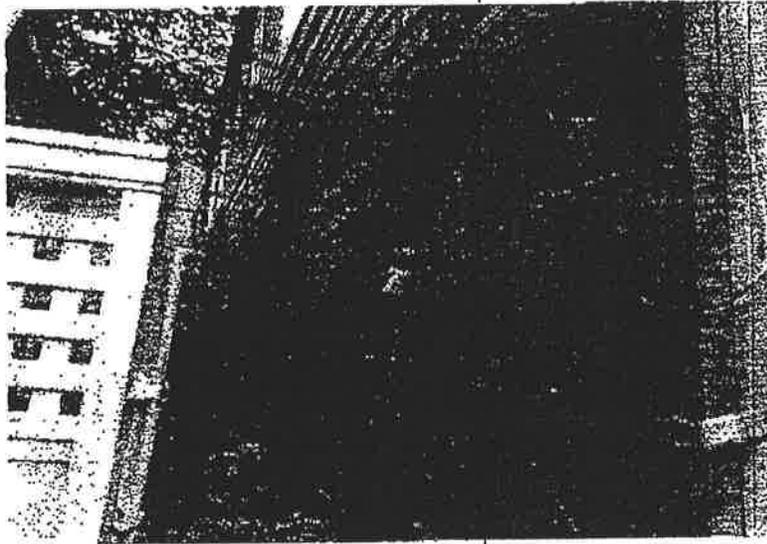


BUILDING PHOTOGRAPHS
Continuation Page:

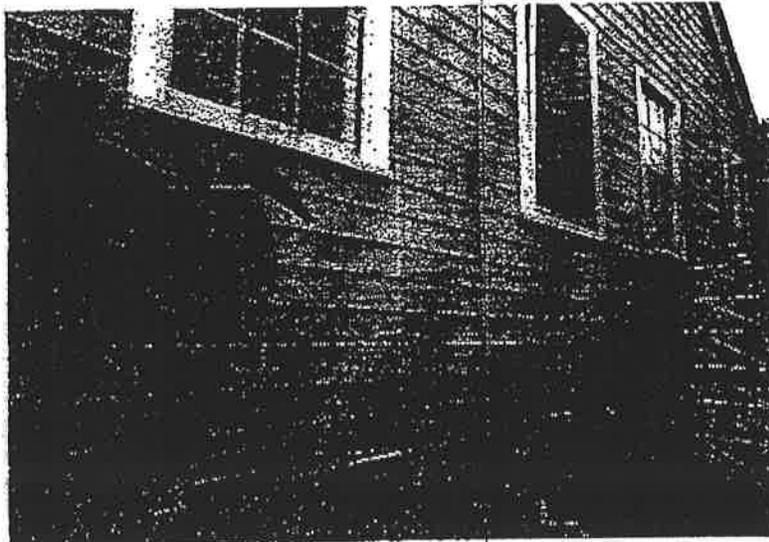
IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
Building Street Address (including Apt, Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3304 NASHVILLE AVE.			Policy Number:
City NEW ORLEANS	State LA	ZIP Code 70125	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

Right Side View 10/17/2013



Left Side View 10/17/2013



FLOOD INSURANCE QUOTE

Quoted with an effective date of: 10/25/2013

Insurance Agent/Producer Agency ID: 700059 Riverlands Insurance Services, Inc 13919 River Road, Suite 110 Luling, LA 70070 TEL: 985-331-2766 Email:	Name and Mailing Address of Insured [REDACTED] 3304 Nashville Ave New Orleans, LA 70125-4726
Subject Property 3304 Nashville Ave New Orleans, LA 70125-4726	Product Type <input checked="" type="checkbox"/> Standard Flood <input type="checkbox"/> Mortgage Portfolio Protection Program (MPPP) <input type="checkbox"/> Residential Condo Bldg Assoc Policy (RCBAP) <input type="checkbox"/> Scheduled Building

Rating Description			
Building occupancy: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> 2-4 Family <input type="checkbox"/> Other Residential <input type="checkbox"/> Non-Residential (including Hotel/Motel)	Number of floors in entire building (include basement or enclosed area, if any), or building type: <input type="checkbox"/> 1 Floor <input type="checkbox"/> 2 Floors <input type="checkbox"/> 3 or more <input checked="" type="checkbox"/> Split Level	Condominium Form of Ownership? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Condo coverage is for: <input type="checkbox"/> Unit <input type="checkbox"/> Entire Building Number of Units: <input type="checkbox"/> High-Rise <input type="checkbox"/> Low-Rise	Contents Location: <input type="checkbox"/> Basement/enclosure only <input type="checkbox"/> Basement/enclosure and above <input type="checkbox"/> Lowest floor only above ground level <input type="checkbox"/> Lowest floor only above ground level and higher <input type="checkbox"/> Above ground level more than one full floor <input type="checkbox"/> Manufactured (Mobile) Home
Basement, enclosure, or crawlspace below an elevated building? <input checked="" type="checkbox"/> None <input type="checkbox"/> Finished Basement/Enclosure <input type="checkbox"/> Unfinished Basement/Enclosure <input type="checkbox"/> Crawlspace <input type="checkbox"/> Subgrade Crawlspace	Construction, Placement or Substantial Improvement Date: 01/01/1940 <input type="checkbox"/> Building Permit Date <input checked="" type="checkbox"/> Date of Construction <input type="checkbox"/> Substantial Improvement Date <input type="checkbox"/> Manufactured (mobile) home located in a mobile home park/subdivision, construction date of park or subdivision facilities <input type="checkbox"/> Manufactured (mobile) home outside a mobile home park/subdivision, date of permanent placement		

Location Information		Community No.: 225203
Community Name: NEW ORLEANS/ORLEANS PARISH*	CRS Discount Pct.: 10	Firm Zone: A08 Elevation Difference: -5
Status: Participating	Flood Zone Certificate ID:	

Coverage and Rating Information					
Coverage Type	Coverage Limit	Deductible	Rate	Deductible Discount	Premium
Building	238,000	\$5,000	9.67/93	-1603	5,854
Contents					24
Rate Type:					Coverage D Premium (ICC)
<input type="checkbox"/> Manual <input checked="" type="checkbox"/> Submit for Rating <input type="checkbox"/> FEMA Rates <input type="checkbox"/> Alternative <input type="checkbox"/> V-Zone Rating Form <input type="checkbox"/> MPPP Rating <input type="checkbox"/> Optional Post 1981 V Zone Rating <input type="checkbox"/> Provisional Rating <input type="checkbox"/> Tentative Rating <input type="checkbox"/> Underinsured Condominium Master Policy					Annual Subtotal
					CRS Discount
					Reserve Fund 5 %
					Probation Surcharge
					Expense Constant
					Federal Policy Fee
					Total Premium \$ 5,599

Deductible Options		
	Deductible	Premium
This table reflects optional premiums for this Quote if a different deductible were selected.	1000	\$FR
	2000	\$FR
	3000	\$FR
	4000	\$FR

THIS QUOTE FORM IS NOT TO BE USED AS AN APPLICATION FOR FLOOD INSURANCE
 This quoted premium is subject to verification or adjustment by the company.
 No coverage is provided or implied by this document.

ational Interstate Insurance Company
 2815 Colby Avenue, Suite 200, Everett, WA 98201

FLOOD INSURANCE QUOTE

Quoted with an effective date of: 10/25/2013

Insurance Agent/Producer Riverlands Insurance Services, Inc 13919 River Road, Suite 110 Luling, LA 70070 TEL: 885-331-2766 Email:	Agency ID: 700059	Name and Mailing Address of Insured ██████████ 3304 Nashville Ave New Orleans, LA 70125-4726
Subject Property 3304 Nashville Ave New Orleans, LA 70125-4726	Product Type <input checked="" type="checkbox"/> Standard Flood <input type="checkbox"/> Mortgage Portfolio Protection Program (MPPP) <input type="checkbox"/> Residential Condo Bldg Assoc Policy (RCBAP) <input type="checkbox"/> Scheduled Building	

Rating Description			
Building occupancy: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> 2-4 Family <input type="checkbox"/> Other Residential <input type="checkbox"/> Non-Residential (including Hotel/Motel)	Number of floors in entire building (include basement or enclosed area, if any), or building type: <input type="checkbox"/> 1 Floor <input type="checkbox"/> 2 Floors <input type="checkbox"/> 3 or more <input checked="" type="checkbox"/> Split Level <input type="checkbox"/> Townhouse/Rowhouse (RCBAP Lowrise Only) <input type="checkbox"/> Manufactured (Mobile) Home on Foundation	Condominium Form of Ownership? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Condo coverage is for: <input type="checkbox"/> Unit <input type="checkbox"/> Entire Building Number of Units: <input type="checkbox"/> High-Rise <input type="checkbox"/> Low-Rise	Contents Location: <input type="checkbox"/> Basement/enclosure only <input type="checkbox"/> Basement/enclosure and above <input type="checkbox"/> Lowest floor only above ground level <input checked="" type="checkbox"/> Lowest floor only above ground level and higher <input type="checkbox"/> Above ground level more than one full floor <input type="checkbox"/> Manufactured (Mobile) Home
Basement, enclosure, or crawlspace below an elevated building? <input checked="" type="checkbox"/> None <input type="checkbox"/> Finished Basement/Enclosure <input type="checkbox"/> Unfinished Basement/Enclosure <input type="checkbox"/> Crawlspace <input type="checkbox"/> Subgrade Crawlspace	Construction, Placement or Substantial Improvement Date: 01/01/1940 <input type="checkbox"/> Building Permit Date <input checked="" type="checkbox"/> Date of Construction <input type="checkbox"/> Substantial Improvement Date <input type="checkbox"/> Manufactured (mobile) home located in a mobile home park/subdivision, construction date of park or subdivision facilities <input type="checkbox"/> Manufactured (mobile) home outside a mobile home park/subdivision, date of permanent placement		

Location Information	
Community Name: NEW ORLEANS/ORLEANS PARISH* Status: Participating Flood Zone Certificate ID:	Community No.: 225203 CRS Discount Pct.: 10 Firm Zone: A08 Elevation Difference: -5

Coverage and Rating Information						
Coverage Type	Coverage Limit	Deductible	Rate	Deductible Discount	Premium	
Building	238,000	\$5,000	9.67/.93	-1864	5,593	
Contents	50,000	\$5,000	6.25/.51	-423	1,268	
Rate Type:					Coverage D Premium (ICC)	24
<input type="checkbox"/> Manual <input checked="" type="checkbox"/> Submit for Rating <input type="checkbox"/> FEMA Rates <input type="checkbox"/> Alternative <input type="checkbox"/> V-Zone Rating Form <input type="checkbox"/> MPPP Rating <input type="checkbox"/> Optional Post 1981 V Zone Rating <input type="checkbox"/> Provisional Rating <input type="checkbox"/> Tentative Rating <input type="checkbox"/> Underinsured Condominium Master Policy					Annual Subtotal	6,885
					CRS Discount	-689
					Reserve Fund	5 % 310
					Probation Surcharge	0
					Expense Constant	0
					Federal Policy Fee	44
					Total Premium	\$ 6,550

Deductible Options		
	Deductible	Premium
This table reflects optional premiums for this Quote if a different deductible were selected.	1000/1000	SFR
	2000/2000	SFR
	3000/3000	SFR
	4000/4000	SFR

THIS QUOTE FORM IS NOT TO BE USED AS AN APPLICATION FOR FLOOD INSURANCE
 This quoted premium is subject to verification or adjustment by the company.
 No coverage is provided or implied by this document.



O Box 3033
igfork, MT 59911

Riverlands Insurance Services, Inc
13919 River Road
Suite 110
Luling, LA 70070
(985) 331-2766

Insurance Quote

Insured ██████████	Property Location: 3304 NASHVILLE AVE NEW ORLEANS, LA 70125-4726	Quote ID: 413279 Proposed Effective Date: 10/25/2013 Quotation Date: 10/21/2013 Time: 09:58:51
------------------------------	-------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------

Form	HO3	Coverage A - Dwelling	\$238,000
Type of Policy	Homeowners Special Form	Coverage B - Other Structures	\$23,800
Territory	3941	Coverage C - Personal Property	\$119,000
Protection Class	2	Coverage D - Loss of Use	\$47,600
Construction Type	Frame	Coverage E - Liability	\$300,000
Year of Construction	1940	Coverage F - Medical Payments	\$5,000
Year Renovated	2005		
AOP Deductible	\$5,000		
Wind/Hail or Hurricane Deductible	3% (\$7,140)		
Total Amount Due:			\$3,204.00

POLICY FORMS AND ENDORSEMENTS

<u>Number</u>	<u>Edition</u>	<u>Description</u>	<u>Limit/Pct</u>	<u>Premium</u>
HO 04 16	10 00	Premises Alarm or Fire Protection System		\$0
HO 03 42	01 05	Limited Fungi, Mold Wet or Dry Rot, or Bacteria	\$10,000/\$50,000	\$0
HO 04 46	10 00	Inflation Guard		\$59

Payment Options

- \$3,204.00 1-Pay - Full Payment
- \$1,992.00 2-Pay - 60% of the total premium plus any applicable fees and assessments printed on the attached declarations with the remaining premium due in 180 days.
- \$1,385.00 4-Pay - 40% of the total premium plus any applicable fees and assessments printed on the attached policy declarations with the remaining premium due in three equal installments at 90, 180, and 270 day intervals.

Note: Each installment, except the full payment plan, is subject to a \$3 charge.

Payment of Premium does NOT automatically attach coverage. The terms of this quote do not in any way alter the terms and conditions of any policy delivered. Please closely examine the policy when received.

CANCELLATION OF AGREEMENT TO PURCHASE



GBS Properties, L.L.C. dba GARDNER, REALTORS® CORPORATE OFFICE: 3332 N. Woodlawn Ave., Metairie, LA 70006

For exclusive use of GARDNER, REALTORS® & its Affiliated Licensees. GARDNER, REALTORS® assumes no responsibility for any unauthorized use of this form.

It is hereby agreed and understood that [redacted] as SELLERS(S), and [redacted] as PURCHASER(S) do mutually cancel and nullify the "Agreement to Purchase or Sell" dated 9-14-13 on the property located at 3304 Nashville (City) N.O. (State) LA

The undersigned parties do hereby authorize Keller Williams (listing broker) to return the PURCHASER'S deposit, in full, amounting to \$ [redacted] cash and/or \$ [redacted] demand note upon receipt of this instrument fully executed by all parties. Check to be made payable to: [redacted]

GARDNER, REALTORS®, and Keller Williams hereby waive any and all commissions due them under said "Agreement to Purchase and Sell" provided that, if said SELLER(S) and PURCHASER(S) negotiate a sale of said property between themselves at any price within a period of twelve (12) months after the date of this instrument, SELLER(S) shall pay to GARDNER, REALTORS®, and [redacted] a commission of [redacted] (% of the sale price).

The undersigned parties, including real estate broker(s), hereby release each other from any and all obligations and liability in connection with said "Agreement to Purchase or Sell," except as qualified above.

REASON FOR CANCELLATION (Place an "X" on the best answer)
1. Insufficient Down Payment
2. Negative Seller Proceeds
3. Buyer/Seller Defaults
4. Low Appraisal
5. Required repairs not completed
6. Not Acceptable After Inspections
7. Bad Title/Encroachment
8. Lender Rejected Loan (See Attached)
9. Failure of Buyer to Sell Home
10. Credit/ Bankruptcy
11. Not qualified Due to Insufficient Income
12. Other Flood Insurance too high / Not Disclosed

Signature lines for Purchaser, Seller, Selling Agent, and Listing Agent with dates.

SEND CHECK TO (BRANCH):

For: GARDNER, REALTORS® By: [redacted] Manager Date [redacted] For: [redacted] (other broker) By: [redacted] Manager Date [redacted]



Leading Real Estate Services in Southeast Louisiana & Southern...

Notice of Action Taken

Date Action Taken: 10/24/2013

Applicants: [REDACTED] Loan Amount: \$ [REDACTED]
 Address: [REDACTED] Interest Rate: [REDACTED]
 New Orleans, LA [REDACTED] Term: [REDACTED] months

File No.: [REDACTED]
 Thank you for your application for: Purchase of primary residence located at 3304 Nashville Avenue, New Orleans, LA 70125 (first mortgage).

Based upon your Mortgage Application for a loan we must inform you that:

Notice of Credit Denial:
 We are regrettably unable to approve your request. Our principal reasons for this decision are indicated below.
 Borrowers are unable to satisfy requirements of loan approval.

Part I - Principal Reason(s) for Credit Denial, Termination, or Other Action Taken Concerning Credit.
 In compliance with Regulation "B" (Equal Credit Opportunity Act), you are advised that your recent application for credit has been declined/terminated/changed. The decision to decline/terminate/change your application was based on the following reason(s):

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A. CREDIT</p> <ul style="list-style-type: none"> <input type="checkbox"/> No Credit File <input type="checkbox"/> Insufficient Credit Reference <input type="checkbox"/> Insufficient Credit File <input type="checkbox"/> Unable to Verify Credit References <input type="checkbox"/> Garnishment, Attachment, Foreclosure, Repossession or Suit <input type="checkbox"/> Excessive Obligations <input type="checkbox"/> Insufficient Income for Total Obligations <input type="checkbox"/> Unacceptable Payment Record on Previous Mortgage <input type="checkbox"/> Lack of Cash Reserves <input type="checkbox"/> Delinquent Credit Obligations <input type="checkbox"/> Bankruptcy <input type="checkbox"/> Information From a Consumer Reporting Agency | <p>C. INCOME</p> <ul style="list-style-type: none"> <input type="checkbox"/> Insufficient Income for Mortgage Payments <input type="checkbox"/> Unable to Verify Income <p>D. RESIDENCY</p> <ul style="list-style-type: none"> <input type="checkbox"/> Temporary Residence <input type="checkbox"/> Too Short a Period of Residence <input type="checkbox"/> Unable to Verify Residence <p>E. INSURANCE, GUARANTY or PURCHASE DENIED BY:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Department of Housing and Urban Development <input type="checkbox"/> Department of Veterans Affairs <input type="checkbox"/> Federal National Mortgage Association <input type="checkbox"/> Federal Home Loan Mortgage Corporation <input type="checkbox"/> | <p>F. OTHER</p> <ul style="list-style-type: none"> <input type="checkbox"/> Insufficient Funds to Close the Loan <input type="checkbox"/> Credit Application Incomplete <input type="checkbox"/> Inadequate Collateral <input type="checkbox"/> Unacceptable Property <input type="checkbox"/> Insufficient Data - Property <input type="checkbox"/> Unacceptable Appraisal <input type="checkbox"/> Unacceptable Leasehold Estate <input type="checkbox"/> We do not grant credit to any applicant on the terms and conditions you have requested. <input type="checkbox"/> Withdrawn by Applicant <input checked="" type="checkbox"/> Borrowers are unable to satisfy requirements of loan approval |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
- B. EMPLOYMENT STATUS**
- Unable to Verify Employment
 - Length of Employment
 - Temporary or Irregular Employment, Insufficient Stability of Income

Part II - Disclosure of use of information obtained from an outside source.
 This section should be completed if the credit decision was based in whole or in part on information that has been obtained from an outside source.
 Our credit decision was based in whole or in part on information obtained in a report from the consumer reporting agency listed below.

You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency. The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied credit to you. You also have a right to a free copy of your report from the reporting agency, if you request it no later than 60 days after you receive this notice. In addition, if you find that any information contained in the report you receive is inaccurate or incomplete, you have the right to dispute the matter with the reporting agency.

Applicant: [REDACTED]

File No.: [REDACTED]

Name: _____

Address: _____

[Toll-free] Telephone number: _____

We also obtained your credit score from this consumer reporting agency and used it in making our credit decision. Your credit score is a number that reflects the information in your consumer report. Your credit score can change, depending on how the information in your consumer report changes.

Your credit score: _____ Date: _____

Scores range from a low of _____ to a high of _____

Key factors that adversely affect your credit score:

Number of recent inquiries on Credit Report: _____

Our credit decision was based in whole or in part on information obtained from an affiliate or from an outside source other than a consumer reporting agency.

Under the Fair Credit Reporting Act, you have the right to make a written request, no later than 60 days after you receive this notice, for disclosure of the nature of this information.

If you have any questions regarding this notice, you should contact:

Creditor's name: Bank of New Orleans

Creditor's address: 1600 Veterans Blvd, Metairie, LA 70005

Creditor's telephone number: 504-834-1190

Our credit decision was based in whole or in part on:

Notice: The Federal Equal Credit Opportunity Act prohibits creditors from discrimination against credit applicants on the basis of race, color, religion, national origin, sex, marital status, or age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this creditor is:

Comptroller of Currency
Customer Assistance Group
1301 McKinney Street, Suite 3450 Houston, Texas 77010 (800) 613-6743

This notification is given by us on behalf of: Bank of New Orleans
1600 Veterans Blvd, Metairie, LA 70005
504-834-1190

By: [REDACTED]
William D. Langston

Delivery Type: Mailed

E-Mailed

Hand Delivered

Delivery Date: 10/24/2013

Notice of Action Taken

Date Action Taken: 10/24/2013

Applicants: [REDACTED]
 Address: [REDACTED]
 New Orleans, LA [REDACTED]

Loan Amount: \$ [REDACTED]
 Interest Rate: [REDACTED] %
 Term: [REDACTED] months

File No.: [REDACTED]

Thank you for your application for: Purchase of primary residence located at 3304 Nashville Avenue, New Orleans, LA 70125 (second mortgage)

Based upon your Mortgage Application for a loan we must inform you that:

Notice of Credit Denial:

We are regrettably unable to approve your request. Our principal reasons for this decision are indicated below.

Borrowers are unable to satisfy requirements of loan approval

Part I - Principal Reason(s) for Credit Denial, Termination, or Other Action Taken Concerning Credit.

In compliance with Regulation "B" (Equal Credit Opportunity Act), you are advised that your recent application for credit has been declined/terminated/charged. The decision to decline/terminate/change your application was based on the following reason(s):

A. CREDIT

- No Credit File
- Insufficient Credit Reference
- Insufficient Credit File
- Unable to Verify Credit Reference
- Garnishment, Attachment, Foreclosure, Repossession or Suit
- Excessive Obligations
- Insufficient Income for Total Obligations
- Unacceptable Payment Record on Previous Mortgage
- Lack of Cash Reserves
- Delinquent Credit Obligations
- Bankruptcy
- Information From a Consumer Reporting Agency

C. INCOME

- Insufficient Income for Mortgage Payments
- Unable to Verify Income

D. RESIDENCY

- Temporary Residence
- Too Short a Period of Residence
- Unable to Verify Residence

E. INSURANCE, GUARANTY or PURCHASE DENIED BY:

- Department of Housing and Urban Development
- Department of Veterans Affairs
- Federal National Mortgage Association
- Federal Home Loan Mortgage Corporation
-

F. OTHER

- Insufficient Funds to Close the Loan
- Credit Application Incomplete
- Inadequate Collateral
- Unacceptable Property
- Insufficient Data - Property
- Unacceptable Appraisal
- Unacceptable Leasehold Estate
- We do not grant credit to any applicant on the terms and conditions you have requested.
- Withdrawn by Applicant
- Borrowers are unable to satisfy requirements of loan approval

B. EMPLOYMENT STATUS

- Unable to Verify Employment
- Length of Employment
- Temporary or Irregular Employment, Insufficient Stability of Income

Part II - Disclosure of use of information obtained from an outside source.

This section should be completed if the credit decision was based, in whole or in part on information that has been obtained from an outside source.

- Our credit decision was based in whole or in part on information obtained in a report from the consumer reporting agency listed below.

You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency. The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied credit to you. You also have a right to a free copy of your report from the reporting agency, if you request it no later than 60 days after you receive this notice. In addition, if you find that any information contained in the report you receive is inaccurate or incomplete, you have the right to dispute the matter with the reporting agency.

Applicant: [Redacted]

File No.: [Redacted]

Name: _____
Address: _____
[Toll-free] Telephone number: _____

We also obtained your credit score from this consumer reporting agency and used it in making our credit decision. Your credit score is a number that reflects the information in your consumer report. Your credit score can change, depending on how the information in your consumer report changes.

Your credit score: _____ Date: _____
Scores range from a low of _____ to a high of _____
Key factors that adversely affect your credit score:

Number of recent inquiries on Credit Report: _____

Our credit decision was based in whole or in part on information obtained from an affiliate or from an outside source other than a consumer reporting agency.

Under the Fair Credit Reporting Act, you have the right to make a written request, no later than 60 days after you receive this notice, for disclosure of the nature of this information.

If you have any questions regarding this notice, you should contact:

Creditor's name: Bank of New Orleans
Creditor's address: 1600 Veterans Blvd, Metairie, LA 70005
Creditor's telephone number: 504-834-1190

Our credit decision was based in whole or in part on:

Notice: The Federal Equal Credit Opportunity Act prohibits creditors from discrimination against credit applicants on the basis of race, color, religion, national origin, sex, marital status, or age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this creditor is:

Comptroller of Currency
Customer Assistance Group
1301 McKinney Street, Suite 3450 Houston, Texas 77010 (800) 613-6743

This notification is given by us on behalf of: Bank of New Orleans
1600 Veterans Blvd, Metairie, LA 70005
504-834-1190

By: [Redacted Signature]
William D. Langston

Delivery Type: Mailed E-Mailed Hand Delivered

Delivery Date: 10/24/2013

APPENDIX A: Example 2

This home was built in 1993. The current owner has lived there since 2011, but only purchased the property from his father-in law in January 2013. This home experienced only roof damage as a result of Hurricane Katrina. This home is behind two levees (8 and 12 feet) that FEMA has not counted in the remapping process.

Processed By:
e-Ins.net Flood Insurance Processing
P.O. Box 33018
St. Petersburg, FL 33733-8018
866-511-0793
FloodUnderwriting@e-Ins.net



Policy ID: [REDACTED] **Inception Date:** 01/18/2013 **Expiration Date:** 01/18/2014
Policy Type: Preferred Risk Policy (PRP)
New Business At 12:01 AM at the location of Described Property

Named Insured	Agent Information
[REDACTED]	417371 - KENNEDY, LEWIS, RENTON & ASSOCIATES INC 401 WHITNEY AVE, STE 411 GRETN, LA 70056 (504) 362-7700
Property Address: 13512 Highway 23 Belle Chasse, LA 70037-4110	Payor: NETWORK FUNDING LP ISAOA ATIMA Coverage limitations may apply. Refer to your Standard Flood Insurance policy for details.
Mailing Address 13512 HIGHWAY 23 BELLE CHASSE, LA 70037	

Property And Building Information	
Current Information: Flood Zone: B Community #: 220139 - 0135 - B Name: PLAQUEMINES PARISH* Program: Regular	Rating Information: Flood Zone: B Community #: 220139 - 0135 - B Name: Plaquemines Parish* Firm Type: POST
Building Description: Single Family Built on Slab at Ground Level Two Floors Main House/Building Principal Residence: Yes Grandfathered: No Replacement Cost: \$300,000	Elevation Certificate Information: Base Flood Elevation: Elevation Difference: 0999 Contents Information: Lowest Floor Above Ground Level an

Coverage Information			
	Limit	Deductible	Premium
Building	\$250,000	\$1,000	\$387.00
Contents	\$100,000	\$1,000	
THIS IS NOT A BILL MORTGAGEE: The Reform Act of 1994 requires you to notify the WYO company for the policy within 60 days of any changes in the service of the loan.			ICC Premium: \$5.00 CRS Discount: \$0.00 Federal Policy Fee: \$20.00
			Total Premium: \$412.00

Special Provisions
This policy covers only one building. If you have more than one building on your property, please make sure each is covered. See Section III
Property Covered within your flood policy for the NFIP definition of 'building' or contact your agent, broker or insurance company.

Forms and Endorsements

ASI FLD IMPINF 08, ASI FLD SOC 08, DW 05 2009

This Declarations Page, in conjunction with the policy, constitutes your Flood Insurance Policy. IN WITNESS WHEREOF, we have signed this policy below and hereby enter into this Insurance Agreement.

Date: 02/08/2013

American Strategic Insurance

Mortgage(s)

NETWORK FUNDING LP ISAOA ATIMA
9700 RICHMOND AVE
STE 320
HOUSTON, TX 77042

LOAN: [REDACTED]
ESCROW: YES

STANDARD FLOOD NON-BINDING QUOTE



Wright National Flood Insurance Company
 A Stock Company
 PO Box 33003
 St. Petersburg, FL, 33733
 Office: 800.820.3242
 Fax: 800.850.3299

AGENCY INFORMATION

Agency Number 73169
 Agency KENNEDY LEWIS RENTON AND ASSOCIATES INC
 Address 401 WHITNEY AVE STE 411,
 City, State, Zip GRETNA, LA 70056-2503
 Phone Number (504) 362-7700

QUOTE INFORMATION

Quote Number [REDACTED]
 Applicant [REDACTED]
 Current Date 11/08/2013
 Effective Date 11/08/2013

COMMUNITY INFORMATION

Program Type Flood Regular Policies
 Community 220139 - PLAQUEMINES PARISH*
 Flood Risk/Rated Zone AE

BUILDING INFORMATION

Property Address	13512 HIGHWAY 23	Condominium Coverage	None
City, State, Zip	BELLE CHASSE, LA 70037-4110	Construction Date	01/01/2006
Occupancy Type	Single Family	Building Replacement Cost	\$250,000.00
Building Type	One Floor	Building Elevated	Building is not elevated
Elevation Certificate	Yes	Elevation Difference	-4 feet
Lowest Floor Elevation	4.9 feet	Building Flood Proofed	No
Location of Contents	Lowest Floor Only - Above Ground Level	Enclosure	None

COVERAGE/PREMIUM INFORMATION

Coverage	Limits	Deductible	RPH Basic	RPH Additional
Building	\$250,000.00	\$1,000.00	11.85	1.20
Contents	\$100,000.00	\$1,000.00	9.64	0.79
Discount/Surcharge				\$0.00
1 Year Premium				\$13,082.00

IMPORTANT NOTES

THIS IS NOT AN OFFER FOR INSURANCE. THIS QUOTE IS NON-FIRM AND NON-BINDING AND SUBJECT TO REVIEW AND ADJUSTMENT.
 Please submit the required documentation listed on your application summary for review and approval. If additional information is required to actuarially rate the risk, you will be contacted.

FLOOD INSURANCE WAIVER OF AGENT'S RESPONSIBILITY

I understand that, if I decline this protection, my agent and/or his/her agency will be held harmless and not liable in the event I suffer a flood loss. I have been made aware of the following facts:

1. Homeowners insurance does not cover flood damage.
2. Federal disaster assistance is most typically an interest-bearing loan.
3. Flooding can and does occur in low-risk zones nationwide.

(Initial next to the following. Sign and date at the bottom.)

_____ I reject building and contents coverage for flood protection.

Property Owner Signature: _____ Date: _____

This quote is issued by Wright National Flood Insurance Company

20131108154143

The online application process must be completed. *Please do not submit this form with your payment.*

Statement of Variance

Date: _____

Policy Number: _____

Agency Name: _____

Agency Address: _____

Agency City & State: _____

Insured Name: _____

Insured Address: _____

Insured City & State: _____

Property Address: _____

Property City & State: _____

The property referenced above has been identified as a "Submit-for Rate" meaning that no risk rate is published in the Flood Insurance Manual. Insurance coverage can be obtained only after the National Flood Insurance Program has approved the application and has established the risk premium rate.

In order to accomplish this, a copy of a variance is required. A variance is a grant of relief by a participating community from the terms of its floodplain management regulations. If no variance was granted, a statement to that effect signed by the applicant or the applicant's representative is required. Therefore, please be aware of the following:

_____ Copy of variance is attached

_____ No variance was granted

Signature of Insured

Date

Signature of Insured's Representative

Date

APPENDIX B

APPENDIX B: Example 1

This home was built in 1940. The current owner was attempting to sell the home and the contract for sale was cancelled due to the flood insurance rate increase from \$1036 to \$4483. This home is behind levees yet the rate increase made the home unaffordable.



Wright National Flood Insurance Company
 A Stock Company
 PO Box 33003
 St. Petersburg, FL, 33733
 Office: 800.820.3242
 Fax: 800.850.3299

Policy Number	17 1150942912 00	Application Date	05/29/2013
Policy Period	06/28/2013 to 06/28/2014	Premium paid by	Insured
Agency Number	80740	Insured Name	[REDACTED]
Agency	BENEFICIAL INS AGENCY INC	Property Address	2615 ORLEANS AVE NEW ORLEANS, LA 70119-5031
Agency Address	519 W SAINT BERNARD HWY CHALMETTE, LA 70043-4820	Insured's Phone	[REDACTED]
Agent Phone	(504) 277-8000		

Flood Zone	A03	Zone Determination	Yes
Community Number	225203	Certificate #	51910139
Panel Number & Suffix	0095 E	Determination #	DRP0000000005654740

Building Description	Single Family	Community Name	NEW ORLEANS/ORLEANS PARISH*
Number of Floors	One Floor	Grandfathered	No
Basement/Enclosure	None		

Coverage	Limits	Deductible	Premium
Building	\$140,000.00	\$5,000.00	\$933.00
Contents	\$0.00	\$0.00	\$0.00

Payment Method	Credit Card	Annual Subtotal	\$1,037.00
Name of Card Holder	2615 ORLEANS LLC	Deductible Credit	\$197.00
Expiration Date	5/16	ICC Premium	\$70.00
Card Holders Signature	[REDACTED]	Community Discount	\$111.00
Credit Card Number	*****2658	Federal Policy Service Fee	\$40.00
Amount	\$ 1,036	Total Premium	\$1,036.00

NO COVERAGE EXISTS UNTIL PAYMENT OF TOTAL PREMIUM IS RECEIVED AND THE WAITING PERIOD HAS EXPIRED.
 This policy is not subject to cancellation for reasons other than those set forth by the National Flood Insurance Program rules and regulations. In matters involving billing disputes, cancellation is not available other than for billing processing, error or fraud.

No items at this time. Documents may be requested later.
 Submit this Application Summary with the documents indicated above by using the File Upload option on the website. Items may also be submitted by mailing to the address or faxing to the number indicated at the top of this letter. Faxed photographs are not acceptable per NFIP guidelines regarding photograph clarity. If the payment method is ACH, EFT or Credit Card and no documents are required, then this form and application that follows are for the agency's records.

17 1150942912 00 - 20130529144644 - 1,036.00



Wright National Flood Insurance Company
 A Stock Company
 PO Box 33003
 St. Petersburg, FL, 33733
 Office: 800.820.3242
 Fax: 800.850.3299

Agency Number	80740	Mailing	[REDACTED]
Agency	BENEFICIAL INS AGENCY INC	Property	2615 ORLEANS AVE
Address	519 W SAINT BERNARD HWY		NEW ORLEANS, LA 70119-5031
City, State, Zip	CHALMETTE, LA 70043-4820	Phone Number	[REDACTED]
Phone Number	(504) 277-8000		

Applicant	2615 ORLEANS LLC	Policy Number	17 1150942912 00
Effective Date	06/28/2013	Disaster Assist	No
Term	12 months	Waiting Period	Standard 30 Day Wait
Bill To	Insured		

County or Parrish	ORLEANS	Condominium Coverage	No
Flood Zone	A03	Condominium Ownership	No
Community Name	NEW ORLEANS/ORLEANS PARISH*	Property Owned by State Gov't	No
Community Number	225203	Building Usage	Main House/Building
Panel Number & Suffix	0095 E	Leased Federal Land	No
Community Program Type	Regular	Insured Principal Residence	No
Building Occupancy	Single Family	Course of Construction	Yes
Building Type	One Floor	Walled & Roofed	Yes
Date of Construction	03/01/1930	Building Elevated	Building is not elevated
		Replacement Cost	\$140,000.00
		Building Post-FIRM	No
		Grandfathering Type	No

17 1150942912 00 - 20130529144644 - 1,036.00



Wright National Flood Insurance Company
 A Stock Company
 PO Box 33003
 St. Petersburg, FL, 33733
 Office: 800.820.3242
 Fax: 800.850.3299

Coverage	Basic Limits			Additional Limits			Ded%	Deductible Amount	Basic and additional	
	Basic Cov	Rate	Ann Prem	Additional Cov	Rate	Ann Prem			1,600.0%	Total amount of ins
BLDG	\$60,000.00	0.95	\$570.00	\$80,000.00	0.83	\$664.00	\$197.00	\$5,000.00	\$140,000.00	\$1,037.00
CNTS	\$0.00	1.20	\$0.00	\$0.00	1.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
									Annual subtotal	\$1,037.00
									ICC Premium	\$70.00
									Subtotal	\$1,107.00
									CRS%	1,000%
									Subtotal	\$996.00
									Rounded Subtotal	\$996
									Federal service fee	\$40.00
									Total amount due	\$1,036.00

I Reject Contents Coverage. Initials HS

The above statements are correct to the best of my knowledge. I understand that any false statements may be punishable by fine or imprisonment under applicable federal law.

This application is non-binding and subject to review and approval by the company. Full amount of premium must accompany this application for issuance. Please retain a signed copy in your files for audit purposes, and submit the item(s) indicated in the Required Documentation Checklist section of the Flood Application Summary.

Print Name of Insured

Signature of Insured

Date

Print Name of Agent/Broker

Signature of Agent/Broker

Date

Non-Discrimination

No person or organization shall be excluded from participation in, denied the benefits of, or subjected to discrimination under the Program authorized by the Act, on the grounds of race, color, creed, sex, age or national origin.

Privacy Act

The information requested is necessary to process your application for flood insurance. The authority to collect the information is Title 42, U.S. Code, Section 4001 to 4028. It is voluntary on your part to furnish the information. It will not be disclosed outside the Federal Emergency Management Agency except to the servicing office acting as the government's fiscal agent, to routine users, to your agent and any lender named on your policy.



Wright National Flood Insurance Company
A Stock Company
PO Box 33003
St. Petersburg, FL, 33733
Office: 800.820.3242
Fax: 800.850.3299

Lowest Floor (Including Garage or Enclosure) Above or Below Grade	0.0 ft	Garage Attached To or Part of the Building	No
-------------------------------------------------------------------	--------	--------------------------------------------	----

Square Feet	0
-------------	---

17 1150942912 00 - 20130529144644 - 1,036.00

GILBERT, KELLY & COUTURIÉ**Surveying and Engineering**

2121 N. Causeway Blvd.
 Suite 121
 Metairie, LA 70001
 Phone (504) 836-2121
 Fax (504) 832-1158

INVOICE

Date	Invoice#
9/23/2013	113099

Bill To:
 [REDACTED]
 [REDACTED]
 NEW ORLEANS, LA [REDACTED]

Owner Name: [REDACTED]
Client File#: [REDACTED]
Ordered by: [REDACTED]
Phone: [REDACTED]
Alt. Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

Service Description	Price
Elevation <small>Address:2615 ORLEANS AVE. District:SECOND Square:339 Lot:19 Parish:ORLEANS</small>	\$250.00
TOTAL INVOICE	\$250.00
PAYMENTS	\$250.00
BALANCE DUE	\$0.00

PAYMENT HISTORY

Date	Payment Method	Payment #	Payment Amount	Amount Applied
9/24/2013	Credit Card	173380	\$250.00	\$250.00

Please return copy of Invoice with payment!

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>[REDACTED]</u>			FOR INSURANCE COMPANY USE		
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2615 ORLEANS AVE.			Policy Number:		
City NEW ORLEANS			State LA		ZIP Code 70119
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) District SECOND Lot 19 Square 339					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential					
A5. Latitude/Longitude: Lat. 29.97013		Long. -90.08168		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 5					
A8. For a building with a crawl space or enclosure(s):			A9. For a building with an attached garage:		
a) Square footage of crawl space or enclosure(s) <u>N/A</u> sq ft			a) Square footage of attached garage <u>N/A</u> sq ft		
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>N/A</u>			b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>N/A</u>		
c) Total net area of flood openings in A8.b <u>N/A</u> sq in			c) Total net area of flood openings in A9.b <u>N/A</u> sq in		
d) Engineered Flood Openings? <input type="checkbox"/> Yes <input type="checkbox"/> No			d) Engineered Flood Openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number CITY OF NEW ORLEANS 225203		B2. County Name ORLEANS		B3. State LA	
B4. Map/Panel Number 0095	B5. Suffix E	B6. FIRM Index Date 3/1/1984	B7. FIRM Panel Effective/Revised Date 3/1/1984	B8. Flood Zone(s) A-3	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 1.50

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other/ Source _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/ Source _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized ALCO Vertical Datum NAVD '88

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>0.18</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>N/A</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>0.31</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade (LAG)	<u>-2.55</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade (HAG)	<u>-2.26</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>-2.30</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

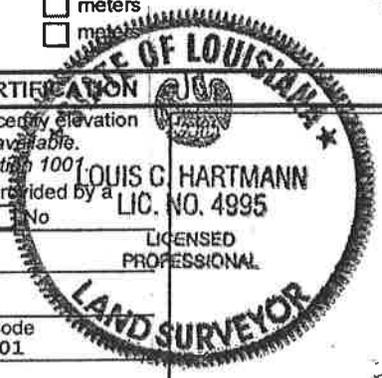
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments.

Certifier's Name Louis C. Hartmann		License Number 4995	
Title Professional Land Surveyor	Company Name Gilbert, Kelly & Couturie, Inc.		
Address 2121 N. CAUSEWAY BLVD., SUITE 121	City METAIRIE	State LA	ZIP Code 70001
Signature <u>[Signature]</u>	Date 10/2/2013	Telephone (504) 836-2121	



IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2615 ORLEANS AVE.			Policy Number	
City NEW ORLEANS	State LA	ZIP Code 70119	Company NAIC Number	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments
SECTION C2E IS A/C COMPRESSOR PAD, THE TOP OF THE CURB IS -2.82 NAVD., TO CONVERT TO NGVD ADJUST UP .20
(NOT APPLIED)

Signature _____ Date 10/2/2013

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	-----------------------------------------------------------

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

BUILDING PHOTOGRAPHS
See Instructions for Item A6.

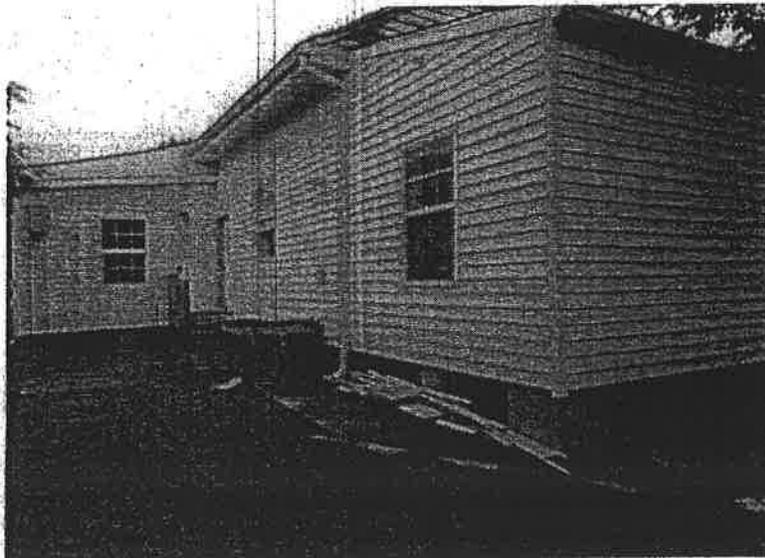
IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2615 ORLEANS AVE.			Policy Number
City NEW ORLEANS	State LA	ZIP Code 70119	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

Front View 10/2/2013



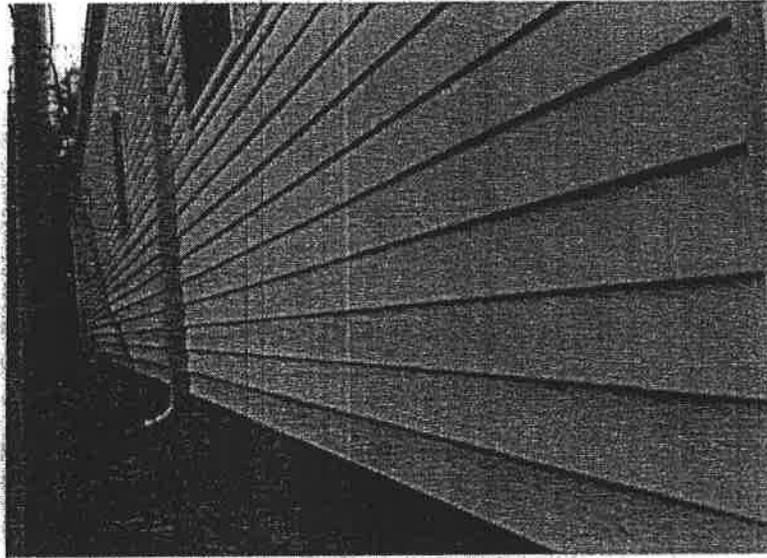
Rear View 10/2/2013



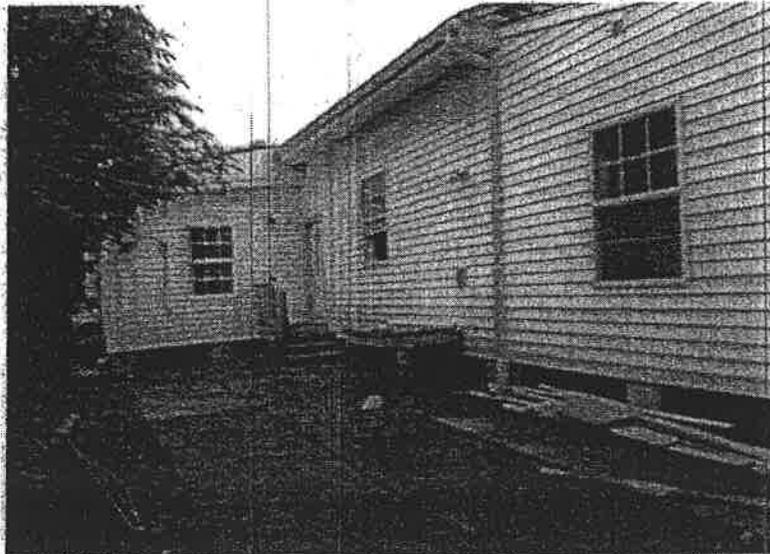
IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2615 ORLEANS AVE.			Policy Number
City NEW ORLEANS	State LA	ZIP Code 70119	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

Right Side View 10/2/2013



Left Side View 10/2/2013



Fidelity National Property And Casualty

Quote Number
 17 QT42863405 99
 Total Building Coverage
 150,000
 Total Contents Coverage
 50,000

Premium by Deductible Combination**Building Contents Disc/Surc Total Premium**

1,000	1,000	0	4,483
2,000	1,000	5	4,262
2,000	2,000	7.5	4,151
3,000	1,000	10	4,039
3,000	2,000	12.5	3,929
3,000	3,000	15	3,818
4,000	1,000	15	3,818
4,000	2,000	17.5	3,707
4,000	3,000	20	3,596
4,000	4,000	22.5	3,486
5,000	1,000	17.5	3,707
5,000	2,000	20	3,596
5,000	3,000	22	3,508
5,000	4,000	23.5	3,442
5,000	5,000	25	3,375

APPENDIX C

APPENDIX C: Example 1

This pre-FIRM property was purchased in 2011 by a Pennsylvania couple as a future retirement home. Upon hearing of the changes in the Biggert-Waters Act, the owners sought an elevation certificate and learned that the full-risk rate of the home had increased from \$3300 to over \$59,000. Even with the phase-in of rates, this sharp increase has made the home unaffordable and the home is now up for sale. The owners fear they will not be able to sell the home because of the full-risk rate.

Flood Processing Center

Submit Department - Specifically Rated Quote

555 Corporate Drive or PO Box 2057
Kalispell, MT 59903-2057
Phone #: 1 (888) 389-8659
Fax #: 1 (406) 257-1409
Email Address:

Date: 10/15/2013
Fax number: [REDACTED]
Attention: [REDACTED]
From: submitfax@floodpro.net
Number of Pages including cover: 2

Quote For: [REDACTED]
Policy/Quote Number: [REDACTED] 2013
WEB Quote #: [REDACTED]

Reminder: This Quote will be valid for a period of 30 days until: 11/14/2013

CHECK LIST FOR INFORMATION REQUIRED TO ISSUE A

NEW BUSINESS SUBMIT POLICY

- Application - Completed and signed by an Agent.
- Elevation Certificate - Completed and signed by an Engineer/Surveyor.
- Recent Photos of the front and back of the entire building or construction drawings if the building is under construction.
- Variance Form or Statement of no Variance.
- Elevated Building Determination Form (for all elevated buildings).
- Certified letter from a qualifying official verifying that the enclosure is designed/built with breakaway walls is required if the enclosure is 300 sq. ft. or more using masonry walls and represented as being breakaway.
- Full Premium

Additional Information Required - If Marked below:

- Please provide the deductible requested on the application.
- Please provide a list of machinery/equipment and appliances in the enclosure/basement on the application.
(This is required since the EC shows M & E (C3e) at an elevation below the BFE.
Please identify what the surveyor has indicated.
- Please send a signed statement that the elevation certificate address and the application address are the same.
Please provide both addresses on the verification.
- C3a on EC must show as the crawl space/enclosure floor and the C3b as the next higher floor.
- Other - please see below:

Comments:

This quote is rated as a pre-FIRM construction that is elevated with a
1416sqft enclosure and with machinery or equipment below base flood elevation.
Please be advised if any of the information used to rate this quote changes or
is incorrect this quote is void.
If you have any questions please feel free to call our customer service line
at 1-888-389-8659.
Thank you!

This Quote is based on the information provided. The final premium determination will be made following an underwriting review.
Please call our Submit Department at the number above if you have any questions or need further assistance.

Policy/Quote Number: S [REDACTED] 2013
 WEB Quote #: [REDACTED]
 Quote For: [REDACTED]
 Underwriter: submitfax@floodpro.net

10/15/2013

Premium Calculations

<u>COVERAGE</u>	<u>DEDUCT.</u>	<u>INS. AMT.</u>	<u>RATES</u>	<u>PREMIUM</u>	<u>DISCOUNT/ BUYBACK</u>	<u>NET PREMIUM</u>
Building	2000	60,000	21.160	12,696		
Added		190,000	21.160	40,204		
Building Totals:		250,000		52,900	3,967	48,933.00
Contents	2000	25,000	18.560	4,640		
Added		75,000	18.560	13,920		
Contents Totals:		100,000		18,560	1,392	17,168.00
<u>Total Building and Contents:</u>				71,460	5,359	66,101.00

Policy Term:	1	
Expense Constant:		0
ICC Premium:		34.00
Community Discount:		9,920.00
Community Probation Charge:		0
Annual Premium:		56,215.00
Reserve Fund Assmt:		2811
Policy Service Fee:		44
Total Annual Due:		59,070.00

Other Deductible Options:

(Please Select the Deductible Option You Want)

	<u>Building</u>	<u>Contents</u>	<u>Premium</u>
___	1,000	1,000	\$63,853.00
___	2,000	2,000	\$59,070.00
___	3,000	3,000	\$54,286.00
___	4,000	4,000	\$49,503.00
___	5,000	5,000	\$47,908.00

See Checklist for complete submission requirements to issue a New Business policy.

This Quote is based on the information provided. The final premium determination will be made following an underwriting review.

Please call our Submit Department if you have any questions or need further assistance.

Flood Processing Center

Submit Department - "FEMA Special Rate" Quote

555 Corporate Drive or PO Box 2057
Kalispell, MT 59903-2057
Phone #: 1 (888) 389-8659
Fax #: 1 (406) 257-1409
Email Address:

Date: 10/16/2013
Fax number:
Attention:
From: submitfax@floodpro.net
Number of Pages including cover: 2

Quote For:
Policy/Quote Number:
WEB Quote #:

Reminder: THIS QUOTATION IS BASED ON "FEMA SPECIAL RATES".
This Quote will be valid for a period of 30 days until: 11/15/2013

Important Note: The quote provided is based on an in-depth underwriting analysis by FEMA.
The policy will be updated and reviewed upon each renewal. Updated information
(i.e. updated interior photos) may be required before the policy can be updated
with next year's new renewal "FEMA Special Rates".

CHECK LIST FOR INFORMATION REQUIRED TO ISSUE A
NEW BUSINESS SUBMIT POLICY

- Application - Completed and signed by an Agent.
- Elevation Certificate - Completed and signed by an Engineer/Surveyor.
- Recent Photos of the front and back of the entire building or construction drawings
if the building is under construction.
- Variance Form or Statement of no Variance.
- Elevated Building Determination Form (for all elevated buildings).
- Certified letter from a qualifying official verifying that the enclosure is designed/built
with breakaway walls is required if the enclosure is 300 sq. ft. or more using masonry
walls and represented as being breakaway.
X Full Premium

Additional Information Required - If Marked below:

- Please provide the deductible requested on the application.
- Please provide a list of machinery/equipment and appliances in the enclosure/basement
on the application.
(This is required since the EC shows M & E (C3e) at an elevation below the BFE.
Please identify what the surveyor has indicated.
- Please send a signed statement that the elevation certificate address and the application
address are the same.
Please provide both addresses on the verification.
C3a on EC must show as the crawl space/enclosure floor and the C3b as the next higher floor.
X Other FEMA Requirements - please see below:

This is a revised quote for coverage amount changes only. No other changes
have been made. Please see original quote correspondence for any additional
information for policy issuance as well as any disclaimers for quote premium
amount as they may still apply.

Please call our Submit Department at the number above if you have any questions or need further
assistance.

Policy/Quote Number: ██████████-0013
 WEB Quote #: ██████████
 Quote For: ██████████
 Underwriter: submitfax@floodpro.net

10/16/2013

This Quote is based on "FEMA Special Rates"

Premium Calculations

<u>COVERAGE</u>	<u>DEDUCT</u>	<u>INS. AMT.</u>	<u>RATES</u>	<u>PREMIUM</u>	<u>DISCOUNT/ BUYBACK</u>	<u>NET PREMIUM</u>
Building	2000	60,000	14.100	8,460		
Added		190,000	14.100	<u>26,790</u>		
Building Totals:		250,000		35,250	2,291	32,959.00
Contents		0	8.470	0		
Added		0	8.470	<u>0</u>		
Contents Totals:		0		0	0	.00
<u>Total Building and Contents:</u>				35,250	2,291	32,959.00

Policy Term:	1	
Expense Constant:		0
ICC Premium:		34.00
Community Discount:		4,949.00
Community Probation Charge:		0
Annual Premium:		28,044.00
Reserve Fund Assmt:		1402
Policy Service Fee:		44
Total Annual Due:		29,490.00

Other Deductible Options:

(Please Select the Deductible Option You Want)

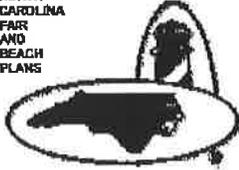
	<u>Building</u>	<u>Contents</u>	<u>Premium</u>
_____	1,000		\$31,535.00
_____	2,000		\$29,490.00
_____	3,000		\$27,916.00
_____	4,000		\$26,344.00
_____	5,000		\$24,770.00

See Checklist for complete submission requirements to issue a New Business policy.

This Quote is based on the information provided. The final premium determination will be made following an underwriting review.

Please call our Submit Department if you have any questions or need further assistance.

NORTH CAROLINA
FAR
AND
BEACH
PLANS



NORTH CAROLINA JOINT UNDERWRITING ASSOCIATION
NORTH CAROLINA INSURANCE UNDERWRITING ASSOCIATION
P.O. BOX 8009 - CARY, NORTH CAROLINA 27512
(919) 821-1299 - www.ncjua-nciua.org

HOMEOWNER WIND DECLARATION
COINSURANCE CONTRACT
RENEWAL POLICY EFFECTIVE
10/28/2013
PAGE 1

POLICY NUMBER	POLICY PERIOD		EFFECTIVE TIME AT THE DESCRIBED LOCATION	PRODUCER'S CODE
	FROM	TO		
██████████	10/28/2013	10/28/2014	12:01 AM STANDARD TIME	706840
NAMED INSURED AND MAILING ADDRESS			PRODUCER:	(910) 329-4443
██████████ ██████████ 4 ██████████ ██████████			SFI GROUP, INC 13500-105 NC HWY 50 & 210 SURF CITY NC 28445	

THE DESCRIBED LOCATION COVERED BY THIS POLICY IS LOCATED AT:

3655 ISLAND DR
N TOPSAIL BEACH NC 28460-0000

RATING INFORMATION:

NUM OF FAMILIES OCCUPIED BY PROTECTION CLASS	YEAR BUILT	TERRITORY CODE	CONSTRUCTION TYPE
1 OWNER NA	1979	8	FRAME

THIS RENEWAL DECLARATION RENEWS YOUR POLICY FOR THE PERIOD SHOWN. WE WILL PROVIDE THE INSURANCE DESCRIBED IN THIS POLICY IN RETURN FOR THE PREMIUM AND COMPLIANCE WITH ALL APPLICABLE POLICY PROVISIONS. COVERAGE IS PROVIDED WHERE A PREMIUM OR LIMIT OF LIABILITY IS SHOWN FOR THE COVERAGE. PLEASE ATTACH THIS DECLARATION PAGE TO YOUR POLICY.

COVERAGE WRITING RESTRICTIONS MAY APPLY TO EXPIRED OR CANCELED POLICIES IF THERE IS A NAMED STORM LOCATED WITHIN THE COORDINATES OF LONGITUDES 65 DEGREES WEST AND 85 DEGREES WEST, AND LATITUDES 20 DEGREES NORTH AND 37 DEGREES NORTH, IF YOUR PREMIUMS HAVE NOT BEEN PAID TO THE ASSOCIATION.

SECTION I COVERAGES	LIMITS OF LIABILITY	PREMIUM
A-DWELLING COVERAGE	\$339,000	\$3,487.00
B-OTHER STRUCTURES	\$33,900	
C-PERSONAL PROPERTY	\$135,600	
D-LOSS OF USE	\$67,800	

SECTION I DEDUCTIBLES-IN CASE OF LOSS WE COVER ONLY THAT PART OF THE LOSS OVER THE DEDUCTIBLE STATED BELOW:

	DEDUCTIBLE LIMIT
DEDUCTIBLE-WINDSTORM AND HAIL	\$2,500
DEDUCTIBLE-NAMED STORM	1%/ \$3,390
TOTAL BASE PREMIUM	\$3,487.00
TOTAL ADDITIONAL PREMIUM	\$327.00
TOTAL PREMIUM	\$3,814.00

POLICY IS BILLED TO: MORTGAGEE

ESSENTIAL PROPERTY INSURER : AMERICAN MODERN INS GRP
(If incorrect or changes please inform your Producer and the Association).



AMERICAN FAMILY HOME INSURANCE COMPANY

HOMEOWNERS POLICY DECLARATIONS

POLICY NUMBER: 0700047065050

NAMED INSURED:

[REDACTED]
[REDACTED]
[REDACTED]

AGENT 079015:

JOHNSON & JOHNSON INC
PO BOX 899
CHARLESTON SC 29402

MAIL TO:

[REDACTED]
[REDACTED]
[REDACTED]

BROKER 806264:

SFI GROUP-SURF CITY
13500-105 NC HWY 50 & 210
SURF CITY NC 28445
PHONE: (910) 329-4443

POLICY PERIOD:

FROM: OCT 28, 2013 TO: OCT 28, 2014
12:01 A.M. STANDARD TIME
AT INSURED PROPERTY ADDRESS

INSURED PROPERTY:

3655 ISLAND DR
N TOPSAIL BEACH NC 28460-8205

LIENHOLDER 1 ACCT:

[REDACTED]
[REDACTED]
[REDACTED]
CORAOPOLIS PA 15108-6942

UNIT	OCCUPANCY	CONSTRUCTION TYPE	NO. FAMILIES	NO. STORES	PROTECTION CLASS	TPRB
1	SEASONAL	FRAME	ONE FAMILY	TWO STORY	06	84

THIS POLICY PROVIDES ONLY THE FOLLOWING COVERAGES FOR THIS UNIT:

SECTION	ITEM	COVERAGE	LIMIT	PREMIUM
1	COVERAGE A	HOMEOWNERS HO3	\$339,035	\$740.00
1	COVERAGE C	PERSONAL PROPERTY	\$169,600	
1	COVERAGE B	OTHER STRUCTURES	\$34,000	
1	COVERAGE D	LOSS OF USE	\$101,800	
2	COVERAGE E	PERSONAL LIABILITY-PER OCCURENC	\$500,000	\$12.00
2	COVERAGE F	MEDICAL PAYMENTS-PER OCCURRENCE	\$25,000	
2		DAMAGE TO PROPERTY OF OTHERS	\$500	
1	COVERAGE C	PERS PROPERTY REPLACEMENT COST		\$37.00
1	DEDUCTIBLE	SUBJECT TO ALL PERILS *	\$2,500	\$187.00-
2	COVERAGE F	MEDICAL PAYMENTS-PER PERSON	\$5,000	\$12.00
1	DWELLING	ADDITIONAL AMOUNTS OF INSURANCE	SEE FORM	\$15.00
1		PROVIDES AN ADDL 25% OF COV A		
1	DWELLING	ORDINANCE OR LAW COVERAGE	\$33,904	
1	COVERAGE A	WATER BACKUP/SUMP OVERFLOW COV.	\$25,000	\$40.00
MINIMUM WRITTEN AND/OR EARNED MAY APPLY			TOTAL PREMIUM	\$669.00

(CONTINUED ON REVERSE SIDE)

ENDORSEMENT FORMS APPLICABLE TO THIS POLICY:

S3K32 01/09; S3L00 07/08; S3N00 07/08; SCR32 06/07; SFP32 06/07;
IN111 12/12; IN132 06/07; IN150 06/12; IND77 07/06; SHN32 06/07;
S3002 10/00; S3A32 06/10; S3D32 07/08; S3G32 03/10; S3P32 07/08;
S3W32 07/08; V9295 11/05;

BILL TO LIENHOLDER



Policy Number: 67046600262013

FLOOD POLICY DECLARATIONS
Service Insurance Company

Standard Policy

Type: Renewal
Policy Period: 10/28/2013 To 10/28/2014
Form: Dwelling

To report a claim call: (800) 759-8656
These Declarations are effective
as of: 10/28/2013 at 12:01 AM

Address Info	Producer Name and Mailing Address: SFI GROUP INC 13500 HIGHWAY 50/210 STE 105 SURF CITY, NC 28445-7934	Insured Name and Mailing Address: [REDACTED]
	Agent/Agency #: 00700-00354-000 Reference #: Phone #: (910) 329-4443	Processed by: Flood Insurance Processing Center P.O. Box 2057 Kalispell MT 59903-2057

Property Info	Property Location: 3655 ISLAND DR N TOPSAIL BEACH, NC 28460	Building Description: Single Family Two Floors Slab On Grade Main House/Building Single Family Dwelling
	Principal/Primary Residence: N Premium Payor: 1st Mortgagee Flood Risk/Rated Zone: AE Current Zone: Community Number: 37 0466 4266 J Community Name: NORTH TOPSAIL BEACH, TOWN OF Grandfathered: No Pre-Firm Construction Program Type: Regular	Elevated Building: N Includes Addition(s) and Extension(s) Replacement Cost: \$322,500 Number of Units: 1

Coverage & Rating	Type	Coverage	Rates	Deduct	Discount	Sub Total	Premium Calculation	
	Building:	250,000	.910 / .790	2,000		2,047.00	Premium Subtotal:	3,393.00
Contents:	100,000	2.199 / 1.410	2,000		1,346.00	ICC Premium:	55.00	
Contents Location:	Lowest Floor Above Ground Level and Higher Floors						CRS Discount:	517.00
							Reserve Fund Assmt:	147.00
							Federal Policy Fee:	44.00
							Probation Surcharge:	.00
							Endorsement Amount:	.00
							Total Premium Paid:	3,122.00

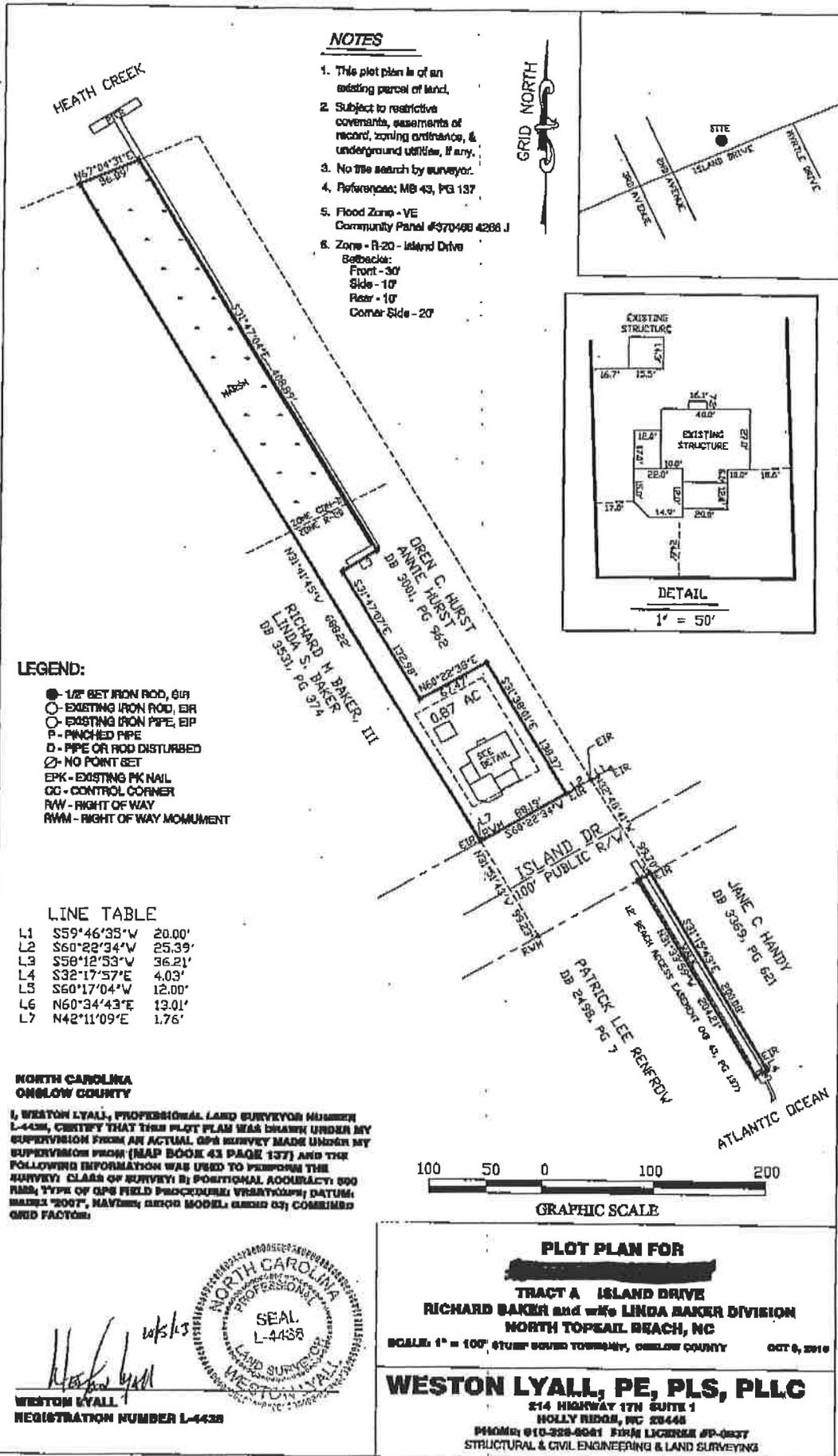
Coverage Limitations May Apply. See Your Policy Form for Details.

Mortgage Info	First Mortgage: OCWEN LOAN SERVICING LLC ITS SUCCESSORS AND OR ASSIGNS PO BOX 4025 CORAOPOLIS, PA 15108-6942 Loan#: 0603212073	Third Mortgage:
	Second Mortgage:	Additional Loss Payee:

This Declaration Page, in conjunction with the policy, constitutes your Flood Insurance Policy.
In WITNESS WHEREOF, we have signed this policy below and hereby enter into this Insurance Agreement.

Stephen P. Higgins
President

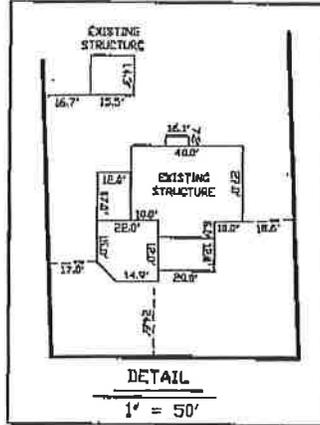
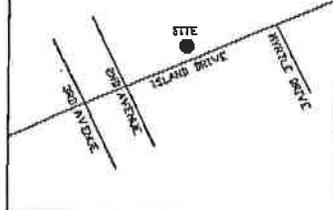
Michael D. Blomson
Secretary



NOTES

1. This plot plan is of an existing parcel of land.
2. Subject to restrictive covenants, easements of record, zoning ordinance, & underground utilities, if any.
3. No title search by surveyor.
4. Reference: MB 43, PG 137
5. Flood Zone - VE
Community Panel #S70466 4266 J
6. Zone - R-20 - Island Drive
Setback:
Front - 30'
Side - 10'
Rear - 10'
Corner Side - 20'

GRID NORTH



LEGEND:

- - 1/2" SET IRON ROD, 6IP
- - EXISTING IRON ROD, 6IP
- - EXISTING IRON PIPE, 6IP
- P - PINCHED PIPE
- D - PIPE OR ROD DISTURBED
- - NO POINT SET
- EPK - EXISTING PK NAIL
- CC - CONTROL CORNER
- R/W - RIGHT OF WAY
- R/W - RIGHT OF WAY MONUMENT

LINE TABLE

L1	S59°46'35"W	20.00'
L2	S60°22'34"W	25.39'
L3	S56°12'53"W	36.21'
L4	S32°17'57"E	4.03'
L5	S60°17'04"W	12.00'
L6	N60°34'43"E	13.01'
L7	N42°11'09"E	1.76'

**NORTH CAROLINA
ONCLOW COUNTY**

I, WESTON LYALL, PROFESSIONAL LAND SURVEYOR NUMBER L-4438, CERTIFY THAT THIS PLOT PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION FROM (MAP BOOK 43 PAGE 137) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: CLASS OF SURVEY: B; POSITIONAL ACCURACY: 500 RMS; TYPE OF GPS FIELD PROCEDURAL VERTICALS; DATUM: NAD83; SCALE: 2007; NAVSTAR; BEING MODEL: LEICA GS3; COMBINED GRID FACTOR.



WESTON LYALL
REGISTRATION NUMBER L-4438



PLOT PLAN FOR

TRACT A ISLAND DRIVE
RICHARD BAKER and wife LINDA BAKER DIVISION
NORTH TOPSAIL BEACH, NC

SCALE: 1" = 100', 6100' SOUTH TOWNSHIP, ONCLOW COUNTY OCT 6, 2013

WESTON LYALL, PE, PLS, PLLC

214 HIGHWAY 17N SUITE 1
HOLLY RIDGE, NC 28448
PHONE: 910-228-8041 FISH LICENSE #P-0637
STRUCTURAL & CIVIL ENGINEERING & LAND SURVEYING

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2016

SECTION A - PROPERTY INFORMATION



A1. Building Owner's Name: [Redacted]

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
3655 Island Drive

City North Topsail Beach State NC ZIP Code 28460

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Tract A, Richard & Linda Baker Subdivision, Deed Book 3672, Pg 921; Map Book 43, Pg 137

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat 34-28-27.0 Long -77-27-39.4 Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number g

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) 1416 sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 2
- c) Total net area of flood openings in A8.b 331 sq in
- d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage na sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade na
- c) Total net area of flood openings in A9.b na sq in
- d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number 370468 North Topsail Beach		B2. County Name Onslow		B3. State NC	
B4. Map/Panel Number 3720426600	B5. Suffix J	B6. FIRM Index Date 2-16-07	B7. FIRM Panel Effective/Revised Date 11-03-05	B8. Flood Zone(s) VE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 12.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date: _____
 CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: na

Vertical Datum: Geoid 03 VRS RTK GPS

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 6.5 feet meters
- b) Top of the next higher floor 15.5 feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) 13.3 feet meters
- d) Attached garage (top of slab) NA feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 8.9 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 6.5 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 7.0 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support. NA feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

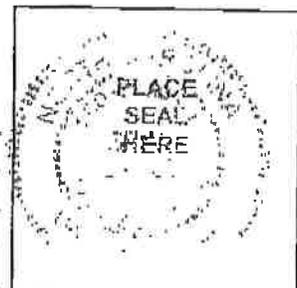
- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
- Check here if attachments.

Certifier's Name Weston Lyall License Number L-4438

Title Owner/PLS/PE Company Name Weston Lyall, PE, PLS, PLLC

Address 214 Hwy 17 N City Holly Ridge State NC ZIP Code 28445

Signature [Signature] Date 10-7-13 Telephone 910-329-9961



IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3655 Island Drive		Policy Number	
City North Topsail Beach	State NC	ZIP Code 28460	Company A/C Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2 e. The wood stand with the A/C unit

W. Weinstein
Signature

Date 10-7-13

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____

City _____

State _____

ZIP Code _____

Signature _____

Date _____

Telephone _____

Comments _____

Check here if attachments.

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	-----------------------------------------------------------

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____

Title _____

Community Name _____

Telephone _____

Signature _____

Date _____

Comments _____

Check here if attachments.

ELEVATION CERTIFICATE, page 3

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
3855 Island Drive

City North Topsail Beach

State NC ZIP Code 28460

FOR INSURANCE COMPANY USE
Policy Number
Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



FRONT VIEW
(ROAD SIDE)

ELEVATION CERTIFICATE, page 4

Building Photographs

Continuation Page

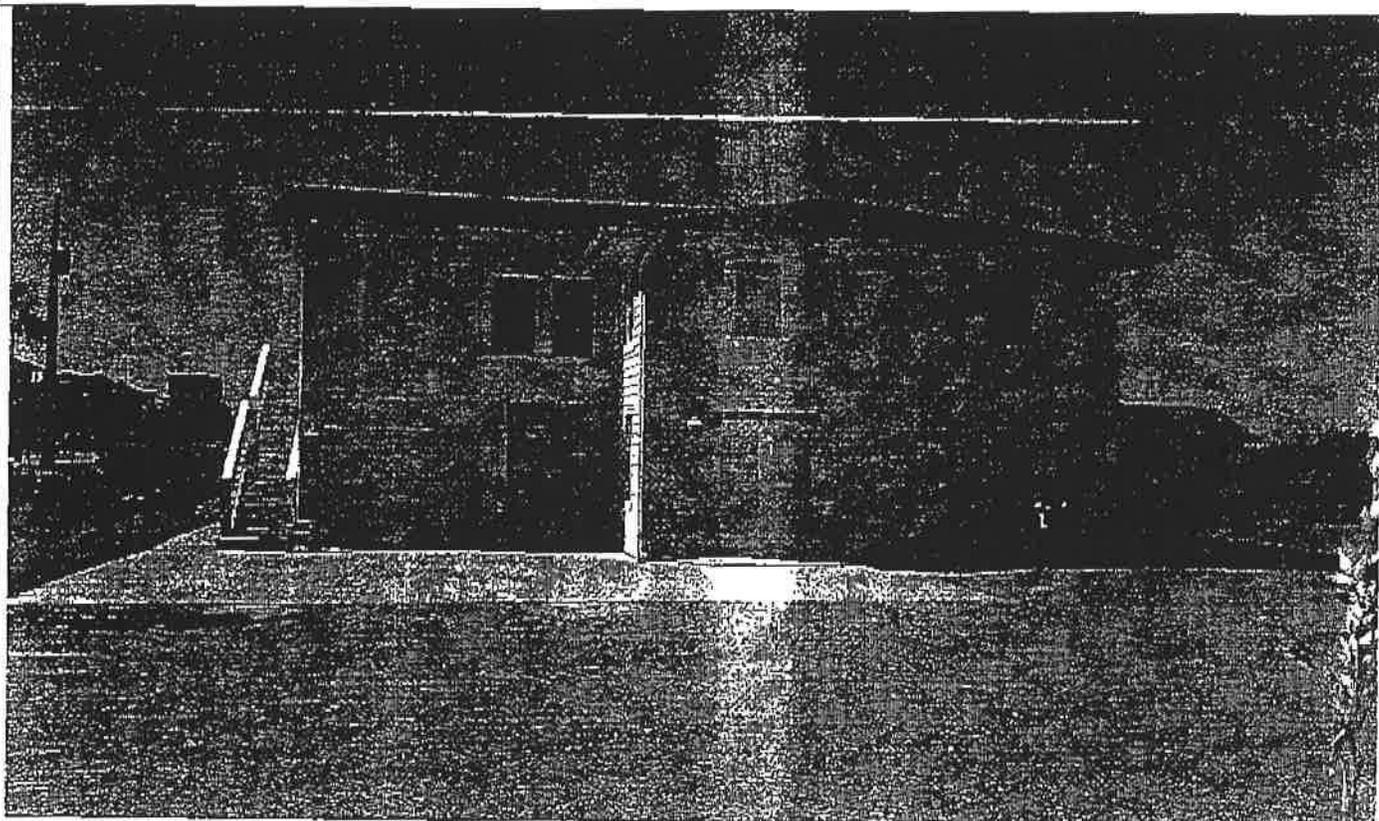
IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE	
Policy Number	
Company NAIC Number	

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
3655 Island Drive

City NORTH TOPSAIL BEACH State NC ZIP Code 28460

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



REAR VIEW

APPENDIX D

APPENDIX D: Example 1

Attach is a list of the 53 communities that currently have the basement exception as allowed under **44 C.F.R. 60.6(c)** of FEMA's NFIP regulations. This exception allows communities to be insured under NFIP even if the residence includes a basement below the base flood elevation (BFE). The basement exception is only available in zones A1-A30, AE, AO and AH and the basements are required to be floodproofed.

**APPROVED COMMUNITIES FOR RESIDENTIAL BASEMENT
FLOODPROOFING RATING CREDIT**

COMMUNITY NUMBER	STATE/ COMMUNITY NAME	EFFECTIVE DATE¹	STATUS²
	Alaska		
025009	Fairbanks N. Star Borough	2/28/73	Current
	Idaho		
160028	Ammon, City of	6/8/90	Current
	Iowa		
190488	Clive, City of	4/24/81	Current
190031	Independence, City of	9/7/89	Current
190309	La Porte City, City of	6/12/89	Current
	Kansas		
200484	Colwich, City of	1/17/86	Current
200323	Derby, City of	2/15/83 ³	Current
200019	Great Bend, City of	8/10/83	Current
200131	Halstead, City of	7/8/83	Current
200215	Lindsborg, City of	11/7/94	Current
200334	Rossville, City of	2/18/92	Current
200319	Salina, City of	3/6/86	Current
200316	Saline County	1/14/86	Current
200134	Sedgwick, City of	5/19/86 ³	Current
	Minnesota		
270267	Alvarado, City of	2/28/85	Current
275235	Clay County	3/28/75	Current
270080	Dilworth, City of	8/29/83	Current
275236	East Grand Forks, City of	5/15/86 ³	Current
275244	Moorhead, City of	2/12/76	Current
270414	Roseau, City of	7/14/92	Current
270273	Stephen, City of	5/10/83	Current
270274	Warren, City of	9/24/82	Current
	Nebraska		
310069	Fremont, City of	1/25/79	Current
310103	Grand Island, City of	7/29/80	Current
310100	Hall County	2/10/80	Current
310001	Hastings, City of	7/8/83	Current
310239	North Bend, City of	10/15/98	Rescinded 11/1/08
310046	Schuyler, City of	9/17/91	Current
310039	Sidney, City of	12/4/84	Current
310104	Wood River, City of	1/12/82	Current
	New York		
360226	Amherst, Town of	11/20/78	Current
360232	Clarence, Town of	8/1/00	Current

- 1 Effective date corresponds to the date of the letter from FEMA that granted the community's exception request.
- 2 The Residential Floodproofing Rating Credit may be grandfathered for those residential buildings with a valid Residential Basement Floodproofing Certificate that were constructed between the effective date and rescission date, but not on or after the rescission date.
- 3 The date the community adopted floodproofing ordinances.

**APPROVED COMMUNITIES FOR RESIDENTIAL BASEMENT
FLOODPROOFING RATING CREDIT *continued***

COMMUNITY NUMBER	STATE/ COMMUNITY NAME	EFFECTIVE DATE¹	STATUS²
North Dakota			
380256	Barnes, Township of	1/22/82	Current
380020	Casselton, City of	6/18/81	Current
385364	Fargo, City of	3/26/75 ³	Current
380137	Grafton, City of	5/21/81	Current
380338	Harwood, City of	12/19/85	Current
380259	Harwood, Township of	1/22/82	Current
380022	Horace, City of	1/22/82	Current
380023	Mapleton, City of	1/22/82 ³	Current
380681	Oxbow, City of	6/1/92 ³	Current
380263	Pleasant, Township of	5/5/83	Current
380257	Reed, Township of	1/22/82	Current
380324	Reiles Acres, City of	8/23/82	Current
380258	Stanley, Township of	2/8/82	Current
380024	West Fargo, City of	6/5/78	Current
South Dakota			
460044	Madison, City of	8/30/83	Current
Wisconsin			
550612	Allouez, Village of	1/11/93 ³	Current
550600	Ashwaubenon, Village of	10/27/78	Current
550020	Brown County	2/21/79 ³	Current
550021	Depere, City of	10/27/78	Current
550022	Green Bay, City of	10/27/78	Current
550023	Howard, Village of	10/27/78	Current
550309	Shiocton, Village of	8/1/98	Current

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3 The date the community adopted floodproofing ordinances.