

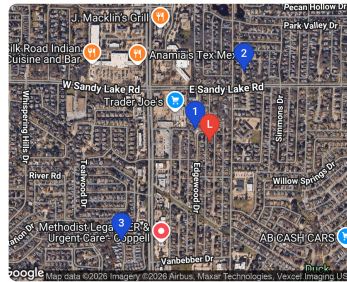


This evaluation represents an approximate value based on comparable housing in the area. The home's amenities have been taken into consideration in determining this Fair Rental Value (FRV). All availability must be confirmed directly with the current landlord based on the required move-in dates. This pricing does not include any deposits or fees that may be charged by the landlord.

Fair Rental Value

\$6,448.50

Approximate total monthly cost with furniture · 3 months minimum lease term



Loss address (L) and comparables 1–3.
Imagery © Google.



Loss Address Details

205 Park Meadow Way, Coppell TX 75019

4 bedrooms and 2 bathrooms
Square footage: 2,100
Minimum lease term: 3 months

FRV Address Details — averaged across three comparables

Approximate rent for the property	\$3,545
Short-term multiplier, 3 months	× 1.30
Adjusted rent	\$4,608.50
Approximate furniture/housewares/appliances price	\$1,600
Monthly management fee	\$240
Approximate total monthly cost without furniture	\$4,848.50
Approximate total monthly cost with furniture	\$6,448.50

Comparables used

Comparable 1

1052 Village Pkwy, Coppell TX 75019

Single Family Home
4 bedrooms and 2 bathrooms
Square footage: 2,250
Distance: 0.5 miles

Approximate rent for the property	\$3,835
Adjusted rent	\$4,985.50
Total monthly cost without furniture	\$5,225.50
Total monthly cost with furniture	\$6,825.50

Comparable 2

318 Woodhurst Dr, Coppell TX 75019

Single Family Home
4 bedrooms and 2.5 bathrooms
Square footage: 2,100
Distance: 0.3 miles

Approximate rent for the property	\$3,600
Adjusted rent	\$4,680
Total monthly cost without furniture	\$4,920
Total monthly cost with furniture	\$6,520

Comparable 3

744 Bethel School Rd, Coppell TX 75019

Single Family Home
4 bedrooms and 2 bathrooms
Square footage: 1,900
Distance: 0.5 miles

Approximate rent for the property	\$3,200
Adjusted rent	\$4,160
Total monthly cost without furniture	\$4,400
Total monthly cost with furniture	\$6,000

12-month FRV Details

Approximate rent for the property	\$3,545
Monthly management fee	\$240

Approximate total monthly cost without furniture **\$3,785**

A standard long-term unfurnished placement. No short-term multiplier and no furniture.

Furniture and housewares pricing guideline

1 bedroom	\$1,059	6 bedrooms	\$1,978
2 bedrooms	\$1,267	7 bedrooms	\$2,242
3 bedrooms	\$1,456	8 bedrooms	\$2,540
4 bedrooms	\$1,600	9 bedrooms	\$2,879
5 bedrooms	\$1,746	10 bedrooms	\$3,262

Standard/executive packages do not include appliances.

Short-term rental multipliers applied to base rent

1–2 months	40%
3–5 months	30%
6–9 months	25%
10–11 months	10%
12+ months	No markup

Compliance

- **Unfurnished comparables only.** All three listings verified unfurnished.
- **Within radius tolerance-** . Furthest comparable 0.5 miles.
- **Sorted high to low.** Ordering persisted with the record.
- **Calculated before sourcing.** No housing search opened until this figure locked.

Nova Havens does not receive any monetary or financial benefit from the results of this report. The interests of Nova Havens have not been considered in the preparation of this report and are not contingent upon any values stated herein. Nova Havens has no direct, indirect, present, or anticipated future interest in the property referenced and will not receive any benefit, now or in the future, related to the preparation or use of this report.