

JUST APPRAISED
SAAS SERVICES ORDER FORM (VALUATION)

This Order Form is effective as of April 1, 2025 (the "Order Form Effective Date") and is governed by the terms and conditions of the SaaS Services Agreement entered into by Just Appraised Inc. and the undersigned customer on June 30, 2022 (the "Agreement"). By signing this Order Form, Customer expressly agrees to be bound by the terms of conditions of the Agreement, which are incorporated herein by reference. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement. If there is an inconsistency or conflict between the terms of the Agreement and the terms of this Order Form, the terms of this Order Form shall govern.

Customer: Fauquier County, VA	Contact: Eric Maybach
Address: 10 Hotel Street, Warrenton, VA 20186	Phone: 540-422-8158
	E-Mail: eric.maybach@fauquiercounty.gov
<p>Initial Term One Fee: \$15,000 to be invoiced in a single lump sum at the beginning of Initial Term One and paid in accordance with Section 5.2 of the Agreement.</p> <p>License Fees: \$30,000 per year for Initial Term Two and Initial Term Three (the "<u>License Fee</u>"), to be invoiced in a single lump sum at the beginning of Initial Term Two and Initial Term Three respectively and any subsequent Renewal Terms, and paid in accordance with Section 5.2 of the Agreement.</p> <p>After the Initial Term Three, Company may increase the License Fee in accordance with Section 5.1 of the Agreement.</p> <p>Implementation Fees: \$10,000</p> <p>Professional Services Fees to be invoiced in a single lump sum on the Order Form Effective Date and paid in accordance with Section 5.2 of the Agreement.</p>	<p>Initial Term One: July 1, 2025 through June 30, 2026</p> <p>Initial Term Two: July 1, 2026 through June 30, 2027</p> <p>Initial Term Three: July 1, 2027 through June 30, 2028</p> <p>Initial Term Three will automatically renew on an annual basis for one-year terms (each a "<u>Renewal Term</u>") unless either party elects not to renew by giving the other party written notice at least sixty (60) days prior to the end of the Initial Term Three or then-current Renewal Term, as applicable.</p>

JUST APPRAISED INC.

By: Meera Kansagra

Name: Meera Kansagra

Title: Director of Finance and Accounting

Date: March 28, 2025

CUSTOMER: Fauquier County, VA

By: Kristen S. Hylton

Name: Kristen S. Hylton

Title: Procurement Manager

Date: 3/28/2025

EXHIBIT A

JUST APPRAISED

SAAS SERVICES STATEMENT OF WORK (VALUATION)

This Statement of Work ("Statement of Work" or "SOW") is made as of April 1, 2025 (the "SOW Effective Date") by and between Fauquier County, VA Assessor ("Customer") and Just Appraised Inc. ("Company") pursuant to the terms and conditions of the SaaS Services Agreement dated June 30, 2022, as amended from time to time (the "Agreement"). This SOW shall be subject to the terms and conditions of the Agreement and is hereby incorporated by reference into the Agreement. Capitalized terms used but not defined in this SOW have the same meanings as provided in the Agreement. Customer and Company are sometimes referred to herein, each individually as a "Party" and collectively as the "Parties."

Pursuant to the terms and conditions of the Agreement, and for good and valuable consideration, the adequacy and receipt of which are acknowledged by the Parties, the Parties agree as follows:

1. GENERAL TERMS AND DEFINITIONS

1.1 Contact Information.

Company (Just Appraised Inc.): 2261 Market Street #4074, San Francisco, CA 94114

Customer (Fauquier County, VA): 10 Hotel Street, Warrenton, VA 20186

1.2 Service Location Information. Company will perform the Professional Services remotely.

2. SCOPE OF SERVICES

2.1 Overview.

Product(s)	Description	CAMA Integration	Service Capacity
Valuation	Internal appeals and valuation tools for commercial and residential properties.	Yes, one way from Customer to Company	N/A

Completion dates and milestones in this SOW are contingent on Customer's i) timely and substantive participation in all activities described, ii) timely provision of access to all systems and databases as requested, and iii) access to qualified, authorized personnel who can provide all necessary guidance to Company's implementation team with respect to workflows and requirements. Substantial changes to scope beyond what is described in this section will require Company review and may require an amendment to this SOW along with additional fees and/or changes to the implementation timeline.

2.2 Feature Set and Functionality Description

This section (2.2) outlines the intended functionality of the Appraisals application. Changes to the functionality must be mutually agreed upon by both parties in writing. Company reserves the right to modify the Statement of Work, along with additional fees, if additional functionality is requested by Customer.

2.2 Feature Set and Functionality Description.

A “Form” is an online application or online filing that Taxpayers can start in the Taxpayer Portal and submit to the Customer for review. “Form Data Extraction” refers to Company’s ability to extract data from scans/images of forms submitted to Customer.

Taxpayer Portal

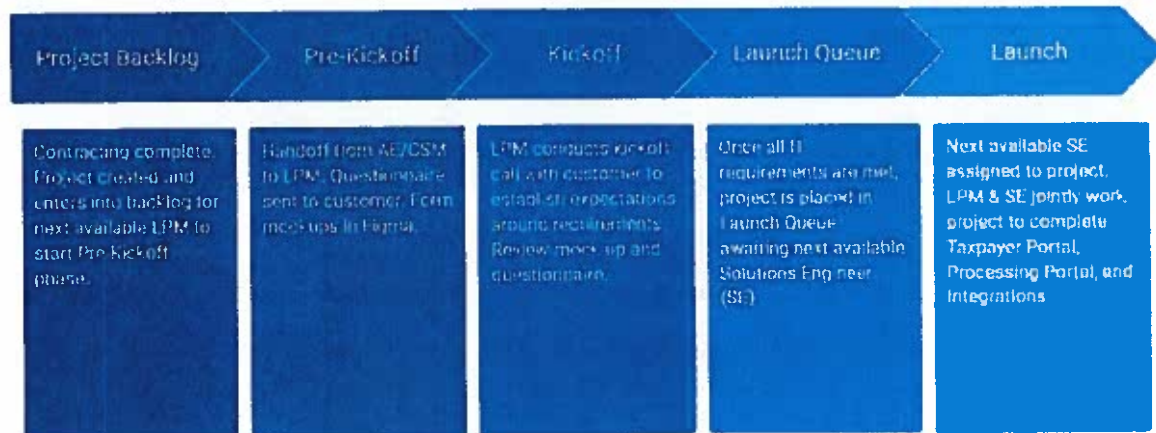
- Taxpayers can register an account with the Taxpayer Portal
- Accounts must be tied to a unique email, and emails must be verified before logging in
- Taxpayers can start and submit any of the Forms included in Section 2.1 of this Statement of Work
- Taxpayers can search for their property using property id, owner name and address, or property address and can file one property at a time
- Upon submission, the Portal will generate a PDF copy of the Form
- Taxpayers can receive emails to confirm submission of Forms, approval by Customer staff, requests for evidence by Customer staff, or rejections by Customer staff – all based on configuration determined by Customer in Phase I
- Company will generate PINs for Customer one time at the beginning of filing season

Processing Workflow

- Customer staff can review submitted Forms, assign them to other users, leave comments, and modify data (as deemed appropriate by Customer Management)
- Customer staff may view the generated PDF and uploaded documentation
- Customer staff may request additional evidence from Taxpayers, reject a Form, or approve a Form
- Customer staff can select a depreciation factor for each asset, if applicable, but depreciation factors cannot be set automatically

2.3 Timeline and Phases.

Forms Path to Launch



Phase 1: Pre-Kickoff

Launch Project Manager (LPM) assigned to the project and works to complete project pre-kickoff activities outlined below. Pre-kickoff phase has a target of 3 weeks.

- Request copy of county form(s) from Customer
- Mock-up forms in FIGMA
- Send Customer questionnaire
- Request list of attendees for Kickoff Meeting from Customer POC

Phase 2: Kickoff

The LPM will work with the Customer to establish a mutually agreeable date for a kickoff meeting. The kickoff meeting signals the beginning of the kickoff phase. Kickoff phase will be complete once all technical requirements are established and satisfied. Key activities for the kickoff phase include:

- Review FIGMA mock-up w/ customer (current form version or new form)
- Review questionnaire & Workflows
- Introduce project timeline & expectations
- Review IT requirements
 - VM(s) for integration
 - Unlock CAMA access
 - DB Trace permissions

Phase 3: Launch Phase

The launch phase begins with assignment of a Solutions Engineer (SE) to the project and scheduling a discovery meeting. The target timeline for completing the launch phase is ten (10) weeks from the completion of the initial discovery meeting. The key activities for the launch phase include:

1. **Discovery** - The purpose of discovery is to fully understand the Customer's current workflow and requirements in order to design a solution that satisfies those business requirements in the Platform. Some of the discovery activities include:
 - Customer conducting a CAMA system walkthrough with SE to understand how form data is handled within Customer systems
 - Creation and Customer approval of a solutions document to conclude discovery.

- Receive final approval of form(s) mockup
 - Receive final approval of processing workflow
2. Integration Development & Configuration (ID&C) - during this step of the launch phase, all the integrations will be developed as well as the configuration of Platform in accordance with the Customer approved solutions document. Other activities in this step are:
 - Taxpayer Portal
 - Processing Portal
 - External Design Review meeting:
 - Present customizations to Platform per approved solutions document
 - Gather feedback from Customer stakeholders
 - Company to iterate on customizations to Platform as needed
 - Technical Internal Testing - the purpose of technical internal testing is for the SE to ensure that the Platform is functioning properly from a technical perspective and is in a state of readiness for User Acceptance Testing (UAT).
 - Activate Platform integration to Customer CAMA system via SQL server
 - Test Platform workflows with data from Customer CAMA system
 3. Training and User Acceptance Testing (UAT) - the purpose of this step is to train functional users on the platform and conduct for the day-to-day functional users to ensure the Platform meets their business needs as determined during discovery and documented in the solutions document.
 - Training is conducted for Customer end users on Platform
 - Customer works through test cases provided by SE, documenting results
 - Customer to indicate final acceptance of Platform as implemented for Customer's workflow
 4. Go-Live - Launch of Platform for use with live data to conclude the launch phase.

Post Launch Phase: Ongoing Monitoring and Support

- Review of database updates to confirm Platform is working as specified
- Daily check-in meetings with Customer staff for 1-2 weeks after launch
- Introduction to Support, and handoff to Customer Success Manager (CSM) if applicable
- Weekly check-in meetings with Customer staff for weeks after the daily check-in period
- Monthly or quarterly check-in meetings with Customer staff thereafter

2.4 Limitations on Configuration Requests.

Company will hold a preliminary meeting with Customer as part of Phase 1 to demonstrate Standard Configuration. Customer agrees to fill out a Scoping Questionnaire and will provide Change Requests in writing. Company will estimate how long the requested changes will take and work with Customer to ensure these changes stay under the threshold.

2.5 Scope Limitations

The following are not included in the scope of this Statement of Work:

- An integration with RevenueOne is out of scope
- Static IP addresses are out of scope
- Single Sign On is out of scope
- Form Data Extraction from scanned paper copies is out of scope
- Automatically setting depreciation factors is out of scope

3. TECHNICAL REQUIREMENTS AND CONSIDERATIONS

This SOW includes an integration into Customer CAMA system (strictly to pull data out of CAMA, but not to push data back to CAMA). Company requires access to a pre-production or "sandbox" CAMA environment for testing prior to deploying Platform in a CAMA production environment.

The following are required to successfully execute the integration:

- Provisioning of virtual server for Company to install integration services
- On-premise access to Customer's network to the provisioned virtual server
- Ability to install deployment managers (e.g. NinjaOne), log collectors (e.g. Sumologic). Remote deployment technology is a critical part of Company's ability to offer low prices to Customer. Should Customer or Customer IT decline to allow Company to install remote deployment technologies, Company retains the right to increase the annual fees associated with this Statement of Work
- Read access to Customer's CAMA database (production and test)
- IP address of database server
- Ability to connect to Just Appraised SFTP site from on-premise servers over port 22
- Ability to connect to Just Appraised API endpoints from on-premise servers over port 443
- Ability to connect to CAMA Database Server from on-premise servers

Note: Company may already have some of the above requirements in place from previous Statements of Work with Customer.

Please note: Platform requires connections to tools to: provide client-side analytics (e.g. user bounce rate, etc.), monitor Platform performance (e.g. page load time, etc.), monitor errors (e.g. automatically identify specific information about bugs, etc.), and manage logs. These tools may include externally-hosted industry-standard services.

4. FEES AND PAYMENT

As consideration for the Professional Services provided by Company under this SOW, Customer shall pay Company the Professional Services Fees specified in the Order Form. Such fees shall be invoiced and paid in accordance with Section 5 of the Agreement. This price reflects an early-adopter price for Customer in exchange for being a reference to any new potential clients. Customer will share their experience working with Company via written emails and/or phone calls, and allow Company to use Customer name in Case Study highlighting impact of the Platform on Customer. Customer also agrees to introduce Company over email to 10 other county assessment offices in the state. Customer also agrees to participate in a webinar to demonstrate the BPP solution to other counties.

5. SOW TERM

The term of this SOW begins on the SOW Effective Date and shall continue through June 30, 2028.

[Signatures Appear on Following Page.]

By signing below, the Parties acknowledge and agree to all of the terms and conditions of this SOW, including the scope and timeframe of the work identified herein.

IN WITNESS WHEREOF, authorized persons representing each Party have executed this Statement of Work as of the SOW Effective Date.

JUST APPRAISED INC.

CUSTOMER: Fauquier County, VA

By: Meera Kansagra

Name: **Meera Kansagra**

Title: **Director of Finance and Accounting**

Date: **March 28, 2025**

By: Kristen S. Hylton

Name: **Kristen S. Hylton**

Title: **Procurement Manager**

Date: **3/28/2025**

