

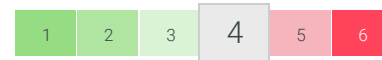
Subject Details

| | |
|----------------------|--------------------|
| PROPERTY TYPE | GLA |
| SFR | 3,305 Sq. Ft. |
| BEDS | BATHS |
| 4 | 4.0 |
| STYLE | YEAR BUILT |
| Ranch | 1946 |
| LOT SIZE | OWNERSHIP |
| 27,878 Sq. Ft. | Fee Simple |
| GARAGE TYPE | GARAGE SIZE |
| Detached Garage | 2 Car(s) |
| HEATING | COOLING |
| None | Unknown |
| COUNTY | APN |
| San Diego | 2061921600 |

Analysis Of Subject

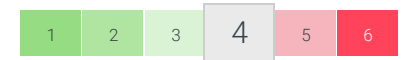
Provided by Appraiser

CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

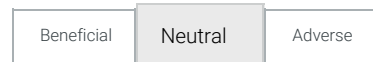
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

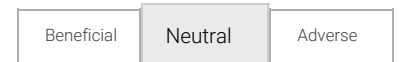
VIEW

🏠 Residential



LOCATION

🏠 Residential











SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

As noted in an exterior photo of the subject, the subject appears to be a typical size lot in the area of Carlsbad. No externalities noted. Site is level with a private gate on the property and asphalt driveway.

Sales Comparison

Provided by
Appraiser

| |  4350 Highland Dr Carlsbad, CA 92008  |  4315 Highland Dr Carlsbad, CA 92008  |  4590 Adams St Carlsbad, CA 92008  |  4246 Highland Dr Carlsbad, CA 92008  |
|---------------------------|--|--|--|--|
| COMPARABLE TYPE | -- | Sale | Sale | Sale |
| MILES TO SUBJECT | -- | 0.06 miles | 0.14 miles | 0.12 miles |
| DATA/ VERIFICATION SOURCE | Public Records | MLS; Public Records | MLS; Public Records | MLS |
| LIST PRICE | -- | -- | -- | -- |
| LIST DATE | -- | 01/02/2020 | 02/12/2020 | 08/31/2020 |
| SALE PRICE/PPSF | -- | \$1,550,000 \$578/Sq. Ft. | \$1,390,000 \$440/Sq. Ft. | \$2,200,000 \$550/Sq. Ft. |
| CONTRACT/ PENDING DATE | -- | 02/06/2020 | 03/28/2020 | 09/06/2020 |
| SALE DATE | -- | 04/06/2020 | 04/10/2020 | 09/25/2020 |
| DAYS ON MARKET | -- | 95 | 58 | 25 |
| LOCATION | N; Res | N; Res | N; Res | N; Res |
| LOT SIZE | 27,878 Sq. Ft. | 9,680 Sq. Ft. \$273,000 | 15,218 Sq. Ft. \$190,000 | 39,204 Sq. Ft. -\$170,000 |
| VIEW | N; Res | B; Wtr -\$200,000 | N; Res | B; Wtr -\$200,000 |
| DESIGN (STYLE) | Ranch | Traditional | Cottage | Ranch |
| QUALITY OF CONSTRUCTION | Q4 | Q4 | Q4 | Q4 |
| ACTUAL AGE | 75 | 57 | 34 | 51 |
| CONDITION | C4 | C2 -\$150,000 | C3 | C4 |
| SALE TYPE | | Arms length | Arms length | Arms length |
| ROOMS/BEDS/BATHS | 9/4/4 | 10/5/4.1 -\$15,000 | 10/5/4.1 -\$15,000 | 9/5/2.1 -\$5,000 |
| GROSS LIVING AREA | 3,305 Sq. Ft. | 2,683 Sq. Ft. \$108,850 | 3,159 Sq. Ft. \$25,500 | 3,998 Sq. Ft. -\$121,000 |
| BASEMENT | None | None | None | None |
| HEATING | None | Forced Air | Forced Air | Forced Air |
| COOLING | Unknown | Unknown | Central -\$2,500 | None |
| GARAGE | 2 GD | 2 GA | 2 GA | 2 GA |
| OTHER | none | none | none | nOne |
| OTHER | -- | -- | 2nd kitchen -\$20,000 | -- |
| NET ADJUSTMENTS | | 1.09% \$16,850 | 12.81% \$178,000 | -22.55% -\$496,000 |
| GROSS ADJUSTMENTS | | 48.18% \$746,850 | 18.20% \$253,000 | 22.55% \$496,000 |
| ADJUSTED PRICE | | \$1,566,850 | \$1,568,000 | \$1,704,000 |

Sales Comparison (Continued)

Provided by
Appraiser

| | MOST COMPARABLE | | |
|---------------------------|---|---|---------------|
| |  <p>4350 Highland Dr Carlsbad, CA 92008</p> |  <p>4323 Sea Bright Dr Carlsbad, CA 92008</p> | |
| COMPARABLE TYPE | -- | Sale | |
| MILES TO SUBJECT | -- | 0.27 miles | |
| DATA/ VERIFICATION SOURCE | Public Records | MLS | |
| LIST PRICE | -- | -- | |
| LIST DATE | -- | 11/09/2020 | |
| SALE PRICE/PPSF | -- | \$1,201,000 | \$428/Sq. Ft. |
| CONTRACT/ PENDING DATE | -- | 11/15/2020 | |
| SALE DATE | -- | 12/30/2020 | |
| DAYS ON MARKET | -- | 51 | |
| LOCATION | N; Res | N; Res | |
| LOT SIZE | 27,878 Sq. Ft. | 18,900 Sq. Ft. | \$134,500 |
| VIEW | N; Res | N; Res | |
| DESIGN (STYLE) | Ranch | Traditional | |
| QUALITY OF CONSTRUCTION | Q4 | Q4 | |
| ACTUAL AGE | 75 | 44 | |
| CONDITION | C4 | C4 | |
| SALE TYPE | | Arms length | |
| ROOMS/BEDS/BATHS | 9/4/4 | 9/4/3.1 | \$5,000 |
| GROSS LIVING AREA | 3,305 Sq. Ft. | 2,803 Sq. Ft. | \$88,000 |
| BASEMENT | None | None | |
| HEATING | None | Forced Air | |
| COOLING | Unknown | None | |
| GARAGE | 2 GD | 2 GA | |
| OTHER | none | no pool | -- |
| OTHER | -- | -- | -- |
| NET ADJUSTMENTS | | 18.94% | \$227,500 |
| GROSS ADJUSTMENTS | | 18.94% | \$227,500 |
| ADJUSTED PRICE | | | \$1,428,500 |

Value Conclusion + Reconciliation



\$1,500,000
AS-IS VALUE

30-60 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

After thorough review of available data sources, including Realist, CRMLS, Inside Tract, title company and brokers, it was determined that the comparables utilized herein are the best and most indicative of current market value for the subject available at this time. All comparables are considered to be competing properties within the same competitive marketing area that would appeal to the same user group. An extensive search was made for the best available similar properties to best represent the subject's market value at the time of the appraisal. The most common, and theoretically ideal method for deriving adjustments is known as a paired sales analysis. This method works quite well in an area of conforming homes that vary slightly in some characteristics, but are generally built in the same time period, are relatively similar in size and built on similar lots. However, the subject is in an area with a broad range of prices and property characteristics, which makes it much more complex to derive supportable adjustments. The market adjustments in this appraisal are based upon modified paired sales analysis, the attributable market difference ascertained by depreciated replacement cost/contributory value, discussion with local realtors who specialize in the area and the appraiser's experience and knowledge of the subject's specific marketplace. This is done by analyzing the indicated value range of the comparable sales after all adjustments have been made. With the analysis of several sales, although it is not a scientific calculation, reasonable conclusions can be made based on the differences in the indicated value range as to the most probable effect on market value a particular feature has. This is considered to be the most reliable method for determining the market's reaction to various property characteristics.

EXPLANATION OF ADJUSTMENTS

Site Adjustment: Due to slopes, some of the sales possess less usable site area than their actual site sizes, therefore usable site areas are shown on the market grid. Usable site areas for the comparable sales were estimated based on the appraiser's exterior inspections of each comparable sale as well as aerial images and MLS photos when available. Sales are adjusted accordingly for differences in usable site areas at \$15 per usable square foot difference. Usable site area can be reasonably estimated with the assistance of satellite photos (e.g. Google Earth) in conjunction with online mapping programs with measuring tools; from street observation, the study of plat maps, and MLS comments and photos when available. View Adjustments: Sales are adjusted at 5% - 10% depending on the degree of difference. View ratings for the comparable sales were determined based on the appraisers exterior inspections of each sale and realtor comments in the Multiple Listing Service as well as MLS photos when available. Condition/Quality Adjustments: The adjustment for condition and quality are very difficult to quantify. Much like the view amenity, there are multiple levels and degrees of variances. Condition can relate to how well a house has been maintained or how recently it was updated, or to what extent it was updated. Quality typically relates to the actual materials that were used. Remodeling costs can vary greatly. What is recaptured in the marketplace can depend on what the money was spent on and how tastefully it was done, in the eyes of the buyers. The market has clearly demonstrated that that the typical buyer will pay considerably more for a tastefully remodeled house done with good quality than a house in need of updating. In the subject's market, the premium paid for quality and condition are considerable. GLA Adjustments: Adjusting for GLA becomes a complicated issue and ideally reflects the contributory value of additional square footage. One of the issues that make this factor complicated is that many buyers and real estate brokers use a "price per square foot" calculation to value an entire property. We do not feel that this is a legitimate method to derive a per square foot adjustment for the GLA differences. The primary reason is that the price per square foot encompasses all characteristics and amenities. The variances described earlier (lot size, view, condition, quality etc.) can cause the price per square foot to fluctuate tremendously in neighborhoods like the subject's. For example, the price per square foot for the sales used in this appraisal ranges from \$100-\$175. A per square foot adjustment within that range may result in what is considered in the industry to be excessive adjustments. On the other side of this issue is the actual cost of construction for similar homes. In this neighborhood the costs can range from \$175 per square foot to well over \$325 per square foot. It appears that a GLA adjustment more in line with the actual cost of construction typically serves to adequately reflect the actions of the buyers, in terms of that one specific line item. It is noted, however, that the contributory value of additional living area usually diminishes when the size of the house exceeds what is typical for the neighborhood. \$175 per square foot difference is indicated for the differences in building sizes between the subject and each of the comparable sales, rounded to the nearest \$1,000.00. The subject is in a suburban location and it is typical to have schools, commercial buildings, traffic and feeder streets, airports, water towers, freeways, and/or toll roads, within the neighborhood boundaries. Unless otherwise stated in the report, no adversity was noted.

ADDITIONAL COMMENTS (OPTIONAL)

Due to differences between the subject and the comparables, there could be instances where it was necessary to exceed the desired line, gross

and net adjustments in some cases in order to bring the comparables in line with the subject property. This is typical when appraising properties in the subject's neighborhood and there is no adverse effect on marketability or value. Due to the lack of recent and relevant sales, the comparables used were the best available at this time. Some of the existing comparables may have required large and excessive adjustments, but were unavoidable, and are supported by the market data. The two listings also provide additional support to the subject's appraised values.

ClearVal Plus
by ClearCapital

4350 Highland Dr
Carlsbad, CA 92008

42712
Loan Number

\$1,500,000
● As-Is Value

Value Conclusion + Reconciliation (Continued)

 Provided by
Appraiser

Reconciliation Summary

All the comparable sales considered above are within close proximity to the subject in the area of Carlsbad The OA used sales with varying characteristics of the subject and applied adjustments accordingly. The final opinion of value at \$1,500,000 is representative of the subjects greater lot utility, average GLA, average and overall features. Most weight given to Sale 4 as it is the most recent sale considered in a stable market. Final opinion of value is above predominate due to the subjects larger lot utility and larger GLA. It is not considered overimproved.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

As noted in an exterior photo of the subject, the subject appears to be a typical size lot in the area of Carlsbad. No externalities noted. Site is level with a private gate on the property and asphalt driveway.

Neighborhood and Market

From Page 8

General market conditions within this area have show signs of price increasing as supported by the increase in the number of pending sales and a decrease in the number of days on market and inventories. This data is further supported by the Clear Capital Market Data Predominant marketing times have lowered, ranging between one and four months based primarily on pricing. Conventional financing appears to be prevalent. The current list price/sales price ratio ranges from 95% to 96%. Sales concessions are not common at this time.

Analysis of Prior Sales & Listings

From Page 7

Last recording was 11/28/2018 which was only an affidavit. It appears the current owners have owned the property since 1981

Highest and Best Use Additional Comments

Highest and best use is as residential

Subject Details

Provided by
Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS? **Event** **Date** **Price** **Data Source**
No

LISTING STATUS

Not Listed in Past Year

DATA SOURCE(S)

Public Records

EFFECTIVE DATE

01/08/2021

SALES AND LISTING HISTORY ANALYSIS

Last recording was 11/28/2018 which was only an affidavit. It appears the current owners have owned the property since 1981

Order Information

BORROWER **LOAN NUMBER**
Redwood Holdings LLC 42712

PROPERTY ID **ORDER ID**
29294946 7024604

ORDER TRACKING ID **TRACKING ID 1**
0104CVa 0104CVa

Legal

OWNER **ZONING DESC.**
GILBERT-WALKER 2013 TRUST Residential

ZONING CLASS **ZONING COMPLIANCE**
R-1-15000 Legal

LEGAL DESC.
SLY 110 FT OF LOT 8 BLK E TR 2152

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE
Yes

PHYSICALLY POSSIBLE? **FINANCIALLY FEASIBLE?**
✓ ✓

LEGALLY PERMISSABLE? **MOST PRODUCTIVE USE?**
✓ ✓

Economic

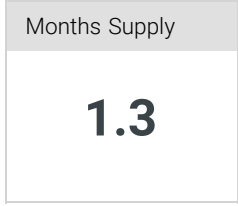
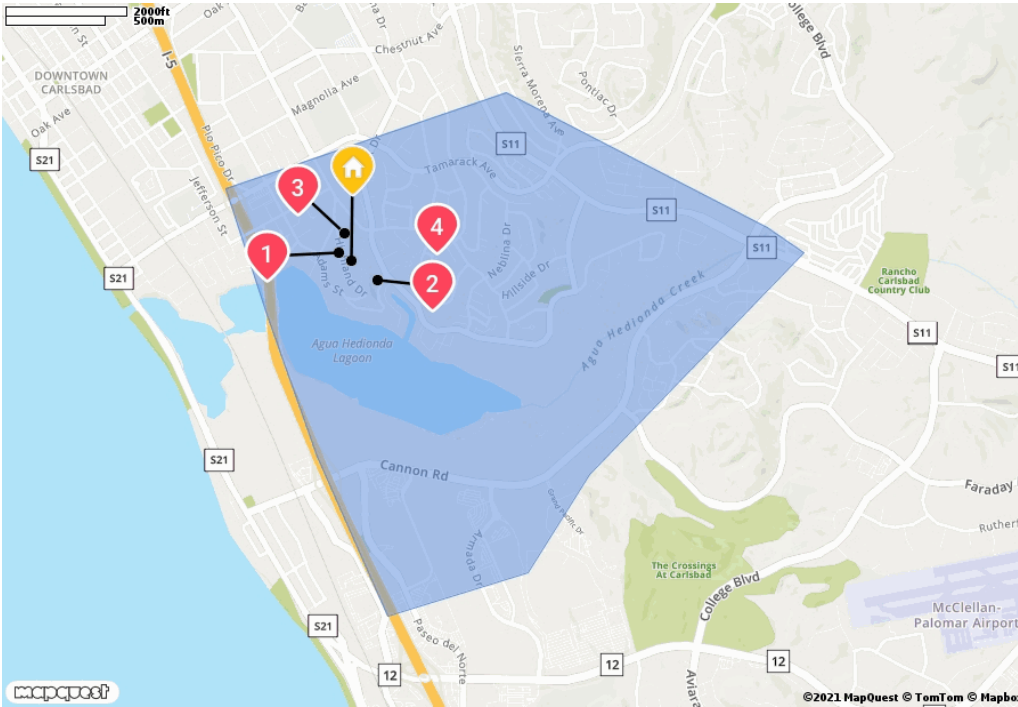
R.E. TAXES **HOA FEES** **PROJECT TYPE**
\$5,267 N/A N/A

FEMA FLOOD ZONE
X 06073C0764H 12/20/2019

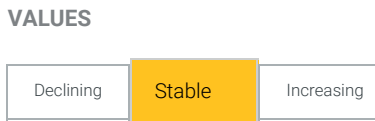
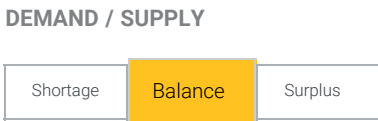
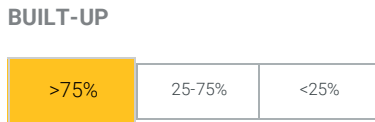
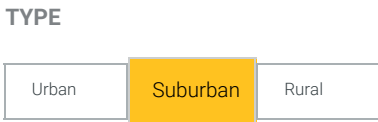
FEMA SPECIAL FLOOD ZONE AREA
No

Neighborhood + Comparables

Provided by
Appraiser

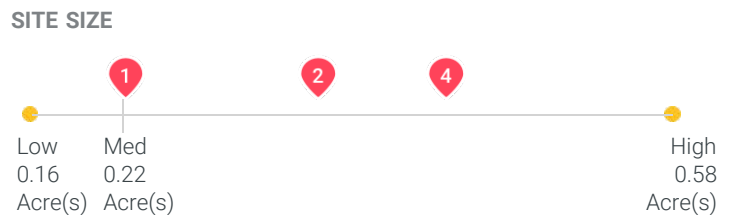
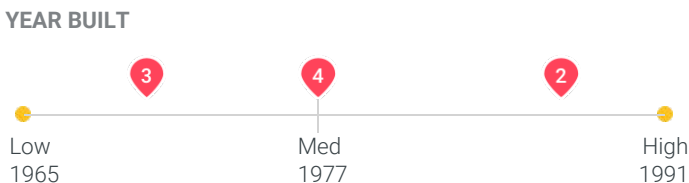
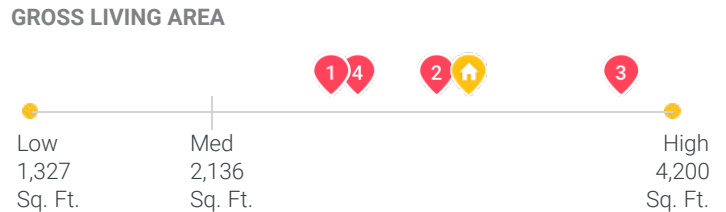
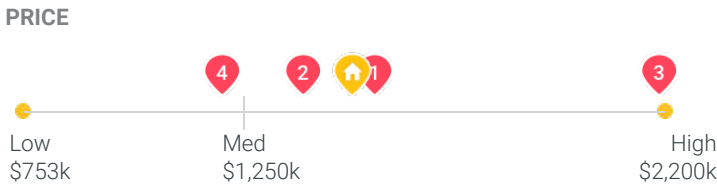


Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

General market conditions within this area have show signs of price increasing as supported by the increase in the number of pending sales and a decrease in the number of days on market and inventories. This data is further supported by the Clear Capital Market Data Predominant marketing times have lowered, ranging between one and four months based primarily on pricing. Conventional finan ... **(continued in Appraiser Commentary Summary)**



Subject Photos



Front



Address Verification



Side



Side



Street

Comparable Photos

Provided by
Appraiser

1 4315 Highland Dr
Carlsbad, CA 92008



Front

2 4590 Adams St
Carlsbad, CA 92008



Front

3 4246 Highland Dr
Carlsbad, CA 92008



Front

Comparable Photos

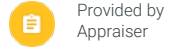
Provided by
Appraiser

4 4323 Sea Bright Dr
Carlsbad, CA 92008



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Ella Hawkins, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Ella Hawkins and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

APPRAISER'S CERTIFICATION COMMENTS

none

| SIGNATURE | NAME | EFFECTIVE DATE | DATE OF REPORT |
|---|---------------------|-----------------------|-----------------------|
|  | Michelle Rogers SRA | 01/05/2021 | 01/14/2021 |
| LICENSE # | STATE | EXPIRATION | COMPANY |
| AR014817 | CA | 05/27/2021 | MBR Valuations |

Property Condition Inspection

Provided by
Onsite Inspector



| | | |
|---|--------------------------------|----------------------------------|
| PROPERTY TYPE SFR | CURRENT USE SFR | PROJECTED USE SFR |
| OCCUPANCY Occupied | GATED COMMUNITY No | ATTACHED TYPE Detached |
| PARKING TYPE Garage; 2 spaces | STORIES 1 | UNITS 1 |
| EXTERIOR REPAIRS \$0 | INTERIOR REPAIRS N/A | TOTAL REPAIRS \$0 |

Condition & Marketability

| | | |
|---|--------|---|
| CONDITION | ✓ Good | Subject is in average condition and has been well maintained. |
| SIGNIFICANT REPAIRS NEEDED | ✓ No | none |
| CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES | ✓ No | none |
| SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE) | ✓ Yes | conforms to area homes |
| AVERAGE CONDITION OF NEIGHBORING PROPERTIES | ✓ Good | good condition |
| BOARDED OR VACANT PROPERTIES NEAR SUBJECT | ✓ No | none |
| SUBJECT NEAR POWERLINES | ✓ No | none |
| SUBJECT NEAR RAILROAD | ✓ No | none |
| SUBJECT NEAR COMMERCIAL PROPERTY | ✓ No | none |
| SUBJECT IN FLIGHT PATH OF AIRPORT | ✓ No | none |
| ROAD QUALITY | ✓ Good | good condition |
| NEGATIVE EXTERNALITIES | ✓ No | none |
| POSITIVE EXTERNALITIES | ✓ Yes | 1 mile from schools shopping |

Repairs Needed

Exterior Repairs

| ITEM | COMMENTS | COST |
|------------------------|----------|------|
| Exterior Paint | - | \$0 |
| Siding/Trim Repair | - | \$0 |
| Exterior Doors | - | \$0 |
| Windows | - | \$0 |
| Garage /Garage Door | - | \$0 |
| Roof/Gutters | - | \$0 |
| Foundation | - | \$0 |
| Fencing | - | \$0 |
| Landscape | - | \$0 |
| Pool /Spa | - | \$0 |
| Deck/Patio | - | \$0 |
| Driveway | - | \$0 |
| Other | - | \$0 |
| TOTAL EXTERIOR REPAIRS | | \$0 |

Agent / Broker

| ELECTRONIC SIGNATURE | LICENSE # | NAME | COMPANY | INSPECTION DATE |
|----------------------|-----------|--------------|---------------|-----------------|
| /Ella Hawkins/ | 00767683 | Ella Hawkins | Realty Source | 01/05/2021 |