

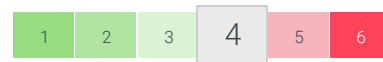
## Subject Details

<b>PROPERTY TYPE</b>	GLA
SFR	1,480 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
3	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Ranch	1962
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.15 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Forced Air	Evaporative Cooler
<b>COUNTY</b>	<b>APN</b>
Los Angeles	2224008044

## Analysis Of Subject

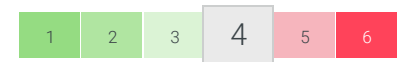
Provided by Appraiser

### CONDITION RATING



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

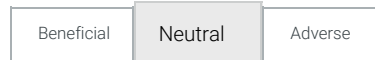
### QUALITY RATING



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

### VIEW

Residential



### LOCATION

Other: Near Airport



### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is located in close proximity to Van Nuys Airport with an adverse impact on marketability. We have selected comparables from the subject's very close neighborhood with similar adverse location ratings. The Inspection Report indicates that the gutters have some minor damage. I concur with the estimated cost to ... **(continued in Appraiser Commentary Summary)**

# Sales Comparison

Provided by  
Appraiser

**15935 Vose St**  
Van Nuys, CA 91406

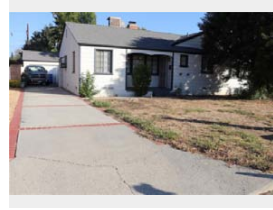


**7027 Gloria Ave**  
Van Nuys, CA 91406

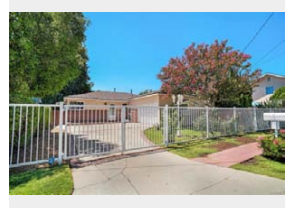


**MOST COMPARABLE**

**7536 Gaviota Ave**  
Van Nuys, CA 91406











**16142 Kittridge St**  
Van Nuys, CA 91406



COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.07 miles	0.62 miles	0.65 miles
DATA/ VERIFICATION SOURCE	Public Records; Tax Records	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records
LIST PRICE	--	--	--	--
LIST DATE	--	09/25/2020	11/14/2020	07/14/2020
SALE PRICE/PPSF	--	\$749,000 \$474/Sq. Ft.	\$605,000 \$387/Sq. Ft.	\$650,000 \$483/Sq. Ft.
CONTRACT/ PENDING DATE	--	10/07/2020	11/14/2020	07/27/2020
SALE DATE	--	11/13/2020	12/10/2020	10/07/2020
DAYS ON MARKET	--	12	0	13
LOCATION	A; Other: Near Airport	A; Other: Near Airport	A; Other: Near Airport	A; Other: Near Airport
LOT SIZE	0.15 Acre(s)	0.11 Acre(s) \$3,076	0.19 Acre(s) -\$3,198	0.12 Acre(s) \$5,770
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	58	62	72	65
CONDITION	C4	C3 -\$50,000	C4	C3 -\$50,000
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/3/2	6/3/2	6/3/2	5/3/2
GROSS LIVING AREA	1,480 Sq. Ft.	1,581 Sq. Ft. -\$7,575	1,565 Sq. Ft.	1,347 Sq. Ft. \$9,975
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Evaporative Cooler	Central	None \$3,000	Central
GARAGE	2 GA	2 GA	1 GA \$5,000	2 GA
OTHER	Pool	Pool	None \$20,000	None \$20,000
OTHER	Dated Condition	Upgraded -\$50,000	Dated Condition	Some Upgrds -\$10,000
NET ADJUSTMENTS		-13.95% <b>-\$104,499</b>	4.10% \$24,802	-3.73% <b>-\$24,255</b>
GROSS ADJUSTMENTS		14.77% \$110,651	5.16% \$31,198	14.73% \$95,745
ADJUSTED PRICE		\$644,501	\$629,802	\$625,745

## Sales Comparison (Continued)

Provided by  
Appraiser

	 <b>15935 Vose St</b> Van Nuys, CA 91406 	 <b>15752 Covello St</b> Van Nuys, CA 91406 	 <b>6435 Blewett Ave</b> Van Nuys, CA 91406 	 <b>15925 Vose St</b> Van Nuys, CA 91406 
COMPARABLE TYPE	--	Sale	Sale	Listing
MILES TO SUBJECT	--	0.63 miles	0.77 miles	0.02 miles
DATA/ VERIFICATION SOURCE	Public Records; Tax Records	MLS	MLS	Public Records; Tax Records
LIST PRICE	--	--	--	\$699,000
LIST DATE	--	05/16/2020	10/20/2020	12/11/2020
SALE PRICE/PPSF	--	\$610,000 \$467/Sq. Ft.	\$700,000 \$500/Sq. Ft.	-- \$0/Sq. Ft.
CONTRACT/ PENDING DATE	--	07/20/2020	12/02/2020	--
SALE DATE	--	07/30/2020	12/28/2020	
DAYS ON MARKET	--	65	25	18
LOCATION	A; Other: Near Airport	A; Other: Near Airport	A; Other: Near Airport	A; Other: Near Airport
LOT SIZE	0.15 Acre(s)	0.14 Acre(s)	0.13 Acre(s)	0.15 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	58	64	69	58
CONDITION	C4	C4	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/3/2	5/3/2	6/3/1	6/3/2
GROSS LIVING AREA	1,480 Sq. Ft.	1,307 Sq. Ft.	1,400 Sq. Ft.	1,480 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Evaporative Cooler	Central	Central	Evaporative Cooler
GARAGE	2 GA	2 GA	1 GD	2 GA
OTHER	Pool	None	Pool/Landscape	None
OTHER	Dated Condition	Enclosed Patio	Some Updates	Some Updates
NET ADJUSTMENTS		3.77% \$22,975	-9.29% -\$65,000	-5.72% -\$40,000
GROSS ADJUSTMENTS		7.05% \$42,975	12.14% \$85,000	11.44% \$80,000
ADJUSTED PRICE		\$632,975	\$635,000	\$659,000

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$630,000**  
AS-IS VALUE

**15-60 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

SEARCH PARAMETERS: For our analysis, we have used the following search parameters: Source is CRMLS; Property Type is 'Residential'; Standard Status is one of 'Active', 'Act Under Contract', 'Pending'; Standard Status is 'Closed'; Contract Status Change Date is 12/29/2020 to 07/02/2020; Property Sub Type is 'Single Family Residence'; Latitude, Longitude is within 1.00 mi of 15935 Vose St, Van Nuys, CA 91406; Zip Code is '91406'; Living Area is 1200 to 1750; Year Built is 1942 to 1982.

#### EXPLANATION OF ADJUSTMENTS

We have inspected the interior of all comps by MLS photos or Realtor comments for the basis of our market grid adjustments. We have made the following adjustments based on a separate paired analysis and our experience in the local market: We have used the factors of \$2 for lot size difference of 1,000 sq ft or more, due to similar effective ages of the comps, no age adjustments were necessary; \$50,000 for condition rating, \$75 for GLA difference, \$5,000 for bath count, \$5,000 for garage count, \$3,000 for central air, \$20,000 for pool, \$10,000 for an enclosed patio, \$15,000 for landscaped yard. These adjustments reflect a normal market reaction for these amenities. We have made adjustments for on custom line 2 to reflect the market reaction for the condition of the subject's kitchen and bathrooms. We have made adjustments on custom line 2 for comp 4 to reflect the market reaction for the enclosed patio. Based on paired analysis between the comps in the report, no time adjustments were supported.

#### ADDITIONAL COMMENTS (OPTIONAL)

The effective date of this assignment is subsequent to emergency declarations regarding the coronavirus (Covid-19) in March 2020. The scope of this appraisal report does not include the measurement of any effect of these events on the real estate market or on the value of the subject property. Therefore, the value opinion and other conclusions expressed in this report are subject to the extraordinary assumption that these events have had no effect on the marketability or the market value of the subject property. The client and intended users of this appraisal are cautioned that if this extraordinary assumption is incorrect, the value opinion and other conclusions expressed in this report could be significantly different.

### Reconciliation Summary

Comp 1 was selected as recent sale from the very close neighborhood. Comp 2 [7536 Gaviota Ave] was selected for its similar overall condition and was given primary weight. Comp 3 was selected to bracket the subject's GLA. Comp 4 was selected as an additional comp in C4 condition. Comp 5 is a very recent sale, tax records do not yet reflect the sale price and date, hence comp 5 was given least weight. Comp 6 has a prior sale on 12/03/2020 for \$675,000, however not MLS listing was found, hence this was not a typical market sale. We therefore excluded the sale of comp 6 from the market grid. Comp 6 is currently listed for sale and was included in the report to show the current market. Based on the overall condition of the subject we have placed the estimated market value toward the lower range of the comps in the report.

## Appraiser Commentary Summary

Provided by  
Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

The subject is located in close proximity to Van Nuys Airport with an adverse impact on marketability. We have selected comparables from the subject's very close neighborhood with similar adverse location ratings. The Inspection Report indicates that the gutters have some minor damage. I concur with the estimated cost to cure of \$300. Aerial images show the pool as non-functional. The driveway appears to be dated. Per the exterior photos and review of available aerial and street images, the subject appears to be in C4 condition with some deferred maintenance noted. Based on the available data we have given the subject condition rating of C4 condition. The cost to cure is reflected in the condition rating, hence no additional cost to cure adjustments were necessary.

### Neighborhood and Market

From Page 7

The subject is located in a well-established neighborhood and near all public services and easy access to local freeway. The subject is within 1-mile radius of schools, shopping centers, parks, restaurants, banks, and medical offices. The market appears to be in increasing trend due to low interest rates and shortage of available homes for sale. The real estate market appears to be in an increasing trend. The supply and demand do not appear to be in balance. Due to the ongoing Corona Virus pandemic, market conditions are changing. Data in this report is historic and might not fully reflect changes that might occur within days of this report.

### Analysis of Prior Sales & Listings

From Page 6

Per tax records the subject was sold on 12/07/2020 for \$550,000, however no MLS listing was found for this sale. We therefore marked the Listing Status as "Not Listed in Past Year". This prior sale does not appear to be a typical market sale, hence no value consideration was given.

### Highest and Best Use Additional Comments

The subject is located within an established tract of single family residences. The highest and best use is the current use as single family residence.

## Subject Details

 Provided by Appraiser

### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

	<b>Event</b>	<b>Date</b>	<b>Price</b>	<b>Data Source</b>
Yes	● Sold	Dec 7, 2020	\$550,000	Tax Records 1588649

**LISTING STATUS**

Not Listed in Past Year

**DATA SOURCE(S)**

Public Records, Tax Records

**EFFECTIVE DATE**

12/07/2020

**SALES AND LISTING HISTORY ANALYSIS**

Per tax records the subject was sold on 12/07/2020 for \$550,000, however no MLS listing was found for this sale. We therefore marked the Listing Status as "Not Listed in Past Year". This prior sale does not appear to be a typical market sale, hence no value consideration was given.

### Order Information

<b>BORROWER</b>	<b>LOAN NUMBER</b>
Redwood Holdings LLC	42876
<b>PROPERTY ID</b>	<b>ORDER ID</b>
29273299	7011731
<b>ORDER TRACKING ID</b>	<b>TRACKING ID 1</b>
1223CV	1223CV

### Legal

<b>OWNER</b>	<b>ZONING DESC.</b>
SYNDICATE HOLDINGS	Residential
<b>ZONING CLASS</b>	<b>ZONING COMPLIANCE</b>
LARE11	Legal
<b>LEGAL DESC.</b>	
TRACT NO 13644 W 50 FT OF N 130 FT OF S 160 FT OF LOT 12	

### Highest and Best Use

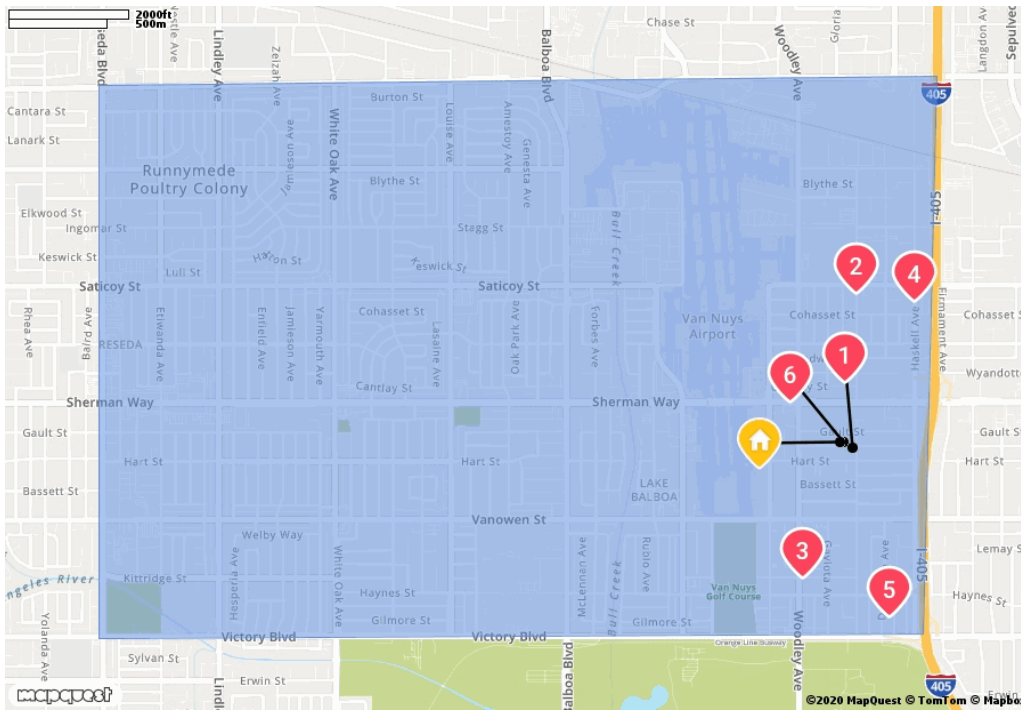
<b>IS HIGHEST AND BEST USE THE PRESENT USE</b>	
Yes	
<b>PHYSICALLY POSSIBLE?</b>	<b>FINANCIALLY FEASIBLE?</b>
✓	✓
<b>LEGALLY PERMISSABLE?</b>	<b>MOST PRODUCTIVE USE?</b>
✓	✓

### Economic

<b>R.E. TAXES</b>	<b>HOA FEES</b>	<b>PROJECT TYPE</b>
\$1,167	N/A	N/A
<b>FEMA FLOOD ZONE</b>		
X		
<b>FEMA SPECIAL FLOOD ZONE AREA</b>		
No		

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**324**

Months Supply

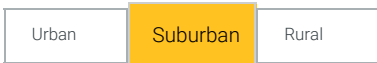
**0.4**

Avg Days Until Sale

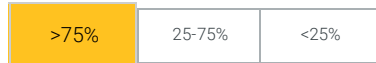
**38**

Subject Neighborhood as defined by the Appraiser

**TYPE**



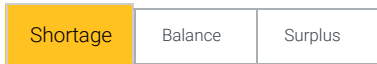
**BUILT-UP**



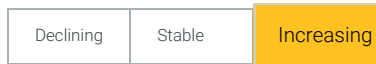
**NEIGHBORHOOD & MARKET COMMENTS**

The subject is located in a well-established neighborhood and near all public services and easy access to local freeway. The subject is within 1-mile radius of schools, shopping centers, parks, restaurants, banks, and medical offices. The market appears to be in increasing trend due to low interest rates and shortage of available homes for sale. The real estate market appears to be in an i ... *(continued in Appraiser Commentary Summary)*

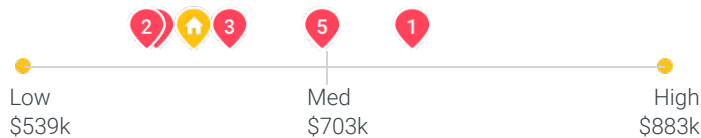
**DEMAND / SUPPLY**



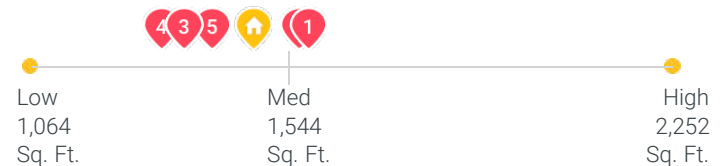
**VALUES**



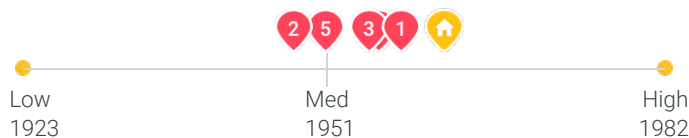
**PRICE**



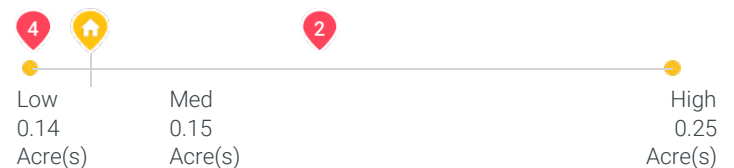
**GROSS LIVING AREA**



**YEAR BUILT**



**SITE SIZE**



### Subject Photos



Front



Front



Address Verification



Side



Side



Side



Subject Photos



Side



Street



Other

## Comparable Photos

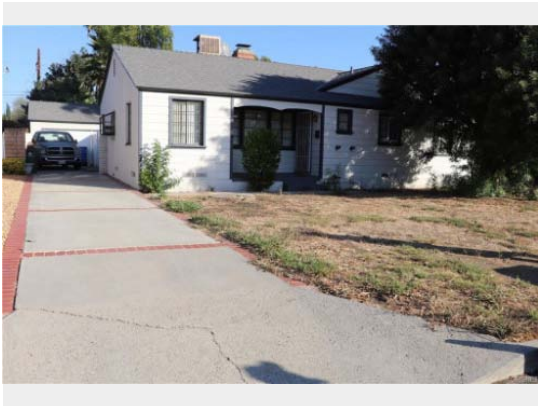
Provided by  
Appraiser

1 7027 Gloria Ave  
Van Nuys, CA 91406



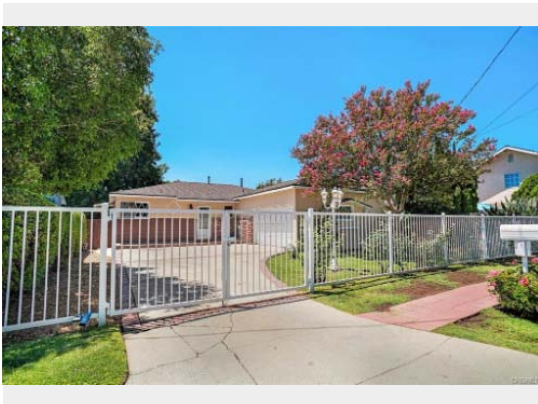
Front

2 7536 Gaviota Ave  
Van Nuys, CA 91406



Front

3 16142 Kittridge St  
Van Nuys, CA 91406



Front

## Comparable Photos

Provided by  
Appraiser

4 15752 Covello St  
Van Nuys, CA 91406



Front

5 6435 Blewett Ave  
Van Nuys, CA 91406



Front

6 15925 Vose St  
Van Nuys, CA 91406



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 Oscar Carias-Gomez, 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 Oscar Carias-Gomez 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**

Lyubomir Bozmarov

**EFFECTIVE DATE**

12/29/2020

**DATE OF REPORT**

12/30/2020

**LICENSE #**

042347

**STATE**

CA

**EXPIRATION**

04/10/2021

**COMPANY**

RFC Group

# Property Condition Inspection

Provided by  
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$300	N/A	\$300

## Condition & Marketability

CONDITION	✓ Good	Subject appears to be in overall average to good condition
SIGNIFICANT REPAIRS NEEDED	✓ No	There is minor damage to the gutters with no other damages noted
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	Subject is a typical 1 story home conforming in all relevant aspects including GLA and room count
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	Most homes display the same degree of overall condition when compared to subject
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-
SUBJECT IN FLIGHT PATH OF AIRPORT	⚠ Yes	Local municipal airport
ROAD QUALITY	✓ Good	-
NEGATIVE EXTERNALITIES	⚠ Yes	Airport noise
POSITIVE EXTERNALITIES	✓ No	-

## 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	Dented	\$300
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0

TOTAL EXTERIOR REPAIRS \$300



## Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Oscar Carias-Gomez/	01983150	Oscar Carias-Gomez	Elite REO Services	12/29/2020