

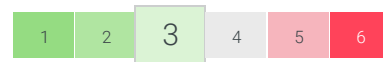
## Subject Details

|                      |                    |
|----------------------|--------------------|
| <b>PROPERTY TYPE</b> | <b>GLA</b>         |
| SFR                  | 1,075 Sq. Ft.      |
| <b>BEDS</b>          | <b>BATHS</b>       |
| 3                    | 1.1                |
| <b>STYLE</b>         | <b>YEAR BUILT</b>  |
| Ranch                | 1959               |
| <b>LOT SIZE</b>      | <b>OWNERSHIP</b>   |
| 9,200 Sq. Ft.        | Fee Simple         |
| <b>GARAGE TYPE</b>   | <b>GARAGE SIZE</b> |
| Attached Garage      | 2 Car(s)           |
| <b>HEATING</b>       | <b>COOLING</b>     |
| Gravity              | None               |
| <b>COUNTY</b>        | <b>APN</b>         |
| San Diego            | 3141560100         |

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

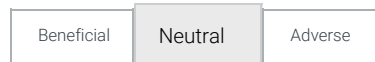
### QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

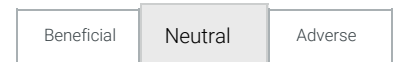
### VIEW

🏠 Residential



### LOCATION

🏠 Residential



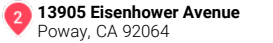
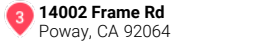


### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

No apparent adverse easements, encroachments, special assessments, nor slide areas were noted. Site sides and backs to similar sites. The subject property is in good condition, has a mountain view and is located in a residential neighborhood.

# Sales Comparison

Provided by  
Appraiser

|                           | MOST COMPARABLE  |  |   |   |
|---------------------------|--|--|---|---|
|                           | <br><b>13903 Powers Rd</b><br>Poway, CA 92064 | <br><b>13726 Utopia Rd</b><br>Poway, CA 92064 | <br><b>13905 Eisenhower Avenue</b><br>Poway, CA 92064 | <br><b>14002 Frame Rd</b><br>Poway, CA 92064 |
| COMPARABLE TYPE           | --   | Sale   | Sale  | Sale  |
| MILES TO SUBJECT          | --   | 0.47 miles   | 0.10 miles  | 0.13 miles  |
| DATA/ VERIFICATION SOURCE | MLS; Tax Records   | MLS; Tax Records   | MLS; Tax Records  | MLS; Tax Records  |
| LIST PRICE                | --   | --   | --  | --  |
| LIST DATE                 | --   | 03/29/2021   | 12/09/2020  | 07/16/2020  |
| SALE PRICE/PPSF           | --   | \$716,500<br>\$641/Sq. Ft.   | \$707,500<br>\$679/Sq. Ft.  | \$696,000<br>\$456/Sq. Ft.  |
| CONTRACT/ PENDING DATE    | --   | 04/08/2021   | 12/30/2020  | 08/04/2020  |
| SALE DATE                 | --   | 04/29/2021   | 01/19/2021  | 08/10/2020  |
| DAYS ON MARKET            | --   | 10   | 7   | 4   |
| LOCATION                  | N; Res   | N; Res   | A; Other: Fronts School<br>\$5,000  | N; Res  |
| LOT SIZE                  | 9,200 Sq. Ft.  | 6,200 Sq. Ft.  | 11,818 Sq. Ft.  | 8,800 Sq. Ft.   |
| VIEW                      | N; Res   | N; Res   | N; Res  | N; Res  |
| DESIGN (STYLE)            | Ranch  | Ranch  | Ranch   | Ranch   |
| QUALITY OF CONSTRUCTION   | Q3   | Q3   | Q3  | Q3  |
| ACTUAL AGE                | 62   | 47   | 46  | 62  |
| CONDITION                 | C3   | C3   | C3  | C3  |
| SALE TYPE                 |  | Arms length  | Arms length   | Arms length   |
| ROOMS/BEDS/BATHS          | 6/3/1.1  | 6/3/2<br>-\$5,000  | 6/3/1<br>\$5,000  | 6/3/1.1   |
| GROSS LIVING AREA         | 1,075 Sq. Ft.  | 1,118 Sq. Ft.  | 1,042 Sq. Ft.   | 1,525 Sq. Ft.<br>-\$4,500   |
| BASEMENT                  | None   | None   | None  | None  |
| HEATING                   | Gravity  | Gas  | Forced Air  | Gravity   |
| COOLING                   | None   | None   | Central   | None  |
| GARAGE                    | 2 GA   | 2 GA   | 2 GA  | 2 GA  |
| OTHER                     | --   | --   | --  | --  |
| OTHER                     | --   | --   | --  | --  |
| NET ADJUSTMENTS           |  | -0.70%<br>-\$5,000   | 1.41%<br>\$10,000   | -0.65%<br>-\$4,500  |
| GROSS ADJUSTMENTS         |  | 0.70%<br>\$5,000   | 1.41%<br>\$10,000   | 0.65%<br>\$4,500  |
| ADJUSTED PRICE            |  | \$711,500  | \$717,500   | \$691,500   |

## Value Conclusion + Reconciliation



**\$712,000**  
AS-IS VALUE

**4-38 Days**  
EXPOSURE TIME

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

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

URAR: Sales Comparison - Summary - Comparable Search and Results (exceeds guideline): The search for sales data included a search within the "neighborhood boundaries" (as described on page 1) for comparable single family homes that were similar in condition, design, site size, and room count. The search was limited to homes that were built from 1950 to 2016 (year built), and a variance of 20% of the subject's gross living area (increased from 15% due to low turnover of comparable sales). This initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 12 months, located within 1 mile of the subject. Based on the lack of available relevant closed sales within the subject's market area within the past six months, it was necessary to utilize comparable sales older than six months old. All sales are located within the subject's demand area and are within tracts of similar design/appeal. No market barriers were noted.

#### EXPLANATION OF ADJUSTMENTS

Per market data, adjustments were made for differences in bathroom count (\$5,000 per 1/2 bathroom) and gross living area (\$10 per sq.ft. for differences exceeding 100 sq.ft.). No site size adjustments were warranted due to the similar overall usability of each site. No age adjustments were warranted due to the similar effective age of each comparable. The subject market consists of homes that typically have similar porches, patios, fire pits, bbq's, and fences, with little to no variation noted in contributory value between comparable sales in the area (unless otherwise specified). Any substantial or notable differences would be indicated on the appropriate line in the attached Sales Approach. All comparables were considered to be equal in this regard with no specific adjustments warranted. Note: The above noted adjustments (including "location" adjustment) were made based on comparative analysis and data obtained through MLS of the utilized sales comparables. For each utilized comparable, either the listing agent was interviewed, or MLS (both the descriptive narrative and the accompanying photos) were utilized to make determinations on the level of upgrades and condition for each comparable. The implemented adjustments represent the extraction from market reaction to the noted differences, as represented in the value/price adjustments implemented in the appropriate line adjustment in the attached Sales Approach. The location adjustment was determined to be \$5,000 based on extensive research into the subject's market. During that research of paired sales analysis, the appraiser has determined that the variance in price for this factor has been \$5,000 consistently and therefore the comparable that is adversely effected by exterior conditions (comparable #2) was adjusted accordingly.

#### ADDITIONAL COMMENTS (OPTIONAL)

Note: The view, quality of construction and overall condition of each comparable property were determined by agent interviews and Multiple Listing Service photos. (Redfin and any other 3rd party website photos are merged from the MLS photos and are the same). The appraisal process does not involve itemizing and adjusting for every difference noted in each property individually. Each property is given a rating based on the quality of construction and overall condition of the overall property. Some rooms/items may be superior to the subject property and some may be inferior. However, the overall quality and condition may be considered equal.

### Reconciliation Summary

After reviewing and analyzing all three approaches, The Market, Cost, and Income Approaches, the Market Approach was determined to be the strongest supporter of value. The Cost Approach was considered supportive.

## Appraiser Commentary Summary

 Provided by  
Appraiser

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

From Page 1

No apparent adverse easements, encroachments, special assessments, nor slide areas were noted. Site sides and backs to similar sites. The subject property is in good condition, has a mountain view and is located in a residential neighborhood.

### Neighborhood and Market

From Page 6

The subject neighborhood consists of apartments, condominium's and commercial properties. The subject neighborhood is located within close proximity to employment centers, schools, and other service facilities. The subject neighborhood market data indicates an appeal that is average for the area. According to Zillow data, the property values for single family dwellings within the subject's zip code have increased 17.51 between June 2020 to June 2021. However, the 1004MC data for comparables sales within the subject's immediate market area indicates a stable market over the past 12 months.

### Analysis of Prior Sales & Listings

From Page 5

My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

### Highest and Best Use Additional Comments

The subject's site is being utilized to its highest and best use based on the definition of Highest and Best Use: "The reasonable, probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

## 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)

MLS,Tax Records

#### EFFECTIVE DATE

05/28/2021

#### SALES AND LISTING HISTORY ANALYSIS

My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

### Order Information

| BORROWER | LOAN NUMBER |
|----------|-------------|
|----------|-------------|

Redwood Holdings LLC

45095

| PROPERTY ID | ORDER ID |
|-------------|----------|
|-------------|----------|

30408092

7329786

| ORDER TRACKING ID | TRACKING ID 1 |
|-------------------|---------------|
|-------------------|---------------|

0528CV

0528CV

### Legal

| OWNER | ZONING DESC. |
|-------|--------------|
|-------|--------------|

DON BAUM

Residential

| ZONING CLASS | ZONING COMPLIANCE |
|--------------|-------------------|
|--------------|-------------------|

R1

Legal

#### LEGAL DESC.

LOT 179 TR 3995

### 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 |
|------------|----------|--------------|
|------------|----------|--------------|

\$759

N/A

N/A

#### FEMA FLOOD ZONE

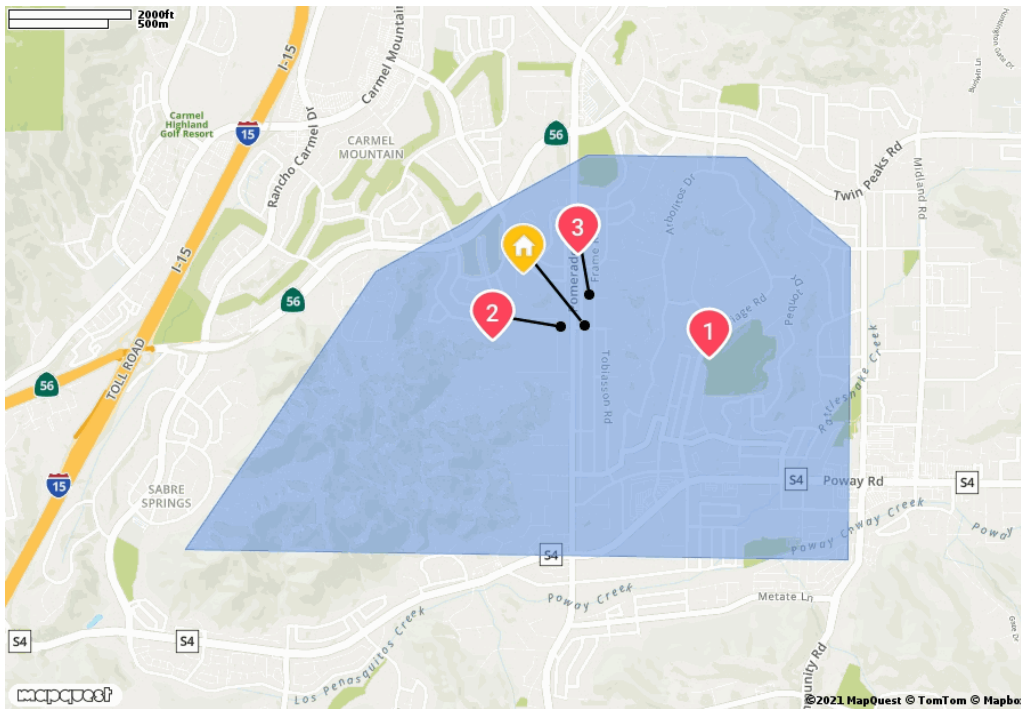
06073C1358G

#### FEMA SPECIAL FLOOD ZONE AREA

No

## Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

5

Months Supply

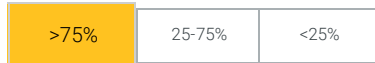
12.0

Avg Days Until Sale

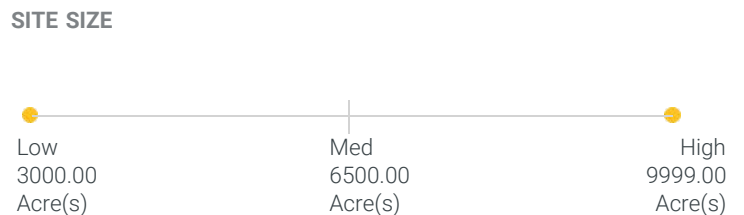
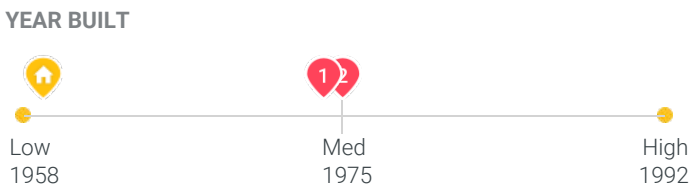
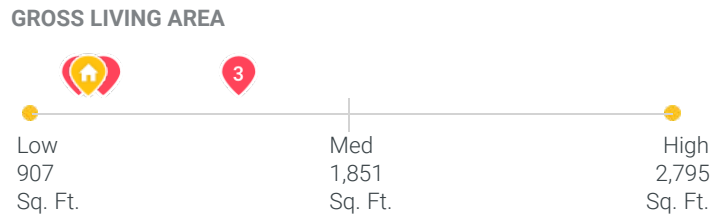
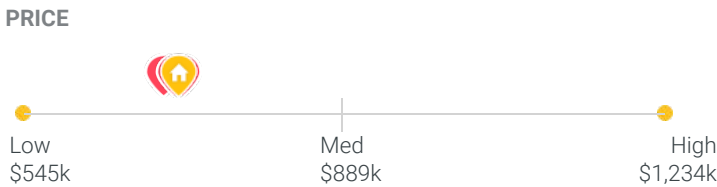
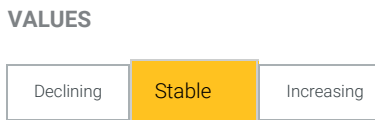
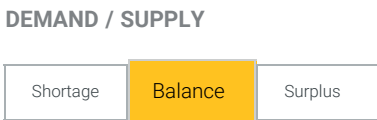
5

Subject Neighborhood as defined by the Appraiser

### TYPE BUILT-UP NEIGHBORHOOD & MARKET COMMENTS



The subject neighborhood consists of apartments, condominium's and commercial properties. The subject neighborhood is located within close proximity to employment centers, schools, and other service facilities. The subject neighborhood market data indicates an appeal that is average for the area. According to Zillow data, the property values for single family dwellings within the subject's ... **(continued in Appraiser Commentary Summary)**



### Subject Photos



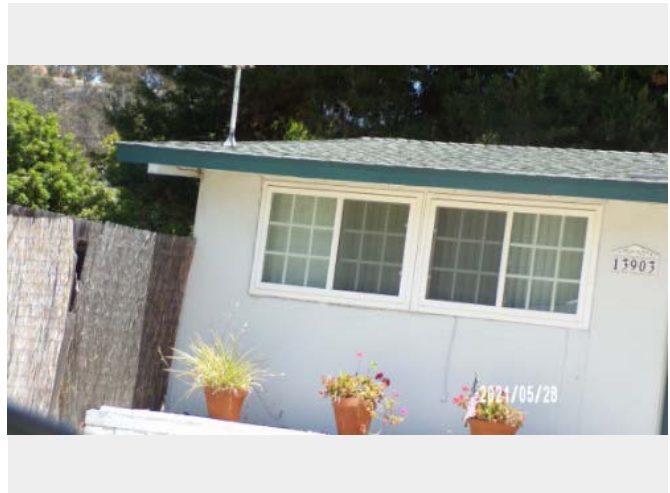
Front



Front



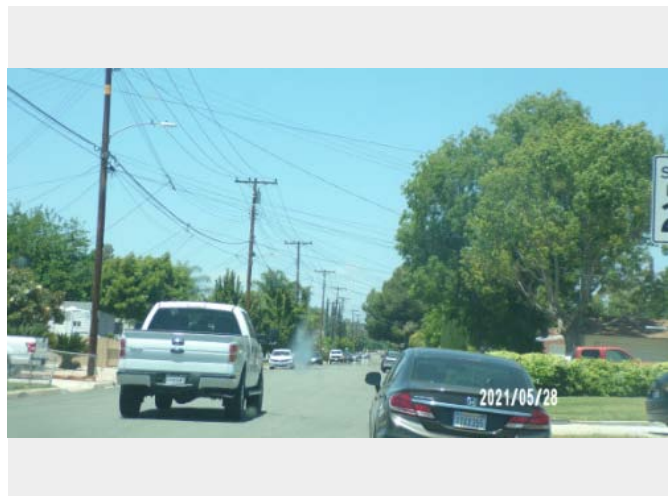
Address Verification



Side



Side



Street

## Comparable Photos

Provided by  
Appraiser

1 13726 Utopia Rd  
Poway, CA 92064



Front

2 13905 Eisenhower Avenue  
Poway, CA 92064



Front

3 14002 Frame Rd  
Poway, CA 92064



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 Dianne Patterson, 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))*

## 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.

### 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.

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



Provided by  
Appraiser

### 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 Dianne Patterson 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.

#### SIGNATURE

#### NAME

Joseph Summers

#### EFFECTIVE DATE

05/28/2021

#### DATE OF REPORT

06/01/2021

#### LICENSE #

AR018660

#### STATE

CA

#### EXPIRATION

12/25/2021

#### COMPANY

Pacific Edge Appraisal LLC

## Comments - Continued

 Provided by  
Appraiser

### SCOPE OF WORK COMMENTS

The scope of work for the appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the cited definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) identify the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, (2) research, verify, and analyze data from reliable public and/or private sources, including aerial images when available (3) include a minimum of 3 closed comparable sales, (4) report his or her analysis, opinions, and conclusions in this appraisal report. Unless otherwise noted, the appraiser has not physically inspected the subject property. In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The Cost and Income Approaches were considered and while applicable for this assignment are not necessary for credible assignment results (unless otherwise indicated and supplied). The appraiser has determined that his or her appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use. The appraiser was able to obtain sufficient information about the subject's physical characteristics from his or her own research using public and private data sources deemed reliable to develop a credible opinion of value. The Collateral Inspection report was provided by Agent/Broker - Dianne Patterson License No. 01705754. Per the scope of work identified, the visual and exterior inspection was not completed by the appraiser, however, was completed by the above named inspector who collected the information through an internal and exterior inspection. The information provided is deemed sufficient to comply with the requirements of the scope of work

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

All structures/upgrades given value in this report are assumed to have final permits. The physical characteristics of the comparables are assumed to be as stated. If any of these items are found to be not true and/or correct, I reserve the right to change my appraisal. Disclosure: No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the appraisal management company who provided the letter of engagement for this report.

## Comments - Continued



Provided by  
Appraiser

### LIMITING CONDITIONS COMMENTS

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions: The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opi

### APPRAISER'S CERTIFICATION COMMENTS

The appraiser certifies and agrees that: The statements of fact contained in this report are true and correct. 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. Unless otherwise indicated, 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. Unless otherwise indicated, 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. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My 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. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared. I have not made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

## 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 |
| \$0                       | N/A              | \$0           |

### Condition & Marketability

|   |        |   |
|---|--------|---|
| CONDITION   | ✓ Good | Subject looks in average shape with no major issues or deferred maintenance                   |
| SIGNIFICANT REPAIRS NEEDED  | ✓ No   | -   |
| CURRENT ZONING VIOLATIONS/<br>POTENTIAL ZONING CHANGES              | ✓ No   | -   |
| SUBJECT CONFORMITY TO NEIGHBORHOOD<br>(QUALITY, AGE, STYLE, & SIZE) | ✓ Yes  | -   |
| AVERAGE CONDITION OF NEIGHBORING PROPERTIES                         | ✓ Good | Subject is located in an area of similar age and size homes that are in average to good shape |
| BOARDED OR VACANT PROPERTIES NEAR SUBJECT                           | ✓ No   | -   |
| SUBJECT NEAR POWERLINES   | ⚠ Yes  | located in the street   |
| SUBJECT NEAR RAILROAD   | ✓ No   | -   |
| SUBJECT NEAR COMMERCIAL PROPERTY                                    | ✓ No   | -   |

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

|                                   |   |      |            |
|-----------------------------------|---|------|------------|
| SUBJECT IN FLIGHT PATH OF AIRPORT | ✓ | No   | -          |
| ROAD QUALITY                      | ✓ | Good | -          |
| NEGATIVE EXTERNALITIES            | ✓ | No   | -          |
| POSITIVE EXTERNALITIES            | ✓ | Yes  | tract home |

## 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 |
|----------------------|-----------|------------------|---------------------|-----------------|
| /Dianne Patterson/   | 01705754  | Dianne Patterson | Nautlis Real Estate | 05/28/2021      |