APPRAISAL OF



LOCATED AT:

1304 Valley Oak Pl Santa Maria, CA 93454

FOR:

Wedgewood Inc 2015 Manhattan Beach Blvd Suite 100 Redondo Beach, CA, 90278

BORROWER:

Catamount Properties 2018 LLC

AS OF:

January 5, 2024

BY:

Ardavan Banan

Exterior-Only Inspection Residential Appraisal Report

Loan#56265 File No. 0124ValleyOak1304

Tł	he purpose of this summary appraisal report is	s to provi	de the lender/							
	Property Address 1304 Valley Oak Pl				City Santa Maria	3	Sta	ate CA	Zip Code 9	93454
	Borrower Catamount Properties 2018 L	LLC	Owne	r of Public Record	d Ceja Hector H,	Garcia R	osa Monica Co	ounty Sar	nta Barba	ıra
	Legal Description See Attached Addendu	<u>m</u>								
	Assessor's Parcel # 128-036-018				Tax Year 2023		R.I	E. Taxes \$	5,841	
⊢	Neighborhood Name Santa Maria				Map Reference UnK	(nown	Ce	ensus Trac	t 0022.10)
Ξ	Occupant X Owner Tenant Vacan		Specia	al Assessments \$			PUD HOA\$ 0		per ye	
SUBJECT	Property Rights Appraised X Fee Simple	Lease		er (describe)	-					
ร	Assignment Type Purchase Transaction				cribe) Servicing					
	Lender/Client Wedgewood Inc				nhattan Beach Bl	vd Suita 1	100 Redondo F	Reach (CA 90278	2
								Yes XI)
	Is the subject property currently offered for sale or h			in the twelve mor	nins prior to the effective	e date of this a	appraisai?	res 🔥	NO	
	Report data source(s) used, offering price(s), and da	ate(s). v	/CIVILS							
_										
	Ididdid not analyze the contract for sale	e for the su	ubject purchase t	transaction. Expla	ain the results of the ana	alysis of the c	ontract for sale or why	the analy:	sis was not p	erformed.
CT										
Ϋ́	Contract Price \$ Date of Con	ntract		Is the property	seller the owner of publ	lic record?	Yes No	Data Sour	rce(s)	
CONTRAC	Is there any financial assistance (loan charges, sale	concession	ons, gift or down	payment assistar	nce, etc.) to be paid by a	any party on b	ehalf of the borrower?	? []Yes □N	lo
ဗ	If Yes, report the total dollar amount and describe th	ne items to	o be paid.							
	., ., .,									
_	Note: Pace and the racial composition of the no	iahharha	od are not appl	raical factors						
ĺ	Note: Race and the racial composition of the nei	igi iborno	ou are not appr		Housing Trends		One-Unit Hou	ısina	Drocor	nt Land Use %
ſ		-1	Daniel III]p :				
ĺ	Location Urban X Suburban Rura		Property Values	\equiv	_=_=	Declining	PRICE	AGE	One-Unit	<u>85 %</u>
Ω	Built-Up X Over 75% 25-75% Under		Demand/Supply		X In Balance	Over Supp	* ' '	(yrs)	2-4 Unit	5 %
g	Growth Rapid X Stable Slow			X Under 3 mt		Over 6 mth		1		,
ž	Neighborhood Boundaries Highway 166 to	the No	rth, Panthe	r Dr to the E	ast, E Main St to	the	900 High	125	Commercia	5 %
g	South, and Highway 101 to the Wes	st.					690 Pred.	35	Other	%
NEIGHBORHOOD	Neighborhood Description See Attached Ac		ım							
Ĭ	· — · — ·									
Z										
	Market Conditions (including support for the above of	conclusion	ns) See Att:	ached Adder	ndum					
	Warker Soliditions (moldaling support for the above t	coriciasion	15) 000711110	aonoa maaon	- Idaiii					
=	Dimensions 60x100x60x100									
	Dimensions bux luuxbux luu		۸ ۵00	10 of	Ch [Deetenau	lor	\/: NI	l.Door	
	0 10 7 1 01 10 11 10 4		Area 609			Rectangu	lar	View N	l;Res;	
	Specific Zoning Classification R-1		Zoning De	scription Single	e Family Resider	ntial	lar	View N	l;Res;	
	Zoning Compliance X Legal Legal Non		Zoning De: ng (Grandfathere	scription Single ed Use) No	e Family Resider o Zoning Illegal	ntial (describe)				
			Zoning De: ng (Grandfathere	scription Single ed Use) No	e Family Resider o Zoning Illegal	ntial (describe)	X Yes No			e Attached
	Zoning Compliance X Legal Legal Non		Zoning De: ng (Grandfathere	scription Single ed Use) No	e Family Resider o Zoning Illegal	ntial (describe)				e Attached
	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a		Zoning De: ng (Grandfathere	scription Single ed Use) No	e Family Resider o Zoning Illegal specifications) the prese	ntial (describe)		If No, des	scribe. <u>See</u>	
LE .	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe)		Zoning De: ng (Grandfathere	scription Single ed Use) No ed per plans and s	e Family Resider o Zoning Illegal specifications) the prese	ntial (describe)	X Yes No	If No, des	scribe. <u>See</u>	
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X		Zoning De ng (Grandfathere ed (or as propose Water	scription Single and Use) Noted per plans and second Public	e Family Resider o Zoning Illegal specifications) the prese	ntial (describe)	XYes No Off-site Improv	If No, des	scribe. <u>See</u>	Public Private
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X	as improve	Zoning Deang (Grandfathere ed (or as propose	scription Single and Use) No end per plans and single X Public X wer X	e Family Resider o Zoning Illegal specifications) the prese	ntial (describe) ent use?	XYes No Off-site Improv Street Aspha Alley None	If No, des rements— alt	scribe. <u>See</u>	Public Private X
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X	as improve	Zoning Deang (Grandfathere ed (or as propose Water Sanitary Seven EMA Flood Zone	scription Single and Use) No end per plans and service X	e Family Resider o Zoning Illegal specifications) the prese	ntial (describe)	XYes No Off-site Improv Street Aspha Alley None	If No, des rements— alt	scribe. <u>See</u>	Public Private X
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for	as improve	Zoning Deang (Grandfathere ed (or as propose) Water Sanitary Sevent EMA Flood Zone et area?	ed use) No Public X wer X Yes No	e Family Resider o Zoning Illegal specifications) the prese c Other (describe) FEMA Map # If No, describe.	ntial (describe) ent use?	Off-site Improv Street Aspha Alley None 1185F FE	If No, des rements— alt MA Map Da	Type ate 09/30/2	Public Private X 2005
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face	No FE r the marke	Zoning Deang (Grandfathere ed (or as proposed Water Sanitary Sevent EMA Flood Zone et area? Xenements, encroac	scription Single and Use) No end per plans and services X Were X Yes No harmonic scription of the control of	e Family Resider to Zoning Illegal specifications) the prese to Other (describe) FEMA Map # If No, describe. mental conditions, land u	ntial (describe) ent use? 06083C0 uses, etc.)?	Off-site Improv Street Aspha Alley None 1185F FEN	If No, description of the second of the seco	Type ate 09/30/2 describe. If	Public Private X 2005 f there is a
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external facconflict between the flood informatio	No FE r the marke ctors (ease	Zoning Dering (Grandfathere ed (or as proposed Water Sanitary Set EMA Flood Zone et area? Xements, encroacin and the let	scription Single and Use) No ed per plans and services X Yes No hments, environnender's flood	e Family Resider to Zoning Illegal specifications) the prese Cother (describe) FEMA Map # If No, describe. mental conditions, land u	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's	Off-site Improv Street Aspha Alley None 1185F FEN Yes X No flood certificati	If No, description of the second of the seco	ate 09/30/2 describe. If	Public Private X 2005 f there is a
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face	No FE r the marke ctors (ease	Zoning Dering (Grandfathere ed (or as proposed Water Sanitary Set EMA Flood Zone et area? Xements, encroacin and the let	scription Single and Use) No ed per plans and services X Yes No hments, environnender's flood	e Family Resider to Zoning Illegal specifications) the prese Cother (describe) FEMA Map # If No, describe. mental conditions, land u	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's	Off-site Improv Street Aspha Alley None 1185F FEN Yes X No flood certificati	If No, description of the second of the seco	ate 09/30/2 describe. If	Public Private X 2005 f there is a
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external fac conflict between the flood informatio dispositive on the issue of the flood	No FE r the marke ctors (ease on herei zone a	Zoning Dering (Grandfathere ed (or as proposed Water Sanitary Set EMA Flood Zone et area? Xements, encroacin and the lepplicable to	Public Wer X Yes No chements, environne ender's flood the duse) No	e Family Resider to Zoning Illegal specifications) the prese to Other (describe) FEMA Map # If No, describe. mental conditions, land und certification, the ty. Our information	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker	Off-site Improv Street Aspha Alley None 1185F FEN Yes X No flood certification from the FEM	If No, des	ate 09/30/2 describe. If be deemestite.	Public Private X 2005 f there is a
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external fac conflict between the flood informatio dispositive on the issue of the flood Source(s) Used for Physical Characteristics of Proper	No FE r the marke ctors (ease on herei zone a	Zoning Dering (Grandfathere ed (or as proposed Water Sanitary Set EMA Flood Zone et area? Xements, encroacin and the let	Public Wer X Yes No chements, environne ender's flood the duse) No	e Family Resider to Zoning Illegal specifications) the prese to Other (describe) FEMA Map # If No, describe. The nental conditions, land und certification, the condition of the certification of the	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's in is taker	Off-site Improv Street Aspha Alley None 185F FEN Yes X No flood certification from the FEM	If No, destrements— A Map Da If Yes, ion will A webs	ate 09/30/2 describe. If	Public Private X 2005 f there is a
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Sas X Serial Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factor conflict between the flood information dispositive on the issue of the flood Source(s) Used for Physical Characteristics of Propix Other (describe) Realist, Assessor	No FE r the market ctors (ease on herei zone a	Zoning Deing (Grandfathere ed (or as proposed water Sanitary Sevent EMA Flood Zone et area? X ements, encroace in and the leapplicable to X Appraisal File	Public Wer X Yes No hments, environnender's flood the property	e Family Resider o Zoning Illegal specifications) the prese c Other (describe) FEMA Map # If No, describe. nental conditions, land u d certification, the y. Our informatio	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker ux Records Gross Living A	Off-site Improvement Asphalley None 185F FEN Yes X No flood certification from the FEM Prior Inspection Area Realist, Ass	If No, destrements— A Map Da If Yes, ion will A webs	ate 09/30/2 describe. It	Public Private X 2005 f there is a
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Sassa X Selection Special Flood Hazard Area Selection Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factorifict between the flood information dispositive on the issue of the flood Source(s) Used for Physical Characteristics of Proper X Other (describe) Realist, Assessor GENERAL DESCRIPTION	No FE r the market ctors (ease on herei zone a	Zoning Deing (Grandfathere ed (or as proposed water Sanitary Seven EMA Flood Zone et area? X ements, encroace in and the leapplicable to X Appraisal File	excription Single and Use) No end per plans and services X Yes No hments, environmender's flood the property	e Family Resider to Zoning Illegal specifications) the prese to Other (describe) FEMA Map # If No, describe. The inental conditions, land und certification, the company of the certification of the	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker ux Records Gross Living A	Off-site Improvement Street Asphalley None 1185F FEM None 1185F STREET Not The Improvement Not The Improve	If No, des	ate 09/30/2 describe. If the deemen solite. Car St	Public Private X 2005 f there is a
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone al	Zoning Deing (Grandfathere ed (or as proposed water Sanitary Seven EMA Flood Zone et area? X ements, encroacin and the leapplicable to X Appraisal File GENERAL DESConcrete Slab	escription Single and Use) No end per plans and service X Public X Wer X Yes No enhances, environmender's flood the property es X MLS CRIPTION Crawl Space	e Family Resider to Zoning Illegal specifications) the prese to Other (describe) FEMA Map # If No, describe. The mental conditions, land under the conditions, land under the conditions, land under the conditions. Assessment and Tata Data Source(s) for Conditions (S) FWA HWBE	of taker	Off-site Improvement of Street Asphalley None 1185F FEM To Street Asphalley None 1185F FEM To Street Asphalley None 1185F FEM To Street Asphalley None 1185F Femalis Asphalley None 1185F Fireplace(s) # 1	If No, des	ate 09/30/2 describe. If the describe describe. Car Stone	Public Private X 2005 f there is a ed
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a perty X Cor	Zoning Dering (Grandfathere ed (or as proposed water Sanitary Setem Flood Zone et area? Xements, encroacin and the leapplicable to Xements and the leapplicable to Encrete Slab	scription Single and Use) No end per plans and service X Public X Wer X Yes No enhances, environmender's flood the property EX X MLS CRIPTION Crawl Space Finished	e Family Resider to Zoning Illegal specifications) the prese to Other (describe) FEMA Map # If No, describe. The mental conditions, land under the conditions, land under the conditions, land under the conditions. Assessment and Tata Data Source(s) for Conditions and Tata Heating / Cooling X FWA HWBE Radiant	of the second of	Off-site Improvement of Street Asphalley None	If No, des	ate 09/30/2 describe. If be deemed site. Car St one iveway #	Public Private X 2005 f there is a ed
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factorifict between the flood information dispositive on the issue of the flood Source(s) Used for Physical Characteristics of Property Other (describe) Realist, Assessor GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det/End Units	No FE r the market ctors (ease on herei zone a perty X Cor	Zoning Deing (Grandfathere ed (or as proposed water Sanitary Seven EMA Flood Zone et area? X ements, encroacin and the leapplicable to X Appraisal File GENERAL DESConcrete Slab	escription Single and Use) No end per plans and service X Public X Wer X Yes No enhances, environmender's flood the property es X MLS CRIPTION Crawl Space	e Family Resider to Zoning Illegal specifications) the prese to Other (describe) FEMA Map # If No, describe. The mental conditions, land under the conditions, land under the conditions, land under the conditions. Assessment and Tata Data Source(s) for Conditions (S) FWA HWBE	of the second of	Off-site Improv Street Aspha Alley None 1185F FEN Yes X No flood certification from the FEM Prior Inspection Area Realist, Ass Amenities Fireplace(s) # 1 WoodStove(s) # 0 Patio/Deck Conc	If No, des	ate 09/30/2 describe. If be deemed site. Car Stone iveway # vay Surface C	Public Private X 2005 f there is a ed
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a perty X Cor Full hit Par	Zoning Dering (Grandfathere ed (or as proposed water Sanitary Setem Flood Zone et area? Xements, encroacin and the leapplicable to Xements and the leapplicable to Encrete Slab	Public Public X Yes No chments, environnender's flood the property EX MLS CRIPTION Crawl Space Finished Finished	e Family Resider to Zoning Illegal specifications) the prese to Other (describe) FEMA Map # If No, describe. The mental conditions, land under the conditions, land under the conditions, land under the conditions. Assessment and Tata Data Source(s) for Conditions and Tata Heating / Cooling X FWA HWBE Radiant	of the second of	Off-site Improvement of Street Asphalley None	If No, described by the second of the second	ate 09/30/2 describe. If be deeme site. Car St one iveway # vay Surface Carage #	Public Private X 2005 f there is a ed
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factorifict between the flood information dispositive on the issue of the flood Source(s) Used for Physical Characteristics of Property Other (describe) Realist, Assessor GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det/End Units	No FE r the market ctors (ease on herei zone a perty X Cor Full iit Par Exterior	Zoning Dering (Grandfathere ed (or as proposed water Sanitary Set EMA Flood Zone et area? Xements, encroacin and the leapplicable to XAppraisal File GENERAL DESCENCIES Slab II Basement Ttial Basement	Public Public X Yes No chments, environne ender's flood the property EX MLS CRIPTION Crawl Space Finished Finished	e Family Resider to Zoning Illegal specifications) the prese to Other (describe) FEMA Map # If No, describe. mental conditions, land und certification, the certification, the certification of the certification of the certification of the lating / Cooling X Assessment and Tanata Source(s) for Cooling X FWA HWBE Radiant Other	of tall (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker ox Records Gross Living A g X X X X X X X X X X X X	Off-site Improvement of Street Asphalley None	If No, described by the second of the second	describe. See ate 09/30/2 describe. If be deemesite. Car St one iveway # way Surface Carage #	Public Private X 2005 f there is a ed lorage f of Cars 2 Concrete
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factorifict between the flood information dispositive on the issue of the flood Source(s) Used for Physical Characteristics of Propoxional Other (describe) Realist, Assessor GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const. Design (Style) Ranch	No FE r the market ctors (ease on herei zone a verty X Cor Full hit Par Exterior Roof St	Zoning Deing (Grandfathere ed (or as propose ed (or and the lead of the ed (or walls Stuccurface Compse	Public Public X Yes No Aments, environne ender's flood the property CRIPTION Crawl Space Finished Finished Shingle	e Family Resider to Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker ux Records Gross Living A g B X I I I I I I I I I I I I I I I I I I	Off-site Improvement Street Asphatelley None Marca Realist, Assamenties Fireplace(s) # 1 WoodStove(s) # 0 Patio/Deck Conceptor None	If No, descrements— A Map Da If Yes,	describe. It be deeme site. Car Stone iveway # vay Surface Carage # arport #	Public Private X 2005 f there is a ed for Cars 2 Concrete of Cars 2 of Cars 2
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone al erty (X) Cor Full hit Par Exterior Roof St Gutters	Zoning Deing (Grandfathere ed (or as proposed ed (or and the legistration ed (or ed	Public X Public X Yes No chments, environnender's flood the property EX X CRIPTION Crawl Space Finished Finished CO Shingle Metal	e Family Resider to Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? elender's on is taker ox Records Gross Living A g X itioning X itioning X	Off-site Improvement Street Asphatelley None Malley None Mass X No Moderation from the FEM Prior Inspection Marea Realist, Ass Amenities Fireplace(s) # 1 WoodStove(s) # 0 Patio/Deck Conc Proch Conc Proch None Fence Wood	If No, destrements— If Yes, ion will A webs Propessor No Example 1 A destrements— If Yes, ion will a property in the prop	describe. It be deeme site. Car Stone iveway # vay Surface Carage # arport # tached	Public Private X 2005 f there is a ed corage corage coracte cor Cars 2
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a perty (X) Cor Full hit Par Exterior Roof St Gutters Window	Zoning Deing (Grandfathere ed (or as propose ed area? X ements, encroac in and the lead policable to X Appraisal File GENERAL DESC encrete Slab II Basement en Walls Stuccurface Complies & Downspouts w Type Alum.	excription Single and Use) No end per plans and service X Public X Wer X Yes No chaments, environne ender's flood the property EX X CRIPTION Crawl Space Finished Finished Finished So Shingle Metal Slide	e Family Resider to Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? elender's on is taker ox Records Gross Living A g X itioning X itioning	Off-site Improvement of Street Asphalley None Alley None 1185F FEN Yes X No flood certification from the FEM Prior Inspection Area Realist, Assonatities Fireplace(s) # 1 WoodStove(s) # 0 Patio/Deck Conc Porch Conc Pool None Fence Wood Other None	If No, descrements— alt WA Map Da If Yes, on will A webs Propiessor No X Drivew X Ga Att X Bu	describe. It be deeme site. Car St one iveway # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # arage # ara	Public Private X 2005 f there is a ed for Cars 2 Concrete for Cars 2 of Cars 0 Detached
SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a) Exterior Roof St Gutters Window M X Dis	Zoning Deing (Grandfathere ed (or as proposed for as proposed for as proposed for as proposed for an and the least population of the second for an and the least population of the second for an and the second for an	scription Single duse) No ed per plans and sed p	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker ux Records Gross Living A g B X itioning X itioning Inter/Dryer	Off-site Improvement of Street Asphalley None In Section In From the FEM In Section In From Inspection In	If No, descrements— alt MA Map Da If Yes, on will A webs Propiessor No X Dri Drivew X Ga Ca Att X Bu applian	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [will-in ces assured]	Public Private X 2005 f there is a ed for Cars 2 Concrete of Cars 2 To Cars 0 Detached med to exist
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a Serty X Cor Full oit Par Exterior Roof St Gutters Window X Dis 7 I	Zoning Deing (Grandfathere ed (or as proposed water Sanitary Seven EMA Flood Zone et area? X ements, encroacin and the leapplicable to X Appraisal File GENERAL DESCONCRETE Slab II Basement Control or Walls Stuccurface Compto Seven Alum. Shwasher X Rooms	scription Single duse) No ed per plans and sed p	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker x Records Gross Living A g B X itioning X ter/Dryer .1 Bath(s)	Off-site Improvement of Street Asphalley None In 185F FEM In 185F	If No, described by the second of the second	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [will-in ces assured]	Public Private X 2005 f there is a ed for Cars 2 Concrete for Cars 2 of Cars 0 Detached
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a Serty X Cor Full oit Par Exterior Roof St Gutters Window X Dis 7 I	Zoning Deing (Grandfathere ed (or as proposed water Sanitary Seven EMA Flood Zone et area? X ements, encroacin and the leapplicable to X Appraisal File GENERAL DESCONCRETE Slab II Basement Control or Walls Stuccurface Compto Seven Alum. Shwasher X Rooms	scription Single duse) No ed per plans and sed p	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker x Records Gross Living A g B X itioning X ter/Dryer .1 Bath(s)	Off-site Improvement of Street Asphalley None In 185F FEM In 185F	If No, described by the second of the second	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [will-in ces assured]	Public Private X 2005 f there is a ed for Cars 2 Concrete of Cars 2 To Cars 0 Detached med to exist
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a) Serty Window T Sull Built Par Exterior Roof St Gutters Window T Sull Built The	Zoning Deing (Grandfathere ed (or as proposed water Sanitary Sevent EMA Flood Zone et area? X ements, encroacin and the leapplicable to X Appraisal File GENERAL DESCONCE SIAB II Basement Tital Basement Tital Basement Floor Walls Stuccurface Comps Sevent	Public Ed per plans and s Public X Wer X Yes No Thements, environnender's flood the property ES X MLS CRIPTION Crawl Space Finished Finished So Shingle Metal Slide Disposal X A Bedras a front points	e Family Resider o Zoning	of tial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker ux Records Gross Living A g B X I tioning X aner/Dryer 1 Bath(s) a built-in	Off-site Improvement of Street Asphalley None Marea Realist, Associated Asphalles Associated Asphalles Associated Asphalles Associated Associat	If No, descrements— alt If Yes, fon will A webs Propessor No X Drivew X Ga Ca Att X Bu applian re Feet of the	ate 09/30/2 describe. If be deemed site. Car St one iveway # vay Surface Carage # arport # tached [Itl-in Ces assured]	Public Private X 2005 f there is a ed for Cars 2 Concrete of Cars 2 of Cars 0 Detached med to exist Area Above Grade
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a) No FE r the market ctors (ease on herei zone a) No FE r the market ctors (ease on herei zone a) No FE Sun herei zone a) No FU Sun Herei Roof St Gutters Window No X Dis T I There con in the control of the cont	Zoning Deing (Grandfathere ed (or as proposed for as proposed for as proposed for as proposed for an and the lead of the lead	scription Single duse) No ed per plans and s Public X Yes No chments, environnender's flood the property ES X MLS CRIPTION Crawl Space Finished Finished Slide Disposal Slide Disposal A Bedr as a front po	e Family Resider o Zoning	of tial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taken ix Records Gross Living A g B X itioning X iti	Off-site Improvement of Street Asphate Alley None of Street Asphate Asphat	If No, described in the second	ate 09/30/2 describe. If be deemed site. Car St one iveway # vay Surface Carage # arport # tached [Itl-in Ces assured] Gross Living.	Public Private X 2005 f there is a ed forage for Cars 2 Concrete for Cars 2 for Cars 0 Detached med to exist Area Above Grade
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a verty X Cor Full hit Par Exterior Roof St Gutters Window X Dis rce(s) (incl home,	Zoning Dering (Grandfathere ed (or as proposed ed (Public Ed Use) No ed per plans and s Public X Wer X Yes No chments, environnender's flood the property EX X CRIPTION Crawl Space Finished Finished So Shingle Metal Slide Disposal X A Bedr as a front point needed repairs, out of the affect the	e Family Resider o Zoning	of tial (describe) ent use? 06083C0 Uses, etc.)? e lender's on is taker IX Records Gross Living A g B X I I I I I I I I I I I I	Off-site Improvement of Street Asphate Alley None of Street Asphate Asphat	If No, description of the second seco	describe. See ate 09/30/2 describe. It be deemesite. Car St one iveway # vay Surface C arage # arport # tached [iilt-in ces assur Gross Living be in a si	Public Private X 2005 f there is a ed lorage f of Cars 2 concrete f of Cars 2 f of Cars 2 for Cars 0 Detached med to exist Area Above Grade ption was milar
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factorifict between the flood information dispositive on the issue of the flood Source(s) Used for Physical Characteristics of Propoxical Other (describe) Realist, Assessor GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Ranch Year Built 1976 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etcondition to the exterior. The apprais	No FE r the market ctors (ease on herei zone a perty X Cor Full iit Par Exterior Roof St Gutters Window X Dis 7 L etc.) Th	Zoning Dering (Grandfathere ed (or as proposed ed area? X ements, encroactin and the lead pplicable to X Appraisal File GENERAL DESCONCRETE Slab II Basement Trial Basement In Walls Stuccturface Complies & Downspouts W Type Alum. Shwasher X Rooms The house had cluding apparent it's use migerve the right	Public Public A X Yes No chments, environnender's flood the property EX MLS CRIPTION Crawl Space Finished Finished Finished So Shingle Metal Slide Disposal X 4 Bedr as a front point needed repairs, contractions of the property contractions of the property A Bedr as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property needed repairs, contractions of the property needed repairs, contractions of the property of the prope	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 Juses, etc.)? ellender's on is taker ox Records Gross Living A g Harring S abuilt-in ons, remodeling ults. The one market	Off-site Improvement Street Asphate Alley None Mass Amenities Fireplace(s) # 1 WoodStove(s) # 0 Patio/Deck Conceptor Conceptor None Fence Wood Other None Other (describe) * 2,076 Squartwo car garage. To the street of the s	If No, described by the second of the second	describe. See ate 09/30/2 describe. It be deemesite. Car St one iveway # vay Surface C arage # arport # tached [illt-in ces assur Gross Living. ry assump be in a si ondition for	Public Private X 2005 f there is a ed corage cof Cars 2 concrete cof Cars 2 concrete cof Cars 0 Detached med to exist Area Above Grade ption was milar bund to be
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone al erty (X) Cor Full iit Par Exterior Roof St Gutters Window X) Dis 7 I etc.) Th	Zoning Dering (Grandfathere and (or as proposed derivative) water Sanitary Sevent EMA Flood Zone et area? Xements, encroactin and the leapplicable to X Appraisal File GENERAL DESCONCRETE Slab II Basement Trial Basement In Walls Stuccurface Complies & Downspouts Wayer Alum. Shwasher Xement It's use migerve the right	Public Public A X Yes No chments, environnender's flood the property EX MLS CRIPTION Crawl Space Finished Finished Finished So Shingle Metal Slide Disposal X 4 Bedr as a front point needed repairs, contractions of the property contractions of the property A Bedr as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property needed repairs, contractions of the property needed repairs, contractions of the property of the prope	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 Juses, etc.)? ellender's on is taker ox Records Gross Living A g Harring S abuilt-in ons, remodeling ults. The one market	Off-site Improvement Street Asphate Alley None Mass Amenities Fireplace(s) # 1 WoodStove(s) # 0 Patio/Deck Conceptor Conceptor None Fence Wood Other None Other (describe) * 2,076 Squartwo car garage. To the street of the s	If No, described by the second of the second	describe. See ate 09/30/2 describe. It be deemesite. Car St one iveway # vay Surface C arage # arport # tached [illt-in ces assur Gross Living. ry assump be in a si ondition for	Public Private X 2005 f there is a ed corage cof Cars 2 concrete cof Cars 2 concrete cof Cars 0 Detached med to exist Area Above Grade ption was milar bund to be
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factorifict between the flood information dispositive on the issue of the flood Source(s) Used for Physical Characteristics of Propoxical Other (describe) Realist, Assessor GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Ranch Year Built 1976 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etcondition to the exterior. The apprais	No FE r the market ctors (ease on herei zone al erty (X) Cor Full iit Par Exterior Roof St Gutters Window X) Dis 7 I etc.) Th	Zoning Dering (Grandfathere and (or as proposed derivative) water Sanitary Sevent EMA Flood Zone et area? Xements, encroactin and the leapplicable to X Appraisal File GENERAL DESCONCRETE Slab II Basement Trial Basement In Walls Stuccurface Complies & Downspouts Wayer Alum. Shwasher Xement It's use migerve the right	Public Public A X Yes No chments, environnender's flood the property EX MLS CRIPTION Crawl Space Finished Finished Finished So Shingle Metal Slide Disposal X 4 Bedr as a front point needed repairs, contractions of the property contractions of the property A Bedr as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property needed repairs, contractions of the property needed repairs, contractions of the property of the prope	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 Juses, etc.)? ellender's on is taker ox Records Gross Living A g Harring S abuilt-in ons, remodeling ults. The one market	Off-site Improvement Street Asphate Alley None Mass Amenities Fireplace(s) # 1 WoodStove(s) # 0 Patio/Deck Conceptor Conceptor None Fence Wood Other None Other (describe) * 2,076 Squartwo car garage. To the street of the s	If No, described by the second of the second	describe. See ate 09/30/2 describe. It be deemesite. Car St one iveway # vay Surface C arage # arport # tached [illt-in ces assur Gross Living. ry assump be in a si ondition for	Public Private X 2005 f there is a ed corage cof Cars 2 concrete cof Cars 2 concrete cof Cars 0 Detached med to exist Area Above Grade ption was milar bund to be
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone al erty (X) Cor Full iit Par Exterior Roof St Gutters Window X) Dis 7 I etc.) Th	Zoning Dering (Grandfathere and (or as proposed derivative) water Sanitary Sevent EMA Flood Zone et area? Xements, encroactin and the leapplicable to X Appraisal File GENERAL DESCONCRETE Slab II Basement Trial Basement In Walls Stuccurface Complies & Downspouts Wayer Alum. Shwasher Xement It's use migerve the right	Public Public A X Yes No chments, environnender's flood the property EX MLS CRIPTION Crawl Space Finished Finished Finished So Shingle Metal Slide Disposal X 4 Bedr as a front point needed repairs, contractions of the property contractions of the property A Bedr as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property needed repairs, contractions of the property as a front point needed repairs, contractions of the property as a front point needed repairs, contractions of the property needed repairs, contractions of the property needed repairs, contractions of the property of the prope	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 Juses, etc.)? ellender's on is taker ox Records Gross Living A g Harring S abuilt-in ons, remodeling ults. The one market	Off-site Improvement Street Asphate Alley None Mass Amenities Fireplace(s) # 1 WoodStove(s) # 0 Patio/Deck Conceptor Conceptor None Fence Wood Other None Other (describe) * 2,076 Squartwo car garage. To the street of the s	If No, described by the second of the second	describe. See ate 09/30/2 describe. It be deemesite. Car St one iveway # vay Surface C arage # arport # tached [illt-in ces assur Gross Living. ry assump be in a si ondition for	Public Private X 2005 f there is a ed corage cof Cars 2 concrete cof Cars 2 concrete cof Cars 0 Detached med to exist Area Above Grade ption was milar bund to be
IMPROVEMENTS SITE	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a ease on herei zone a ease on herei zone a Exterior Roof St Gutters Window T X Dis Th eace.) Th arree(s) (incl home, ser rese any sta	Zoning Deing (Grandfathere ed (or as proposed for an and the lead of the l	Public X Public X Yes No thments, environnender's flood the property EX X MLS CRIPTION Crawl Space Finished Finished Shingle Metal Slide Disposal X 4 Bedras a front poineded repairs, out affect the ht to change detical conditions.	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker x Records Gross Living A g B X itioning	Off-site Improvement Street Asphate Alley None 185F FEM 1	If No, described by the second of the second	describe. See ate 09/30/2 describe. It be deemesite. Car St one iveway # vay Surface C arage # arport # tached [illt-in ces assur Gross Living. ry assump be in a si ondition for	Public Private X 2005 f there is a ed forage for Cars 2 for Cars 3 Detached med to exist Area Above Grade ption was milar pund to be have had
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a ease on herei zone a ease on herei zone a Exterior Roof St Gutters Window T X Dis Th eace.) Th arree(s) (incl home, ser rese any sta	Zoning Deing (Grandfathere ed (or as proposed for an and the lead of the l	Public X Public X Yes No thments, environnender's flood the property EX X MLS CRIPTION Crawl Space Finished Finished Shingle Metal Slide Disposal X 4 Bedras a front poineded repairs, out affect the ht to change detical conditions.	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker x Records Gross Living A g B X itioning	Off-site Improvement Street Asphate Alley None 185F FEM 1	If No, described by the service of t	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [ill-in ces assured Gross Living on dition for sal might]	Public Private X 2005 f there is a ed forage for Cars 2 for Cars 3 Detached med to exist Area Above Grade ption was milar pund to be have had
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a ease on herei zone a ease on herei zone a Exterior Roof St Gutters Window T X Dis Th eace.) Th arree(s) (incl home, ser rese any sta	Zoning Deing (Grandfathere ed (or as proposed for an and the lead of the l	Public X Public X Yes No thments, environnender's flood the property EX X MLS CRIPTION Crawl Space Finished Finished Shingle Metal Slide Disposal X 4 Bedras a front poineded repairs, out affect the ht to change detical conditions.	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker x Records Gross Living A g B X itioning	Off-site Improvement Street Asphate Alley None 185F FEM 1	If No, described by the service of t	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [ill-in ces assured Gross Living on dition for sal might]	Public Private X 2005 f there is a ed forage for Cars 2 for Cars 2 for Cars 2 for Cars 0 Detached med to exist Area Above Grade ption was milar pund to be have had
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a) No FE r the market ctors (ease on herei zone a) No FE r the market ctors (ease on herei zone a) No FE Roof St Gutters Window No X Dis Total Control Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis R	Zoning Deing (Grandfathere ed (or as proposed for an and the lead of the l	Public X Public X Yes No thments, environnender's flood the property EX X MLS CRIPTION Crawl Space Finished Finished Shingle Metal Slide Disposal X 4 Bedras a front poineded repairs, out affect the ht to change detical conditions.	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker x Records Gross Living A g B X itioning	Off-site Improvement Street Asphate Alley None 185F FEM 1	If No, described by the service of t	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [ill-in ces assured Gross Living on dition for sal might]	Public Private X 2005 f there is a ed forage for Cars 2 for Cars 2 for Cars 2 for Cars 0 Detached med to exist Area Above Grade ption was milar pund to be have had
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	No FE r the market ctors (ease on herei zone a) No FE r the market ctors (ease on herei zone a) No FE r the market ctors (ease on herei zone a) No FE Roof St Gutters Window No X Dis Total Control Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis Total Control Roof St Gutters Window No X Dis R	Zoning Deing (Grandfathere ed (or as proposed for an and the lead of the l	Public X Public X Yes No thments, environnender's flood the property EX X MLS CRIPTION Crawl Space Finished Finished Shingle Metal Slide Disposal X 4 Bedras a front poineded repairs, out affect the ht to change detical conditions.	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker x Records Gross Living A g B X itioning	Off-site Improvement Street Asphate Alley None 185F FEM 1	If No, described by the service of t	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [ill-in ces assured Gross Living on dition for sal might]	Public Private X 2005 f there is a ed forage for Cars 2 for Cars 2 for Cars 2 for Cars 0 Detached med to exist Area Above Grade ption was milar pund to be have had
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factorifict between the flood information dispositive on the issue of the flood information dispositive on the information flood information dispositive on the information of the flood information dispositive on the flood information dispositive on the information of the flood information dispositive on the information of the flood information dispositive on the flood information d	as improve No FE r the market ctors (ease on herei zone a verty X Cor Full iit Par Exterior Roof Si Gutters Window X Dis rce(s) (incl home, ser rese any sta	Zoning Deing (Grandfathere ed (or as proposed for as proposed for as proposed for as proposed for as an interpolation of the polation of the p	Public X A Yes No hments, environnender's flood the property A Single Metal Slide Disposal X Bedras a front point affect the ht to change etical conditions with the livability, sour	e Family Resider o Zoning	of the property of the propert	Off-site Improvements of the Improvements of t	If No, described by the second of the second	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [ill-in ces assured Gross Living on dition for sal might]	Public Private X 2005 f there is a ed forage for Cars 2 for Cars 3 Detached med to exist Area Above Grade ption was milar pund to be have had
S	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	as improve No FE r the market ctors (ease on herei zone a verty X Cor Full iit Par Exterior Roof Si Gutters Window X Dis rce(s) (incl home, ser rese any sta	Zoning Deing (Grandfathere ed (or as proposed for as proposed for as proposed for as proposed for as an interpolation of the polation of the p	Public X A Yes No hments, environnender's flood the property A Single Metal Slide Disposal X Bedras a front point affect the ht to change etical conditions with the livability, sour	e Family Resider o Zoning	ntial (describe) ent use? 06083C0 uses, etc.)? e lender's on is taker x Records Gross Living A g B X itioning	Off-site Improvements of the Improvements of t	If No, described in the second of the second	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [ill-in ces assured Gross Living on dition for sal might]	Public Private X 2005 f there is a ed forage for Cars 2 for Cars 2 for Cars 2 for Cars 0 Detached med to exist Area Above Grade ption was milar pund to be have had
2	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factorifict between the flood information dispositive on the issue of the flood information dispositive on the information flood information dispositive on the information of the flood information dispositive on the flood information dispositive on the information of the flood information dispositive on the information of the flood information dispositive on the flood information d	as improve No FE r the market ctors (ease on herei zone a verty X Cor Full iit Par Exterior Roof Si Gutters Window X Dis rce(s) (incl home, ser rese any sta	Zoning Deing (Grandfathere ed (or as proposed for as proposed for as proposed for as proposed for as an interpolation of the polation of the p	Public X A Yes No hments, environnender's flood the property A Single Metal Slide Disposal X Bedras a front point affect the ht to change etical conditions with the livability, sour	e Family Resider o Zoning	of the property of the propert	Off-site Improvements of the Improvements of t	If No, described in the second of the second	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [ill-in ces assured Gross Living on dition for sal might]	Public Private X 2005 f there is a ed forage for Cars 2 for Cars 3 Detached med to exist Area Above Grade ption was milar pund to be have had
	Zoning Compliance X Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factorifict between the flood information dispositive on the issue of the flood information dispositive on the information flood information dispositive on the information of the flood information dispositive on the flood information dispositive on the information of the flood information dispositive on the information of the flood information dispositive on the flood information d	as improve No FE r the market ctors (ease on herei zone a verty X Cor Full iit Par Exterior Roof Si Gutters Window X Dis rce(s) (incl home, ser rese any sta	Zoning Deing (Grandfathere ed (or as proposed for as proposed for as proposed for as proposed for as an interpolation of the polation of the p	Public X A Yes No hments, environnender's flood the property A Single Metal Slide Disposal X Bedras a front point affect the ht to change etical conditions with the livability, sour	e Family Resider o Zoning	of the property of the propert	Off-site Improvements of the Improvements of t	If No, described in the second of the second	ate 09/30/2 describe. It be deeme site. Car St one iveway # vay Surface C arage # arport # tached [ill-in ces assured Gross Living on dition for sal might]	Public Private X 2005 f there is a ed forage for Cars 2 for Cars 3 Detached med to exist Area Above Grade ption was milar pund to be have had

Exterior-Only Inspection Residential Appraisal Report File No. 0124ValleyOak1304

						t neighborhood rang					900 to \$	899				
	rable sales in t	he subject ne				twelve months rang	ing in sa				500,000	to \$	900,000			_
FEATURE	SUBJ	IECT			BLE S	SALE NO. 1					ALE NO. 2		COMPARA			
1304 Valley Oak Pl			615 Mo				l		lage Ct			l	3 E Sunse			
Address Santa Maria	, CA 9345	4	Santa M		CAS	93454			laria, C	:A 9	3454		ta Maria, (3454	
Proximity to Subject			0.10 mil	es SE	_		0.38	mile	es SE			0.26	miles NV			
Sale Price	\$				\$	704,000				\$	735,000			\$	725,0	00
Sale Price/Gross Liv. Area	\$ C	0.00 sq. ft.	\$ 368.						93 sq. ft.				319.81 sq. ft	_		
Data Source(s)						8243;DOM 2					8279;DOM 8				1297;DOM	<u>3</u>
Verification Source(s)					93/L	st\$672K				0/L	st\$739K		Doc#1898	33/L		
VALUE ADJUSTMENTS	DESCRI	IPTION		RIPTION		+(-) \$ Adjustment			RIPTION		+(-) \$ Adjustment		ESCRIPTION		+(-) \$ Adjustmer	nt
Sale or Financing			ArmLth				Arml					Arm				
Concessions			Conv;29			-2,930					-8,500					
Date of Sale/Time			s12/23;	10/23					07/23				23;c06/23			
Location	N;Res;		N;Res;				N;Re					N;Re				
Leasehold/Fee Simple	Fee Simp	ole	Fee Sim	nple			Fee						Simple			
Site	6098 sf		6534 sf			0	1045		f		0	6098				
View	N;Res;		N;Res;				N;Re					N;Re				
Design (Style)	DT2;Rand	ch	DT1;Ra	nch		0	DT1;	Rar	nch		0		;Ranch			0
Quality of Construction	Q3		Q3				Q3					Q3				
Actual Age	48		40			0	40				0	62				0
Condition	C3		C3				C3	-				C3			-25,0	00
Above Grade	Total Bdrms.	Baths	Total Bdrms.	Baths			-	drms.	Baths			Total E		_		
Room Count	7 4	2.1	7 3	2.0		5,000	7	4	2.1			8	4 3.0		-5,0	
Gross Living Area 50		076 sq. ft.		,910 so	q. ft.	8,300		2	2, 175 so	q. ft.	-4,950		2,267 s	q. ft.	-9,5	<u>50</u>
Basement & Finished	0sf		0sf				0sf					0sf				
Rooms Below Grade																
Functional Utility	Average		Average				Aver					Aver				
Heating/Cooling	FWA Nor	ne	FWA No	one			FW₽		ne				None			
Energy Efficient Items	None		None				None					None				
Garage/Carport	2gbi2dw		2ga2dw			0	3ga3				-5,000					0
Porch/Patio/Deck	Patio/Por	ch	Patio/Po	orch			Patio)Pc	orch			Patio	o/Porch			
<u> </u>																
														\perp		
Net Adjustment (Total)			X +		\$	10,370	<u></u>	+	X -	\$	18,450		+ X-	\$	39,5	50
Adjusted Sale Price			Net Adj.	1.5%			Net Ad	,	-2.5%			Net Ac	dj. -5.5 %			
of Comparables I X did did not res			Gross Adj.	2.3%	\$	714,370	Gross A	Adj.	2.5%	\$	716,550	Gross	Adj. 5.5 %	\$	685,4	<u>50</u>
My research did X Data source(s) VCMLS My research X did Data source(s) VCMLS Report the results of the res	S, Realist 7 did not reveal S, Realist 7	Tax Info, (I any prior sal Tax Info, (Cort es or transfe Cort	rs of the o	comp	ct property for the the arable sales for the of the subject prope	year prid	or to t	the date o	f sale	e of the comparable	sale.	on page 3).			
ITEM		SUI	BJECT			COMPARABLE SA	LE NO.	1	C	OMP	ARABLE SALE NO.	. 2	COMPA	RABL	E SALE NO. 3	
Date of Prior Sale/Transfer																
Price of Prior Sale/Transfer																
Data Source(s)	Re	alist Tax	Info		Re	alist Tax Info			Reali	ist T	ax Info		Realist Ta	ax Ir	nfo	
Effective Date of Data Sour	ce(s) 01/	/04/2024			01/	05/2024			01/05	5/20)24		01/05/202	24		
Analysis of prior sale or tran	sfer history of	the subject p	roperty and	comparab	le sa	les Per Rea	list Ta	ax Ir	nfo, the	sul	bject has not	sold/t	ransferred	l wit	hin the last	
three years.																
Per VCMLS and Re								sact	tion wit	hin	the last year,	none	of the oth	er c	omparable	S
have been sold with	nin the pas	st 12 mon	ths beyo	nd thei	ir m	ost recent sale	э.									
_																
Summary of Sales Compari	son Approach.	. See Att	ached A	ddendu	ım											
-																
Indicated Value by Sales C	omparison App	oroach \$ 69 0	0,000													
Indicated Value by: Sale						ost Approach (if de							(if developed			
The Sales Compari	son Analy	sis is con	sidered t	o provi	ide	the most relial	ole ind	dica	tion of	valı	ue and, theref	ore, v	vas given	grea	atest weigh	t
in addition to suppo												typica	ally purcha	sed	for owner	
occupancy and not																
This appraisal is made	X "as is,"	subject to	completion p	er plans a	and s	specifications on the	basis of	a hy	pothetical	conc	dition that the impro	vement	s have been c	omple	eted,	
subject to the following	repairs or alter	ations on the	basis of a h	ypothetica	al cor	ndition that the repai	s or alte	eratio	ns have b	een c	completed, or	Sub	ject to the foll	owing	required	
inspection based on the ext	raordinary ass	umption that	the condition	or deficie	ency	does not require alte	eration o	r repa	air: <u>S</u>	ee .	Attached Add	endur	n			
Based on a visual inspe	ction of the e	exterior are	as of the su	ıbject pr	ope	rty from at least tl	ne stre	et, de	efined so	cope	of work, stateme	ent of a	ssumptions	and	limiting	
conditions, and apprais	er's certifica	ation, my (o	•			et value, as definents				-	-	t of this	s report is \$	690	0,000	

Exterior-Only Inspection Residential Appraisal Report

Loan#56265 File No. 0124ValleyOak1304

FEATURE		SUBJECT	1		BLE SE	ALE NO. 4				ALE NO. 5		COMPAI	KARLE S	SALE NO. 6
1304 Valley Oak Pl			1510 W				1410 M							
Address Santa Maria	, CA 9	3454	Santa N			3454	Santa N			93454				
Proximity to Subject			0.45 mi	les NE	_		0.43 mi	les l						
Sale Price	\$				\$	739,000			\$	699,000			\$	
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.		.76 sq. ft.				.48 s			\$	SC	q. ft.	
Data Source(s)			1			35;DOM 38				24;DOM 25				
Verification Source(s)			RIst/Do			\$729K	RIst/Lst							
VALUE ADJUSTMENTS	DE	SCRIPTION		RIPTION		+(-) \$ Adjustment	DESC	RIPTI	ION	+(-) \$ Adjustment	DE	SCRIPTION	ON	+(-) \$ Adjustment
Sale or Financing			ArmLth				Listing							
Concessions			Conv;0				;0							
Date of Sale/Time			s02/23;	c12/22	2		Active			-6,990				
Location	N;Res		N;Res;				N;Res;							
Leasehold/Fee Simple	Fee S		Fee Sin	-			Fee Sin							
Site	6098		5227 sf			0	6098 sf	:						
View	N;Res	•	N;Res;				N;Res;							
Design (Style)	DT2;F	Ranch	DT2;Ra	ınch			DT2;Ra	anch	١					
Quality of Construction	Q3		Q3				Q3							
Actual Age	48		19			0	19			0				
Condition	C3		C3			-25,000	C3							
Above Grade	Total Bdr		Total Bdrms				Total Bdrms	_	Baths		Total Bo	drms. E	3aths	
Room Count	7 4	2.1	9 5	3.1		-10,000	7 4	-	2.1					
Gross Living Area 50		2,076 sq. ft.		2,333 s	sq. ft.	-12,850		2,12	. 8 sq. ft.	-2,600			sq. ft.	
Basement & Finished	0sf	· · · · · · · · · · · · · · · · · · ·	0sf				0sf							<u> </u>
Rooms Below Grade														
Functional Utility	Avera	ige	Averag	e			Average	<u>e</u>						
Heating/Cooling	FWA		FWA N				FWA N							
Energy Efficient Items	None		None				None							
Garage/Carport	2gbi2		2gbi2dv	V			2ga2dw	/		0				
Porch/Patio/Deck		Porch	Patio/P				Patio/P		1					
2.2.2.2000	2.1.0/													
Net Adjustment (Total)			 	X -	T\$	47,850		X	- \$	9,590	<u></u>		- \$	
Adjusted Sale Price			Net Adj.	-6.5%		71,000	Net Adj.		.4%	3,330	Net Adj		%	
of Comparables			Gross Adj.	6.5%	- 1	691,150	,		4% \$	689,410			% \$	
or Comparables ITEM		CII	BJECT	J.J/0		COMPARABLE SA		Τ΄.		ARABLE SALE NO.				E SALE NO. 6
		30	D0 L 0 1		. '	SOWN MINDULL SH	_L (NU. +		OUNT	WLL JALL NO.		CON		LE OFTEE INC. U
Date of Prior Sale/Transfer					01/1	8/2023					+			
Date of Prior Sale/Transfer Price of Prior Sale/Transfer		Realist Tay	Info		01/1 \$0	8/2023		D	Paliet 7					
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	20(5)	Realist Tax	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	tealist	Гах Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s)	Realist Tax 01/04/2024	Info		01/1 \$0 Rea	8/2023		R 0	tealist 7 1/05/20	Гах Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 0	ealist 7	Гах Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 0°	ealist 1/05/20	Гах Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 0°	ealist 7	Гах Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 0	ealist 1 1/05/20	Гах Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 0°	ealist 1 1/05/20	Гах Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 0°	lealist 7	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 0°	ealist 7	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 0°	ealist 1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 00	Realist 1	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 00	Realist 1	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 00	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R 00	Realist 1	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 7	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 7	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1/05/20	Γax Info				
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s) son Appr	Realist Tax 01/04/2024 oach	Info		01/1 \$0 Rea	8/2023 llist Tax Info		R	Realist 1/05/20	Γax Info				

Exterior-Only Inspection Residential Appraisal Report

Loan#56265 File No. 0124ValleyOak1304

COST APPROACH TO VALU	E (not required by Fannie Mae)	
COST APPROACH TO VALU Provide adequate information for the lender/client to replicate the below cost figures and calculate	E (not required by Fannie Mae) ions.	
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est	ions. imating site value) No appropriate vacant land sales information	
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estil	ions. imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with	the
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estimestimated contributory value of comparable sites, as extracted from	ions. imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with a recent sales of improved properties. A high land to improve	the
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estimestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable later.	ions. imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improvend.	the ement
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estimestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated REPRODUCTION OR X REPLACEMENT COST NEW	ions. imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	the ement 325,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estinestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated Reproduction or X Replacement Cost New Source of cost data Marshall & Swift	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	the ement
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estimestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated REPRODUCTION OR X REPLACEMENT COST NEW	ions. imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	325,000 467,100
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estine estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable last estimated. REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data 01/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation.	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	325,000 467,100 0 40,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estine estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable last ESTIMATED REPRODUCTION OR REPRODUCTION OR REPRODUCTION OR REPRODUCTION OR Source of cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data 01/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	325,000 467,100 0
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estimestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable last ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data 01/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	325,000 467,100 0 40,000 507,100
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estimestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data 01/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	325,000 467,100 0 40,000 507,100
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estinestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable lest in the cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data 01/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estinestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated Reproduction or Reproductio	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	325,000 467,100 0 40,000 507,100
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estile estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated Description of Estimated Description of Estimated Description of Estimated Description of Estimated Description of Descriptio	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estile estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated Description of Estimated Cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data O1/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) 50 Years	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE Dwelling 2,076 Sq. Ft. @ \$ Sq. Ft. @ \$ 225 = \$ Sq. Ft. @ \$ Total Estimate of Cost-New Less 70 Physical Functional External Depreciation \$144,885 = \$(Depreciated Cost of Improvements = \$("As-is" Value of Site Improvements = \$(1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estine estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable last ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data 01/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = 5	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improvand. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estine estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable last ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data 01/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) 50 Years	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improvand. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estinestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable less timated. REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service. Average Effective date of cost data. 01/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = 1 Summary of Income Approach (including support for market rent and GRM)	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improvand. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estinestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated Description of Estimated Description of Estimates Description of Estimated Description of Estimated Description of Estimated Description of Estimated Remaining Economic Life (HUD and VA only) Project Information Project Inf	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improvand. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estinestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated Description of Estimated Description of Estimated Description of Estimated Description of Estimated Description of Estimates Description of Estimated Remaining Economic Life (HUD and VA only) Project Information Project Inf	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estinestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated Description of Estimated Reproduction of Estimated Reproduction of Estimated Reproduction of Reproduction o	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estile estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimates are constructed from the second cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data O1/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder is in control of the HOA	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estite estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable lates Immated in the area due to the relative scarcity of buildable lates Immated in the area due to the relative scarcity of buildable lates Immated in the area due to the relative scarcity of buildable lates Immated in the area due to the relative scarcity of buildable lates Immated in the area due to the relative scarcity of buildable lates Immated Imma	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE Dwelling 2,076 Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Total Estimate of Cost-New Less 70 Physical Functional External Depreciation \$144,885 = \$(Depreciated Cost of Improvements = \$(Depreciated Cost of Site Improvements = \$(INDICATED VALUE BY COST APPROACH = \$ UE (not required by Fannie Mae) Signal Indicated Value by Income Approach N FOR PUDS (if applicable) No Unit type(s) Detached Attached Land the subject property is an attached dwelling unit. Total number of units sold Data source(s)	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estilestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable latestimated Department of the area due to the relative scarcity of buildable latestimated Department of cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data O1/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE Dwelling 2,076 Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Total Estimate of Cost-New Less 70 Physical Functional External Depreciation \$144,885 = \$(Depreciated Cost of Improvements = \$ "As-is" Value of Site Improvements = \$ INDICATED VALUE BY COST APPROACH = \$ UE (not required by Fannie Mae) Solution Indicated Value by Income Approach N FOR PUDS (if applicable) No Unit type(s) Detached Attached Land the subject property is an attached dwelling unit. Total number of units sold	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estite estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable lates in the cost approach (support of cost data of buildable lates in the cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data O1/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Total number of units for sale was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estite estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable lates in the cost approach (support of cost data of buildable lates in the cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data O1/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Total number of units for sale was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE Dwelling 2,076 Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Total Estimate of Cost-New Less 70 Physical Functional External Depreciation \$144,885 = \$(Depreciated Cost of Improvements = \$(Depreciated Cost of Site Improvements = \$(INDICATED VALUE BY COST APPROACH = \$ UE (not required by Fannie Mae) Signal Indicated Value by Income Approach N FOR PUDS (if applicable) No Unit type(s) Detached Attached Land the subject property is an attached dwelling unit. Total number of units sold Data source(s)	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estite estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable lates in the cost approach (support of cost data of buildable lates in the cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data O1/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Total number of units for sale was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	imating site value) No appropriate vacant land sales information mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improve and. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estite estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable lates in the cost data of the area due to the relative scarcity of buildable lates in the cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data O1/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project created by the conversion of an existing building(s) into a PUD? Yes No Are the units, common elements, and recreation facilities complete? Yes No	imating site value) No appropriate vacant land sales informatic mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improvand. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estite estimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable lates in the cost data for the area due to the relative scarcity of buildable lates in the cost data Marshall & Swift Quality rating from cost service Average Effective date of cost data O1/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The appraiser has no expertise in construction cost estimation. The construction costs used in the cost approach are based upon the Marshall & Swift cost guide, cost estimates provided by the lender, and/or contractors cost breakdowns from other similar residential projects. Indirect costs and developmental profit were also included in the construction cost estimate. Depreciation is calculated as effective age/estimated physical life span. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project created by the conversion of an existing building(s) into a PUD? Yes No Are the units, common elements, and recreation facilities complete?	imating site value) No appropriate vacant land sales informatic mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improvand. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est available for use in the cost approach. Accordingly, land value estinestimated contributory value of comparable sites, as extracted from ratio is typical for the area due to the relative scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in typical for the scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in typical for the area due to the relative scarcity of buildable lates in the cost data of the lates of the scarcity of buildable lates in the cost data of the lates of the late	imating site value) No appropriate vacant land sales informatic mates are based upon a comparison of the subject site with recent sales of improved properties. A high land to improvand. OPINION OF SITE VALUE	1 the ement 325,000 467,100 0 40,000 507,100 144,885) 362,215 10,000

Exterior-Only Inspection Residential Appraisal Report

Loan#56265
File No. 0124ValleyOak1304

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 a mortgage finance transaction.

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

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he or she considers his or her 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 3. 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.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 5. 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 the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

Loan#56265 File No. 0124ValleyOak1304

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. 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.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Exterior-Only Inspection Residential Appraisal Report

Loan#56265 File No. 0124ValleyOak1304

- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

Clarification for Appraisal Certification # 23: The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature A Sullin	Signature
Name Ardavan Banan	Name
Company Name Romard Real Estate	Company Name
Company Address P.O. Box 30848	Company Address
Santa Barbara, CA 93130	
Telephone Number <u>805-698-7770</u>	Telephone Number
Email Address RomardRealEstate@gmail.com	Email Address
Date of Signature and Report 01/07/2024	Date of Signature
Effective Date of Appraisal 01/05/2024	State Certification #
State Certification # 3001703	or State License #
or State License #	State
or State License # State #	StateExpiration Date of Certification or License
State CA	
Expiration Date of Certification or License 01/16/2026	
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY
1304 Valley Oak Pl	Did not inspect exterior subject property
Santa Maria, CA 93454	Did inspect exterior of subject property from street Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 690,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd Suite 100	Date of Inspection
Redondo Beach, CA 90278	·
Email Address AMC Registration # 1256	

Uniform Appraisal Dataset Definitions

Loan#56265 File No. 0124ValleyOak1304

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

"Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.
- Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

Uniform Appraisal Dataset Definitions

Loan#56265 File No. 0124ValleyOak1304

Abbreviati	ons Used in Data Sta	ndardization Text			
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk		Location	Lndfl	Landfill	
•	Adjacent to Park				Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
A	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
В	Beneficial	Location & View	ор	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Grade
	=				
ср	Carport	Garage/Carport	0	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
С	Contracted Date	Date of Sale/Time	r	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	
Conv		<u> </u>			Sale or Financing Concessions
CV	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
е	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	wo	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
				•	
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	W	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View
Other App Abbrev.	raiser-Defined Abbre Full Name		Abbrev.	Full Name	Appropriate Fields
	raiser-Defined Abbre Full Name	viations Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: Catamount Properties 2018 LLC		File No.: 0124ValleyOak1304
Property Address: 1304 Valley Oak Pl		Case No.: Loan#56265
City: Santa Maria	State: CA	Zip: 93454
Lender: Wedgewood Inc		

Legal Description

The subject is identified by street address, apn, and a plat map. The full legal description can be found in the title policy, which is part of the loan package but was not made available to the appraiser prior to the submission of this report. However, USPAP 1-2; (e) (i) has still been fully satisfied because it only requires that the Appraiser "identify the... location and...legal... attributes" through "any combination of a property inspection and documents..."; and this Appraiser has verified the Subject's location by inspection, legal address, Assessor's Parcel Number, ownership and Plat Map, all of which are included in this Appraisal. If the Client/Lender requires an official "Legal Description" to be stated in the Appraisal, then a Preliminary Title Report with this information needs to be provided and the appraisal will be revised accordingly.

Map Reference

Our public data service, Realist, no longer supplies a Map Reference. The Thomas guide reference is considered to be antiquated, as our report supplies an aerial map of the subject. We do not have access to the Thomas Guide information and this field is marked, "unknown", in this report.

Neighborhood Description

Subject is located in an established neighborhood within the City of Santa Maria. Subject's neighborhood is comprised of average quality homes, which reflect average to good levels of maintenance. Major shopping, community, and transportation centers are proximate as well as highway access.

In the event we have limited comps in the immediate subject area, and we use comps from Santa Maria, then the Southern boundary of the city of Santa Maria is expanded to the Orcutt Hill Rd.

Neighborhood Market Conditions:

Marketing times for properties which are competitively priced and aggressively marketed have remained reasonable. There are many factors affecting the overall real estate market; sales prices have fallen from their high point set several years ago. Over the last few years, the market has been consistently increasing. Most recently, the market appears to have stabilized. There is a good amount of activity in all price niches for this area.

Interest rates have been relatively stable and are offered at affordable levels for qualified buyers. The banking industry has substantially tightened its lending policies. The trend is toward larger down payments and a more thorough application process. Interest buydowns and other sales concessions are not common in this market locale.

Reasonable Marketing Time

This is the estimate of the amount of time it might take to sell a property at the estimated market value during the period immediately after the effective date of the appraisal. The sources for this information included those used in estimating reasonable exposure time but may also include anticipated changes in market conditions. Based on the recent sales in the subject's neighborhood, the marketing time of properties exhibiting subject's characteristics is approximately 30 to 90 days. A reasonable exposure time for the subject property developed independently from the stated marketing time is 30 to 90 days.

Highest and Best Use

The existing use supports the four functions of Highest and best use both as vacant and as improved. The current use is physically possible, legally permissible, financially feasible and is the most productive use of the site. Any change now or in the foreseeable future is highly unlikely.

Comments on Sales Comparison

The appraiser comparable search included sales within the subject's immediate and competing neighborhoods, focusing on properties with similar characteristics as those of the subject. The comparables used in the analysis are the most recent and best available market data for estimating the current market value of the subject property. Several sales were eliminated from this analysis if they were considered too different from the subject to have relevance.

In the event that the subject or comparable sale information, such as the location, view, quality or condition ratings are different from previously submitted reports, then the most recently submitted report(this report) is considered to be most accurate. Changes in these ratings can occur if the appraiser becomes aware of more accurate information at a later date. Also, a better understanding of the UAD report system is still evolving and the use of UAD ratings/adjustments are becoming better understood.

A through search was conducted of all possible comparable sales and the best comparable sales were used to estimate the subject's value within this report, only one active listing noted in the subject's immediate market area. All of the 29 comps currently offered for sale are located out of the subject's market area and/or much smaller/larger GLA & site size. Comp 5 is an active listing in the subject's immediate market area. The listing agent could not be reached for comment, 1% forecasts adjustment is based on the asking price and exposure days.

Site adjustments are based on each sites estimated net usable site area with secondary consideration given to the gross site size, as this contributes to a property's overall privacy and market appeal. The appraiser has conducted a cursory drive-by inspection of all sales comparables sites and estimated the net usable area for each site(additional resources may have included conversations with brokers and/or the use of aerial imagery from public websites). All site adjustments are based on historical market reaction within the subject's area. All comps have similar net usable site size to the subject.

The subject's architectural design is common in this market area.

No age adjustments were warranted as buyers tend to focus more on effective age rather than actual age. Often times, the subject's area has been developed over many decades and comps are noted to vary by 15 years or more from the subject, this is not uncommon.

Condition adjustments were made based on conversations with listing agents, MLS photos and/or appraiser files. In cases where an adjustment is made between the subject and comps with the same condition rating, reported or noted differences

ADDENDUM

Borrower: Catamount Properties 2018 LLC		File No.: 0124ValleyOak1304
Property Address: 1304 Valley Oak Pl		Case No.: Loan#56265
City: Santa Maria	State: CA	Zip: 93454
Lender: Wedgewood Inc		

in upgrades warranted some level of adjustment. In cases where an adjustment is made between the subject and comps with the same condition rating, reported or noted differences in upgrades warranted some level of adjustment. Comps 3 & 4 kitchen, baths and overall remodel/improvements are newer/more extensive than the subject's improvements/remodel.

Bedrooms warranted adjustment are consider to be as part of the GLA adjustments.

Bathrooms warranted adjustment at the rate of \$10,000 per full bath.

Living area warranted adjustment at the rate of \$50 per square foot. The subject's general market area has a wide variance in GLA and comps having a greater 25% variance from the subject's GLA are not uncommon. If these sales have been used in this report, it is because they match up or bracket the subject in a meaningful way. The subject is neither an under-improvement or an over-improvement, but rather fits within the scope of the market area, no affect on marketability is noted

GLA variance exceeds 20% in comps, as homes vary in size in this market area. All are viable comps for buyers looking for housing within this market area, no better comps with more similar GLA were noted. This is not uncommon for the subject's market area and has no effect on subject's marketability.

Sales 1 thru 4 represent the current market conditions in the subject's immediate market area. A survey of available listings and pending sales was also completed. The subject's strengths include, location and GLA size. All comparable sales used are in the subject's market area (Santa Maria) and considered to be good indicators of the subject's estimated market value as they have similar features as subject and have historically attracted similar buyers in the marketplace, creating an adjusted value range from the closed sales between \$685,450 to \$716,550. Emphasis given to comp 1 for it's similar GLA & site size, close proximity, similar condition and recent date of sale, comp 2 for it's similar GLA size, close proximity, similar condition and recent date of sale, comp 3 for it's similar GLA & site size, close proximity and recent date of sale and comp 4 for it's similar site size and close proximity. Based upon the current market data available, the market value of \$690,000 is considered reasonable and supported.

Due to the subject's location and GLA size, pending sale was not provided/available in the subject's area and comps were taken from outside the desired 90 days time frame, the appraiser considered this unavoidable.

Adjustments were determined by Paired Sales Analysis when available and/or historical market reaction within the subject's area

Conditions of Appraisal

The subject property is located 60 Miles from appraiser's office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

This report was prepared with the assistance of full-time trainee Jesus Daniel Avalos (CA Trainee Appraiser License# 3009930), who performed and assisted in all tasks of the report under full supervision of the signing appraiser. The assistance included, but was not limited to, defining the problem and purpose of the appraisal, scope of work, research and data collection, market/economic analysis, highest and best use analysis, application of value approaches, reconciliations, and written appraisal report. The signing appraiser supervised and verified all steps. Both the signing appraiser and trainee inspected the subject property.

Dodd-Frank Wall Street Reform and Consumer Protection Act

This appraiser has complied to the appraisal independence provisions set forth in the Dodd-Frank Wall Street Reform and Consumer Protection Act, which specifically;

Prohibits coercion and other similar actions designed to cause appraisers to base the appraised value of properties on factors other than their independent judgment;

Prohibits appraisers and appraisal management companies hired by lenders from having financial or other interests in the properties or the credit transactions;

Prohibits creditors from extending credit based on appraisals if they know beforehand of violations involving appraiser coercion or conflicts of interest, unless the creditors determine that the values of the properties are not materially misstated;

Requires that creditors or settlement service providers that have information about appraiser misconduct file reports with the appropriate state licensing authorities; and

Requires the payment of reasonable and customary compensation to appraisers who are not employees of the creditors or of the appraisal management companies hired by the creditors.

Market Conditions Addendum to the Appraisal Report

Loan#56265 File No. 0124ValleyOak1304

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009. Property Address 1304 Valley Oak Pl City Santa Maria State CA Zip Code 93454 Borrower Catamount Properties 2018 LLC Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend **Inventory Analysis** X Stable Total # of Comparable Sales (Settled) 110 65 Increasing Declining 65 Absorption Rate (Total Sales/Months) Increasing X Stable Declining 18.33 21.67 21.67 Declining X Increasing Stable Total # of Comparable Active Listings 13 19 29 Months of Housing Supply (Total Listings/Ab.Rate) 0.71 0.88 1.34 Declining Stable X Increasing Median Sale & List Price, DOM, Sale/List % Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Declining Median Comparable Sale Price 685,000 715,000 684,900 Increasing X Stable Declining Increasing Median Comparable Sales Days on Market 10 X Stable 12 X Stable Median Comparable List Price 699,990 745,000 749,900 Increasing Declining Median Comparable Listings Days on Market X Declining Stable Increasing 48 27 31 Median Sale Price as % of List Price Declining [] Increasing 100.00% 100.17% 100.00% X Stable Seller-(developer, builder, etc.)paid financial assistance prevalent? Declining Yes X No X Stable Increasing Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Concessions in the subject's marketplace are not prevalent and generally consist of credit back to the buyer for closing costs. Concession trends have not increased within the marketplace within the past 12 months. X No If yes, explain (including the trends in listings and sales of foreclosed properties). Are foreclosure sales (REO sales) a factor in the market? Yes Some short sales and REO sales are noted in the subject's marketplace, however comprise only a small percentage of transactions and are not considered a significant factor. These homes are also noted to be aggressively priced and are getting absorbed at reasonable rates. Cite data sources for above information. MLS, Cort (a locally produced data source indicating Grantee/Grantor), Realist Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Sales prices in subject's neighborhood appear to be stable. Fannie Mae 1004MC Statistics. Specified listings from the following search: Conejo Simi Moorpark Association of Realtors, GPS MLS, CRMLS, ITECH, CLAW, Southland Regional Association of REALTORS®, San Diego MLS, MLS Listings, High Desert MLS, Bridge MLS; Property type Residential; Status of 'Active', 'Closed', 'Pending', 'Active Under Contract'; Property Sub Type of 'Single Family Residence'; Current Price of 600000 and 900000; City of 'Santa Maria'; Purchase Contract Date between '01/05/2023' and '01/05/2024'; Close Date relative 366 days back If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Absorption Rate (Total Sales/Months) Stable Declining Increasing Total # of Active Comparable Listings Declining Stable Months of Unit Supply (Total Listings/Ab. Rate) Declining Stable Are foreclosure sales (REO sales) a factor in the project? No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. Summarize the above trends and address the impact on the subject unit and project. SUPERVISORY APPRAISER (ONLY IF REQUIRED) **APPRAISER** Signature Signature Name Ardavan Banan Name Company Name Romard Real Estate Company Name Company Address P.O. Box 30848 Company Address _ Santa Barbara, CA 93130 State License/Certification # State License/Certification #3001703 State CA State Email Address RomardRealEstate@gmail.com Email Address

Statistical Market Analysis

Borrower: Catamount Properties 2018 LLC File No.: 0124ValleyOak1304 Property Address: 1304 Valley Oak PI City: Santa Maria Case No.: Loan#56265 State: CA Zip: 93454

Lender: Wedgewood Inc

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/ List Price	Living Area	List Price Per Living Area	Sold Price Per Living Area	Days on Market	Cumulative Days on Market
Active	29	22,118,590	0	Low	619,900	0	0.00	1,671	254.67	0.00	1	1
				Avg	762,710	0	0.00	2,201	355.95	0.00	39	39
				Med	749,900	0	0.00	2,066	364.86	0.00	27	27
				High 8	000,008	0	0.00	3,455	439.80	0.00	140	140
Active	8	5,889,400	0	Low 6	637,500	0	0.00	1,144	289.68	0.00	28	28
Under			122	Avg	736,175	0	0.00	1,952	393.58	0.00	62	62
Contract				Med 3	709,500	0	0.00	1,802	382.48	0.00	45	45
				High 8	899,900	0	0.00	2,648	557.26	0.00	154	154
Pending	12	8,384,225	0	Low	610,000	0	0.00	1,385	248.17	0.00	3	3
				Avg (698,685	0	0.00	2,096	344.25	0.00	27	27
				Med 6	672,000	0	0.00	2,108	340.42	0.00	28	28
				High 8	829,000	0	0.00	2,763	466 16	0.00	62	62
Closed	241	170,335,322	170,839,974	Low !	500,000	600,000	0.86	1,062	210.43	225.08	0	0
				Avg	706,786	708,880	1.00	1,999	365.93	367.48	28	30
				Med (689,000	690,000	1.00	2,000	352.98	356.46	10	11
				High 9	995,000	900,000	1.21	3,473	612.05	609.20	326	326
Overall	290	206,727,537	170,839,974	Low !	500,000	600,000	0.86	1,062	210.43	225.08	0	0
				Avg	712,854	708,880	1.00	2,022	364.80	367.48	30	32
				Med 6	697,000	690,000	1.00	2,012	354.15	356.46	13	14
				High 9	995,000	900,000	1.21	3,473	612.05	609.20	326	326

Selection Criteria for Comparable Properties

Specified listings from the following search: Conejo Simi Moorpark Association of Realtors, GPS MLS, CRMLS, ITECH, CLAW, Southland Regional Association of REALTORS®, San Diego MLS, MLS Listings, High Desert MLS, Bridge MLS; Property type Residential; Status of 'Active', 'Closed', 'Pending', 'Active Under Contract'; Property Sub Type of 'Single Family Residence'; Current Price of 600000 and 900000; City of 'Santa Maria'; Purchase Contract Date between '01/05/ 2023' and '01/05/2034'; Close Date relative 366 days back.

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months 1/5/2023 - 7/4/2023	Prior 4-6 Months 7/5/2023 - 10/4/2023	Current - 3 Months 10/5/2023 - 1/5/2024
Total # of Comparable Sales (Settled)	110	65	65
Absorption Rate (Total Sales/Months)	18.33	21.67	21.67
Total # of Active Listings	13 (Active on 7/4/2023)	19 (Active on 10/4/2023)	29 (Active on 1/5/2024)
Months of Housing Supply (Total Listings / Ab. Rate)	0.71	0.88	1.34
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	685,000	715,000	684,900
Median Comparable Sales DOM	12	9	10
Median Comparable List Price	699,990	745,000	749,900
Median Comparable Listings DOM	31	48	27
Median Sale Price as % of List Price	100.00 %	100.17 %	100.00 %

USPAP ADDENDUM

Loan#56265 File No. 0124ValleyOak1304

Borrower: Catamount Properties 2018 LLC	
Property Address: 1304 Valley Oak Pl	
City: Santa Maria County: Santa Barbara	a State: CA Zip Code: 93454
Lender: Wedgewood Inc	
APPRAISAL AND REPORT IDENTIFICATION	
This report was prepared under the following USPAP reporting	g ontion:
X Appraisal Report A written report prepared under Sta	andards Rule 2-2(a).
Restricted Appraisal Report A written report prepared under Sta	andards Rule 2-2(b).
	, ,
Reasonable Exposure Time	
My opinion of a reasonable exposure time for the subject property at the market	t value stated in this report is: 30-90 Days
The subject property at the market	t value stated in this report is.
Additional Certifications	
\boxed{X} I have performed NO services, as an appraiser or in any other capacity, re	egarding the property that is the subject of this report within the three-year
period immediately preceding acceptance of this assignment.	
I HAVE performed services, as an appraiser or in another capacity, regard	ding the property that is the subject of this report within the three-year
period immediately preceding acceptance of this assignment. Those service	ces are described in the comments below.
Additional Comments	
The Intended User of this appraisal report is the Lender/Client. The	
appraisal for a mortgage finance transaction, subject to the stated S	
this appraisal report form, and Definition of Market Value. No additio - FIRREA Certification Statement:	mai intended Osers are identified by the appraiser.
The appraiser certifies and agrees that this appraisal was prepared in	in accordance with the requirements of Title XI of the Financial
Institutions, Reform, and Enforcement (FIRREA) of 1989, as amend	
regulations in effect at the time the appraiser signs the appraisal cer	
APPRAISER:	SUPERVISORY APPRAISER (only if required):
A Collection of man	
Signature:	Signature:
Name: Ardavan Banan	Name:
Date Signed: 01/07/2024	Date Signed:
State Certification #: 3001703	State Certification #:
or State License #: State #: State #:	or State License #:
or Utner (describe): State #: State: CA	State: Expiration Date of Certification or License:
Expiration Date of Certification or License: 01/16/2026	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 01/05/2024	☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior
	, — · · · · · · · · · · · · · · · · · ·

Appraiser Independence Certification

Loan#56265

File No.: 0124ValleyOak1304

Borrower: Catamount Properties 2018 LLC

Property Address: 1304 Valley Oak PI

City: Santa Maria County: Santa Barbara State: CA Zip Code: 93454

Lender/Client: Wedgewood Inc

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;

Additional Comments:

Expiration Date of Certification or License: 01/16/2026

- 2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
- 3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
- 4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
- 5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
- 6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
- 7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
- 8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

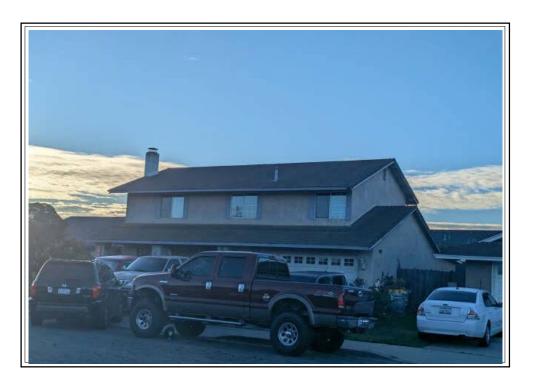
APPRAISER:	SUPERVISORY APPRAISER (only if required):
APPRAISER:	SUPERVISORY APPRAISER (only if required):
An leave of	
Signature: Ardavan Banan	Signature: Name:
Signature: Name: Date Signed: 01/07/2024	Signature: Name: Date Signed:
Signature: Name: Ardavan Banan Date Signed: 01/07/2024 State Certification #: 3001703	Signature: Name: Date Signed: State Certification #:
Signature: Name: Ardavan Banan Date Signed: 01/07/2024 State Certification #: 3001703 or State License #:	Signature: Name: Date Signed: State Certification #: or State License #:
Signature: Name: Ardavan Banan Date Signed: 01/07/2024 State Certification #: 3001703	Signature: Name: Date Signed: State Certification #:

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC
Property Address: 1304 Valley Oak PI
City: Santa Maria
Lender: Wedgewood Inc

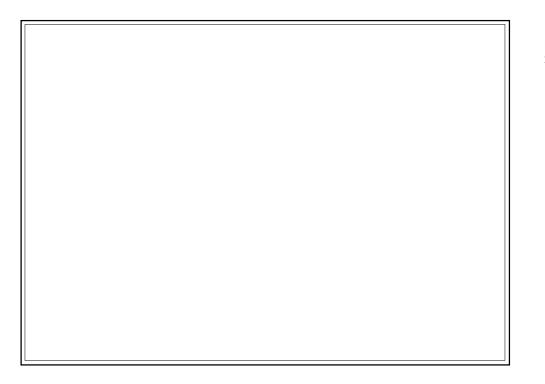
File No.: 0124ValleyOak1304
Case No.: Loan#56265

State: CA
Zip: 93454



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: January 5, 2024 Appraised Value: \$ 690,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Borrower: Catamount Properties 2018 LLC
Property Address: 1304 Valley Oak PI
City: Santa Maria
Lender: Wedgewood Inc



Address Verification



Street Scene

Google Map

Borrower: Catamount Properties 2018 LLC File No.: 0124ValleyOak1304 Property Address: 1304 Valley Oak PI City: Santa Maria Case No.: Loan#56265 State: CA Zip: 93454

Lender: Wedgewood Inc

1/4/24, 6:10 PM

1304 Valley Oak PI - Google Maps

1304 Valley Oak PI



Map data @2024, Map data @2024



1304 Valley Oak PI

Building











1304 Valley Oak Pl, Santa Maria, CA 93454

Photos

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: 0124ValleyOak1304		
Property Address: 1304 Valley Oak PI	Case	Case No.: Loan#56265	
City: Santa Maria	State: CA	Zip: 93454	
Lender: Wedgewood Inc			



COMPARABLE SALE #1

615 Morro Dr Santa Maria, CA 93454 Sale Date: s12/23;c10/23 Sale Price: \$ 704,000



COMPARABLE SALE #2

1610 Village Ct Santa Maria, CA 93454 Sale Date: s07/23;c07/23 Sale Price: \$ 735,000



COMPARABLE SALE #3

1118 E Sunset Ave Santa Maria, CA 93454 Sale Date: s06/23;c06/23 Sale Price: \$ 725,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC
Property Address: 1304 Valley Oak PI
City: Santa Maria
Lender: Wedgewood Inc



COMPARABLE SALE #4

1510 Will St Santa Maria, CA 93454 Sale Date: s02/23;c12/22 Sale Price: \$ 739,000



COMPARABLE SALE #5

1410 Mesa View Ln Santa Maria, CA 93454 Sale Date: Active Sale Price: \$ 699,000

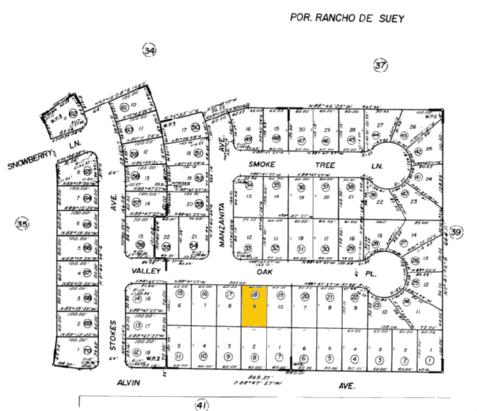
COMPARABLE SALE #6

Sale Date: Sale Price: \$

PLAT MAP

Borrower: Catamount Properties 2018 LLC
Property Address: 1304 Valley Oak PI
City: Santa Maria
State: CA
Tile No.: 0124ValleyOak1304
Case No.: Loan#56265
City: Santa Maria
State: CA
Tip: 93454

Lender: Wedgewood Inc



Assessor's Map Bk. 128 - Pg. 036 County of Santa Barbara, Calif.

128-036

AERIAL MAP

Borrower: Catamount Properties 2018 LLC File No.: 0124ValleyOak1304 Property Address: 1304 Valley Oak Pl City: Santa Maria Lender: Wedgewood Inc Case No.: Loan#56265 Zip: 93454 State: CA



FLOOD MAP

Borrower: Catamount Properties 2018 LLC
Property Address: 1304 Valley Oak PI
City: Santa Maria
State: CA
Lender: Wedgewood Inc

Leona St Way Dena Way Red Bark Rd Old Oak Rd Tunnell Park Suey Rd M Rd Subject E Rose Ave (101) 1304 Valley Oak Pl Santa Maria, CA 93454 nple Beth El Alvin Ave Alvin Ave Vill: Morre Di Sapphire Dr 101 (TOT) Rd 00 E Fesler St (101)

FLOOD INFORMATION

Community: CITY OF SANTA MARIA

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 06083C0185F

Panel: 06083C0185

Zone: X

Coordia

Map Date: 09-30-2005

FIPS: 06083

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area - High Risk

= Moderate and Minimal Risk Areas

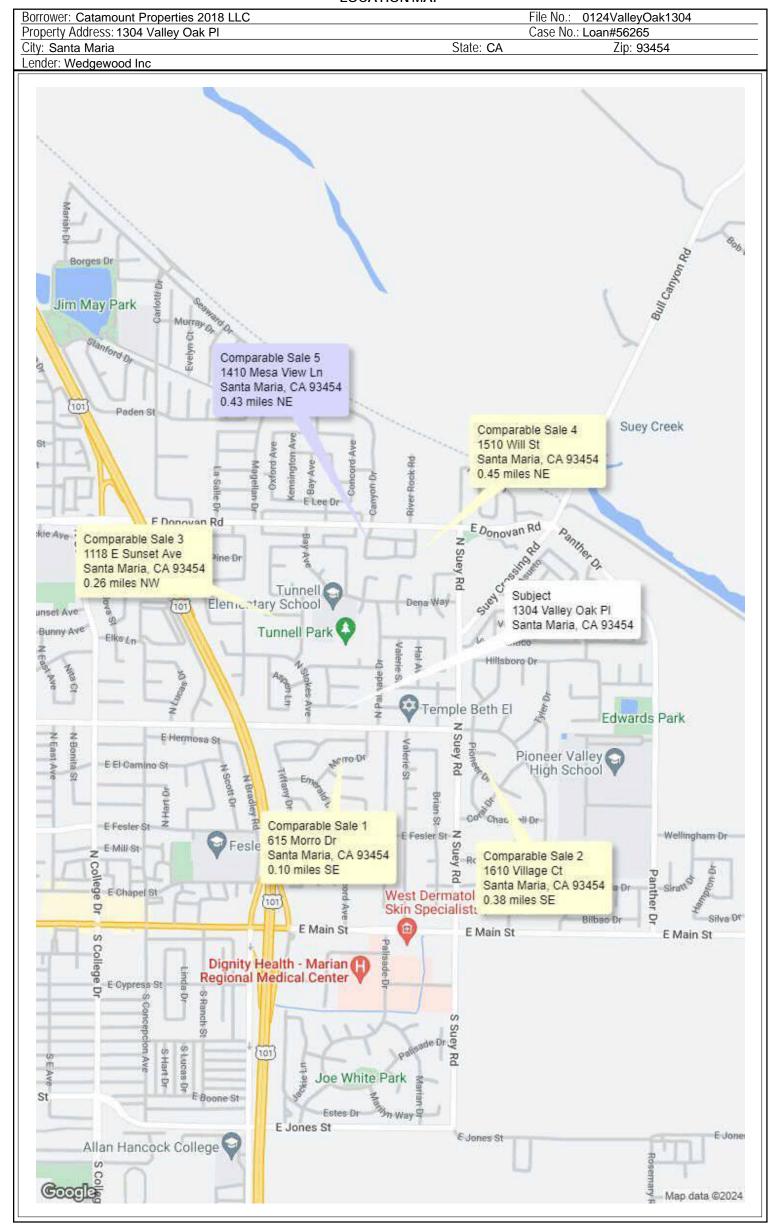
Road View:

= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

LOCATION MAP



Realist Tax Information

Borrower: Catamount Properties 2018 LLC File No.: 0124ValleyOak1304 Property Address: 1304 Valley Oak PI City: Santa Maria Case No.: Loan#56265 State: CA Zip: 93454

Lender: Wedgewood Inc

E	Beds	Full Baths	Half Baths	Sale Price	
4		2	1	\$415,000	03/02/2007
	Bldg Sq Ft 2,076	Lot Sq Ft 6,098	Yr Built 1976	Type SFR	
	NACE OF STREET	0.50			
OWNER INFORMATION					
Owner Name	Ceja Hector H		Tax Billing Zip		93454
Owner Name 2	Garcia Rosa Mo	onica	Tax Billing Zip+4		3222
Mail Owner Name	Hector H Ceja		Owner Vesting		Single Man
Tax Billing Address	1304 Valley Oal	(PI	Owner Occupied		Yes
Tax Billing City & State	Santa Maria, CA	\			
COMMUNITY INSIGHTS					
Median Home Value	\$578,547		School District		SANTA MARIA-BONITA
Median Home Value Rating	8/10		Family Friendly Sc	ore	78 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	38 / 100		Walkable Score		63/100
Total Incidents (1 yr)	147		Q1 Home Price Fo	recast	\$604,662
Standardized Test Rank	25 / 100		Last 2 Yr Home Ap	preciation	25%
LOCATION INFORMATION					
Zip Code	93454		Comm College Dis	trict Code	Allan Hancock
Carrier Route	C028		Census Tract		22.10
School District	Santa Maria Un		Within 250 Feet of one	Multiple Flood Z	No
TAX INFORMATION					
	400 000 040		Touris		000000
APN	128-036-018		Tax Area		003000
Exemption(s) % Improved	Homeowner 42%		Lot Water Tax Dist		Santa Barbara Co
ASSESSMENT & TAX					
ssessment Year	2023		2022		2021
ssessed Value - Total	\$534,276				\$452,000
ssessed Value - Land	\$309,055				\$262,000
	Samuelle La				and the state of t
ssessed Value - Improved	\$225,221		\$220,805		\$190,000
OY Assessed Change (\$) OY Assessed Change (%)	\$10,475 2%		\$71,801 15.89%		
					en e
ax Year	Total Tax		Change (\$)		Change (%)
021	\$4,912		6004		40.079/
D22 D23	\$5,746 \$5,842		\$834 \$96		16.97% 1.68%
	90,042				
CHARACTERISTICS					
County Land Use	Single Family R	esidence	Total Baths		3
Universal Land Use	SFR		Full Baths		2
of Acres	0.14		Half Baths		1
ot Area	6,098		Fireplaces		2
Building Sq Ft	2,076		Year Built		1976
Gross Area Bedrooms	2,076		# of Buildings		1976
	Ly Semminanian				Albania III ayadaasa o
SELL SCORE					
Rating	Moderate		Value As Of		2023-12-31 04:33:27

\$619,900

12/18/2023

\$564,100 - \$675,700

RealAVM™

Value As Of

RealAVM™ Range

Generated on: 01/05/24

Property Details | Courtesy of John Kensy, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained hereis can be independently verified by the recipient of this report with the applicable county or municipality.

Confidence Score

Forecast Standard Deviation

Page 1/3

License

Borrower: Catamount Properties 2018 LLC
Property Address: 1304 Valley Oak PI
City: Santa Maria
Lender: Wedgewood Inc

Business, Consumer Services & Housing Agency BUREAU OF REAL ESTATE APPRAISERS REAL ESTATE APPRAISER LICENSE Ardavan Banan has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title: "Certified Residential Real Estate Appraiser" This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law. BREA APPRAISER IDENTIFICATION NUMBER: 3001703 Effective Date: January 17, 2024 Date Expires: January 16, 2026 Angela Jemmott Bureau Chief, BREA 3072469

Errors & Omissions

Borrower: Catamount Properties 2018 LLC		File No.: 0124ValleyOak1304		
Property Address: 1304 Valley Oak PI		Case No.: Loan#56265		
City: Santa Maria	State: CA	Zip: 93454		
liti i san i san i san				

Lender: Wedgewood Inc



REAL ESTATE SERVICES ERRORS AND OMISSIONS INSURANCE

THIS IS A CLAIMS MADE AND REPORTED INSURANCE POLICY.
PLEASE READ THE ENTIRE INSURANCE POLICY CAREFULLY.

PART 1.

DECLARATIONS PAGE

Named Insured / Address: Policy Number: HGI-1027126-04

Ardavan Banan

DBA: Romard Real Estate

Physical Address: PO Box 30848

Santa Barbara, CA 93130

Mailing Address: PO Box 30848

Santa Barbara, CA 93130

2. Policy Period: 03-04-2023 to 03-04-2024 (12:01 AM at address #1)

3. Retroactive Date: See Insured Services section. Retroactive date is bound to each insured

service separately.

Insured Services:

Insured Service Name		Prior Acts Type	Retroactive Date	
Appraisal of 1-4 unit residential properties.		Date Specific	03-04-2016	
-	Charle of Datable	Feet was 64 mm	¢1 000 000	
5.	Limit of Liability:	a. Each Wrongful Act	\$1,000,000	

ty: a. Each Wrongful Act \$1,000,000
b. Aggregate \$2,000,000
c. Discrimination \$1,000,000
d. Lockbox To Policy Limit
e. Contingent Liability None

6. Retention: \$2,500

7. Premium: \$711

Forms and Endorsements:

Endorsements	Form Number
Commercial Lines Policy Jacket	HDI E&O JACKET (0120)
Professional Liability Application	HDI-3006 (0818)
Real Estate Services Errors & Omissions Liability Insurance Policy	HDI-EO1009 (0120)
Agent Owned Property	HDI-2003 (1019)
Broad Form Real Estate Services	HDI-0342 (1019)
Reimbursement of Expenses - \$50,000	
Disciplinary Proceedings - \$50,000	
Public Relations Advisory - \$50,000	

License

Borrower: Catamount Properties 2018 LLC	Fil	File No.: 0124ValleyOak1304		
Property Address: 1304 Valley Oak PI	Ca	Case No.: Loan#56265		
City: Santa Maria	State: CA	Zip: 93454		
Landan M. L. L.				

Lender: Wedgewood Inc

