Exterior-Only Inspection Residential Appraisal Report Fig. 1

	00000
File No.	35232318

he purpose	e or this s	summar	y appraisai r	report is to	o provi	de the lender/o	ment	with an a	ccura	te, and adequ	iately su	pported,	opinion of the	market va	alue of the	e subject p	hoperty.
Property A									City	Tracy			St	ate CA	Zip Code	95304	
Borrower			_					blic Recor	d Smi	ith, Michael 8	& Celest	ina	Сс	ounty San	Joaquin		
Legal Des	cription O	3-Fm P	t Of 252-06	0-15 Per	Elissa	igaray Ranch	No 5										
Assessor's	s Parcel #	252-3	40-160-000	1					Tax \	Year 2023			R.	E. Taxes \$	9,124		
Neighborh	nood Name	e Elissa	agaray Rand	ch					Map	Reference 37.	713702	°/-121.4	00718° Ce	ensus Tract	7752.15	5	
Occupant	X Owr	ner [Tenant	Vacant		Specia	al Asse	essments \$	0			P	UD HOA\$ 0		per	year p	oer month
Property R			X Fee Sim	nple	Lease	hold Othe	er (des	cribe)									
Assignmer		$\overline{}$	chase Transac	_		nce Transaction			crihe)	Servicing							
Lender/Cli				, lion	Kennai						Suito 10	n Podo	ondo Beach, C	A 00279			
					. !! !										1-		
						offered for sale i											
	•		01 .	,			MLS	#ME224	10283	94, List Price	e \$895,0)00, List	Date 03/21/20)24, Kath	ileen Mu	rphy, Berk	shire
	<u> </u>		0 - status S														
Idid	l Dib	not analy	ze the contrac	ct for sale fo	or the su	ubject purchase t	ransac	ction. Expla	ain the	results of the ar	nalysis of	the contra	act for sale or why	the analys	sis was not	performed.	
Contract P	Price \$		Dai	te of Contra	act		Is th	e property	seller t	the owner of pu	blic recor	d?	Yes No	Data Sour	ce(s)		
		Lassista				ons, gift or down							If of the borrower			No	
0]	-		amount and de	-		-	paymo	in assistai	100, 010	o., to be paid by	uny punt	y on bond	in or the borrower		, 103	, 140	
ii res, rep	on the tota	ai uullai (aniount and ut	escribe trie	ileilis it	be paid.											
Note: Rac					hborho	od are not appr											
	Neighb		Characterist	tics				One-Unit F	_	ng Trends			One-Unit Hou	ısing	Pres	ent Land Us	se %
Location	Urban	<u> </u>	Suburban	Rural		Property Values		Increasing	()	X Stable	Decli	ning	PRICE	AGE	One-Unit		100 %
Built-Up	X Over 7		25-75%	Under		Demand/Supply	$\overline{}$	Shortage	[]	X In Balance	Over	Supply	\$(000)	(yrs)	2-4 Unit		0 %
Growth	Rapid		Stable	Slow		Marketing Time		Under 3 m		3-6 mths	=	6 mths	705 Low	<u> </u>	Multi-Fan	nilv	0 %
<u> </u>					•												
, v			vv SCHULI	I E KU N(UKIH	, S MACARTI	1UK	DK WE	۱, ۷/	ALPICO KD	30011	۱, ٥	2,050 High		Commerc	ıdı	0 %
CHRISM			- ,							, ·			900 Pred.				%
4 -													opping centers				
public tra	ansporta	tion, re	creation faci	ilities, pol	lice an	d fire protectio	n. No	unfavor	able o	conditions tha	at could	have ar	n adverse affec	t upon th	e subjec	t's marketa	ability
were app	parent.																
Market Co	nditions (ii	ncluding	support for the	e above co	nclusion	ns) Marketing	j time	s are typ	ically	0 to 90 days	(Expos	ure time	es similar, on U	ISPAP 20	014 Adde	endum) the	е
housing	trends al	bove w	ere derived	from ana	alysis o	of the sales da	ta in t	the 1004	mc an	nd sales com	parison	section.					
					,												
Dimension	os Soo D	lat Man	. 2			Area 1182	25 cf			Shano	See Di	at Map 2	2	View N	·Pec·		
								C:I				at iviap 2		view in	,105,		
Specific Zo		$\overline{}$								ily Residentia							
Zoning Co	mpliance	XL	egal L	egal Nonco	onformin	ng (Grandfathere	d Use)	U N∈	o Zonin	ng Ullega	ıl (describ						
Is the high	est and be	est use o	f the subject p	roperty as	improve	ed (or as propose	d per i	olans and	specific	cations) the pro-	sent use?) X]Yes □ No	If No. doo	cribo		
										Lations) the pre-		(/\	Tes LINU	If No, des	cribe		
										cations) the pres		(2)	TesNO	ii ivo, des			
Utilities	Pub	olic C	Other (describ	oe)												Public	Private
Utilities Flectricity	Pub	_	Other (describ	oe)		Water		Public		ther (describe)			Off-site Improv	rements—		Public	Private
Electricity	X		Other (describ	oe)		Water Sanitary Sev		Public					Off-site Improv	rements—		Public X	Private
Electricity Gas	X X				lo El	Sanitary Sev	ver	Public		ther (describe))		Off-site Improv Street Asphal Alley None	rements— t	Туре	X	Private
Electricity Gas FEMA Spe	X ecial Flood	d Hazard	Area Y	res XN		Sanitary Sev EMA Flood Zone	ver x	Public X X	· Ot	ther (describe))	7C0735F	Off-site Improv Street Asphal Alley None	rements—	Туре	X	Private
Electricity Gas FEMA Spe Are the uti	X ecial Flood lities and o	d Hazard	Area Y	Yes XN ypical for th	he mark	Sanitary Sev EMA Flood Zone et area? X	ver x Yes	Public X X	c Ot	ther (describe) FEMA Map # o, describe.	06077	7C0735F	Off-site Improv Street Asphal Alley None FEI	rements— t MA Map Da	-Type ate 10/16/	X	Private
Electricity Gas FEMA Spe Are the uti	X ecial Flood lities and o	d Hazard	Area Y	Yes XN ypical for th	he mark	Sanitary Sev EMA Flood Zone	ver x Yes	Public X X	c Ot	ther (describe) FEMA Map # o, describe.	06077	7C0735F	Off-site Improv Street Asphal Alley None	rements— t MA Map Da	Туре	X	Private
Electricity Gas FEMA Spe Are the uti	X ecial Flood lities and o	d Hazard	Area Y	Yes XN ypical for th	he mark	Sanitary Sev EMA Flood Zone et area? X	ver x Yes	Public X X	c Ot	ther (describe) FEMA Map # o, describe.	06077	7C0735F	Off-site Improv Street Asphal Alley None FEI	rements— t MA Map Da	-Type ate 10/16/	X	Private
Electricity Gas FEMA Spe Are the uti	X ecial Flood lities and o	d Hazard	Area Y	Yes XN ypical for th	he mark	Sanitary Sev EMA Flood Zone et area? X	ver x Yes	Public X X	c Ot	ther (describe) FEMA Map # o, describe.	06077	7C0735F	Off-site Improv Street Asphal Alley None FEI	rements— t MA Map Da	-Type ate 10/16/	X	Private
Electricity Gas FEMA Spe Are the uti	X ecial Flood lities and o	d Hazard	Area Y	Yes XN ypical for th	he mark	Sanitary Sev EMA Flood Zone et area? X	ver x Yes hments	Public X X No	If No	FEMA Map # o, describe. conditions, land	06077 uses, etc	/C0735F	Off-site Improv Street Asphal Alley None FEI	rements— t MA Map Da	-Type ate 10/16/	X	Private
Electricity Gas FEMA Spe Are the uti Are there a	X Ecial Flood Ilities and c any advers	d Hazard off-site in se site co	Area Y	es XN ypical for the ternal factor	he mark ors (ease	Sanitary Sev EMA Flood Zone et area? X	ver x Yes hments	Public X X No	If No	ther (describe) FEMA Map # o, describe.	06077 uses, etc	/C0735F	Off-site Improv Street Asphal Alley None FEI	MA Map Da	-Type ate 10/16/	X /2009	Private
Electricity Gas FEMA Spe Are the uti Are there a	X Ecial Flood Ilities and c any advers	Hazard off-site in se site co	Area Y provements to conditions or ex	es XN ypical for the ternal factor	he mark ors (ease	Sanitary Sev EMA Flood Zone et area? X ements, encroact	ver x Yes hments	Public X X No	If Nomental (FEMA Map # o, describe. conditions, land	06077	7C0735F C.)? (Off-site Improv Street Asphal Alley None FEI Yes X No	MA Map Da	Type ate 10/16, describe.	X /2009	Private
Electricity Gas FEMA Spe Are the uti Are there a	ecial Flood dilities and dany advers	Hazard Hazard off-site in se site co	Area Y provements to conditions or ex	es XN ypical for the ternal factor	he mark ors (ease	Sanitary Sev EMA Flood Zone et area? X ements, encroact	ver x Yes hments	Public X X No s, environn	If Nonental (FEMA Map # o, describe. conditions, land	06077 uses, etc	C.)? (ds ving Area	Off-site Improv Street Asphal Alley None FEI Yes X No	MA Map Da	Type ate 10/16, describe.	X /2009	Private
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other	Example 2 (describe) With the control of the contr	I Hazard off-site in se site co	Area Y Approvements to the conditions or ex Characteristics CRIPTION	/es XN Nypical for the ternal factors	he mark ors (ease	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File	ver x Yes hments	Public X X No Senvironn MLS ON	If Nomental (FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli	06077 uses, etc ax Recor Gross Li	CO735F	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities	MA Map Da	ate 10/16, describe.	(2009	Private
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other	Exected Flood Any advers Used for F (describe) GENER X One	I Hazard off-site in se site co	Area Y Approvements ty ponditions or ex	/es XN Nypical for the ternal factors	ty (X) Co	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab	wer x Yes hments CRIPTI	Public X X No No S, environr MLS ON wl Space	If No mental (FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli	06077 uses, etc ax Recor Gross Li	C.)? (ds ving Area X Fire	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1	MA Map Da If Yes,	describe. Car ne	(2009 Storage	
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie	Execial Flood Any advers Used for F (describe) GENER X One is 2	Hazard Hazard	Area Y nprovements ty onditions or ex Characteristics CRIPTION e with Accessor	yes XNN ypical for the ternal factors of Proper ory Unit	he marking (ease	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab Il Basement	ver x Yes hments CRIPTI Cra Fini	Public X X No Servironr MLS ON wl Space ished	If No mental (FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli	06077 uses, etc ax Recor Gross Li	c.)? (ds ving Area	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0	If Yes,	describe. Car ne veway	X /2009 Storage	3
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type	Lysed for F (describe) GENER X) One is 2 X) Det.	Hazard off-site in se site co	Area Ynprovements to onditions or ex Characteristics CRIPTION e with Accessor S-Det.	yes XN ypical for th ternal factors s of Proper ory Unit	ty (X) Coo	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab Il Basement Irtial Basement	ver x Yes hments CRIPTI Cra Fini	Public X X No No S, environr MLS ON wl Space	If No Dati	FEMA Map # o, describe. conditions, land seessment and T ta Source(s) for Heating / Coolie EWA HWI Radiant	06077 uses, etc ax Recor Gross Li	c.)? (ds ving Area X Fire Woo X Patio	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 odStove(s) # 0 ob/Deck patio	If Yes, Prop	describe. Car ne veway ay Surfaces	X /2009 /Storage # of Cars 3 Concrete	3
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin	Used for F (describe) GENER X Det. ng	Physical On Att. Propose	Area Ynprovements to onditions or ex Characteristics CRIPTION e with Accessor S-Det.	yes XN ypical for the ternal factor s of Proper cory Unit ./End Unit er Const.	ty (X) Cool Full Exterior	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab II Basement rtial Basement r Walls Stucco	ver x Yes hments CRIPTI Cra Fini	Public X X No Servironr MLS ON wl Space ished	If No Dal	FEMA Map # 0, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli FWA HWI Radiant Other GAS	06077 Uses, etc ax Recor Gross Li	ds ving Area X Fire Woo X Patit X Porce	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 bi/Deck patio ch Concrete	If Yes, Prop No X Drivew X Ga	describe. erty Owner Car ne veway ay Surface rage	X /2009 Storage # of Cars 3 Concrete # of Cars 3	3
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St	Used for F (describe) GENER X Det. ng Usel Con	Physical On Att. Propose	Area Ynprovements to onditions or ex Characteristics CRIPTION e with Accessor S-Det.	yes XN Nypical for the ternal factor of Proper ory Unit	ty (X Coo Pale Exterio	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab Il Basement rtial Basement r Walls Stucco urface Comp	x Yes CRIPTI Cra Fini	Public X X No Servironr MLS ON wl Space ished	If No mental (FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli FWA HWI Radiant Other GAS Central Air Conc	06077 Uses, etc ax Recor Gross Li	ds ving Area X Fire Wood X Patic X Porc Pool	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b)Deck patio ch Concrete I none	rements— t MA Map Da If Yes, Prop No X Dri Drivew X Ga Ca	describe. Car ne veway ay Surface rage rport	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0	3 3 0
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built	Used for F (describe) GENER X One ss 2 X Det. ng	Physical On Att. Propose	Area Ynprovements to onditions or ex Characteristics CRIPTION e with Accessor S-Det.	yes X N ypical for the ternal factor of Proper ory Unit	ty (X) Cool Full Pau Exterio	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab Il Basement rtial Basement r Walls Stucco urface Comp s & Downspouts	x Yes hments CRIPTI CraFini Fini Galv	Public X X No Servironr MLS ON wl Space ished	If No mental of State	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli FWA HWI Radiant Other GAS Central Air Conc ndividual	06077 Uses, etc ax Recor Gross Li	ds	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 adStove(s) # 0 additional concrete I none additional concrete and concrete	rements— t MA Map Da If Yes, Prop No X Dri Drivew X Ga Att	describe. erty Owner Car ne veway ay Surface rage rport ached	X /2009 Storage # of Cars 3 Concrete # of Cars 3	3 3 0
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St	Used for F (describe) GENER X One ss 2 X Det. ng Det. 2003 Age (Yrs) 1	Physical Control Att. Propose Att. Propose	Area Y nprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det. d Under	yes X N ypical for the ternal factor of Proper ory Unit/End Unit er Const.	ty (X) Cool Full Pau Exterio	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab II Basement rtial Basement r Walls Stucco urface Comp s & Downspouts of w Type Dual P	x Yes hments CRIPTI Craffini Fini Galv	Public X X No s, environn MLS ON wl Space ished	If No mental of State	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli EWA HWI Radiant Other GAS Central Air Conc ndividual Other None	06077 Uses, etc ax Recor Gross Li	ds	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b)Deck patio ch Concrete I none	rements— t MA Map Da If Yes, Prop No X Dri Drivew X Ga Ca	describe. erty Owner Car ne veway ay Surface rage rport ached	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0	3 3 0
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built	Used for F (describe) GENER X One ss 2 X Det. ng Det. 2003 Age (Yrs) 1	Physical On Att. Propose	Area Y nprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det. d Under	yes X N ypical for the ternal factor of Proper ory Unit ./End Unit er Const.	ty (XX Co Full Part Exterior Roof Si Gutters Window	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab II Basement rtial Basement r Walls Stucco urface Comp s & Downspouts of w Type Dual P	x Yes hments CRIPTI CraFini Fini Galv	Public X X No s, environn MLS ON wl Space ished	If No mental of State	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli EWA HWI Radiant Other GAS Central Air Conc ndividual Other None	06077 Uses, etc ax Recor Gross Li	ds	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 adStove(s) # 0 additional concrete I none additional concrete and concrete	rements— t MA Map Da If Yes, Prop No X Dri Drivew X Ga Att	describe. erty Owner Car ne veway ay Surface rage rport ached	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0	3 3 0
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances	Used for F (describe) GENER X One es 2 X Det. ng 2003 Age (Yrs) 1 s X F	Hazard off-site in se site co Physical On Att. Propose ttemp 11 Refrigera	Area Y nprovements ty onditions or ex Characteristics CRIPTION e with Accesso S-Det. d Unde	yes X N ypical for the ternal factor of Proper ory Unit/End Unit er Const.	ty (X) Coo Ful Exterio Roof Si Gutters Window (X) Dis	Sanitary Sevent EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab II Basement Tital Basement Tital Basement Tital Basement Tital Stuccourface Compose & Downspouts W Type Dual P shwasher X	x Yes hments CRIPTI Craffini Fini Galv	Public X X No S, environn MLS ON wll Space ished ished	If No mental of X Ass Dat X F Rel C C Fuel In C C Microw	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli FWA HWI Radiant Other GAS Central Air Conc Individual Other None Fave X Was	O6077 uses, etc ax Recor Gross Li ng BB ditioning	c.)? (ds	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ce wood er none ther (describe)	If Yes, Prop No X Dri Drivew X Ga Att X Bu	describe. erty Owner Car ne veway ay Surface rage rport ached	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars C Detach	3 3 3 0 ned
Source(s) When the state of th	Used for F (describe) GENER X) Det. ng Lyle) Con 2003 Age (Yrs) 1 s X) F Irrea abov	Physical On Att. Propose Itemp Refrigera	Area Ynprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det.d Under Under tor X Ran contains:	yes X N Nypical for the sternal factor of Proper ory Unit 1./End Unit er Const.	ty (X) Co Ful Pau Exterior Roof Si Gutters Window X Dis 8	Sanitary Sevent EMA Flood Zone et area? X ements, encroact Appraisal File GENERAL DESC ncrete Slab II Basement Tital Basement Tital Basement Tital Basement Tital Stuccourface Compose & Downspouts W Type Dual Postwasher X Rooms	x yes X CRIPTI Cra Fini Fini Galv n Dispos	Public X X No Sequence of the sequence of	If No mental of X Ass Dat X F Fuel X C Wicrow Microw	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli EWA HWI Radiant Other GAS Central Air Conc Individual Other None Fave X Was	O6077 Juses, etc Tax Recor Gross Ling BB dittioning	c.)? (ds	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 br/Deck patio ch Concrete I none ce wood er none	If Yes, Prop No X Dri Drivew X Ga Att X Bu	describe. erty Owner Car ne veway ay Surface rage rport ached	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars C Detach	3 3 3 0 ned
Source(s) When the state of th	Used for F (describe) GENER X) Det. ng Lyle) Con 2003 Age (Yrs) 1 s X) F Irrea abov	Physical On Att. Propose Itemp Refrigera	Area Y nprovements ty onditions or ex Characteristics CRIPTION e with Accesso S-Det. d Unde	yes X N Nypical for the sternal factor of Proper ory Unit 1./End Unit er Const.	ty (X) Co Ful Pau Exterior Roof Si Gutters Window X Dis 8	Sanitary Sevent EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab II Basement Tital Basement Tital Basement Tital Basement Tital Stuccourface Compose & Downspouts W Type Dual P shwasher X	x yes X CRIPTI Cra Fini Fini Galv n Dispos	Public X X No Sequence of the sequence of	If No mental of X Ass Dat X F Fuel X C Wicrow Microw	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli EWA HWI Radiant Other GAS Central Air Conc Individual Other None Fave X Was	O6077 uses, etc ax Recor Gross Li ng BB ditioning	c.)? (ds	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ce wood er none ther (describe)	If Yes, Prop No X Dri Drivew X Ga Att X Bu	describe. erty Owner Car ne veway ay Surface rage rport ached	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars C Detach	3 3 3 0 ned
Source(s) Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional	Used for F (describe) GENER X) One ss 2 X Det. ng	Physical Physical Att. Propose Attemp 11 Refrigera re grade special e	Area Ynprovements to onditions or ex Characteristics CRIPTION e with Accessor S-Det. d Under Under tor X Ran contains: energy efficient	yes XN ypical for the ternal factor s of Proper ory Unit JEnd Unit er Const.	ty (X Coo Ful Par Exterior Roof Si Gutters Window X Dis 8 .) Du	Sanitary Sevent Semantiary Sevent Semants, encroact Services State Services	ver x yes RIPTI Cran Fini Fini Dispos	Public X X No s, environr MLS ON wl Space ished ished 4 Bedr nigh effic	If No mental of the state of th	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli FWA HWI Radiant Other GAS Central Air Conc Individual Other None lave X Was appliances	O6077 Juses, etc Gross Ling BB ditioning sher/Drye 3.1 Bath	ds Other On(s)	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none the ce wood er none ther (describe) 3,767 Squa	If Yes, Prop No X Ga Ca Att X Bu	describe. Car ne veway ay Surface rage rport ached ilt-in Gross Livin	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach	33 3 Doned
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional	Used for F (describe) GENER X) One ss 2 X Det. ng	Physical RAL DES On Att. Propose Attemp 11 Refrigera re grade special e	Area Ynprovements to onditions or ex Characteristics CRIPTION e with Accessor S-Det. d Under Under Contains: energy efficient	yes XN ypical for the ternal factor sof Proper ory Unit ./End Unit er Const	ty (X Coo Full Pare Exterior Roof Si Gutters Window X Dis 8.) Du	Sanitary Sev EMA Flood Zone et area? X ements, encroact Appraisal File GENERAL DESC ncrete Slab II Basement rital Basement rital Basement r Walls Stucco urface Comp s & Downspouts w Type Dual P shwasher X Rooms ual pane windo	ver x x yes x x x x x x x x x x x x x x x x x x x	Public X X No s, environr MLS ON wl Space ished ished 4 Bedr 1 and repairs, of	If No nental of the state of th	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli FWA HWI Radiant Other GAS Central Air Conc Individual Other None lave X Was appliances	O6077 Juses, etc Gross Li Ing BB dittioning Sher/Drye 3.1 Bath	C.)? (ds	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 ab/Deck pation ach Concrete I none ace wood ar none ther (describe) 3,767 Squa c.). C3;The	If Yes, Prop No X Ga Ca Att X Bu subject is	describe. Car ne veway ay Surface rage rport ached ill-in Gross Livin	Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach	33 3 Doned
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe th condition	Used for F (describe) GENER X Det. ng Det. 2003 Age (Yrs) 1 s X F Irea abov features (s	Physical Propose The grade special e	Area Ynprovements to contains: energy efficient marable mare	yes XN ypical for the ternal factor of the ternal f	ty (XX Co Ful Par Exterio Roof S Gutters Window X Dis 8 .) Du	Sanitary Sevent Send Flood Zone et area? Xements, encroact Appraisal File Seneral Description of the seneral Seneral Description of the seneral Description	ver x yes x SRIPTII Cran Fini Dispos	Public X No No s, environr MLS ON wl Space ished ished 4 Bedinigh effic d repairs, on all inade	If No nental of the No	FEMA Map # 0, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli WA HWI Radiant Other GAS Central Air Conc Individual Other None Tave X Was Appliances Tration, renovation Tess were appoint	O6077 Juses, etc Gross Li Ing BB Sher/Drye 3.1 Bath Dons, remo	CO735F c.)? ds ving Area X Fire Wood X Patic X Porc Othe r Oo n(s)	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 adstove	If Yes, Prop No X Drivew X Ga Att X Bu re Feet of 0	describe. erty Owner Car ne veway ay Surface rage rport ached ilt-in Gross Livir	X /2009 # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ed in good	3 3 3 Doned
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl conditior CONDIT	Used for F (describe) GENER X Det. ng Det. 2003 Age (Yrs) 1 s X F Irrea abov features (:	Physical Physical Att. Propose Sefrigera Refrigera Regrade Special e	Area Ynprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det. d Under Un	yes XN Nypical for the ternal factor of Proper ory Unit Arriver Const. In title service of the ternal factor of t	ty (X) Co Ful Pai Exterio Roof Si Gutters Window X Dis 8 .) Du e(s) (inc.	Sanitary Sev EMA Flood Zone et area? X ements, encroact Appraisal File GENERAL DESC ncrete Slab II Basement IT Walls Stucco urface Comp s & Downspouts W Type Dual P shwasher X Rooms Jual pane windo et WOULD EFF	ver x Yes RIPTI Cra Fini Fini Dispos Balv nneedee extern FECT	Public X No No Servironr MLS ON wll Space ished ished all X II 4 Bedinigh effice drepairs, and inader ASSIGI	If No Date X Asset Date X Asset Date X Asset Date X Asset Date Date	sessment and T ta Source(s) for Heating / Cooli Radiant Other GAS Central Air Conc Individual Other None Tave X Was Appliances Tration, renovatic ties were appoint RESULTS	O6077 Juses, etc Gax Recor Gross Li Ing BB Jitioning Sher/Drye 3.1 Bath Dons, remo	ds	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ther (describe) 3,767 Squa C.). C3;The OR ONLY INS assumption u	If Yes, No X Ga Ca Att X Bu re Feet of O subject is pection	erty Owner Car ne veway ay Surface rage rport ached ilt-in Gross Livir	Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ed in good RIOR r conditior	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl conditior CONDIT	Used for F (describe) GENER X Det. ng Det. 2003 Age (Yrs) 1 s X F Irrea abov features (:	Physical Physical Att. Propose Sefrigera Refrigera Regrade Special e	Area Ynprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det. d Under Un	yes XN Nypical for the ternal factor of Proper ory Unit Arriver Const. In title service of the ternal factor of t	ty (X) Co Ful Pai Exterio Roof Si Gutters Window X Dis 8 .) Du e(s) (inc.	Sanitary Sev EMA Flood Zone et area? X ements, encroact Appraisal File GENERAL DESC ncrete Slab II Basement IT Walls Stucco urface Comp s & Downspouts W Type Dual P shwasher X Rooms Jual pane windo et WOULD EFF	ver x Yes RIPTI Cra Fini Fini Dispos Balv nneedee extern FECT	Public X No No Servironr MLS ON wll Space ished ished all X II 4 Bedinigh effice drepairs, and inader ASSIGI	If No Date X Asset Date X Asset Date X Asset Date X Asset Date Date	sessment and T ta Source(s) for Heating / Cooli Radiant Other GAS Central Air Conc Individual Other None Tave X Was Appliances Tration, renovatic ties were appoint RESULTS	O6077 Juses, etc Gax Recor Gross Li Ing BB Jitioning Sher/Drye 3.1 Bath Dons, remo	ds	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 adstove	If Yes, No X Ga Ca Att X Bu re Feet of O subject is pection	erty Owner Car ne veway ay Surface rage rport ached ilt-in Gross Livir	Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ed in good RIOR r conditior	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl conditior CONDIT	Used for F (describe) GENER X Det. ng Det. 2003 Age (Yrs) 1 s X F Irrea abov features (:	Physical Physical Att. Propose Sefrigera Refrigera Regrade Special e	Area Ynprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det. d Under Un	yes XN Nypical for the ternal factor of Proper ory Unit Arriver Const. In title service of the ternal factor of t	ty (X) Co Ful Pai Exterio Roof Si Gutters Window X Dis 8 .) Du e(s) (inc.	Sanitary Sev EMA Flood Zone et area? X ements, encroact Appraisal File GENERAL DESC ncrete Slab II Basement IT Walls Stucco urface Comp s & Downspouts W Type Dual P shwasher X Rooms Jual pane windo et WOULD EFF	ver x Yes RIPTI Cra Fini Fini Dispos Balv nneedee extern FECT	Public X No No Servironr MLS ON wll Space ished ished all X II 4 Bedinigh effice drepairs, and inader ASSIGI	If No Date X Asset Date X Asset Date X Asset Date X Asset Date Date	sessment and T ta Source(s) for Heating / Cooli Radiant Other GAS Central Air Conc Individual Other None Tave X Was Appliances Tration, renovatic ties were appoint RESULTS	O6077 Juses, etc Gax Recor Gross Li Ing BB Jitioning Sher/Drye 3.1 Bath Dons, remo	ds	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ther (describe) 3,767 Squa C.). C3;The OR ONLY INS assumption u	If Yes, No X Ga Ca Att X Bu re Feet of O subject is pection	erty Owner Car ne veway ay Surface rage rport ached ilt-in Gross Livir	Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ed in good RIOR r conditior	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl conditior CONDIT quality a	Used for F (describe) GENER X Det. ng Det. 2003 Age (Yrs) 1 s X F Irrea abov features (:	Physical Physical Att. Propose Sefrigera Refrigera Regrade Special e	Area Ynprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det. d Under Un	yes XN Nypical for the ternal factor of Proper ory Unit Arriver Const. In title service of the ternal factor of t	ty (X) Co Ful Pai Exterio Roof Si Gutters Window X Dis 8 .) Du e(s) (inc.	Sanitary Sev EMA Flood Zone et area? X ements, encroact Appraisal File GENERAL DESC ncrete Slab II Basement IT Walls Stucco urface Comp s & Downspouts W Type Dual P shwasher X Rooms Jual pane windo et WOULD EFF	ver x Yes RIPTI Cra Fini Fini Dispos Balv nneedee extern FECT	Public X No No Servironr MLS ON wll Space ished ished all X II 4 Bedinigh effice drepairs, and inader ASSIGI	If No Date X Asset Date X Asset Date X Asset Date X Asset Date Date	sessment and T ta Source(s) for Heating / Cooli Radiant Other GAS Central Air Conc Individual Other None Tave X Was Appliances Tration, renovatic ties were appoint RESULTS	O6077 Juses, etc Gax Recor Gross Li Ing BB Jitioning Sher/Drye 3.1 Bath Dons, remo	ds	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ther (describe) 3,767 Squa C.). C3;The OR ONLY INS assumption u	If Yes, No X Ga Ca Att X Bu re Feet of O subject is pection	erty Owner Car ne veway ay Surface rage rport ached ilt-in Gross Livir	Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ed in good RIOR r conditior	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe ti conditior CONDIT quality a AGE	Used for F (describe) GENER X) One Is 2 X) Det. Ing Used (Yrs) 1 S X) F Irea abov features (: ION IS A Ind a con	Physical Physical On RAL DES On Att. Propose Itemp 11 Refrigera re grade special e on of the ing com ASSUN mment	Area Ynprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det.d Under Under Under Yngreen Van Contains: energy efficient property and onparable manufied AND A that the use	yes XN ypical for the ternal factor of Proper ory Unit JEnd Unit or Const. Jege/Oven titlems, etc. data source aintenance. NY VARI of an ex	ty (X) Co Ful Pal Exterio Roof Si Gutters Window X Dis 8 .) Du e(s) (income) ican ANCE ctraordi	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab Il Basement rtial Basement r Walls Stucco urface Comp s & Downspouts w Type Dual P shwasher X Rooms ual pane windo cluding apparent functional or of E WOULD EFF inary assumpt	wer x x yes X x x x x x x x x x x x x x x x x x x	Public X X No See environ MLS ON WI Space ished ished ished drepairs, of the pairs, of the	If No mental of the state of th	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli EWA HWI Radiant Other GAS Central Air Conc Individual Other None Tave X Was Appliances ration, renovatic tes were apparation, resoult tes were apparation, resoult tes were apparation, resoult tes were apparation, resoult tes were apparation, renovation tes were apparation resoult tes were apparation	O6077 Juses, etc Grax Recor Gross Li Ing BB Sher/Drye 3.1 Bath Dons, remo arent. E 6 (extract Its.), CU	ds ving Area X Fire Woo X Patin X Poro Pool X Feno Othe r O n(s)	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ther (describe) 3,767 Squa c.). C3;The OR ONLY INS assumption u TLY ASSUMEE	If Yes, No X Ga Ca Att X Bu re Feet of O subject is pection	erty Owned Car ne veway ay Surface rage rport ached ilt-in Gross Livin s assume N, INTER ne interio WITH LO	Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ed in good RIOR r conditior	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe ti conditior CONDIT quality a AGE	Used for F (describe) GENER X) One Is 2 X) Det. Ing Used (Yrs) 1 S X) F Irea abov features (: ION IS A Ind a con	Physical Physical On RAL DES On Att. Propose Itemp 11 Refrigera re grade special e on of the ing com ASSUN mment	Area Ynprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det.d Under Under Under Yngreen Van Contains: energy efficient property and onparable manufied AND A that the use	yes XN ypical for the ternal factor of Proper ory Unit JEnd Unit or Const. Jege/Oven titlems, etc. data source aintenance. NY VARI of an ex	ty (X) Co Ful Pal Exterio Roof Si Gutters Window X Dis 8 .) Du e(s) (income) ican ANCE ctraordi	Sanitary Sev EMA Flood Zone et area? X ements, encroact Appraisal File GENERAL DESC ncrete Slab II Basement IT Walls Stucco urface Comp s & Downspouts W Type Dual P shwasher X Rooms Jual pane windo et WOULD EFF	wer x x yes X x x x x x x x x x x x x x x x x x x	Public X X No See environ MLS ON WI Space ished ished ished drepairs, of the pairs, of the	If No mental of the state of th	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli EWA HWI Radiant Other GAS Central Air Conc Individual Other None Tave X Was Appliances ration, renovatic tes were apparation, resoult tes were apparation, resoult tes were apparation, resoult tes were apparation, resoult tes were apparation, renovation tes were apparation resoult tes were apparation	O6077 Juses, etc Grax Recor Gross Li Ing BB Sher/Drye 3.1 Bath Dons, remo arent. E 6 (extract Its.), CU	ds ving Area X Fire Woo X Patin X Poro Pool X Feno Othe r O n(s)	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ther (describe) 3,767 Squa c.). C3;The OR ONLY INS assumption u TLY ASSUMEE	MA Map Date of the second of t	erty Owned Car ne veway ay Surface rage rport ached ilt-in Gross Livin s assume N, INTER ne interio WITH LO	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ad in good RIOR r condition DW ACTU	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe ti conditior CONDIT quality a AGE	Used for F (describe) GENER X) One Is 2 X) Det. Ing Used (Yrs) 1 S X) F Irea abov features (: ION IS A Ind a con	Physical Physical On RAL DES On Att. Propose Itemp 11 Refrigera re grade special e on of the ing com ASSUN mment	Area Ynprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det.d Under Under Under Yngreen Van Contains: energy efficient property and onparable manufied AND A that the use	yes XN ypical for the ternal factor of Proper ory Unit JEnd Unit or Const. Jege/Oven titlems, etc. data source aintenance. NY VARI of an ex	ty (X) Co Ful Pal Exterio Roof Si Gutters Window X Dis 8 .) Du e(s) (income) ican ANCE ctraordi	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab Il Basement rtial Basement r Walls Stucco urface Comp s & Downspouts w Type Dual P shwasher X Rooms ual pane windo cluding apparent functional or of E WOULD EFF inary assumpt	wer x x yes X x x x x x x x x x x x x x x x x x x	Public X X No See environ MLS ON WI Space ished ished ished drepairs, of the pairs, of the	If No mental of the state of th	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli EWA HWI Radiant Other GAS Central Air Conc Individual Other None Tave X Was Appliances ration, renovatic tes were apparation, resoult tes were apparation, resoult tes were apparation, resoult tes were apparation, resoult tes were apparation, renovation tes were apparation resoult tes were apparation	O6077 Juses, etc Grax Recor Gross Li Ing BB Sher/Drye 3.1 Bath Dons, remo arent. E 6 (extract Its.), CU	ds ving Area X Fire Woo X Patin X Poro Pool X Feno Othe r O n(s)	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ther (describe) 3,767 Squa c.). C3;The OR ONLY INS assumption u TLY ASSUMEE	MA Map Date of the second of t	erty Owned Car ne veway ay Surface rage rport ached ilt-in Gross Livin s assume N, INTER ne interio WITH LO	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ad in good RIOR r condition DW ACTU	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe ti conditior CONDIT quality a AGE	Used for F (describe) GENER X) One Is 2 X) Det. Ing Used (Yrs) 1 S X) F Irea abov features (: ION IS A Ind a con	Physical Physical On RAL DES On Att. Propose Itemp 11 Refrigera re grade special e on of the ing com ASSUN mment	Area Ynprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det.d Under Under Under Yngreen Van Contains: energy efficient property and onparable manufied AND A that the use	yes XN ypical for the ternal factor of Proper ory Unit JEnd Unit or Const. Jege/Oven titlems, etc. data source aintenance. NY VARI of an ex	ty (X) Co Ful Pal Exterio Roof Si Gutters Window X Dis 8 .) Du e(s) (income) ican ANCE ctraordi	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab Il Basement rtial Basement r Walls Stucco urface Comp s & Downspouts w Type Dual P shwasher X Rooms ual pane windo cluding apparent functional or of E WOULD EFF inary assumpt	wer x x yes X x x x x x x x x x x x x x x x x x x	Public X X No See environ MLS ON WI Space ished ished ished drepairs, of the pairs, of the	If No mental of the state of th	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli EWA HWI Radiant Other GAS Central Air Conc Individual Other None Tave X Was Appliances ration, renovatic tes were apparation, resoult tes were apparation, resoult tes were apparation, resoult tes were apparation, resoult tes were apparation, renovation tes were apparation resoult tes were apparation	O6077 Juses, etc Grax Recor Gross Li Ing BB Sher/Drye 3.1 Bath Dons, remo arent. E 6 (extract Its.), CU	ds ving Area X Fire Woo X Patin X Poro Pool X Feno Othe r O n(s)	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ther (describe) 3,767 Squa c.). C3;The OR ONLY INS assumption u TLY ASSUMEE	MA Map Date of the second of t	erty Owned Car ne veway ay Surface rage rport ached ilt-in Gross Livin s assume N, INTER ne interio WITH LO	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ad in good RIOR r condition DW ACTU	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe ti conditior CONDIT quality a AGE	Used for F (describe) GENER X) One Is 2 X) Det. Ing Used (Yrs) 1 S X) F Irea abov features (: ION IS A Ind a con	Physical Physical On RAL DES On Att. Propose Itemp 11 Refrigera re grade special e on of the ing com ASSUN mment	Area Ynprovements ty onditions or ex Characteristics CRIPTION e with Accessor S-Det.d Under Under Under Yngreen Van Contains: energy efficient property and onparable manufied AND A that the use	yes XN ypical for the ternal factor of Proper ory Unit JEnd Unit or Const. Jege/Oven titlems, etc. data source aintenance. NY VARI of an ex	ty (X) Co Ful Pal Exterio Roof Si Gutters Window X Dis 8 .) Du e(s) (income) ican ANCE ctraordi	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab Il Basement rtial Basement r Walls Stucco urface Comp s & Downspouts w Type Dual P shwasher X Rooms ual pane windo cluding apparent functional or of E WOULD EFF inary assumpt	wer x x yes X x x x x x x x x x x x x x x x x x x	Public X X No See environ MLS ON WI Space ished ished ished drepairs, of the pairs, of the	If No mental of the state of th	FEMA Map # o, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli EWA HWI Radiant Other GAS Central Air Conc Individual Other None Tave X Was Appliances ration, renovatic tes were apparation, resoult tes were apparation, resoult tes were apparation, resoult tes were apparation, resoult tes were apparation, renovation tes were apparation resoult tes were apparation	O6077 Juses, etc Grax Recor Gross Li Ing BB Sher/Drye 3.1 Bath Dons, remo arent. E 6 (extract Its.), CU	ds ving Area X Fire Woo X Patin X Poro Pool X Feno Othe r O n(s)	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ther (describe) 3,767 Squa c.). C3;The OR ONLY INS assumption u TLY ASSUMEE	MA Map Date of the second of t	erty Owned Car ne veway ay Surface rage rport ached ilt-in Gross Livin s assume N, INTER ne interio WITH LO	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ad in good RIOR r condition DW ACTU	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl conditior CONDIT quality a AGE Are there a	Used for F (describe) GENER X Det. ng Det. 2003 Age (Yrs) 1 s X F Irrea abov features (: he condition, reflectification, reflectification, reflectification, and a contain any apparents.	Physical Physical Att. DES On Att. Propose Itemp I1 Refrigera re grade special e on of the ing com ASSUN mment	Area Ynprovements to conditions or extended to the with Accessor Solution and the contains: Interpret years of the contains: Interpret years of the contains: Interpret years of the contains and the contains	yes XN ypical for the ternal factor of the ternal f	ty (X) Co Ful Pai Exterio Roof Si Gutters Window X) Dis 8 .) Du e(s) (income. No IANCE ctraordi	Sanitary Sevent Semantiary Sevent Area? Xements, encroact Appraisal File Seneral Description of the Se	ver x yes x yes x CRIPTI Cran Fini Dispos Dispos Dispos TECT Tion m	Public X No No s, environr MLS ON wl Space dished ished 4 Beddished d repairs, on all inade ASSIGITATION ASSIGN hay affect dished ability, soul	If No nental of the nental of	FEMA Map # 0, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli WA HWI Radiant Other GAS Central Air Conc Individual Other None Tave X Was appliances Tration, renovation tes were apparation, resulting sesser apparation, or structural in 5, or structural in	O6077 Juses, etc Gross Li Ing BB ditioning Sher/Drye 3.1 Bath Dons, remo arent. E 6 (extracalts.), CU	ds	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 pdStove(s) # 0 pd/Deck patio ch Concrete I none the (describe) 3,767 Squa C.). C3;The OR ONLY INS assumption u TLY ASSUMED Prior Inspection Realist Amenities place(s) # 1 pdStove(s) # 0 pd/Deck patio ch Concrete I none the Concrete I none T	If Yes, No No X Ga Att X Bu PECTION Sed for the GOOD	erty Owned Car ne veway ay Surface rage rport ached ilt-in Gross Livin s assume N, INTER ne interio WITH LO	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ad in good RIOR r condition DW ACTU	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl conditior CONDIT quality a AGE Are there a	Used for F (describe) GENER X Det. ng Det. 2003 Age (Yrs) 1 s X F Irrea abov features (: he condition, reflectification, reflectification, reflectification, and a contain any apparents.	Physical Physical Att. DES On Att. Propose Itemp I1 Refrigera re grade special e on of the ing com ASSUN mment	Area Ynprovements to conditions or extended to the with Accessor Solution and the contains: Interpret years of the contains: Interpret years of the contains: Interpret years of the contains and the contains	yes XN ypical for the ternal factor of the ternal f	ty (X) Co Ful Pai Exterio Roof Si Gutters Window X) Dis 8 .) Du e(s) (income. No IANCE ctraordi	Sanitary Sev EMA Flood Zone et area? X ements, encroach Appraisal File GENERAL DESC ncrete Slab Il Basement rtial Basement r Walls Stucco urface Comp s & Downspouts w Type Dual P shwasher X Rooms ual pane windo cluding apparent functional or of E WOULD EFF inary assumpt	ver x yes x yes x CRIPTI Cran Fini Dispos Dispos Dispos TECT Tion m	Public X No No s, environr MLS ON wl Space dished ished 4 Beddished d repairs, on all inade ASSIGITATION ASSIGN hay affect dished ability, soul	If No nental of the nental of	FEMA Map # 0, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli WA HWI Radiant Other GAS Central Air Conc Individual Other None Tave X Was appliances Tration, renovation tes were apparation, resulting sesser apparation, or structural in 5, or structural in	O6077 Juses, etc Gross Li Ing BB ditioning Sher/Drye 3.1 Bath Dons, remo arent. E 6 (extracalts.), CU	CO735F c.)? ds ving Area X Fire Wood X Patic X Porc Othe r Oo n(s) deling, et EXTERIC pordinary JRRENT	Off-site Improvements Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 adStove(s) # 0 b/Deck patio ch Concrete I none ther (describe) 3,767 Squa c.). C3;The OR ONLY INS assumption u TLY ASSUMEE	If Yes, No No X Ga Att X Bu PECTION Sed for the GOOD	erty Owned Car ne veway ay Surface rage rport ached ilt-in Gross Livin s assume N, INTER ne interio WITH LO	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ad in good RIOR r condition DW ACTU	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl conditior CONDIT quality a AGE Are there a	Used for F (describe) GENER X Det. ng Det. 2003 Age (Yrs) 1 s X F Irrea abov features (: he condition, reflectification, reflectification, reflectification, and a contain any apparents.	Physical Physical Att. DES On Att. Propose Itemp I1 Refrigera re grade special e on of the ing com ASSUN mment	Area Ynprovements to conditions or extended to the with Accessor Solution and the contains: Interpret years of the contains: Interpret years of the contains: Interpret years of the contains and the contains	yes XN ypical for the ternal factor of the ternal f	ty (X) Co Ful Pai Exterio Roof Si Gutters Window X) Dis 8 .) Du e(s) (income. No IANCE ctraordi	Sanitary Sevent Semantiary Sevent Area? Xements, encroact Appraisal File Seneral Description of the Se	ver x yes x yes x CRIPTI Cran Fini Dispos Dispos Dispos TECT Tion m	Public X No No s, environr MLS ON wl Space dished ished 4 Beddished d repairs, on all inade ASSIGITATION ASSIGN hay affect dished ability, soul	If No nental of the nental of	FEMA Map # 0, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli WA HWI Radiant Other GAS Central Air Conc Individual Other None Tave X Was appliances Tration, renovation tes were apparation, resulting sesser apparation, or structural in 5, or structural in	O6077 Juses, etc Gross Li Ing BB ditioning Sher/Drye 3.1 Bath Dons, remo arent. E 6 (extracalts.), CU	ds	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 pdStove(s) # 0 pd/Deck patio ch Concrete I none the (describe) 3,767 Squa C.). C3;The OR ONLY INS assumption u TLY ASSUMED Prior Inspection Realist Amenities place(s) # 1 pdStove(s) # 0 pd/Deck patio ch Concrete I none the Concrete I none T	If Yes, No No X Ga Att X Bu PECTION Sed for the GOOD	erty Owned Car ne veway ay Surface rage rport ached ilt-in Gross Livin s assume N, INTER ne interio WITH LO	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ad in good RIOR r condition DW ACTU	B B B B B B B B B B B B B B B B B B B
Electricity Gas FEMA Spe Are the uti Are there a Source(s) Other Units # of Storie Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl conditior CONDIT quality a AGE Are there a	Used for F (describe) GENER X Det. ng Det. 2003 Age (Yrs) 1 s X F Irrea abov features (: he condition, reflectification, reflectification, reflectification, and a contain any apparents.	Physical Physical Att. DES On Att. Propose Itemp I1 Refrigera re grade special e on of the ing com ASSUN mment	Area Ynprovements to conditions or extended to the with Accessor Solution and the contains: Interpret years of the contains: Interpret years of the contains: Interpret years of the contains and the contains	yes XN ypical for the ternal factor of the ternal f	ty (X) Co Ful Pai Exterio Roof Si Gutters Window X) Dis 8 .) Du e(s) (income. No IANCE ctraordi	Sanitary Sevent Semantiary Sevent Area? Xements, encroact Appraisal File Seneral Description of the Se	ver x yes x yes cs X CRIPTI Cran Fini Dispos Dispos Dispos TECT Con m	Public X No No s, environr MLS ON wl Space dished ished 4 Beddished d repairs, on all inade ASSIGITATION ASSIGN hay affect dished ability, soul	If No nental of the nental of	FEMA Map # 0, describe. conditions, land sessment and T ta Source(s) for Heating / Cooli WA HWI Radiant Other GAS Central Air Conc Individual Other None Tave X Was appliances Tration, renovation tes were apparation, resulting sesser apparation, or structural in 5, or structural in	O6077 Juses, etc Gross Li Ing BB ditioning Sher/Drye 3.1 Bath Dons, remo arent. E 6 (extracalts.), CU	ds	Off-site Improv Street Asphal Alley None FEI Yes X No Prior Inspection Realist Amenities place(s) # 1 pdStove(s) # 0 pd/Deck patio ch Concrete I none the (describe) 3,767 Squa C.). C3;The OR ONLY INS assumption u TLY ASSUMED Prior Inspection Realist Amenities place(s) # 1 pdStove(s) # 0 pd/Deck patio ch Concrete I none the Concrete I none T	If Yes, No No X Ga Att X Bu PECTION Sed for the GOOD	erty Owned Car ne veway ay Surface rage rport ached ilt-in Gross Livin s assume N, INTER ne interio WITH LO	X /2009 Storage # of Cars 3 Concrete # of Cars 3 # of Cars 0 Detach g Area Above ad in good RIOR r condition DW ACTU	B B B B B B B B B B B B B B B B B B B

Exterior-Only Inspection Residential Appraisal Report File No. 35232318

· · · · · · · · · · · · · · · · · · ·			ubject neighborhood rang						
			e past twelve months rang			705,000	to \$ 2	2,050,000	
FEATURE	SUBJECT		BLE SALE NO. 1	1	IPARABLE S	SALE NO. 2	COMPARABLE SALE NO. 3		
2390 Anita Ct		1061 Tulloch Dr		1882 Placid			887 Trinity Ct		
Address Tracy, CA 953	304	Tracy, CA 9530	1	Tracy, CA				CA 95304	
Proximity to Subject		0.53 miles NW		0.78 miles			0.62 m	niles NW	
Sale Price	\$		\$ 850,000		\$	825,000		\$	1,240,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ff			\$ 312.15				28.13 sq. ft.	
Data Source(s)		CCAR #ML8194	1680;DOM 85	CCAR #41	037661;D	OM 117	CCAR	#ME2230287	69;DOM 112
Verification Source(s)		RealistDoc#340	2	RealistDoc	#6814		Realis	tDoc#74289	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRI	PTION	+(-) \$ Adjustment	DE	SCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth			ArmLt	h	
Concessions		Conv;0		Conv;0			Conv;	0	
Date of Sale/Time		s01/24;c12/23		s01/24;c12	2/23		s09/23	3;c08/23	
Location	N;Res;	N;Res;		N;Res;			B;Wtr		-124,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			Fee S		,
Site	11825 sf	5500 sf	6.000	5150 sf		7.000	9182 9		3,000
View	N;Res;	N;Res;	3,000	N:Res:		1,000	B;Wtr		-62,000
Design (Style)	DT2;Contemp	DT2;Contemp		DT2;Conte	emp			ontemp	52,000
Quality of Construction	Q4	Q3	-8,500	-	ттр		Q4	отпоттр	
Actual Age	21	19	0			0	23		0
	C3	C3	0	C3			C3		0
Condition Above Crade			_		D."	-50,000		5 ::	
Above Grade	Total Bdrms. Baths	Total Bdrms. Bath		Total Bdrms.	Baths	40.55-		rms. Baths	
Room Count	8 4 3.1	8 5 3.0		8 4	2.1	10,000	9 :	5 3.0	5,000
Gross Living Area 90	3,767 sq. fi		sq. ft. 59,940		,643 sq. ft.	101,160		3,779 sq. ft.	-1,080
Basement & Finished	0sf	0sf		0sf			0sf		
Rooms Below Grade		1							
Functional Utility	Average	Average		Average			Avera		
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air	•		FWA (C/Air	
Energy Efficient Items	DPWin,HiEffAppl	DPWin,HiEffAp	ol	DPWin,HiE	EffAp,Sol	-20,000	DPWi	n,HiEffAppl	
Garage/Carport	3gbi3dw	3gbi3dw		2gbi2dw		5,000	3gbi3d	wk	
Porch/Patio/Deck	Deck/Patio, Porch	Deck/Patio, Pord	ch	Deck/Patio	, Porch		Deck/l	Patio, Porch	
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace)		1 Fire	olace	
Pool	No Pool	No Pool		No Pool			No Po		
ETC	none noted	none noted		none noted	l		former	model hm	-124,000
Net Adjustment (Total)		X + -	\$ 62,440	(X) +	- \$	53,160	1	X - \$	303,080
Adjusted Sale Price		Net Adj. 7.3%	+	Net Adj.	6.4%	,	Net Adj		,
of Comparables		Gross Adj. 9.3%		1 1	23.4% \$	878,160	1 1		936,920
						0.0,.00	0.0007	uj. 0	000,020
I X did did not res	search the sale or transfei	history of the subject of	roperty and comparable s	ales. If not, exp	olain				
I X did did not res	search the sale or transfe	history of the subject p	roperty and comparable s	ales. If not, exp	olain				
I X did did not res	search the sale or transfe	history of the subject p	roperty and comparable s	ales. If not, exp	olain				
						tive date of this appr	aisal		
My research X did			subject property for the th			tive date of this appr	aisal.		
My research X did Data source(s) Realist	did not reveal any prior s	ales or transfers of the	subject property for the th	nree years prior	to the effect				
My research X did Data source(s) Realist My research did X	did not reveal any prior s	ales or transfers of the		nree years prior	to the effect				
My research X did Data source(s) Realist My research did X Data source(s) Realist	did not reveal any prior :	ales or transfers of the ales or transfers of the	subject property for the the comparable sales for the	ree years prior	to the effect	e of the comparable	sale.	n nago 2)	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res	did not reveal any prior significant did not reveal any prior search and analysis of the	ales or transfers of the ales or transfers of the prior sale or transfer h	subject property for the the comparable sales for the story of the subject property.	ree years prior year prior to the	e date of sal	e of the comparable	sale. r sales o		I F SAIF NO 2
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res	did not reveal any prior solution of the search and analysis of the search analysis of the search and analysis of the search analysis of the s	ales or transfers of the ales or transfers of the	subject property for the the comparable sales for the	ree years prior year prior to the	e date of sal	e of the comparable	sale. r sales o		LE SALE NO. 3
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer	did not reveal any prior solution and analysis of the 03/22/2024	ales or transfers of the ales or transfers of the prior sale or transfer h	subject property for the the comparable sales for the story of the subject property.	ree years prior year prior to the	e date of sal	e of the comparable	sale. r sales o		LE SALE NO. 3
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	did not reveal any prior state of the search and analysis of the 03/22/2024 \$850,500	ales or transfers of the ales or transfers of the prior sale or transfer h	subject property for the the comparable sales for the story of the subject proper COMPARABLE SA	ree years prior year prior to the	e date of sal	e of the comparable	sale.	COMPARAB	LE SALE NO. 3
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the results of the results of the results of Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	did not reveal any prior state of the search and analysis of the 03/22/2024 \$850,500 Realist	ales or transfers of the ales or transfers of the prior sale or transfer h	subject property for the the comparable sales for the story of the subject proper COMPARABLE SA	ree years prior year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist	LE SALE NO. 3
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	did not reveal any prior state of the search and analysis of the sacch analysis of the sacch analysis of the sacch and analysis of the sacch analy	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	did not reveal any prior state of the search and analysis of the sacch analysis of the sacch analysis of the sacch and analysis of the sacch analy	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	did not reveal any prior state of the search and analysis of the sacch analysis of the sacch analysis of the sacch and analysis of the sacch analy	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	did not reveal any prior state of the search and analysis of the sacch analysis of the sacch analysis of the sacch and analysis of the sacch analy	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	did not reveal any prior state of the search and analysis of the sacch analysis of the sacch analysis of the sacch and analysis of the sacch analy	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	did not reveal any prior state of the search and analysis of the sacch analysis of the sacch analysis of the sacch and analysis of the sacch analy	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transel	did not reveal any prior search and analysis of the sarch and analysis of the 303/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subjection	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	did not reveal any prior search and analysis of the sarch and analysis of the 303/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subjection	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transel	did not reveal any prior search and analysis of the sarch and analysis of the 303/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subjection	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transel	did not reveal any prior search and analysis of the sarch and analysis of the 303/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subjection	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transel	did not reveal any prior search and analysis of the sarch and analysis of the 303/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subjection	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transel	did not reveal any prior search and analysis of the sarch and analysis of the 303/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subjection	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transel	did not reveal any prior search and analysis of the sarch and analysis of the 303/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subjection	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transel	did not reveal any prior search and analysis of the sarch and analysis of the 303/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subjection	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transel	did not reveal any prior search and analysis of the sarch and analysis of the 303/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subjection	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transel	did not reveal any prior search and analysis of the 03/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subjection Approach. See at	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara tached addendum.	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the	e date of sal rable sales (i COMF	e of the comparable report additional prio PARABLE SALE NO.	sale.	COMPARAB Realist 03/26/2024	
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or transfer Summary of Sales Compari	did not reveal any prior state of the search and analysis of the sate of the search and analysis of the sate of th	ales or transfers of the ales or transfers of the prior sale or transfer hUBJECT property and compara tached addendum.	subject property for the the comparable sales for the story of the subject prope COMPARABLE SA	year prior to the rty and comparable NO. 1	r to the effect e date of sal rable sales (i COMF Realist 03/26/202 ubject was	e of the comparable report additional prior PARABLE SALE NO	sale. r sales 0 2	COMPARAB Realist 03/26/2024	ating
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or transfer Summary of Sales Compari	did not reveal any prior search and analysis of the sarch and analysis of the \$ \text{S} \text{03/22/2024} \\ \$ \text{850,500} \\ \text{Realist} \\ \text{ce(s)} \text{03/26/2024} \\ \text{asfer history of the subjection Approach}. \text{ See at } \\ \text{dison Approach} \text{See at } \\ \text{omparison Approach} \text{\$ 9} \\ \text{s Comparison Approach} \$	ales or transfers of the ales or transfers of the prior sale or transfer hUBJECT property and compara tached addendum.	subject property for the the comparable sales for the story of the subject proper COMPARABLE SAR Realist 03/26/2024 bile sales The prior	year prior to the rty and comparable NO. 1	r to the effect e date of sal rable sales (i COMF Realist 03/26/202 ubject was	e of the comparable report additional prior PARABLE SALE NO	sale. r sales 0 2	COMPARAB Realist 03/26/2024 ent condition ra	ating
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transfer Summary of Sales Comparing Indicated Value by Sales Collidicated Value by: Sales	did not reveal any prior search and analysis of the sarch and analysis of the \$ \text{S} \text{03/22/2024} \\ \$ \text{850,500} \\ \text{Realist} \\ \text{ce(s)} \text{03/26/2024} \\ \text{asfer history of the subjection Approach}. \text{ See at } \\ \text{dison Approach} \text{See at } \\ \text{omparison Approach} \text{\$ 9} \\ \text{s Comparison Approach} \$	ales or transfers of the ales or transfers of the prior sale or transfer hUBJECT property and compara tached addendum.	subject property for the the comparable sales for the story of the subject proper COMPARABLE SAR Realist 03/26/2024 bile sales The prior	year prior to the rty and comparable NO. 1	r to the effect e date of sal rable sales (i COMF Realist 03/26/202 ubject was	e of the comparable report additional prior PARABLE SALE NO	sale. r sales 0 2	COMPARAB Realist 03/26/2024 ent condition ra	ating
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transfer Summary of Sales Comparing Indicated Value by Sales Collidicated Value by: Sales	did not reveal any prior search and analysis of the sarch and analysis of the \$ \text{S} \text{03/22/2024} \\ \$ \text{850,500} \\ \text{Realist} \\ \text{ce(s)} \text{03/26/2024} \\ \text{asfer history of the subjection Approach}. \text{ See at } \\ \text{dison Approach} \text{See at } \\ \text{omparison Approach} \text{\$ 9} \\ \text{s Comparison Approach} \$	ales or transfers of the ales or transfers of the prior sale or transfer hUBJECT property and compara tached addendum.	subject property for the the comparable sales for the story of the subject proper COMPARABLE SAR Realist 03/26/2024 bile sales The prior	year prior to the rty and comparable NO. 1	r to the effect e date of sal rable sales (i COMF Realist 03/26/202 ubject was	e of the comparable report additional prior PARABLE SALE NO	sale. r sales 0 2	COMPARAB Realist 03/26/2024 ent condition ra	ating
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trans Summary of Sales Compari	did not reveal any prior search and analysis of the sarch and analysis of the \$850,500 Realist ce(s) 03/26/2024 sfer history of the subject sison Approach. See at comparison Approach \$9 s Comparis	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara tached addendum.	subject property for the the comparable sales for the story of the subject proper COMPARABLE SAR Realist 03/26/2024 bile sales The prior	year prior to the rty and comparaLE NO. 1	rable sales (in COMF Realist 03/26/202 ubject was 204,700	e of the comparable report additional prio PARABLE SALE NO 24 s an MLS sale in	sale. r sales o 2 (its curre	COMPARAB Realist 03/26/2024 ent condition ra	ating
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trans Summary of Sales Compari Indicated Value by Sales C Indicated Value by: Sale See attached addendu This appraisal is made	did not reveal any prior : did not reveal any prior : search and analysis of the 03/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subject ison Approach. See at omparison Approach \$ 9 s Comparison Approac m.	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara tached addendum. 00,000 h \$900,000	subject property for the the comparable sales for the story of the subject proper COMPARABLE SALES AND COMPARABLE SALES AND COSTAPPION OF THE PROPERTY OF THE	year prior to the rty and comparal E NO. 1 sale of the service of	rable sales (in COMF) Realist 03/26/202 ubject was 04,700 othetical conditions in the conditions in t	e of the comparable report additional prior PARABLE SALE NO 24 s an MLS sale in Income Ap	sale. r sales o 2 I (its curre	COMPARAB Realist 03/26/2024 ent condition ra	ating D
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trans Summary of Sales Compari Indicated Value by Sales C Indicated Value by: Sale See attached addendu This appraisal is made	did not reveal any prior : did not reveal any prior : search and analysis of the	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara tached addendum. 00,000 h \$900,000 n \$900,000 to completion per plans the basis of a hypothetic	subject property for the the comparable sales for the story of the subject proper COMPARABLE SALES ALES ALES ALES ALES ALES ALES A	year prior to the rty and comparable NO. 1 sale of the selection of the se	rable sales (in COMF Realist 03/26/202 ubject was 04,700 othetical cons have been	e of the comparable report additional prior PARABLE SALE NO 24 s an MLS sale in Income Ap	sale. r sales o 2 (its curre	COMPARAB Realist 03/26/2024 ent condition ra if developed) \$ (ating D
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran Summary of Sales Compari Indicated Value by Sales C Indicated Value by: Sale See attached addendu This appraisal is made Sumparian Sales Comparian Sal	did not reveal any prior : did not reveal any prior : search and analysis of the	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara tached addendum. 00,000 h \$900,000 co completion per plans ne basis of a hypothetic	subject property for the the comparable sales for the story of the subject proper COMPARABLE SALES AREAL O3/26/2024 to the sales The prior Cost Approach (if deal and specifications on the all condition that the repair	year prior to the rty and comparable NO. 1 sale of the selection of the se	rable sales (in COMF Realist 03/26/202 ubject was 04,700 othetical cons have been	e of the comparable report additional prio PARABLE SALE NO 24 s an MLS sale in Income Ap	sale. r sales o 2 (its curre	COMPARAB Realist 03/26/2024 ent condition ra if developed) \$ (ating D
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran Summary of Sales Compari Indicated Value by Sales C Indicated Value by: Sale See attached addendu This appraisal is made Sumparian Sales Comparian Sal	did not reveal any prior : did not reveal any prior : search and analysis of the 03/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subject ison Approach. See at omparison Approach Comparison Approach See at seron Approach See at seron Approach seron Approach comparison Appro	ales or transfers of the ales or transfers of the prior sale or transfer h UBJECT property and compara transfer addendum.	subject property for the the comparable sales for the story of the subject proper COMPARABLE SALE SALE SALE SALE SALE SALE SALE SA	year prior to the rty and comparable NO. 1 sale of the service of	Realist 03/26/202 ubject was 94,700 othetical cons have been r: See a	e of the comparable report additional prio PARABLE SALE NO 24 s an MLS sale in Income Ap dition that the impro completed, or attached addend	sale. r sales o 2 (its currents)	COMPARAB Realist 03/26/2024 ent condition ra if developed) \$ (eted,
My research X did Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trans Summary of Sales Comparing Indicated Value by Sales Comparing Indicated Value by: Sale See attached addendu This appraisal is made subject to the following inspection based on the ext	did not reveal any prior search and analysis of the 303/22/2024 \$850,500 Realist ce(s) 03/26/2024 asfer history of the subject	ales or transfers of the ales or transfers of the prior sale or transfer hubject property and compara trached addendum. DO,000 h \$900,000 To completion per plans he basis of a hypothetic at the condition or deficereas of the subject per plans in the condition of the condition or deficereas of the subject per plans in the condition of the cond	subject property for the the comparable sales for the story of the subject proper COMPARABLE SAR Realist 03/26/2024 bile sales The prior Cost Approach (if dean and specifications on the all condition that the repair idency does not require alter toperty from at least to the comparable sales to the subject property from at least to the comparable sales and specifications on the sale condition that the repair idency does not require alter toperty from at least to the sales are subject property from at least to the sales are sales and specifications on the sales are sales	year prior to the rty and comparable NO. 1 sale of the service of	Realist 03/26/202 ubject was 94,700 othetical cons shave been r: See a	e of the comparable report additional prio PARABLE SALE NO 24 s an MLS sale in Income Ap dition that the impro completed, or attached addendi	sale. r sales 0 2 (its currents) proach (vements) subjum.	COMPARAB Realist 03/26/2024 ent condition ra if developed) \$ (have been compleed to the following sumptions and	eted, g required

Exterior-Only Inspection Residential Appraisal Report File No. 35232318
sal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a

The interfaced Oser of this appraisal report is the Lender/Client. The interfaced Os	e is to evaluate the property that is the subject of this appraisal for asset valuation
Significant professional assistance was provided by Joel A. Gilmore: BREA AT3	010124 in the development of this appraisal report. Assistance included
inspection of the subject, data/market research, highest and best use analysis, of	
reconciliation.	sociappiodo., and development of the approach report moraling the initial
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 calculat	E (not required by Fannie Mae) ons.
	ons.
Provide adequate information for the lender/client to replicate the below cost figures and calculate	ons.
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	ons.
Provide adequate information for the lender/client to replicate the below cost figures and calculate Support for the opinion of site value (summary of comparable land sales or other methods for est calculated using the abstraction method	ons. imating site value) There were no land sales found .in the area. Land value
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW	Ons. There were no land sales found .in the area. Land value OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com	Ons. There were no land sales found in the area. Land value OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00 = \$ 798,60
Provide adequate information for the lender/client to replicate the below cost figures and calculate Support for the opinion of site value (summary of comparable land sales or other methods for est calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023	Ons. There were no land sales found .in the area. Land value OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculated Support for the opinion of site value (summary of comparable land sales or other methods for est calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS	OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00 = \$ 798,60 Sq. Ft. @ \$ = \$ Garage/Carport 600 Sq. Ft. @ \$ 42.00 = \$ 25,20
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY,	OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00 = \$ 798,60 Sq. Ft. @ \$ = \$ Garage/Carport 600 Sq. Ft. @ \$ 42.00 = \$ 25,20 Total Estimate of Cost-New = \$ 823,80
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM.	OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00 = \$ 798,60 Sq. Ft. @ \$ = \$ Garage/Carport 600 Sq. Ft. @ \$ 42.00 = \$ 25,20 Total Estimate of Cost-New = \$ 823,80 Less 75 Physical Functional External
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM	OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00 = \$ 798,60 Sq. Ft. @ \$
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD	OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00 = \$ 798,60 Sq. Ft. @ \$
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM	OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00 = \$ 798,60 Sq. Ft. @ \$
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA	There were no land sales found in the area. Land value
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 Years	OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00. = \$ 798,60 Sq. Ft. @ \$ = \$ Garage/Carport 600 Sq. Ft. @ \$ 42.00. = \$ 25,20 Total Estimate of Cost-New = \$ 823,80 Less 75 Physical Functional Punctional External External Depreciation \$74,142 = \$ (74,14 Depreciated Cost of Improvements = \$ 749,66 "As-is" Value of Site Improvements = \$ 45,00 INDICATED VALUE BY COST APPROACH = \$ 894,70
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 Years	There were no land sales found in the area. Land value
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 Years	There were no land sales found in the area. Land value
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = 5 Summary of Income Approach (including support for market rent and GRM)	OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = 5 Summary of Income Approach (including support for market rent and GRM)	There were no land sales found in the area. Land value
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 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)	OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 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 INFORMATIO 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	OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = 5 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 HOAL Legal name of project	OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00. = \$ 798,60 Sq. Ft. @ \$ \$ = \$ Garage/Carport 600 Sq. Ft. @ \$ 42.00. = \$ 25,20 Total Estimate of Cost-New = \$ 823,80 Less 75 Physical Functional External Depreciation \$74,142 = \$ (74,14: Depreciated Cost of Improvements = \$ 749,66 "As-is" Value of Site Improvements = \$ 45,00 INDICATED VALUE BY COST APPROACH = \$ 894,70 JE (not required by Fannie Mae) INFOR PUDs (if applicable) No Unit type(s) Detached Attached and the subject property is an attached dwelling unit.
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = 5 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 HOAL Legal name of project Total number of units	OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00. = \$ 798,60 Sq. Ft. @ \$ = \$ Garage/Carport 600 Sq. Ft. @ \$ 42.00. = \$ 25,20 Total Estimate of Cost-New = \$ 823,80 Less 75 Physical Functional External Depreciation \$74,142 = \$ (74,14: Depreciated Cost of Improvements = \$ 749,66 "As-is" Value of Site Improvements = \$ 45,00 INDICATED VALUE BY COST APPROACH = \$ 894,70 JE (not required by Fannie Mae) INFOR PUDs (if applicable) No Unit type(s) Detached Attached and the subject property is an attached dwelling unit.
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = S 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 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOAL Legal name of project Total number of units rented Total number of units for sale	OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 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) 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	OPINION OF SITE VALUE = \$ 100,00 Dwelling 3,767 Sq. Ft. @ \$ 212.00. = \$ 798,60 Sq. Ft. @ \$ = \$ Garage/Carport 600 Sq. Ft. @ \$ 42.00. = \$ 25,20 Total Estimate of Cost-New = \$ 823,80 Less 75 Physical Functional External Depreciation \$74,142 = \$ (74,14: Depreciated Cost of Improvements = \$ 749,66 "As-is" Value of Site Improvements = \$ 45,00 INDICATED VALUE BY COST APPROACH = \$ 894,70 JE (not required by Fannie Mae) INFOR PUDs (if applicable) No Unit type(s) Detached Attached and the subject property is an attached dwelling unit.
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 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 INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes 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 contain any multi-dwelling units? Yes No Data source(s)	OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 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 INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes 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 contain any multi-dwelling units? Yes No Data source(s)	OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 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 INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes 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 contain any multi-dwelling units? Yes No Data source(s)	OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 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 contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete?	OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 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 INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes 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 contain any multi-dwelling units? Yes No Data source(s)	OPINION OF SITE VALUE
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 calculated using the abstraction method ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Swiftestimator.com Quality rating from cost service Good Effective date of cost data 09/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) LAND VALUE IS GREATER THAN 30% OF TOTAL VALUE AND IS TYPICAL TO THIS AREA. THERE IS NO AFFECT ON MARKETABILITY, THIS AREA IS IN HIGH DEMAND AND LAND IS A PREMIUM. SOURCES USED FOR THE COST APPROACH:SWIFTESTIMATOR.COM LAND VALUE: ABSTRACTION METHOD THE LAND TO VALUE RATIO IS TYPICAL TO THIS AREA Estimated Remaining Economic Life (HUD and VA only) 64 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 contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete?	OPINION OF SITE VALUE

Exterior-Only Inspection Residential Appraisal Report

File No. 35232318

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 File No. 35232318

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).

File No. 35232318

Exterior-Only Inspection Residential Appraisal Report

- 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.

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)
KOA	
Signature	Signature
Name JESSE GILMORE	Name
Company Name Jgi	Company Name
Company Address 1452 N Vasco Rd Ste 376	Company Address
Livermore, CA 94551	
Telephone Number 925-518-7913	Telephone Number
Email Address jlgix@yahoo.com	Email Address
Date of Signature and Report 03/27/2024	Date of Signature
Effective Date of Appraisal 03/26/2024	State Certification #
State Certification # AR028592	or State License #
or State License # State #	State
or Other (describe) State #	StateExpiration Date of Certification or License
State CA	
Expiration Date of Certification or License 01/08/2026	
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY
2390 Anita Ct	Did not inspect exterior subject property
Tracy, CA 95304	Did inspect exterior of subject property from street
	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 900,000	
	001/01/01/01/01/01
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital #1256	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	

Exterior-Only Inspection Residential Appraisal Report File No. 35232318

FEATURE		SUBJECT	COME	PARAB	LE SALE NO. 4	COI	MPARABLE S	SALE NO. 5		COMPARABLE S	SALE NO. 6
2390 Anita Ct			2390 Anita			1221 Cita			1173	Pyrenees Ct	
Address Tracy, CA 953	304		Tracy, CA 9	95304		Tracy, CA			l	, CA 95304	
Proximity to Subject			0.00 miles			0.31 miles				niles NW	
Sale Price	\$				\$ 850,500		\$	1,030,000		\$	939,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 225.78	3 sa. ft.		\$ 278.5		,,	\$ 3	28.44 sq. ft.	
Data Source(s)	Ť	0.00 54	CCAR #410		6·DOM 6		1043631;D	OM 32		R #41018351;D	OM 6
Verification Source(s)			RealistDoc#		•		c#107873	0 02		stDoc#17941	<u> </u>
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCRIP		+(-) \$ Adjustment	1	RIPTION	+(-) \$ Adjustment		SCRIPTION	+(-) \$ Adjustment
Sale or Financing	DL	.SCRIFTION	ArmLth	HON	+(-) \$ Aujustment	ArmLth	AIF HON	+(-) \$ Aujustment	ArmL		+(-) \$ Aujustment
-			Cash;0			Conv;0			Conv;		
Concessions				/0.4			0/00				
Date of Sale/Time	N. D.		s03/24;c03/	/24		s12/23;c1	2/23			3;c02/23	
Location	N;Res		N;Res;			N;Res;	•		N;Res		
Leasehold/Fee Simple	Fee Si	•	Fee Simple			Fee Simp	le		Fee S	•	
Site	11825		11825 sf			9721 sf		2,000			-3,000
View	N;Res	,	N;Res;			N;Res;			N;Res		
Design (Style)		ontemp	DT2;Conter	mp		DT2;Cont	emp			Contemp	
Quality of Construction	Q4		Q4			Q4			Q4		
Actual Age	21		21			22		0	21		
Condition	C3		C3			C3		-50,000	C3		
Above Grade	Total Bd	rms. Baths	Total Bdrms.	Baths		Total Bdrms.	Baths		Total B	drms. Baths	
Room Count		4 3.1	8 4	3.1		9 5	3.1	0		4 3.0	5,000
Gross Living Area 90		3,767 sq. ft.	3.	767 so	ı. ft.		3,698 sq. ft.	6,210		2,859 sq. ft.	81,720
Basement & Finished	0sf		0sf			0sf	1	-,	0sf		, ,
Rooms Below Grade											
Functional Utility	Averaç	ne .	Average			Average			Avera	ae	
Heating/Cooling	FWA (FWA C/Air			FWA C/A	ir		FWA	•	
Energy Efficient Items		n,HiEffAppl	DPWin,HiE				iEffAp,Sol	-20 000		n,HiEffAppl	
Garage/Carport			3gbi3dw	.πΑμμ			i_ii/p,301	-20,000	2gbi2		5,000
	3gbi3c			Danel		3gbi3dw	o Dorak				5,000
Porch/Patio/Deck		Patio, Porch	Deck/Patio,		1	Deck/Pati		_		Patio, Porch	
Fireplace	1 Fire		1 Fireplace			2 Fireplac	es		1 Fire	piace	00.000
Pool	No Po		No Pool			Pool		-90,000			-90,000
ETC	none r	oted	none noted	_		none note			none		
Net Adjustment (Total)			X +	_]-	\$ 0		X - \$	151,790			1,280
Adjusted Sale Price of Comparables			,	0.0%		1 1	-14.7%		Net Ad		
of Comparables ITEM			Gross Adj. BJECT	0.0%	\$ 850,500 COMPARABLE SA	Gross Adj.		878,210 PARABLE SALE NO			937,720 LE SALE NO. 6
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	\$850,500 Realist 03/26/2024 roach See atta	ched addenc		Realist 03/26/2024		Realist 03/26/202	24		Realist 03/26/2024	
Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	Realist 03/26/2024	iched addend					24			
Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	Realist 03/26/2024	iched addend					24			

56968 Exterior-Only Inspection Residential Appraisal Report File No. 35232318

JECT COMPARABLE SALE NO. 7 COMPARABLE SALE NO. 8 COMPARABLE SALE

FEATURE		SUBJECT	CO	ΜΡΔΡΔΕ	RIFS	SALE NO. 7	CO	ΜΡΔΡΔΡ	RIF S/	ALE NO. 8		COMPARABLE S	SALE NO 9
2390 Anita Ct		3003201	1955 Ban			ONLL IVO. 1	2673 Gilb			ILL NO. 0		OOWII THAT DEE S	THE NO. 7
Address Tracy, CA 953	04		Tracy, CA				Tracy, CA						
Proximity to Subject			0.44 miles		-		0.16 miles		r				
Sale Price	\$		0.44 miles	21411	\$	989,000	0. 10 miles	. UL	\$	1,150,000		\$	
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 323.2	20 sq. ft.		303,000	\$ 305.2	28 sq. ft.	_	1,100,000	\$	0.00 sq. ft.	
Data Source(s)	Ψ	0.00 Sq. II.				81;DOM 28				0;DOM 21	Ψ	0.00 sq. it.	
Verification Source(s)			Listing		. , 0	5.,D01VI 20	Pending			U,D U V Z			
VALUE ADJUSTMENTS	DE	SCRIPTION		RIPTION		+(-) \$ Adjustment		RIPTION		+(-) \$ Adjustment		ESCRIPTION	+(-) \$ Adjustment
Sale or Financing	DE	LOOKII HON	Listing	M HON		T(-) & Mujustinetit	Listing	M HOW	-	T(-) & Mujusillitill	U D	LOOKII HON	+(-) ♥ Mujustillelit
Concessions			Listing .				Listing						
Date of Sale/Time			Active				c03/24						
Location	N;Res		N;Res;				N;Res;						
Leasehold/Fee Simple	Fee Si		Fee Simp	عا			Fee Simp	ما	-				
Site	11825	•	5005 sf	10		7,000	9601 sf	10		2,000			
View	N;Res		N;Res;			7,000	N;Res;			2,000			
Design (Style)		ontemp	DT2;Cont	emp		0.000	DT2;Cont	emp	+	11 500			
Quality of Construction	Q4		Q3			-9,890				-11,500			
Actual Age	21		21			50,000	20		-	0			
Condition	C3		C3			-50,000							
Above Grade		Irms. Baths	Total Bdrms.	Baths		—	Total Bdrms.	Baths		40.55-	Total E	Bdrms. Baths	
Room Count	8 4	4 3.1	8 4	3.0		5,000		4.1		-10,000			
Gross Living Area 90		3,767 sq. ft.		3,060 s	q. ft.	63,630		3,767 s	sq. ft.			sq. ft.	
Basement & Finished	0sf		0sf				0sf						
Rooms Below Grade			1.										
Functional Utility	Averag		Average				Average						
Heating/Cooling	FWA (FWA C/A				FWA C/A						
Energy Efficient Items		n,HiEffAppl	DPWin,H	iEffApp	ol		DPWin,H	iEffAp,S	Sol	-20,000			
Garage/Carport	3gbi3d		2gbi2dw			5,000							
Porch/Patio/Deck		Patio, Porch	Deck/Pati		h		Deck/Pati		:h				
Fireplace	1 Firep		1 Fireplac	е			2 Fireplac	es		0			
Pool	No Po	ol	No Pool				Pool			-90,000			
ETC	none n	noted	none note	ed			none note						
Net Adjustment (Total)			X +	<u></u> -	\$	20,740	+	<u>X</u> -	\$	129,500		+	
Adjusted Sale Price			Net Adj.	2.1%			Net Adj.	-11.3%			Net Ad	dj. %	
of Comparables			Gross Adj.	14.2%	\$	1,009,740	Gross Adj.	11.6%	\$	1,020,500	Gross	Adj. % \$	
ITEM		S	JBJECT			COMPARABLE SA	LE NO. 7	С	COMP	ARABLE SALE NO.	8	COMPARAB	LE SALE NO. 9
Date of Prior Sale/Transfer		03/22/2024											
Price of Prior Sale/Transfer		\$850,500											
Data Source(s)		Realist			Rea	alist		Realis	st				
Effective Date of Data Source		03/26/2024			03/2	26/2024		03/26	5/202	4			
Summary of Sales Compari		roach											
6													
											_		
-													
-													

Uniform Appraisal Dataset Definitions

56968 File No. 35232318

Condition Ratings and Definitions

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).

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.

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.

C4 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.

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.

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

- 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.
- 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.
- 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.
- Ο4 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.
- 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 File No. 35232318

Abbreviation	ons Used in Data Stai	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	Adjacent to Park	Location	Lndfl	Landfill	Location
-					View
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	
A I Alla	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
	City Street View	View	PwrLn	Power Lines	View
CtyStr	Commercial Influence		PubTrn		
Comm		Location		Public Transportation	Location
С	Contracted Date	Date of Sale/Time	m -	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	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
e	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 Appl	raiser-Defined Abbrev	viations			
	raiser-Defined Abbrev		I		
Other Appr Abbrev.	raiser-Defined Abbrev 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: Redwood Holdings LLC		File No.: 35232318
Property Address: 2390 Anita Ct		Case No.: 56968
City: Tracy	State: CA	Zip: 95304
Lender: Wednewood Inc		

Comments on Sales Comparison

All sales are the most recent, proximate, and similar in overall market appeal. After a thorough search of all pertinent data sources, the comparables displayed are considered to be the best available for subject analysis.

After the comparable sales and the neighborhood were researched using public records and MLS the neighborhood was driven by the appraiser and original photos were taken of the comparables. The photos are then compressed on the report for smaller file size and more efficient transport to the client via e-mail.

Quantitative adjustments:

\$90 per sf GLA, \$5000 per 1/2 bath, \$1000 per 1000 sf lot size

Qualitative adjustments: 1% for quality rating 10% for location 5% for view 5% for model home

List to sale ratios 100%

the market has bottomed from the recent declining market, no adjustments warranted for comps from q7-12, q4-6 see 1004mc for further details

Adjustments were derived by bracketing and using paired sales analysis, gross paired sales analysis, and appraiser's knowledge of the area and appeal.

Comps 1-2 given the most weight as the recent sales, comp 4 is the subject recent of the subject for \$850,500 an all cash per MLS, the MLS listing says list price \$895,000, the value based on market pricing is closer to the list price, the all cash offer might have required a discount as a result

Line adjustments exceed 10%, net exceeds 15%, and/or gross 25%, but large adjustments warranted to narrow the adjusted value range. The area is not homogeneous and properties with varying features were necessary. It was necessary to provide sales with a large range of unadjusted and adjusted values for similar reasons.

Final Reconciliation

The sales comparison approach was given the most weight in determining the subject's estimated market value. The quality and quantity of sales and listings data was sufficient to complete this assignment. The income approach to value was deemed unreliable due to lack of available rental sales.

Conditions of Appraisal

No appraisal conditions. This appraisal of the subject property is made in existing or "As-Is" condition.

Jesse Gilmore

USPAP ADDENDUM

56968 File No. 35232318

	USPA	PADDENDUM	
Porrower: Bedweed Heldings II C			
Borrower: Redwood Holdings LLC			
Property Address: 2390 Anita Ct City: Tracy	County: San Joaqu	in State: CA	Zip Code: 95304
City: Tracy Lender: Wedgewood Inc	County. <u>San Joaqu</u>	State. CA	Zip Code. <u>95304</u>
Lender. <u>wedgewood inc</u>			
APPRAISAL AND REPORT IDEN	TIFICATION		
This report was prepared under the	ie following USPAP repo	orting option:	
X Appraisal Report	A written report prepared und	er Standards Rule 2-2(a).	
Destricted Approical Depart	A written report propered und	or Standards Dula 2.2(b)	
Restricted Appraisal Report	A written report prepared und	er Standards Rule 2-2(b).	
Reasonable Exposure Time			
My opinion of a reasonable exposure time	for the subject property at the n	narket value stated in this report is:	0-90 Days
	, , , ,	·	
Additional Certifications			
		the consequence of the consequence of the state of the state	and the file of the second with the three consenses
		city, regarding the property that is the	e subject of this report within the three-year
period immediately preceding accepta	ince of this assignment.		
ULIANE performed consists as an or	annoiser or in another consoit.	regarding the property that is the sy	high of this report within the three year
period immediately preceding accepta			bject of this report within the three-year
period immediately preceding accepta	ince of this assignment. Those	services are described in the comm	ents below.
Additional Comments			
No employee, director, officer, or agent of the	e lender, or any other third party	acting as joint venture partner inde	enendent contractor, appraisal management
-			esult, or review of an appraisal through coercion,
extortion, collusion, compensation, instruction		-	count, or review or an appraisal unlough cocroion,
			the report), borrower, or designated contact to make
		· -	by phone or electronically to AMC named in report on
signature page	und		., F S.
all work done in compliance with Title XI of	FIRREA		
		2.,	
APPRAISER:		SUPERVISORY APPRAIS	EER (only if required):
	4		
Signature	4	C'erra a la con	
Signature:	# \	•	
Name: JESSE GILMORE	_~		· ·
Date Signed: 03/27/2024			
or State License #:			
or Other (describe): State: CA	State #:		otion or Licence.
			ation or License:
Expiration Date of Certification or License Effective Date of Appraisal: 03/26/2024	; <u>51700/2020</u>		pection of Subject Property:

Jesse Gilmore

Market Conditions Addendum to the Appraisal Report

56968 File No. 35232318

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 2390 Anita Ct City Tracy State CA Borrower Redwood Holdings 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 **Inventory Analysis** Overall Trend X Stable Total # of Comparable Sales (Settled) Increasing Declining 13 9 Absorption Rate (Total Sales/Months) Increasing Stable Declining 2.17 4.00 3.00 Declining Increasing X Stable Total # of Comparable Active Listings N/A N/A 7 Months of Housing Supply (Total Listings/Ab.Rate) N/A N/A 2.33 Declining X Stable 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 865,000 895,000 850,000 Increasing x Stable Increasing Median Comparable Sales Days on Market Declining X Stable 15 12 32 Median Comparable List Price N/A N/A Increasing X Stable Declining 889,000 Median Comparable Listings Days on Market X Stable Increasing Declining N/A N/A 28 Increasing Declining Median Sale Price as % of List Price X Stable 100.00% 100.00% 100.00% Declining Seller-(developer, builder, etc.) paid financial assistance prevalent? X Yes 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.). Sellers have been giving credits toward closing costs as buying down interest rates has become topic of negotiation Are foreclosure sales (REO sales) a factor in the market? Yes X No If yes, explain (including the trends in listings and sales of foreclosed properties). none noted Cite data sources for above information. EBRD which is the East Bay MLS 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. The results above are expanded search - GLA range 2767-4767 2mi radius If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Prior 7-12 Months Prior 4-6 Months Subject Project Data Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Declining 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. **APPRAISER** SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Signature -Name JESSE GILMORE Name Company Name Jgi Company Name Company Address 1452 N Vasco Rd Ste 376 Company Address _ Livermore, CA 94551 State License/Certification # State License/Certification # AR028592 State CA State Email Address jlgix@yahoo.com Email Address

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File	No.: 35232318	
Property Address: 2390 Anita Ct	Case	e No.: 56968	
City: Tracy	State: CA	Zip: 95304	
Lender: Wedgewood Inc		·	



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: March 26, 2024 Appraised Value: \$ 900,000

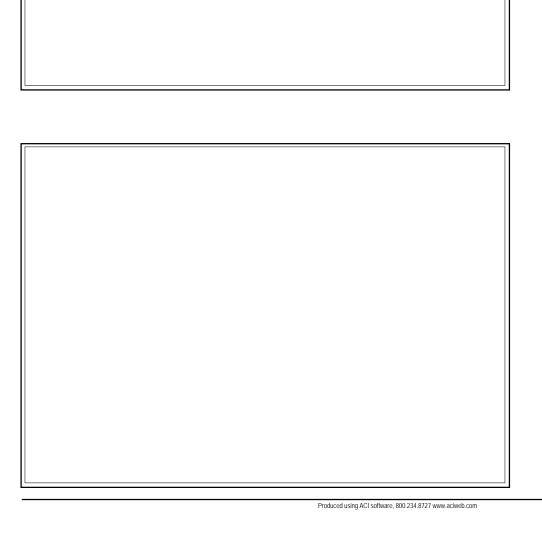


STREET SCENE

Borrower: Redwood Holdings LLC		File No.: 35232318
Property Address: 2390 Anita Ct		Case No.: 56968
City: Tracy	State: CA	Zip: 95304
Lender: Wedgewood Inc		·

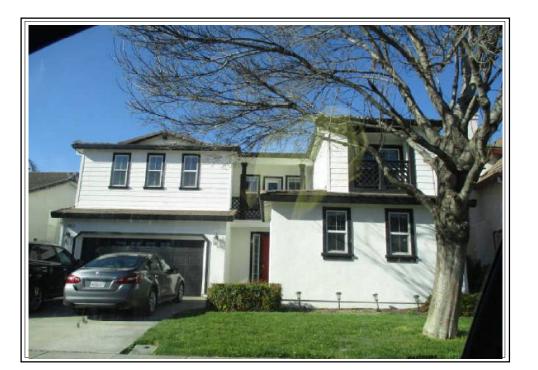


Address Verification Photo



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File	No.: 35232318	
Property Address: 2390 Anita Ct	Ca	Case No.: 56968	
City: Tracy	State: CA	Zip: 95304	
Lender: Wedgewood Inc		•	



COMPARABLE SALE #1

1061 Tulloch Dr Tracy, CA 95304 Sale Date: s01/24;c12/23

Sale Price: \$ 850,000



COMPARABLE SALE #2

1882 Placid Dr Tracy, CA 95304 Sale Date: s01/24;c12/23 Sale Price: \$ 825,000



COMPARABLE SALE #3

887 Trinity Ct Tracy, CA 95304 Sale Date: s09/23;c08/23 Sale Price: \$ 1,240,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File I	Vo.: 35232318	
Property Address: 2390 Anita Ct	Case	Case No.: 56968	
City: Tracy	State: CA	Zip: 95304	
Lender: Wedgewood Inc			



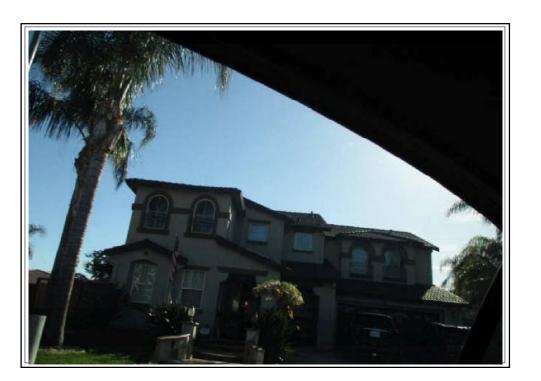
COMPARABLE SALE #4

2390 Anita Ct Tracy, CA 95304 Sale Date: s03/24;c03/24 Sale Price: \$ 850,500



COMPARABLE SALE #5

1221 Citadelle St Tracy, CA 95304 Sale Date: s12/23;c12/23 Sale Price: \$ 1,030,000

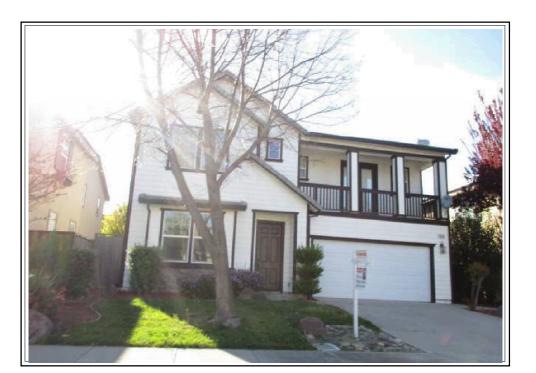


COMPARABLE SALE #6

1173 Pyrenees Ct Tracy, CA 95304 Sale Date: s03/23;c02/23 Sale Price: \$ 939,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 35232318		
Property Address: 2390 Anita Ct	Case No.: 56968		
City: Tracy	State: CA	Zip: 95304	
Lender: Wedgewood Inc		·	



COMPARABLE SALE #7

1955 Bankston Dr Tracy, CA 95304 Sale Date: Active Sale Price: \$ 989,000



COMPARABLE SALE #8

2673 Gilberte Ct Tracy, CA 95304 Sale Date: c03/24 Sale Price: \$ 1,150,000

COMPARABLE SALE #9

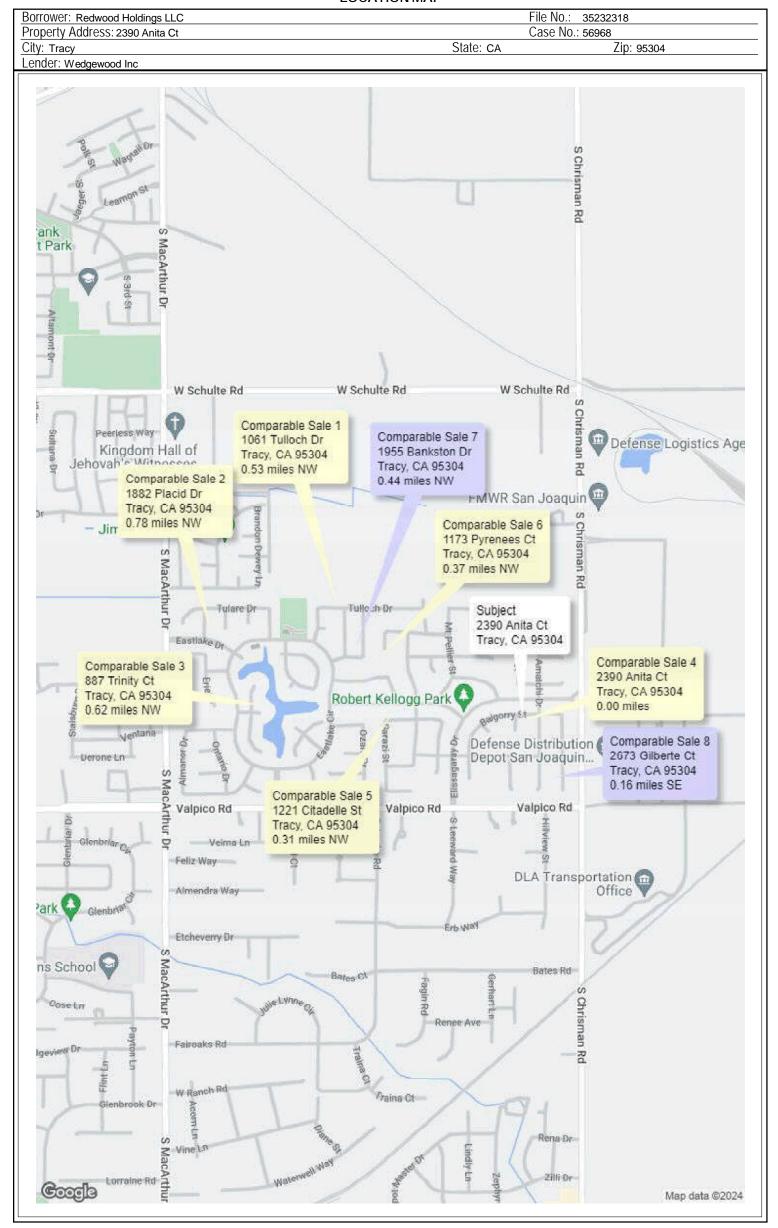
Sale Date: Sale Price: \$

PLAT MAP

Borrower: Redwood Holdings LLC	File No.: 3523	2318
Property Address: 2390 Anita Ct	Case No.: 5696	68 Zip: 95304
City: Tracy Lender: Wedgewood Inc	State: CA	ΖΙμ. 95304
	TI.	Sottings (Holp
√ Home	K Suite Powered by CRS Data	Settings Help
	Prospecting Facts & Figures	
DOWNING OF THE STATE OF THE STA	S Christman Rd	250 Feet 50 mm 250 Feet 50 mm Countriouse Title 2024 Microsoft Corporation Terms. Amend Reliable But Not Guaranteed & Con-Chred Parisment Res.



LOCATION MAP



Borrower: Redwood Holdings LLC		File No.: 35232318	
Property Address: 2390 Anita Ct		Case No.: 56968	
City: Tracy	State: ca	Zip: 95304	
Lander: Wedgewood Inc		•	

GREATAMERICAN.

DECLARATIONS

for

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

301 E. Fourth Street, Cincinnati, OH 45202

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

□ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3363950-23 Renewal of: RAP3363950-22

Program Administrator: Herbert H. Landy Insurance Agency Inc.

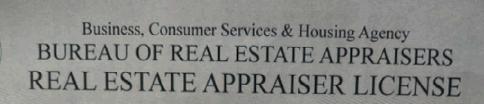
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Jesse Gilmore Item 2. Address: 1452 N Vasco Rd Ste 376 Livermore, CA 94551 City, State, Zip Code: 04/03/2024 04/03/2023 Item 3. Policy Period: From (Month, Day, Year) (Month, Day, Year) (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.) Item 4. Limits of Liability: 1,000,000 Damages Limit of Liability - Each Claim A. \$ 1,000,000 B. S Claim Expenses Limit of Liability - Each Claim 2,000,000 C. S Damages Limit of Liability - Policy Aggregate 2,000,000 D. \$ Claim Expenses Limit of Liability - Policy Aggregate Item 5. Deductible (Inclusive of Claim Expenses): A. \$ 500 Each Claim 1,000 B. S Aggregate Item 6. Premium: \$ 967.00 Item 7. Retroactive Date (if applicable): 04/03/2003 Item 8. Forms, Notices and Endorsements attached: D42100 (03/15) D42300 CA (10/13) IL7324 (07/21) D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17) Keepy a trapmon D42414 (08/19) Authorized Representative

D42101 (03/15) Page I of I

License

Borrower: Redwood Holdings LLC	File No.: 35232318	
Property Address: 2390 Anita Ct	Case No.: 56968	
City: Tracy	State: ca	Zip: 95304
Lender: Wedgewood Inc		



NA WA WA WA WA WA

Jesse A. Gilmore

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:

AR 028592

Effective Date: January 9, 2024 Date Expires: January 8, 2026

Angela Jemmott, Bureau Chief, BREA

AERIAL MAP

File No.: 35232318 Borrower: Redwood Holdings LLC Property Address: 2390 Anita Ct
City: Tracy
Lender: Wedgewood Inc Case No.: 56968 State: CA Zip: 95304

