

Uniform Residential Appraisal Report

17132 EDGEWATER LN, HUNTINGTON BEACH, CA 12345

SUMMARY

| | | | |
|--|----------------|---------------------------|-----------------------|
| Opinion Market Value | \$491,000 | Market Value Condition | Subject to Repair |
| Final Value Condition Statement This appraisal is made subject to the itemized list of repairs recommended below on the basis of a hypothetical condition that the repairs or alterations have been completed, and subject to. This might have affected the assignment results. | | | |
| Effective Date of Appraisal | 4/20/2024 | Property Valuation Method | Traditional Appraisal |
| Assignment Reason | Purchase | Appraiser Name | Agatha Appraiser |
| Borrower Name | Betty Borrower | | |
| | Bob Borrower | | |
| Current Owner of Public Record | Jane Doe | | |
| Contract Price | \$489,000 | | |
| Listing Status | Pending | | |

Property Description

| | | | |
|--|--|--------------------|----|
| Construction Method | Site Built | Overall Quality: | Q4 |
| Attachment Type | Detached | Overall Condition: | C4 |
| Yes No | | | |
| Planned Unit Development (PUD) | <input checked="" type="checkbox"/> <input type="checkbox"/> | | |
| Condominium | <input type="checkbox"/> <input checked="" type="checkbox"/> | | |
| Cooperative | <input type="checkbox"/> <input checked="" type="checkbox"/> | | |
| Condop | <input type="checkbox"/> <input checked="" type="checkbox"/> | | |
| Subject Site Owned in Common | <input type="checkbox"/> <input checked="" type="checkbox"/> | | |
| Units Excluding ADUs | 1 | | |
| Accessory Dwelling Units | 0 | | |
| Property Rights Appraised | Fee Simple | | |
| Yes No | | | |
| Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? | <input checked="" type="checkbox"/> <input type="checkbox"/> | | |
| Zoning Compliance | Legal | | |



Apparent Defects, Damages, Deficiencies Requiring Action

The items listed below represent the As Is condition as of the effective date of this report

| Feature | Location | Description | Affects Soundness or Structural Integrity | Recommended Action | Estimated Cost to Repair |
|--------------------------|-----------------|---|---|--------------------|--------------------------|
| Dwelling Exterior | | | | | |
| Roof | Section of Roof | Damaged roof with missing flashing leaving the roof permeable to water intrusion. | Yes | Repair | \$1,500 |
| Total Cost | | | | | \$1,500 |

As Is Overall Condition Rating

C5
Existing condition of the property as of the effective date of this appraisal, excluding all required repairs, alterations, or inspections

Assignment Information

| | | | |
|--------------------------------|----------------|---|--|
| Assignment Reason | Purchase | Property Valuation Method | Traditional Appraisal |
| Borrower Name | Betty Borrower | Was a Property Data Report used in lieu of an Inspection? | Yes No |
| | Bob Borrower | | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| Seller Name | Jane Doe | | |
| Current Owner of Public Record | Jane Doe | | |

Contact Information

| Lender/Client | |
|-----------------|-------------------|
| Company Name | DEF Bank |
| Company Address | 200 Elm St |
| | Anytown, CA 12346 |

Management Company

| | |
|-----------------|----------------------------------|
| Company Name | XYZ Appraisal Management Company |
| Company Address | 300 Maple Ave |
| | Anytown, CA 12345 |

Appraiser

| | | |
|-----------------|-------------------|-----------------------------|
| Name | Agatha Appraiser | Credentials |
| Designation | SRA | Level Certified Residential |
| Company Name | ABC Appraisal Co. | ID XYZ12345 |
| Company Address | 123 Main St | State VA |
| | Anytown, CA 12345 | Expires 10/10/2026 |

Scope of Inspection by Appraiser

| | |
|-----------------------------|-----------|
| Subject Property Inspection | . |
| Exterior | Physical |
| Interior | Physical |
| Inspection Date | 4/20/2024 |

Significant Real Property Appraisal Assistance

| | | |
|------|------------------|-------------|
| Name | Andrew Appraiser | Credentials |
| | | Level None |

Description Andrew Appraiser, a trainee appraiser, filled out the Market section, provided the Market Analysis, assisted in measuring property, and did an exterior inspection of the comparables from the street.

Subject Property

| | | | |
|-------------------|----------------------------|--------------------------|----------|
| Physical Address | 17132 Edgewater Ln, | Attachment Type | Detached |
| | Huntington Beach, CA 12345 | Units Excluding ADUs | 1 |
| County | Arboreal | Accessory Dwelling Units | 0 |
| Neighborhood Name | Sunnyside | Special Tax Assessments | No |

Yes No

Planned Unit Development (PUD)**Condominium****Cooperative****Condop****Property on Native American Lands****Subject Site Owned in Common****Homeowner Responsible for all Exterior Maintenance of Dwelling(s)****New Construction****Ownership Rights**

| | | | |
|---------------------------|------------|----------------------------------|-----|
| Property Rights Appraised | Fee Simple | All Rights Included in Appraisal | Yes |
|---------------------------|------------|----------------------------------|-----|

Legal Description

Lot 53 Sunnyside Subdivision

Site

| | | | |
|------------------------------|-----------------|-------------------|---|
| Total Site Size | 14950 Sq. Ft. | Number of Parcels | 1 |
| Assessor Parcel Number (APN) | APN Description | Parcel Size | |

1234-56-7891-000

Land with Dwelling

14950 Sq. Ft.

Zoning

| | |
|---------------------------------|--|
| Compliance | Legal |
| Classification Code | R10 |
| Classification Code Description | Residential - 10 Dwelling Units per Acre |

Property Access

| | |
|-------------------------|--------------------|
| Primary Access | Public Street |
| Street Type and Surface | Local Road Asphalt |
| Typical for Market | Yes |

Property Use

| | |
|---------------------|-------|
| Non-Residential Use | None. |
|---------------------|-------|

Site Influence

| Influence | Proximity | Detail | Impact | Comment |
|-------------|-----------|--------|---------|---------------------------------|
| Residential | Bordering | | Neutral | Typical residential subdivision |

View and Impact to Value/Marketability

| View | Range of View | Impact |
|-------------|---------------|---------|
| Residential | Full | Neutral |

Site Features and Impact to Value/Marketability

| Feature | Detail | Impact | Comment |
|---------------------|----------------------|---------|---------------------------------|
| Hazard Zone | No Hazard Zone Noted | | |
| Site Characteristic | Topography Rolling | Adverse | Steep grade is less marketable. |

Utilities and Impact to Value/Marketability**Broadband Internet Available** Yes

| | Public | Private | Detail | Private Utility Impact | Comment |
|----------------|--------|---------|--------|------------------------|---------|
| Electricity | ✓ | | | | |
| Gas | ✓ | | | | |
| Sanitary Sewer | ✓ | | | | |
| Water | ✓ | | | | |

Apparent Defects, Damages, Deficiencies Requiring Action

None

Site Exhibits**PropertyAccess (Street Scene)****Energy Efficient and Green Features****Known Renewable En. Comp** None.**Known Building Certifications** None.

| Green/Energy Efficiency Rating Organization | Rating | Score |
|---|--------|-------|
| RESNET | HERS | 62 |

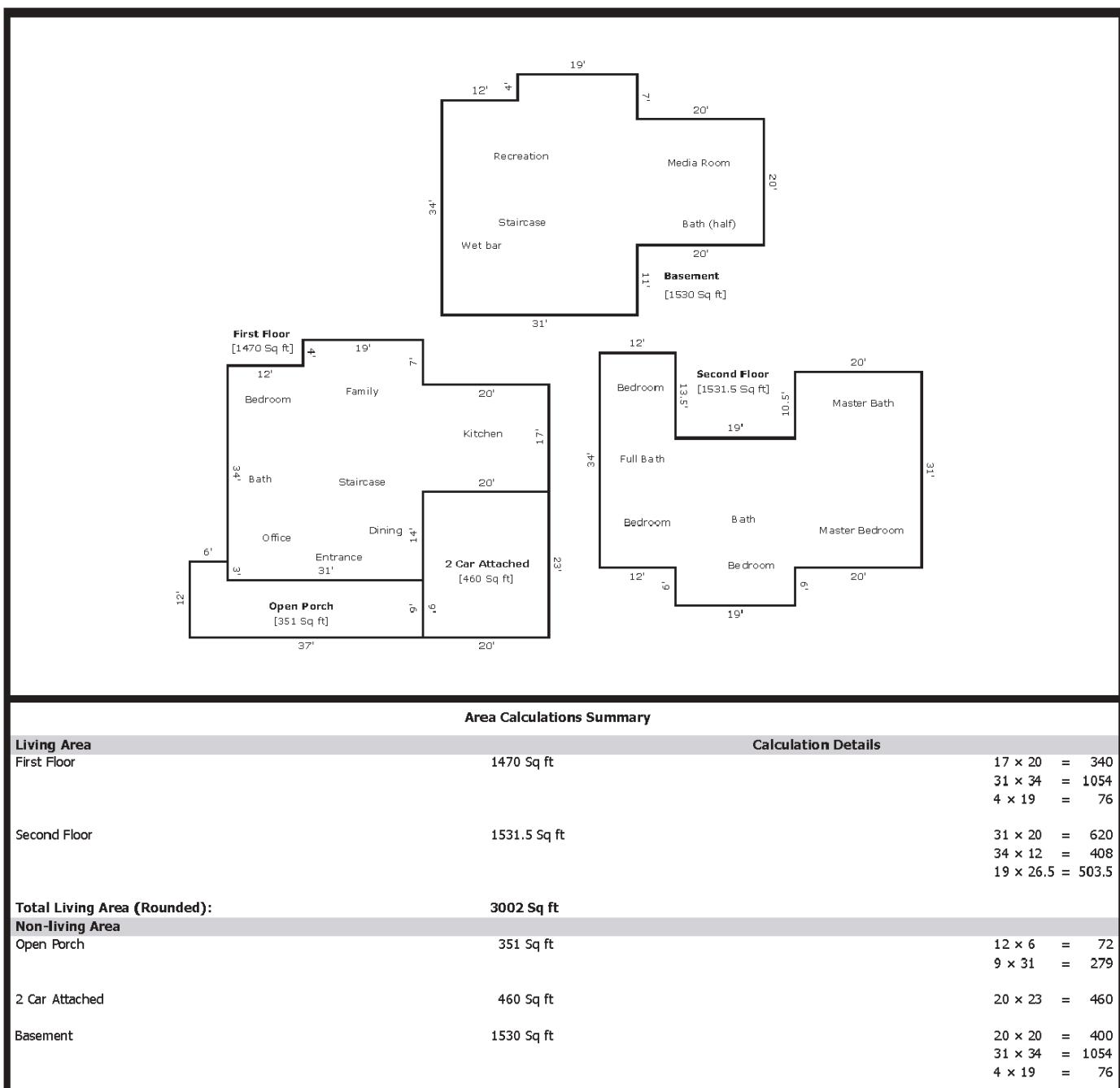
Energy Efficient and Green Features Impact to Value/Marketability**Impact to Value/Marketability** Neutral**Energy Efficient and Green Features Commentary**

On average, homes with a HERS Index rating of 62 are 38% more energy efficient than a standard new house.

Energy Efficient and Green Features Exhibits

EnergyEfficient Exhibit - Solar Panel Roofing**Sketch****Measurement Standard**

ANSI

Sketch**Dwelling Exterior**

| | |
|------------------------------------|------------|
| Subject Pro Units Structure | 1 |
| Dwelling Style | Colonial |
| Front Door Elevation | 3-4 Ft. |
| Year Built | 2004 |
| Construction Method | Site Built |
| Converted Area | None |

**Quality and Condition**

| Exterior Quality Rating | Q4 | Exterior Condition Rating | C4 |
|--|----|---------------------------|----|
| The table below supports the Exterior Quality and Condition ratings and reflects the market value condition of this report | | | |

Exterior Features

| Feature | Detail | Quality Comment | Condition Status | Condition Comment |
|-------------------------|--------------------------|-----------------|-----------------------|--|
| Exterior Walls and Trim | Vinyl | | Typical Wear and Tear | Minor cracks to vinyl typical for age. |
| Foundation | Poured Concrete Basement | | Typical Wear and Tear | |

| Feature | Detail | Quality Comment | Condition Status | Condition Comment |
|---------|----------------------------------|---|-----------------------|--|
| Roof | TenToTwentyYears Composition | | Typical Wear and Tear | Reported condition is subject to repair; see defects table and commentary below. |
| Windows | Vinyl Double Hung - Thermal Pane | Double Thermal Pane contributes to Energy Efficiency. | Typical Wear and Tear | Windows same age as house. |

Mechanical System Details

| System | Detail | Yes No |
|---------|-----------------|--|
| Heating | Forced Warm Air | |
| Cooling | Centralized | |
| | | Core Heating System Below Grade |
| | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | | Other Mechanical Systems |
| | | Sump Pump |
| | | Water Heater |

Apparent Defects, Damages, Deficiencies (Dwelling Exterior)

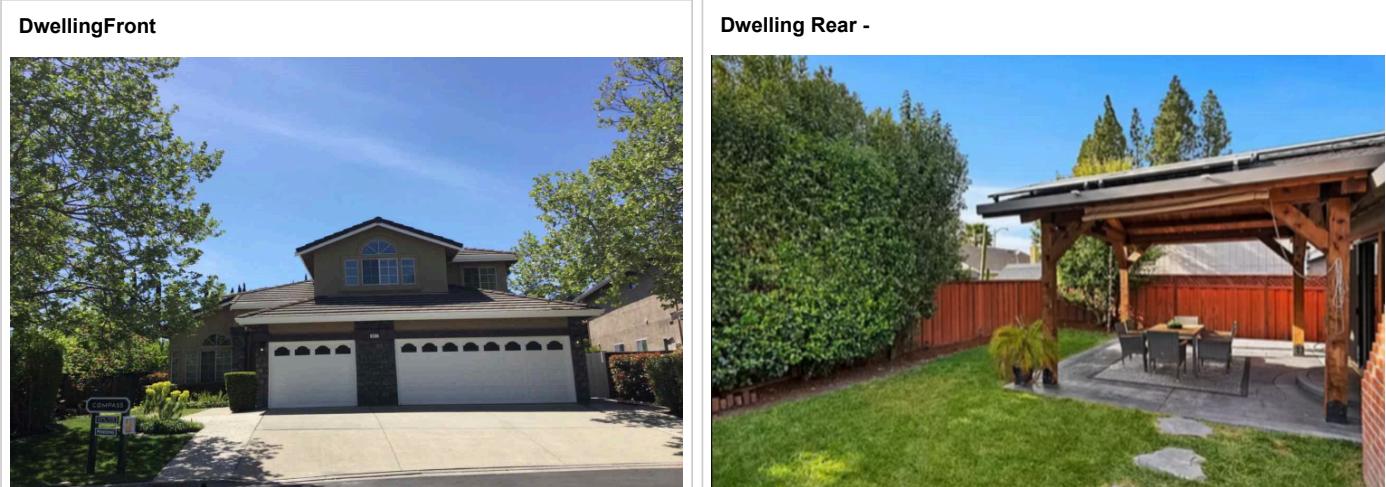
The items listed below represent the As Is condition as of the effective date of this report

| Feature | Location | Description | Affects Soundness or Structural Integrity | Recommended Action |
|---------|-----------------|---|---|--------------------|
| Roof | Section of Roof | Damaged roof with missing flashing leaving the roof permeable to water intrusion. | Yes | Repair |

Dwelling Exterior Commentary

Condition Status is reflective of noted repair having been completed.

Dwelling Exterior Exhibits



Apparent Defects, Damages, Deficiencies –Roof-Damaged Flashing



Unit Interior

| | | | |
|---|----------------------|-------------------------------|-------|
| Area Breakdown | | Levels in Unit | 3 |
| Finished Above Grade | 3002 Sq. Ft. | Occupancy | Owner |
| Unfinished Above Grade | 0 Sq. Ft. | Total Bedrooms | 5 |
| Finished Below Grade | 1300 Sq. Ft. | Total Bathrooms - Full | 3 |
| Unfinished Below Grade | 230 Sq. Ft. | Total Bathrooms - Half | 1 |
| Area Data Source | Physical Measurement | | |
| Below Grade Finish Compared to Above | Similar | | |

Level and Room Detail

| Level in Unit | Grade Level Detail | Finish | Area | Room Summary |
|---------------|---|----------|--------------|---|
| Level B 1 | Partially Below Grade Interior and Exterior Access Walk Out | Finished | 1300 Sq. Ft. | 1-Bath - Half 1-Media Room 1-Recreation Room 1-Other |

| Level in Unit | Grade Level Detail | Finish | Area | Room Summary |
|---------------|--------------------|----------|--------------|--|
| Level 1 | Above Grade | Finished | 1470 Sq. Ft. | 1-Bedroom 1-Dining Room 1-Family Room 1-Bath - Full 1-Kitchen 1-Other |
| Level 2 | Above Grade | Finished | 1532 Sq. Ft. | 4-Bedroom 2-Bath - Full 1-Laundry Room |

Quality and Condition

Interior Quality Rating Q4

Interior Condition Rating C4

The table below supports the Interior Quality and Condition ratings and reflects the market value condition of this report

Kitchen and Bathroom Details

| Room | Update Status | Time Frame | Quality Comment | Condition Status | Condition Comment |
|-----------------------|---------------|------------|---|-----------------------|--|
| Kitchen Level 1 | Not Updated | | Corian Countertops, Double Oven, Hardwood floors. | Typical Wear and Tear | |
| Bath - Full Level 1 | Not Updated | | Ceramic flooring. | Typical Wear and Tear | |
| Bath - Full Level 2 | Not Updated | | Double Sink with separate shower and extra-large tub, ceramic flooring. | Typical Wear and Tear | |
| Bath - Full Level 2 | Not Updated | | Ceramic flooring. | Typical Wear and Tear | |
| Bath - Half Level B 1 | Fully Updated | 5-10 years | Ceramic flooring. | Typical Wear and Tear | Basement half bath newer than rest of house. |

Overall Update Status for**Bathrooms** Moderately Updated**Interior Features**

| Feature | Detail | Quality Comment | Condition Status | Condition Comment |
|-------------------|---|---|------------------------|--|
| Flooring | Carpet | Throughout all bedrooms and living areas. | Damaged and Functional | Original carpet, stained in one corner in the Dining Room. |
| | Ceramic Tile | All baths. | Typical Wear and Tear | |
| | Engineered Wood | Throughout basement. | Typical Wear and Tear | |
| | Hardwood | Kitchen and Hallways. | Typical Wear and Tear | |
| Walls and Ceiling | 8 Ft. 9 Ft. 10 or more feet 2 or more stories Cathedral Coffered Flat | Cathedral ceiling in bedroom, 2 story family room, coffered ceiling in media room. 9 foot ceiling in 1st level. | Typical Wear and Tear | |

Overall Update Status for**Flooring** Not Updated**Accessibility Features for Individuals with Disabilities**

| Feature | Comments |
|---------|-------------------------------|
| Shower | The shower has been modified. |

Apparent Defects, Damages, Deficiencies (Unit Interior)

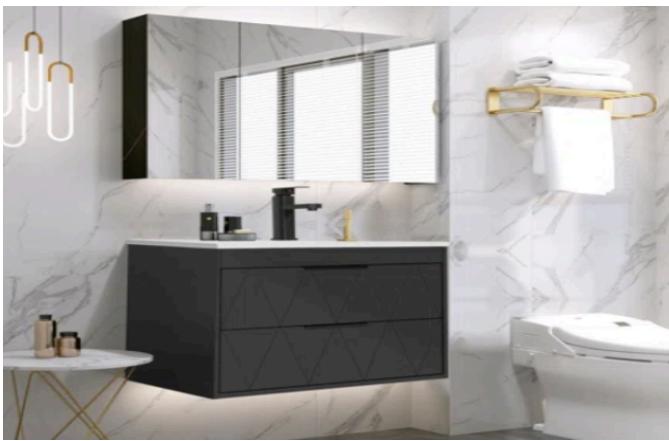
The items listed below represent the As Is condition as of the effective date of this report

| Feature | Location | Description | Affects Soundness or Structural Integrity | Recommended Action |
|----------|-------------|---|---|--------------------|
| Flooring | Dining Room | Carpet is stained in one corner of the Dining Room. | No | None |

Unit Interior Commentary

Basement has a custom finished wet bar including wood cabinets and countertops. Media room has custom cabinetry for speakers and media devices.

Unit Interior Exhibits

Level B 1-Bath - Half**Level B 1-Media Room****Level B 1-Recreation Room****Level B 1-Other****Level 1-Family Room****Level 1-Bath - Full- Bath 3****Level 1-Kitchen****Level 2-Bath - Full- Bath 1**

Level 2-Bath - Full- Bath 2**Apparent Defects, Damages, Deficiencies –Flooring-Damaged Flooring****Functional Obsolescence**

| Functional Issues | None |
|-------------------|------|
|-------------------|------|

Vehicle Storage

| Storage | Number of Parking Spaces | Detail |
|----------|--------------------------|----------------------|
| Driveway | 2 | Asphalt |
| Garage | 2 | Built-in 460 Sq. Ft. |

Apparent Defects, Damages, Deficiencies (Vehicle Storage)

None

Vehicle Storage Exhibits**Garage**

Subject Property Amenities

| Amenity Category | Subject Property Amenity | Material | Detail |
|---------------------|--------------------------|----------|------------------|
| Outdoor Accessories | Fence | | |
| Outdoor Living | Deck | Wood | 400 Sq. Ft. |
| | Porch | Concrete | 351 Sq. Ft. |
| Whole Home | Indoor Fireplace | | Total Number - 1 |
| Miscellaneous | Media Room | | |
| | Wet Bar | | |

Apparent Defects, Damages, Deficiencies (Subject Property Amenities)

None

Subject Property Amenities Exhibits**Overall Quality and Condition**

| Overall Quality | Q4 | Overall Condition | C4 |
|------------------|----|--------------------|----|
| Exterior Quality | Q4 | Exterior Condition | C4 |
| Interior Quality | Q4 | Interior Condition | C4 |

Reconciliation of Overall Quality and Condition

The Overall Quality and Condition matches the Interior Quality and Condition, as well as the Exterior Quality and Condition, since the exterior and interior are both of the same age.

Highest and Best Use

Is the present use of the subject property ...

| | | | |
|---------------------|-----|----------------------|-----|
| Legally Permissible | Yes | Financially Feasible | Yes |
| Physically Possible | Yes | Maximally Productive | Yes |

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?

 Yes No
Highest and Best Use Commentary

The highest and best use analysis as improved is physically possible and legally permissible based on its current zoning. Analysis of the market shown below demonstrates that the existing structure as a single family residence is its financially feasible and maximally productive use.

Market**Market Boundary** North: E. Grant Highway, South: E. Temple Ave., East: Chicken Rd., West: 10 Main Ave.

Search Criteria Description Search Criteria limited by Detached units with a lot size of up to .6 acres and Finished Above Grade Area between 2700 and 3300 sq. ft. Additional factors include between 2-4 full bathrooms, 3-5 bedrooms, a basement and a 2 car garage. Searched between closing dates of 9/30/2017 and 9/30/2019.

Search Result Metrics

| | | | |
|-----------------------|-----------|--------------------------------------|-----------------------|
| Active Listings | 2 | Sales in Past ___ Months | 35 |
| Median Days on Market | 11 | Lowest Sale Price | \$400,000 |
| Lowest List Price | \$435,000 | Median Sale Price | \$499,000 |
| Median List Price | \$440,000 | Highest Sale Price | \$597,000 |
| Highest List Price | \$445,000 | Distressed Market Competition | No |
| Pending Sales | 1 | Graph | Absorption Rate |
| | | | Median Days on Market |
| | | | Price Trend |
| | | | Year Built of Sales |
| | | Price Trend Source | MLS |

Housing Trends

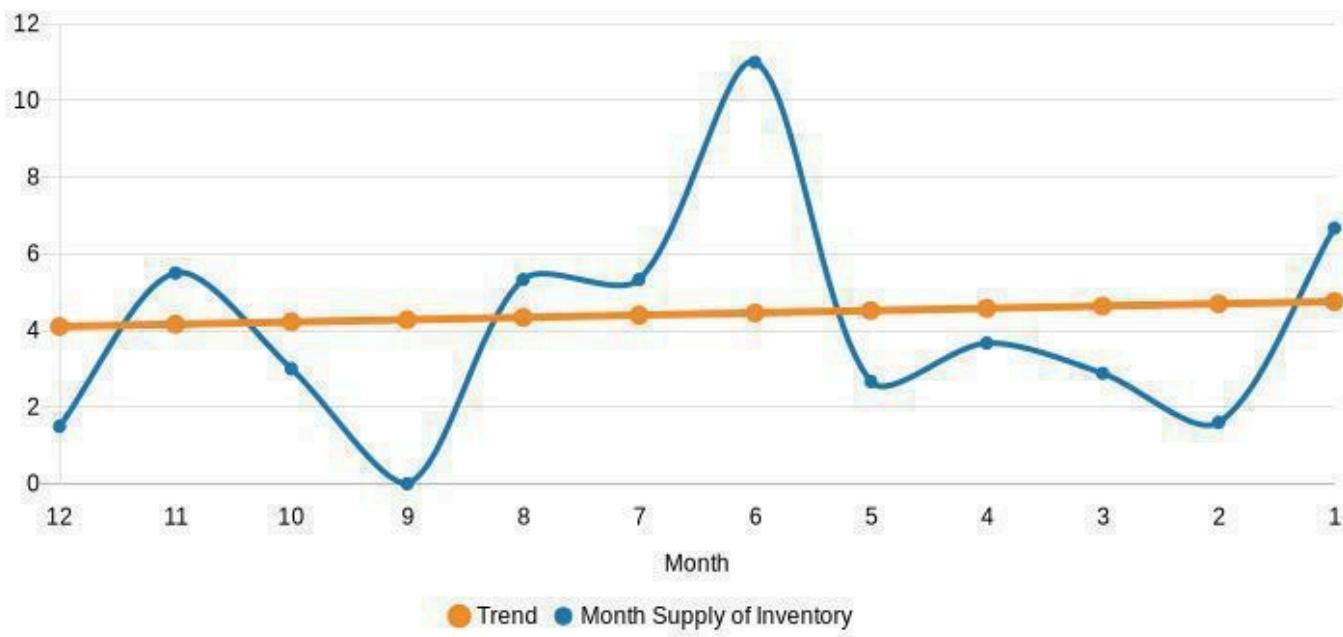
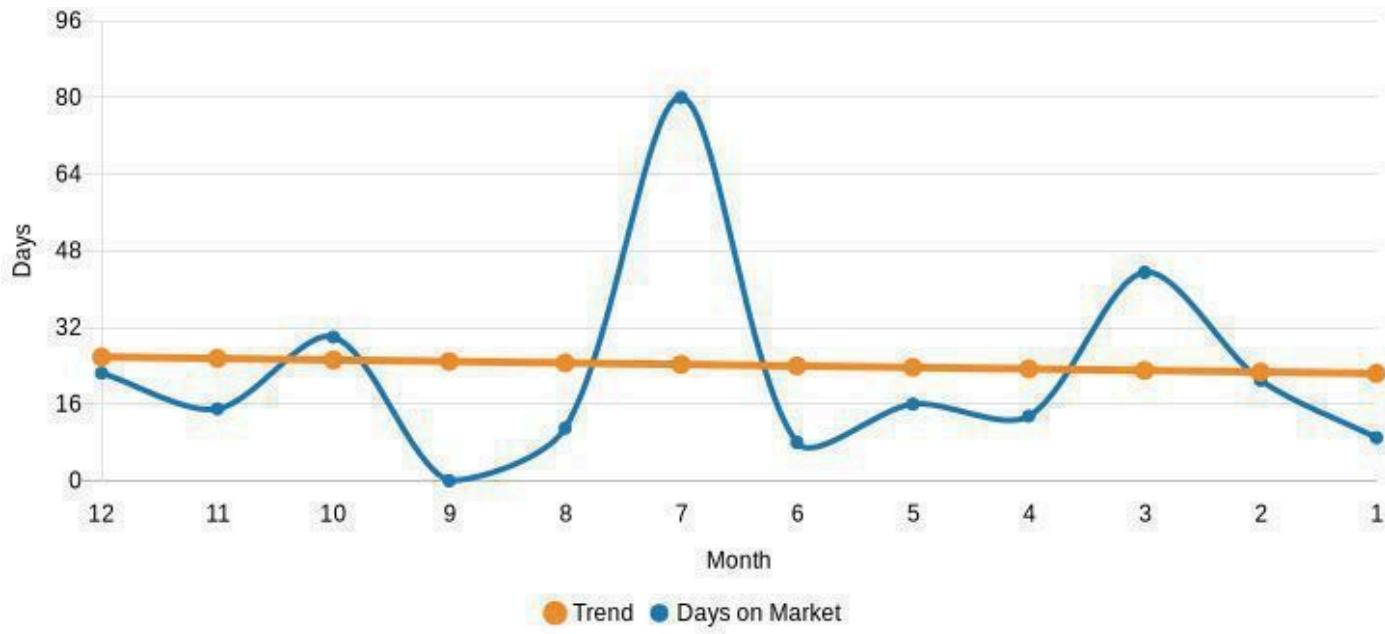
| | |
|----------------------|----------|
| Property Value Trend | Stable |
| Demand/Supply | Shortage |

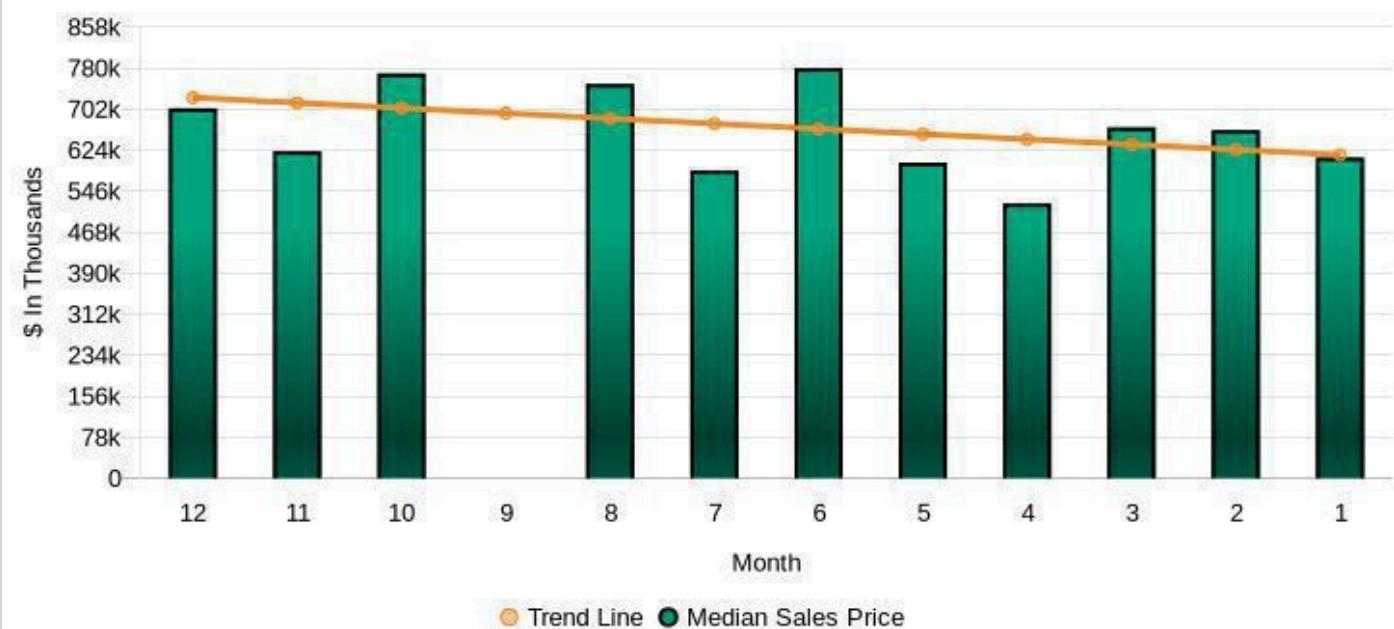
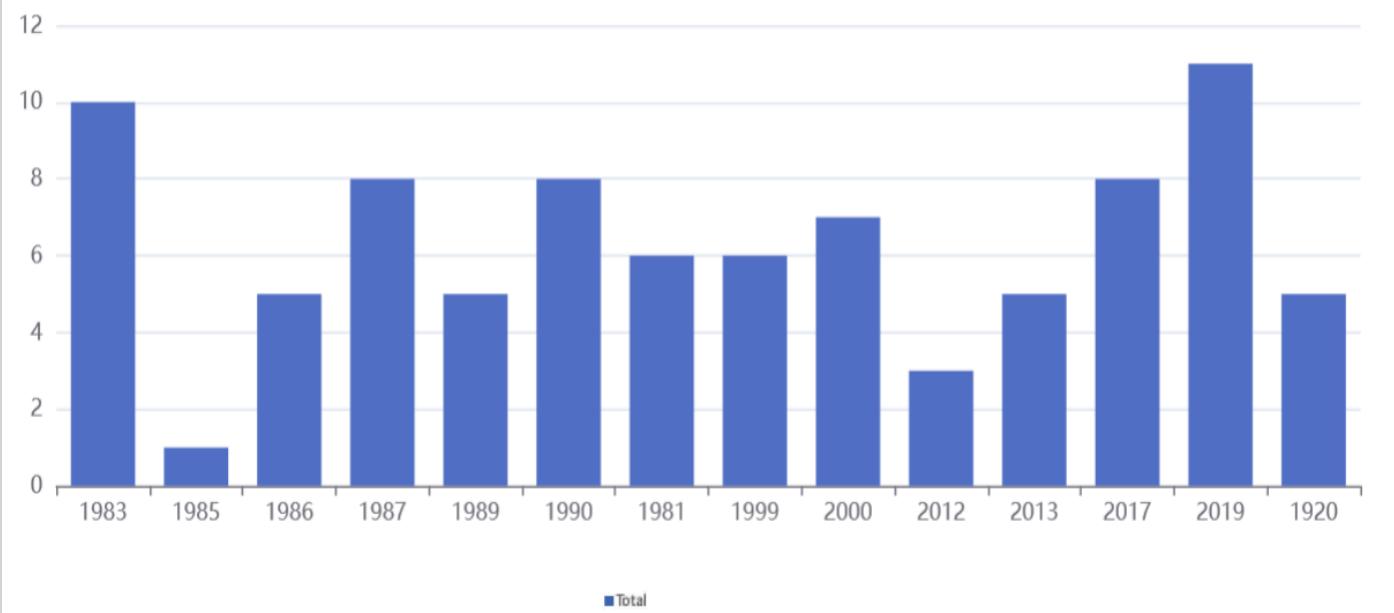
Marketing Time

Under 3 months

Market Commentary

Despite lack of supply, homes are not going up in value due to seasonality. This is typical for 3rd quarter, evidenced by the fact that there are only 2 active listings, which are inferior to the subject and not indicative of prices decreasing.

Market Exhibits**Absorption Rate****Median Days on Market**

Price Trend**Year Built of Sales**

| Project Information | Planned Unit Development (PUD) | <input checked="" type="checkbox"/> | Condominium | <input type="checkbox"/> | Cooperative | <input type="checkbox"/> | Condop | <input type="checkbox"/> |
|--|--------------------------------|-------------------------------------|-------------|--------------------------|-------------|--------------------------|--------|--------------------------|
| Project Information Data Source Real Estate Agent | | | | | | | | |
| Mandatory Fees (HOA, PUD, or Co-op) | | | | | | | | |
| Monthly Amount | \$34 | | | | | | | |
| Common Amenities/ Services Included | Trash Removal | | | | | | | |
| Utilities Included | None | | | | | | | |

Project Factors and Impact to Value/Marketability

| Project Factor | Detail | Impact | Comment |
|-----------------------------------|--------|--------|---------|
| Developer/Sponsor in Control | No | | |
| Known Legal Actions | None | | |
| Unit Special Assessments | None | | |
| Unit Tax Abatements or Exemptions | None | | |

Project Information Exhibits

Subject Listing Information *Current and/or relevant listings of the subject property (minimum 1 year look back)*

| Listing Status | Listing Type | Listing ID | Start Date | End Date | DOM | Starting List Price | Current or Final List Price |
|------------------|--------------|------------|------------|------------|-----|---------------------|-----------------------------|
| Pending | MLS | FQ999999 | 2019-09-05 | 2019-09-17 | 12 | 489000 | 489000 |
| Total DOM | | | | | | | 12 |

Analysis of Subject Property Listing History The only listing of the subject property in the past year has been for \$489,000 for 12 days prior to contract. The contract provided to the appraiser contains no atypical terms or conditions, see Sales Contract section for further analysis.

Sales Contract

| Yes No | Contract Price | \$489,000 |
|--|----------------------------|---------------------|
| <input checked="" type="checkbox"/> <input type="checkbox"/> | Contract Date | 9/17/2019 |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | Transfer Terms | Typically Motivated |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | Personal Property Conveyed | Yes |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | | |

Is there a sales contract?

Was sales contract information analyzed?

Does this appear to be an arm's length transaction?

Financial Sales Concessions *Financial assistance paid by or on behalf of the seller as an inducement to purchase the subject property*

| | |
|-------------------------|------|
| Known Sales Concessions | Yes |
| Total Sales Concessions | 5000 |
| Typical for Market | true |

Sales Contract Analysis

\$5,000 concession towards repair of the carpet. Window treatments, washer and dryer, and media room projector conveyed per sales contract.

Prior Sale and Transfer History

Subject Transfer History

Prior sales and/or transfers of the subject property (minimum 3 year look back)

| | |
|--------------------------|------|
| Prior Sales or Transfers | None |
| Data Source | MLS |

Analysis of Prior Sale and Transfer History of Subject Property Only prior sale of the subject was when it was a new construction in 2004.

Comparable Transfer History

Prior sales and/or transfers of the comparable properties from the 'Sales Comparison Approach' section (minimum 1 year look back)

| # | Transfer Terms | Date | Amount | Data Source |
|---|---------------------|----------|-----------|-------------|
| 1 | Typically Motivated | 9/1/2018 | \$430,000 | MLS |
| 2 | None | | | MLS |
| 3 | None | | | MLS |

Analysis of Prior Sale and Transfer History of Comparable Sales Prior sale of comp 1 was a typically motivated arms-length transaction.

Sales Comparison Approach

| | | Subject Property | Comparable #1 | Comparable #2 | Comparable #3 |
|---|---|---|--|---|--|
| General Information | | | | | |
| Property Address | 17132 Edgewater Ln Huntington Beach, CA 12345 | 17163 Roundhill Dr Huntington Beach, CA 12345 | 3942 Kitten Cir Huntington Beach, CA 12345 | 17085 Edgewater Ln Huntington Beach, CA 12345 | |
| |  |  |  |  | |
| Data Source | | Assessor Record Exterior Inspection MLS 123456 | Assessor Record Exterior Inspection MLS 33A245 | Assessor Record Exterior Inspection MLS 678A12 | |
| Proximity to Subject | | 0.17 Miles N | 0.06 Miles N | 0.4 Miles NE | |
| List Price | \$489,000 | \$460,000 | \$449,900 | \$525,000 | |
| Listing Status | Pending | Settled Sale | Settled Sale | Settled Sale | |
| Contract Price | \$489,000 | | — | — | |
| Sale Price | | \$460,000 | \$450,000 | \$520,000 | |
| Sales Concessions | \$5,000 | \$8,500 | \$0 | \$11,000 | \$0 |
| Contract Date | 9/17/2019 | 7/22/2019 | \$0 | 8/5/2019 | \$0 |
| Sale Date | | 8/17/2019 | | 9/10/2019 | 8/31/2019 |
| Days on Market | 12 | 12 | | 6 | 14 |
| Attached/Detached | Detached | Detached | Detached | Detached | |
| Property Rights Appraised | Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| Site | | | | | |
| Site Size | 14950 Sq. Ft. | 17886 Sq. Ft. | 0 | 13038 Sq. Ft. | 0 |
| Neighborhood Name | Sunnyside | Sunnyside | | | Hilldale |
| Topography | Rolling | Rolling | | Rolling | Flat |
| Site Characteristics | Topography | Topography | | Topography | Topography |
| Site Influence (Location) | Residential | Residential | | Busy Roadway | Residential |
| View Range | Residential Full | Residential Full | | Residential Full | Residential Full |
| Dwelling(s) | | | | | |
| Year Built | 2004 | 2004 | | 2004 | 2001 |
| Dwelling Style | Colonial | Colonial | | Colonial | Colonial |
| Heating | Forced Warm Air Natural Gas | Forced Warm Air Natural Gas | | Forced Warm Air Natural Gas | Forced Warm Air Natural Gas |
| Cooling | Centralized | Centralized | | Centralized | Centralized |
| Energy Efficient and Green Features | | | | | |
| Efficiency Rating | HERS 62 | | None | HERS 61 | None |
| Unit(s) | | | | | |
| Bedrooms | 5 | 4 | \$10,000 | 4 | \$10,000 |
| Baths - Full Half | 3 1 | 2 1 | \$10,000 | 2 2 | \$5,000 |
| Finished Area Above Grade | 3002 Sq. Ft. | 3260 Sq. Ft. | (\$10,300) | 2804 Sq. Ft. | \$7,900 |
| Finished Area Below Grade | 1300 Sq. Ft. | 0 Sq. Ft. | \$26,000 | 1200 Sq. Ft. | \$2,000 |
| Unfinished Area Below Grade | 230 Sq. Ft. | 1624 Sq. Ft. | (\$13,940) | 66 Sq. Ft. | \$1,640 |
| Basement Access | Walk Out | Walk Up | \$2,000 | Walk Up | \$2,000 |
| Quality and Condition (Ratings: 1-6, 1 is highest) | | | | | |
| Exterior Quality and Condition | | | | | |
| Quality | Q4 | | Q4 | Q4 | Q4 |
| Exterior Walls and Trim | Vinyl | | Vinyl | Vinyl | Vinyl |
| Roof | Composition | | Composition | Composition | Composition |
| Condition | C4 | | C4 | C4 | C4 |
| Interior Quality and Condition | | | | | |
| Quality | Q4 | | Q4 | Q4 | Q4 |
| Condition | C4 | | C4 | C4 | C4 |
| Kitchen | Not Updated | | Partially Updated | Not Updated | Not Updated |
| Overall Flooring | Not Updated | | Not Updated | Not Updated | Not Updated |
| Overall Quality and Condition (Ratings: 1-6, 1 is highest) | | | | | |
| Quality | Q4 | | Q4 | Q4 | Q4 |
| Condition | C4 | | C4 | C4 | C4 |
| Property Amenities | | | | | |
| Outdoor Living | Deck Porch | Patio Deck | 6000 | Patio Porch | 2000 |
| Water Features | — | — | — | — | Inground Pool |
| Miscellaneous | Other Other | — | 6000 | — | 6000 |
| Vehicle Storage | | | | | |
| Type Spaces Detail | Driveway 2 Asphalt Garage 2 Built-in 460 Sq. Ft. | Driveway 2 Asphalt Garage 2 Built-in | \$141 | Driveway 2 Asphalt Garage 2 Built-in | Driveway 2 Asphalt Garage 2 Built-in |
| Summary | | | | | |
| List Price | \$489,000 | \$460,000 | | \$449,900 | \$525,000 |
| Contract Price | 489000 | | | — | — |
| Sale Price | | \$460,000 | | \$450,000 | \$520,000 |
| Net Adjustment Total | | \$30,760 | | \$40,540 | \$14,400 |
| Price Per Finished Area Above Grade | | \$141 | | \$160 | \$185 |
| Adjusted Price | | \$490,760 | | \$490,540 | \$534,400 |
| Comparable Weight | | Most | | Most | Less |

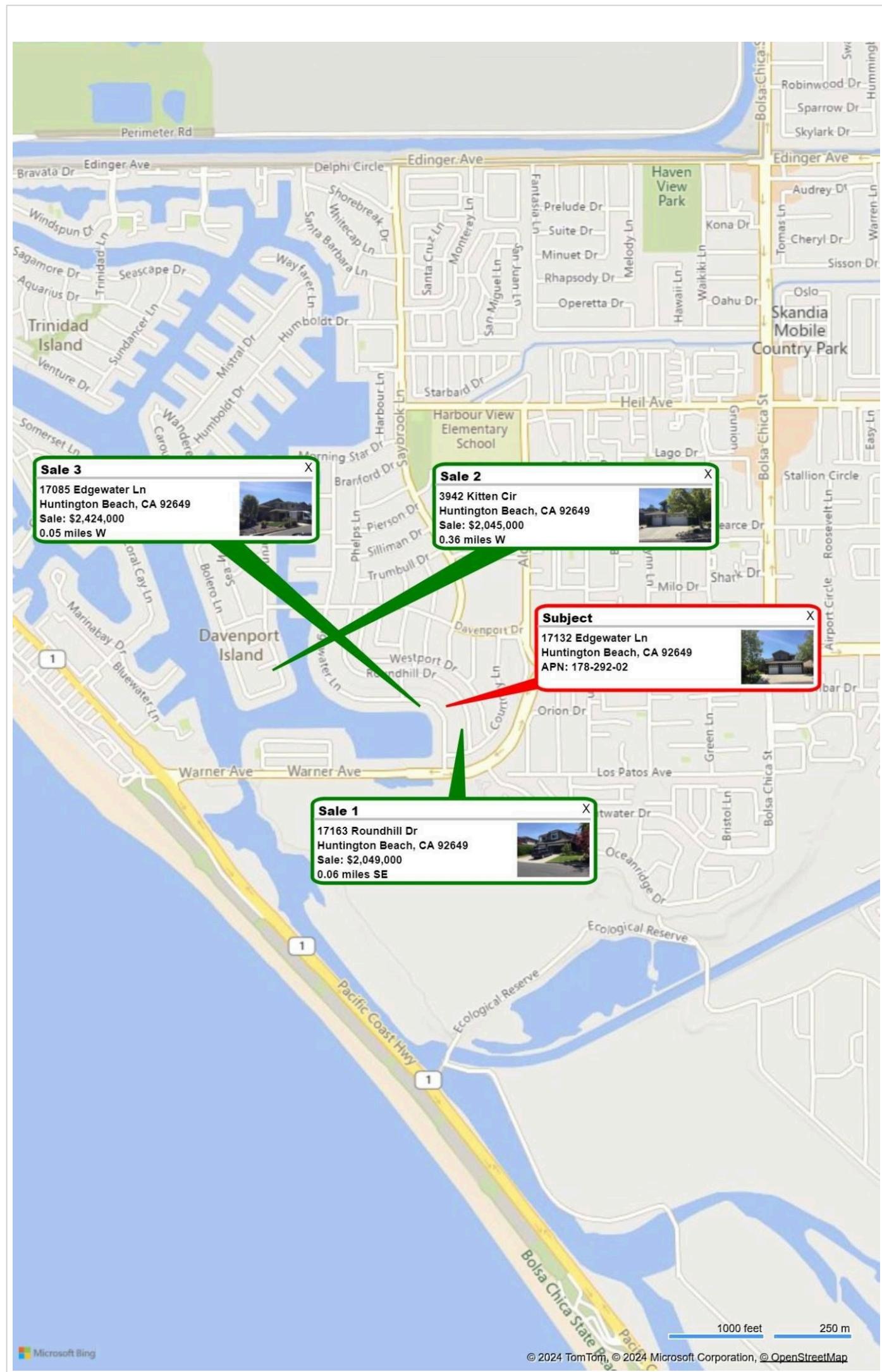
| Subject Property | Comparable #1 | Comparable #2 | Comparable #3 |
|---|---------------|---------------|---------------|
| Indicated Value by Sales Comparison Approach | | | |
| Indicated Value | \$491,000 | | |

Reconciliation of Sales Comparison Approach

Comps 1 and 2 were from the same neighborhood as the Subject. Comp 3 not given as much weight because of different subdivision. Condition Rating adjustments were made to all comps due to the subject's flooring having stained carpets and no updates. Comp 1 also had a partially updated kitchen which was accounted for in the Condition Rating adjustment. Sales with property characteristics of 5 bedrooms, media room and wet bar were in the competitive market area, exhibited in #4 and 5 of the Additional Properties Analyzed Not Used, but were not as comparable since they were larger, farther away, and superior quality.

Additional Properties Analyzed Not Used

| # | Property Address | Sale Date | Status | Reason Not Used | Comment |
|---|--|-----------|--------------|----------------------------|---|
| 1 | 101 Somewhere Ln Huntington Beach, CA 12345 | -- | Active | Proximity Quality | Inferior quality and non-similar location |
| 2 | 955 Black Swan Rd Huntington Beach, CA 12345 | -- | Pending | Proximity Quality | Superior quality and located further from subject |
| 3 | 325 Summit Ct Huntington Beach, CA 12345 | 8/21/2019 | Settled Sale | Proximity | Located further from subject |
| 4 | 7464 Blank Ln Huntington Beach, CA 12345 | 6/2/2019 | Settled Sale | Proximity Finished Area | Had 5 bedrooms, but because it was larger and farther away, it was not used. |
| 5 | 8718 Mover Ln Huntington Beach, CA 12345 | 7/13/2019 | Settled Sale | Finished Area Quality | Property has a media room and wet bar, but is larger and of superior quality. |

Sales Comparison Approach (continued)**Sales Comparison Map**

Sales Comparison Approach (continued)**Sales Comparison Approach Exhibits****Comparable #1****Comparable #2****Comparable #3****Reconciliation****Approaches to Value**

| | Sales Comparison Approach | Income Approach | Cost Approach |
|----------------------|----------------------------------|------------------------------------|------------------------------------|
| Indicated Value | \$491,000 | | |
| Reason for Exclusion | | Not Necessary for Credible Results | Not Necessary for Credible Results |

Appraisal Summary

| | |
|--------------------------------|-------------------|
| Contract Price | \$489,000 |
| Opinion of Market Value | \$491,000 |
| Market Value Condition | Subject to Repair |

| | |
|------------------------------------|-----------|
| Reasonable Exposure Time | 0-90 days |
| Effective Date of Appraisal | 4/20/2024 |

Final Value Condition Statement This appraisal is made subject to the itemized list of repairs recommended below on the basis of a hypothetical condition that the repairs or alterations have been completed, and . This might have affected the assignment results.

Reconciliation of Market Value

The Sales Comparison Approach is the only approach given weight in this report. The As Is Overall Condition Rating is C5 due to the damaged roof with missing flashing; although there are no apparent active leaks this leaves the roof permeable to water intrusion. This appraisal is made subject to repairing the roof and the appraised Overall Condition rating of C4 is made on the basis of a hypothetical condition that the repair has been completed.

Apparent Defects, Damages, Deficiencies

The items listed below represent the As Is condition as of the effective date of this report

| Feature | Location | Description | Affects Soundness or Structural Integrity | Recommended Action | Estimated Cost to Repair |
|--------------------------|-----------------|---|---|--------------------|---------------------------|
| Dwelling Exterior | | | | | |
| Roof | Section of Roof | Damaged roof with missing flashing leaving the roof permeable to water intrusion. | Yes | Repair | \$1500 |
| Unit Interior | | | | | |
| Flooring | Dining Room | Carpet is stained in one corner of the Dining Room. | No | None | |
| | | | | | Total Cost \$1,500 |

As Is Overall Condition Rating C5

Existing condition of the property as of the effective date of this appraisal, excluding all required repairs, alterations, or inspections

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 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 Intended Use, Intended User, and the certifications are also not permitted. However, additional Intended Use, Intended User, and 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 assignment is based on the applicable assignment elements, including: the client and any other intended users, the intended use, the definition of market value that follows, the effective date, the subject property and its relevant characteristics, and the applicable assignment conditions. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property; (2) research, verify, and analyze adequate and reliable data for the subject market area including data for each comparable property reported; and (3) report his or her analyses, opinions, and conclusions in this appraisal report.

Intended Use

The intended use of the opinions and conclusions contained in this appraisal report is for the intended user to evaluate the property that is the subject of this appraisal for a mortgage finance transaction or related activities.

Intended User

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

Definition of Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale with the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and 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 costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable because 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 assumes that the title is good and marketable unless he or she becomes aware of information to the contrary.

If the appraiser has included a sketch or floor plan in this appraisal report, it shows the approximate dimensions and is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, floor plans, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions in the data relied upon and makes no guarantees, express or implied, regarding their accuracy. If the source date is prior to the effective date of the appraisal, the appraiser assumes the property characteristics and supporting information have not changed in the interim.

The appraiser will not be required to 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.

The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that the appraiser became aware of during the development of 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 assumes 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.

Certifications**Appraiser Certifications**

The Appraiser certifies and agrees that:

- 1.** I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.
- 2.** I performed this assignment without bias with respect to the parties involved in this transaction, the property that is the subject of this report, or the demographics of the area where the property is located.
- 3.** I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.
- 4.** I did not base any part of my appraisal on the actual or perceived race, color, religion, sex (including sexual orientation or gender identity), age (other than as applicable for legally age-restricted communities), marital status, disability, familial status, or national origin of the present or prospective owners or occupants of either the subject property or properties in the area of the subject property or on any other basis prohibited by the Fair Housing Act or the Equal Credit Opportunity Act, or any other basis prohibited by law.
- 5.** I stated in this appraisal report my own personal, unbiased, and professional analyses, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 6.** I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 7.** I meet the credential requirements for this assignment as of the date of this appraisal report and have knowledge and experience in appraising this type of property in this market area.
- 8.** 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.
- 9.** 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.
- 10.** I personally performed an onsite inspection of the interior and exterior areas of the subject property. I reported the readily observable condition of the improvements in factual, specific terms. I identified and reported any known physical deficiencies that could affect the soundness or structural integrity of the property.
- 11.** 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 transmitted.
- 12.** Using information available in the normal course of business, 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.
- 13.** Using information available in the normal course of business, 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.
- 14.** I based my valuation on the available properties that are most similar to the subject property.
- 15.** 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.
- 16.** I have identified the differences between the subject and comparable properties, analyzed the market reaction to those differences, and reflected those differences in the analysis.
- 17.** To the extent possible, 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.
- 18.** 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.) that I became aware of during the development of 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.
- 19.** 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.
- 20.** 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 analyses 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).
- 21.** I personally prepared conclusions and opinions about the real estate that were set forth in this appraisal report. Andrew Appraiser provided significant real property appraisal assistance in the development of this report. I certify that any individual so named is qualified to perform the assistance.

Certifications (continued)

22. 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.

23. 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.

24. 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. Any person or entity who receives this appraisal report in accordance with the foregoing may choose to store, copy, reproduce, analyze, use and distribute this appraisal report in whole or in part in any format for internal or external purposes without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

25. 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.

26. 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 choose to rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties. A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

27. If this 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 report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.

28. 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.

29. I have not performed any service regarding the subject property within the three years preceding the agreement to perform this assignment.

Signature

| | | | |
|------------------|------------------------------|----------------|-----------------------|
| Appraiser | | Level | Certified Residential |
| | 4/20/2024 | ID | XYZ12345 |
| Agatha Appraiser | Date of Signature and Report | State | VA |
| | | Expires | 10/10/2026 |