



APPRAISAL OF REAL PROPERTY

LOCATED AT:

882 Shortland Way
BOOK 35, PAGE 004. THE COMPLETE LEGAL DESCRIPTION WAS NOT AVAILABLE IN THE NORMAL C
Manteca, CA 95337

FOR:

LOAN DEPOT WHOLESAL
26642 TOWNE CENTRE DRIVE
FOOTHILL RANCH, CA 92610

AS OF:

05/19/2019

BY:

DEBRA HARMAN

Uniform Residential Appraisal Report

File # 693530

SUBJECT

CONTRACT

NEIGHBORHOOD

SITE

IMPROVEMENTS

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	882 Shortland Way	City	Manteca	State	CA	Zip Code	95337		
Borrower	TEFFANY MALONE / JULIUS MALONE	Owner of Public Record	LEJA DANIEL C / LEJA ELIZABETH H	County	SAN JOAQUIN				
Legal Description	BOOK 35, PAGE 004. THE COMPLETE LEGAL DESCRIPTION WAS NOT AVAILABLE IN THE NORMAL COURSE OF BUSINESS.								
Assessor's Parcel #	224-080-21	Tax Year	2018	R.E. Taxes \$	5,741				
Neighborhood Name	BIANCHI RANCH	Map Reference	244-D3	Census Tract	0051.14				
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$	0 <input type="checkbox"/> per year <input type="checkbox"/> per month		
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)								
Assignment Type	<input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)								
Lender/Client	LOAN DEPOT WHOLESale Address 26642 TOWNE CENTRE DRIVE, FOOTHILL RANCH, CA 92610								
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
Report data source(s) used, offering price(s), and date(s). DOM 4;THE SUBJECT PROPERTY HAS BEEN LISTED ON THE MARKET IN THE PAST 12 MONTHS									
PER MLS / REALIST. LISTED ON 05/01/2019 FOR \$520,000 AND PENDING ON 05/07/2019 FOR \$520,000, MLS #19029615.									
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;THE PURCHASE CONTRACT WAS SIGNED BY ALL PARTIES AND CONTAINS ONE PAGE.									
Contract Price \$ 525,000 Date of Contract 05/05/2019 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) REALIST									
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
If Yes, report the total dollar amount and describe the items to be paid. \$5,000;;SELLER TO CONTRIBUTE 5,000 IN ESCROW TOWARDS BUYERS									
RECURRING AND NON RECURRING COSTS.									
Note: Race and the racial composition of the neighborhood are not appraisal factors.									
Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %		
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	450	Low 5	Multi-Family	%		
Neighborhood Boundaries HIGHWAY 120 TO THE NORTH, OPEN SPACE TO THE SOUTH, S MAIN ST TO THE WEST AND PILLSBURY RD TO THE EAST.				575	High 25	Commercial	20 %		
				525	Pred. 15	Other	%		
Neighborhood Description SUBJECT IS LOCATED IN A ESTABLISHED DEVELOPMENT CONSISTING OF ABOVE AVERAGE QUALITY, ONE AND TWO STORY SINGLE FAMILY RESIDENCES. THERE IS GOOD ACCESS TO HIGHWAY 120 AND FREEWAY 99. ALL SUBURBAN CONVENIENCES SUCH AS SCHOOLS AND SHOPPING ARE WITHIN A FIVE MILE RADIUS.									
Market Conditions (including support for the above conclusions) SEE MARKET CONDITIONS ADDENDUM.									
Dimensions 0.1428 Area 6220 sf Shape RECTANGULAR View N;Res;									
Specific Zoning Classification R-10		Zoning Description SINGLE FAMILY RESIDENTIAL							
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)									
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe									
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type		Public	Private	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley NONE	<input type="checkbox"/>	<input type="checkbox"/>	
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone	x	FEMA Map #	06077C0640F	FEMA Map Date	10/16/2009		
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe									
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe									
SUBJECT IS LOCATED ON AN INTERIOR LOT AND PROVIDED WITH AVERAGE UTILITY. NO APPARENT ADVERSE EASEMENTS OR ENCROACHMENTS NOTED. SEE PRELIMINARY REPORT FOR ADDITIONAL EASEMENT AND ENCROACHMENT INFORMATION. THE SUBJECT PROPERTY EXPERIENCED EXTERNAL OBSOLESCENCE FROM BACKING TO A NEIGHBORHOOD ACCESS STREET (MINOR TRAFFIC NOISE).									
General Description		Foundation		Exterior Description		materials/condition	Interior		materials/condition
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls	CONCRETE/AVG+	Floors	TILE/CPT/GOOD		
# of Stories	2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	STUCCO/AVG+	Walls	DRYWALL/GOOD		
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	0 sq.ft.	Roof Surface	TILE/AVG+	Trim/Finish	WOOD/PAINT/GD		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0 %	Gutters & Downspouts	METAL/AVG+	Bath Floor	CPT/VINYL/TILE/GD		
Design (Style)	CONTEMP	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	DUAL PANE/AVG+	Bath Wainscot	TILE/CUL MRB/GD		
Year Built	2001	Evidence of <input type="checkbox"/> Infestation	NONE	Storm Sash/Insulated	N/A	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs)	9	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	YES/AVG+	<input checked="" type="checkbox"/> Driveway	# of Cars	2	
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	CONCRETE		
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence WOOD	<input checked="" type="checkbox"/> Garage	# of Cars	3	
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck CNCR	<input checked="" type="checkbox"/> Porch CONCRETE	<input type="checkbox"/> Carport	# of Cars	0	
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool NONE	<input type="checkbox"/> Other NONE	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in	
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) NONE									
Finished area above grade contains: 11 Rooms 6 Bedrooms 3.0 Bath(s) 3,157 Square Feet of Gross Living Area Above Grade									
Additional features (special energy efficient items, etc.). SEE ATTACHED ADDENDUM.									
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-six to ten years ago;Bathrooms-updated-six to ten years ago;SUBJECT'S INTERIOR AND EXTERIOR HAVE BEEN WELL MAINTAINED AND ARE IN GOOD CONDITION. DEPRECIATION HAS BEEN MINIMIZED WITH UPDATING AND MAINTENANCE. FLOOR PLAN IS FUNCTIONAL AND PROVIDES GOOD UTILITY, DESIGN, AND APPEAL. NO PHYSICAL OR FUNCTIONAL INADEQUACIES WERE NOTED.									
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe									
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe									

Uniform Residential Appraisal Report

File # 693530

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 complete visual inspection of the interior and exterior areas of the subject property, (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.

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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. 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 the 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.
6. 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.

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

- I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- I performed a complete visual inspection of the interior and exterior areas of the subject property. 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.
- 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.
- 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.
- 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.
- 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.
- I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 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.
- 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.
- 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.
- I have knowledge and experience in appraising this type of property in this market area.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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.

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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).

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

Signature

Debra Harman

Name

DEBRA HARMAN

Company Name

DH APPRAISALS

Company Address

620 WARD WAY

MANTECA, CA 95336

Telephone Number

(209) 495-3930

Email Address

DEB.HARMAN@COMCAST.NET

Date of Signature and Report

05/20/2019

Effective Date of Appraisal

05/19/2019

State Certification #

or State License #

AL034100

or Other (describe)State #

State

CA

Expiration Date of Certification or License

05/20/2020

ADDRESS OF PROPERTY APPRAISED

882 Shortland Way

Manteca, CA 95337

APPRAISED VALUE OF SUBJECT PROPERTY \$

525,000

LENDER/CLIENT

Name

CLASS VALUATION

Company Name

LOAN DEPOT WHOLESALE

Company Address

26642 TOWNE CENTRE DRIVE, FOOTHILL

RANCH, CA 92610

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street

Date of Inspection
- ☐ Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street

Date of Inspection

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SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
	Address		882 Shortland Way Manteca, CA 95337		256 Pear Tree St Manteca, CA 95337			1746 Buena Vista Dr Manteca, CA 95337								
	Proximity to Subject				0.61 miles W			0.36 miles W								
	Sale Price		\$ 525,000		\$ 575,000			\$ 519,900			\$					
	Sale Price/Gross Liv. Area		\$ 166.30 sq.ft.		\$ 183.06 sq.ft.			\$ 157.07 sq.ft.			\$ sq.ft.					
	Data Source(s)				METROLIST #19025837;DOM 23			METROLIST #19025851;DOM 17								
	Verification Source(s)				REALIST			REALIST								
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
	Sales or Financing Concessions				Listing				Listing							
	Date of Sale/Time				Active				c05/19							
	Location		A;BACKS ACCES		N;Res;		-5,000		A;ACCESS STRE		0					
	Leasehold/Fee Simple		FEE SIMPLE		FEE SIMPLE				FEE SIMPLE							
	Site		6220 sf		9653 sf		-6,866		8093 sf		-3,746					
	View		N;Res;		N;Res;				N;Res;							
	Design (Style)		DT2;CONTEMP		DT2;CONTEMP				DT2;CONTEMP							
	Quality of Construction		Q3		Q3				Q3							
	Actual Age		18		14		0		12		0					
	Condition		C3		C3				C3							
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	0	Total	Bdrms.	Baths	0	Total	Bdrms.	Baths
	Room Count		11	6	3.0	10	4	2.1	+11,500	10	4	3.0	+10,000			
	Gross Living Area		3,157 sq.ft.		3,141 sq.ft.		0		3,310 sq.ft.		-6,885		sq.ft.			
	Basement & Finished Rooms Below Grade		Osf		Osf				Osf							
	Functional Utility		AVERAGE		AVERAGE				AVERAGE							
	Heating/Cooling		FAU/CENTRAL		FAU/CENTRAL				FAU/CENTRAL							
	Energy Efficient Items		DUAL PANE		DUAL PANE				OWNED SOLAR		-15,000					
	Garage/Carport		3ga2dw		2ga3dw		+5,000		3ga3dw		0					
	Porch/Patio/Deck		PORCH/PATIO		PORCH/PATIO				PORCH/PATIO							
	FIREPLACE		1 FIREPLACE		2 FIREPLACES		-2,000		1 FIREPLACE							
	POOL		NO POOL		POOL		-20,000		NO POOL							
	Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -17,366		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -15,631		<input type="checkbox"/> + <input type="checkbox"/> -		\$	
	Adjusted Sale Price of Comparables				Net Adj. 3.0 %				Net Adj. 3.0 %				Net Adj. %			
					Gross Adj. 8.8 %		\$ 557,634		Gross Adj. 6.9 %		\$ 504,269		Gross Adj. %		\$	
	SALE HISTORY	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).														
		ITEM		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6				
		Date of Prior Sale/Transfer														
		Price of Prior Sale/Transfer														
		Data Source(s)		MLS / REALIST		MLS / REALIST			MLS / REALIST							
		Effective Date of Data Source(s)		05/19/2019		05/19/2019			05/19/2019							
		Analysis of prior sale or transfer history of the subject property and comparable sales WITHIN THE PAST 12 MONTHS COMPARABLES #4 AND #5 HAVE NOT TRANSFERRED OWNERSHIP PER MULTIPLE LISTING SERVICE / REALIST.														
ANALYSIS / COMMENTS	Analysis/Comments		COMPARABLES #4 AND #5 SUPPORT THE VALUES OF COMPARABLES #1 - #3.													

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

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.

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence 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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

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

Explanation of Bathroom Count

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

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

[illegible]

Supplemental Addendum

File No. 693530

Borrower	TEFFANY MALONE / JULIUS MALONE				
Property Address	882 Shortland Way				
City	Manteca	County	SAN JOAQUIN	State	CA Zip Code 95337
Lender/Client	LOAN DEPOT WHOLESAL				

ADDITIONAL FEATURES:

NICELY LANDSCAPED YARDS, CONCRETE WALKWAYS & DRIVEWAY, WOOD FENCES, FORCED AIR HEATING & CENTRAL AIR CONDITIONING, ATTACHED THREE CAR TANDEM WITH ROLL-UP DOOR, SPRINKLER SYSTEM, COVERED CONCRETE PORCH, SECURITY SYSTEM, CONCRETE PATIO, UPGRADED TILE FLOOR THROUGHOUT AND CARPET, WINDOW & WALL COVERINGS, TWO-TONE INTERIOR PAINT, RECESSED LIGHTING, FIRE SPRINKLER SYSTEM, KITCHEN WITH TILE FLOOR, CORIAN COUNTERS WITH CORIAN BACK SPLASH, CABINETS WITH UNDER CABINET LIGHTING, SOME STAINLESS STEEL APPLIANCES, CENTER ISLAND WITH BREAKFAST BAR AND BUTLERS PANTRY, FAMILY ROOM WITH WET BAR AND FIREPLACE WITH MANTEL, INSIDE LAUNDRY WITH TILE FLOOR, CABINETS, BUILT-IN SINK AND CLOSET, BATHROOM WITH TILE FLOOR, TILE BANJO VANITY TOP AND CULTURED MARBLE WAINSCOT, HALL BATHROOM WITH TILE FLOOR, TILE VANITY TOP, DOUBLE SINKS AND CULTURED MARBLE WAINSCOT, MASTER RETREAT, MASTER BATHROOM WITH CARPET AND VINYL FLOOR, TILE VANITY TOP, DOUBLE SINKS, TILE WAINSCOT, JETTED TUB AND WALK-IN CLOSET.

THE INITIAL COMPARABLE SALE SEARCH FOCUSED ON SALES WITH TRANSACTION DATES WITHIN THE PAST SIX MONTHS, LOCATED WITHIN 1.00 MILE OF THE SUBJECT PROPERTY, WITHIN 300 SQ FT ABOVE GRADE GLA. THE INITIAL SEARCH RESULTED IN 10 PROPERTIES, HOWEVER, ONLY TWO PROPERTIES WERE CONSIDERED COMPARABLE. THE SEARCH WAS THEN EXPANDED WITHIN THE PAST EIGHT MONTHS, LOCATED WITHIN 1.00 MILE AND WITH SIMILAR EXTERNAL OBSOLESCENCE AND SIX BEDROOMS. THE SEARCH RESULTED IN ONE PROPERTY OF WHICH ONE PROPERTY WAS CONSIDERED MOST COMPARABLE. THE OTHERS WERE CONSIDERED SUPERIOR OR INFERIOR QUALITY SALES. IT IS THIS APPRAISER'S OPINION, THE COMPARABLES USED IN THIS REPORT ARE THE BEST AVAILABLE AND SUPPORT A CREDIBLE OPINION OF VALUE.

DIFFERENCES IN LOT SIZE WAS CALCULATED AT \$2.00 PSF. GLA WAS CALCULATED AT \$45 PSF. BEDROOM ADJUSTMENTS WERE MADE AT \$5,000. HALF BATH ADJUSTMENTS WERE MADE AT \$1,500. GARAGE ADJUSTMENTS WERE MADE AT \$5,000 PER CAR. FIREPLACE ADJUSTMENTS WERE MADE AT \$2,000. IN-GROUND POOL ADJUSTMENTS WERE MADE AT \$20,000. OWNED SOLAR ADJUSTMENTS WERE MADE AT \$15,000. COMPARABLES #4 AND #5 DID NOT REQUIRE LIST-TO-PRICE RATIO ADJUSTMENTS DUE TO % OF LIST PRICE AT 100%. WEIGHT WAS GIVEN TO COMPARABLE #1 DUE TO RECENT SALE DATE AND WEIGHT GIVEN TO COMPARABLE #2 DUE TO SIMILAR EXTERNAL INFLUENCE, GLA AND ROOM COUNT. PERSONAL PROPERTY HAS NO AFFECT ON OPINION OF MARKET VALUE.

LOT SIZE ADJUSTMENTS WERE MADE ABOVE 1,000 SF DIFFERENCE. COMPARABLE #2 WAS 837 SF DIFFERENCE. THEREFORE, NO ADJUSTMENT WAS DEEMED WARRANTED.

THE SUBJECT PROPERTY EXPERIENCED EXTERNAL OBSOLESCENCE FROM BACKING TO A NEIGHBORHOOD ACCESS STREET (MINOR TRAFFIC NOISE). COMPARABLES #1, #3 AND #4 DID NOT EXPERIENCE EXTERNAL OBSOLESCENCE. THEREFORE, REQUIRED LOCATION ADJUSTMENTS DOWNWARD \$5,000. COMPARABLES #2 AND #5 EXPERIENCED SIMILAR EXTERNAL OBSOLESCENCE FROM LOCATION ON A NEIGHBORHOOD ACCESS STREET (MINOR TRAFFIC NOISE). THEREFORE, NO LOCATION ADJUSTMENTS WERE DEEMED WARRANTED.

THE SUBJECT PROPERTY WAS LOCATED WITHIN PROXIMITY TO A PARK AND RAILROAD TRACKS. THIS APPRAISER OBSERVED NO PARK OR RAILROAD TRACK INFLUENCES FOR THE SUBJECT PROPERTY. IT IS THIS APPRAISER'S OPINION THAT THE SUBJECT PROPERTY IS NOT AFFECTED NEGATIVELY FROM THE PARK OR RAILROAD TRACKS. THEREFORE, NO ADJUSTMENTS WERE WARRANTED AND THERE IS NO AFFECT ON THE SUBJECT'S MARKETABILITY AND VALUE.

REASONABLE EXPOSURE TIME WAS DEVELOPED IN COMPLIANCE WITH STANDARDS RULE 1-2C. INFORMATION GATHERED THROUGH DATA USED WAS FROM THE LAST SIX MONTHS, THE LOCAL MLS (METROLIST) AND DQ NEWS DATA. COMPARABLES AND DATA GATHERED USED FOR THIS REPORT WERE FROM THE COMPARABLES UTILIZED. THE AVERAGE DOM ARE 38 DAYS.

THE SUBJECT'S UTILITIES WERE TURNED ON AND IN WORKING ORDER AT THE TIME OF INSPECTION.


THE SUBJECT'S HOT WATER TANK WAS DOUBLE STRAPPED AT THE TIME OF INSPECTION.

THE SUBJECT PROPERTY HAD CARBON MONOXIDE ALARMS INSTALLED AT THE TIME OF INSPECTION.

THE SUBJECT PROPERTY HAD SMOKE ALARMS INSTALLED AT THE TIME OF INSPECTION.

PER USPS STANDARDS, THE SUBJECT'S PHYSICAL ADDRESS IS: 882 Shortland Way, Manteca, CA 95337-8568.

Signature



Name DEBRA HARMAN

Date Signed 05/20/2019

State Certification # State

Or State License # AL034100 State CA

Signature

Name

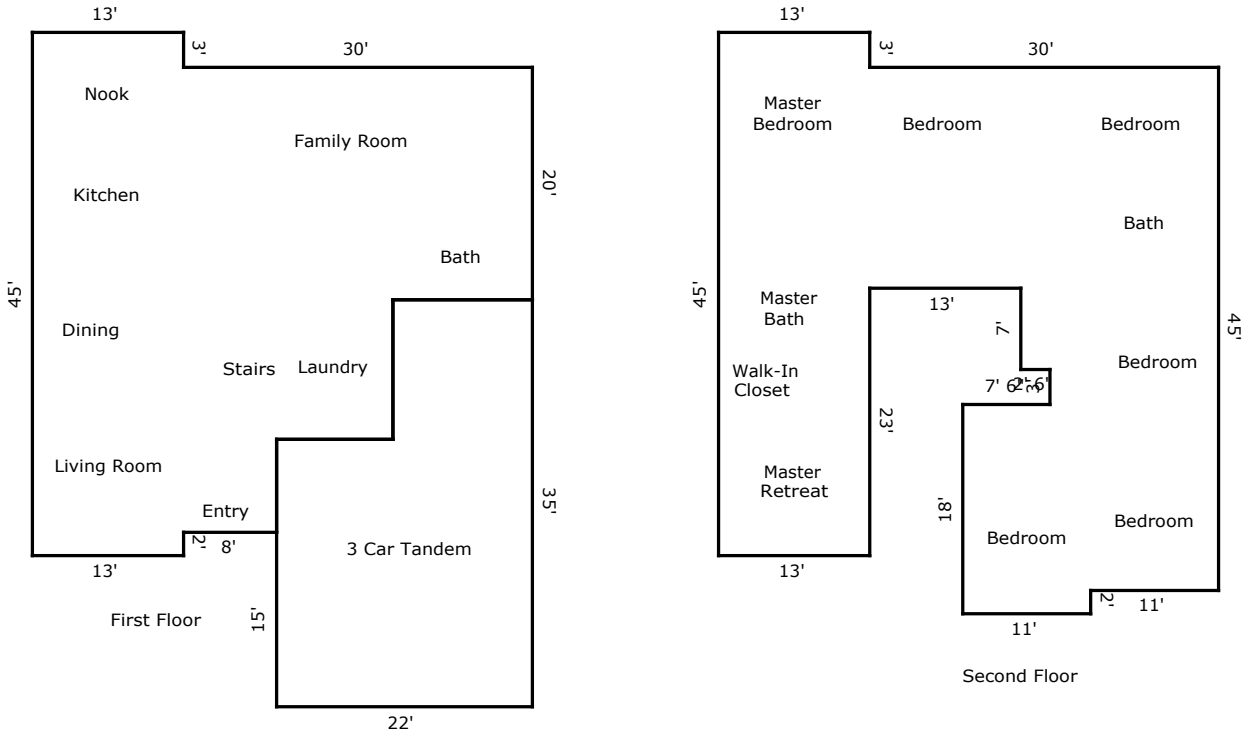
Date Signed

State Certification # State

Or State License # State

Building Sketch

Borrower	TEFFANY MALONE / JULIUS MALONE				
Property Address	882 Shortland Way				
City	Manteca	County	SAN JOAQUIN	State	CA
				Zip Code	95337
Lender/Client	LOAN DEPOT WHOLESALE				



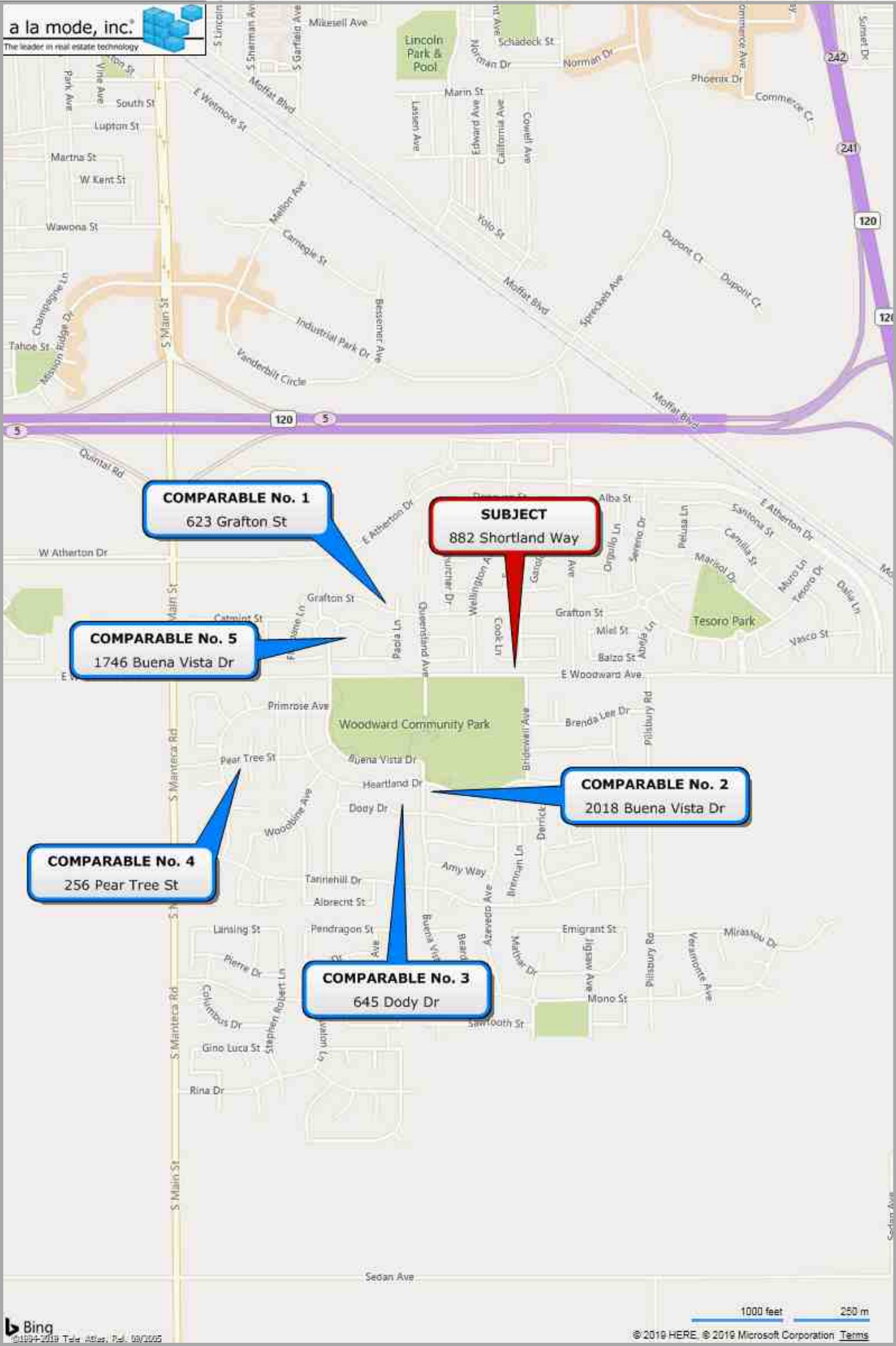
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1465 Sq ft	45 × 13 =	585
		8 × 8 =	64
		18 × 12 =	216
		20 × 30 =	600
Second Floor	1691.5 Sq ft	45 × 13 =	585
		19 × 13 =	247
		17 × 26 =	442
		19 × 11 =	209
		3.5 × 3 =	10.5
		18 × 11 =	198
Total Living Area (Rounded):		3157 Sq ft	
Non-living Area			
3 Car Attached	650 Sq ft	12 × 12 =	144
		22 × 23 =	506

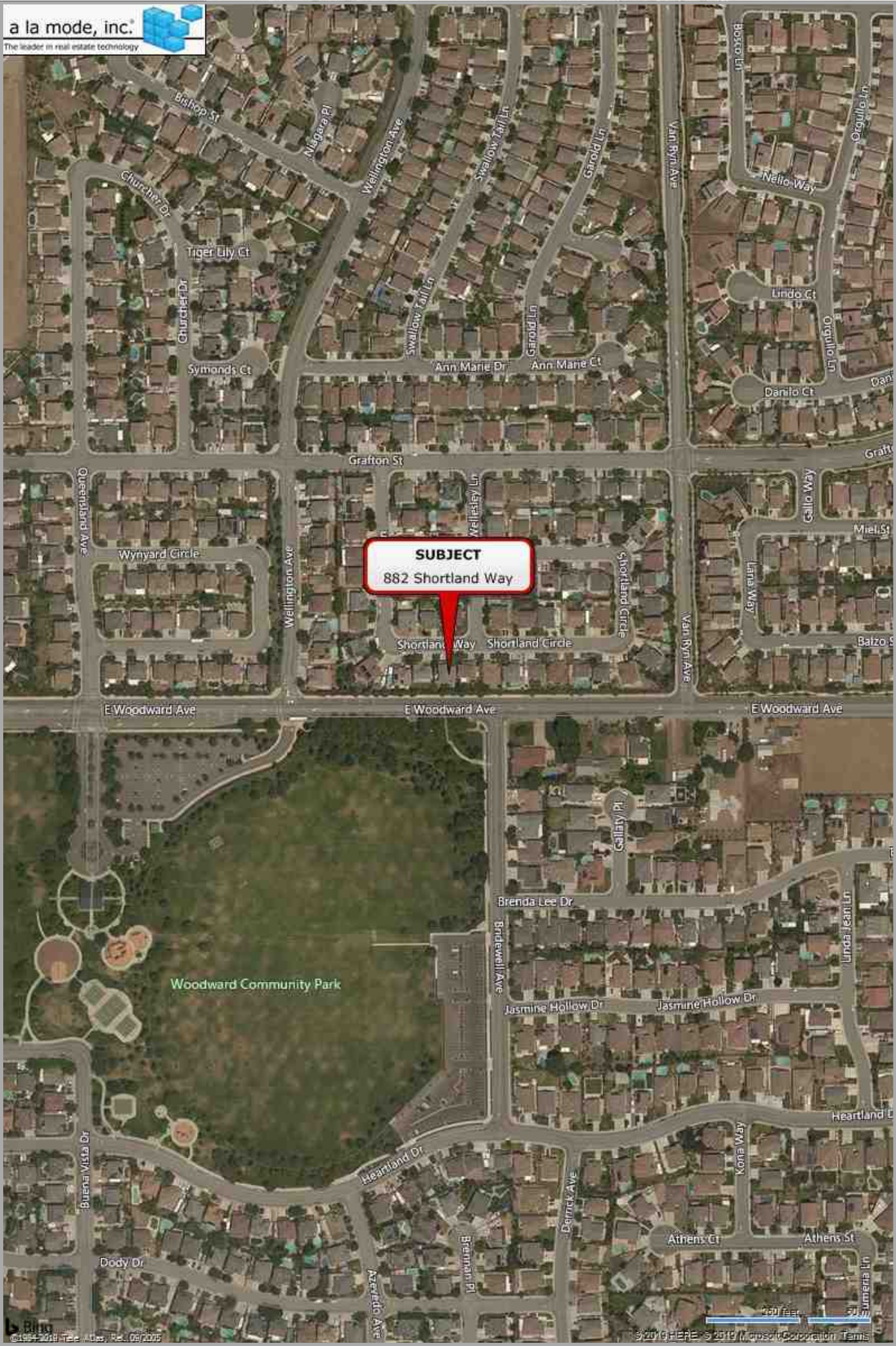
Location Map

Borrower	TEFFANY MALONE / JULIUS MALONE				
Property Address	882 Shortland Way				
City	Manteca	County	SAN JOAQUIN	State	CA
Lender/Client	LOAN DEPOT WHOLESALE				
				Zip Code	95337



Aerial Map

Borrower	TEFFANY MALONE / JULIUS MALONE				
Property Address	882 Shortland Way				
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Lender/Client	LOAN DEPOT WHOLESAL				
				Zip Code	95337



Subject Photo Page

Borrower	TEFFANY MALONE / JULIUS MALONE				
Property Address	882 Shortland Way				
City	Manteca	County	SAN JOAQUIN	State	CA
				Zip Code	95337
Lender/Client	LOAN DEPOT WHOLESALE				



Subject Front

882 Shortland Way
Sales Price 525,000
Gross Living Area 3,157
Total Rooms 11
Total Bedrooms 6
Total Bathrooms 3.0
Location A;BACKS ACCESS ST.;
View N;Res;
Site 6220 sf
Quality Q3
Age 18



Subject Rear



Subject Street

Photograph Addendum

Borrower	TEFFANY MALONE / JULIUS MALONE				
Property Address	882 Shortland Way				
City	Manteca	County	SAN JOAQUIN	State	CA Zip Code 95337
Lender/Client	LOAN DEPOT WHOLESALE				



SUBJECT SIDE VIEW



SUBJECT SIDE VIEW



KITCHEN



NOOK



FAMILY ROOM



LIVING ROOM

Photograph Addendum

Borrower	TEFFANY MALONE / JULIUS MALONE				
Property Address	882 Shortland Way				
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Lender/Client	LOAN DEPOT WHOLESALE				



DINING



BATHROOM



BATHROOM



MASTER BATHROOM



MASTER BEDROOM



MASTER RETREAT

Photograph Addendum

Borrower	TEFFANY MALONE / JULIUS MALONE				
Property Address	882 Shortland Way				
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				Zip Code	95337



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



LAUNDRY

Photograph Addendum

Borrower	TEFFANY MALONE / JULIUS MALONE					
Property Address	882 Shortland Way					
City	Manteca	County	SAN JOAQUIN	State	CA	Zip Code 95337
Lender/Client	LOAN DEPOT WHOLESAL					



WATER HEATER



CARBON MONOXIDE ALARM /
SMOKE ALARM
FIRST FLOOR



CARBON MONOXIDE ALARM /
SMOKE ALARM
SECOND FLOOR



SMOKE ALARM



SMOKE ALARM



NO PHOTO

Comparable Photo Page

Borrower	TEFFANY MALONE / JULIUS MALONE					
Property Address	882 Shortland Way					
City	Manteca	County	SAN JOAQUIN	State	CA	Zip Code 95337
Lender/Client	LOAN DEPOT WHOLESAL					



Comparable 1

623 Grafton St	
Prox. to Subject	0.30 miles NW
Sale Price	547,000
Gross Living Area	3,310
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	7379 sf
Quality	Q3
Age	12



Comparable 2

2018 Buena Vista Dr	
Prox. to Subject	0.31 miles SW
Sale Price	515,000
Gross Living Area	3,170
Total Rooms	11
Total Bedrooms	6
Total Bathrooms	3.0
Location	A;ACCESS STREET;
View	N;Res;
Site	7057 sf
Quality	Q3
Age	19



Comparable 3

645 Dody Dr	
Prox. to Subject	0.37 miles SW
Sale Price	535,000
Gross Living Area	2,971
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	11208 sf
Quality	Q3
Age	17

Comparable Photo Page

Borrower	TEFFANY MALONE / JULIUS MALONE				
Property Address	882 Shortland Way				
City	Manteca	County	SAN JOAQUIN	State	CA
				Zip Code	95337
Lender/Client	LOAN DEPOT WHOLESALE				



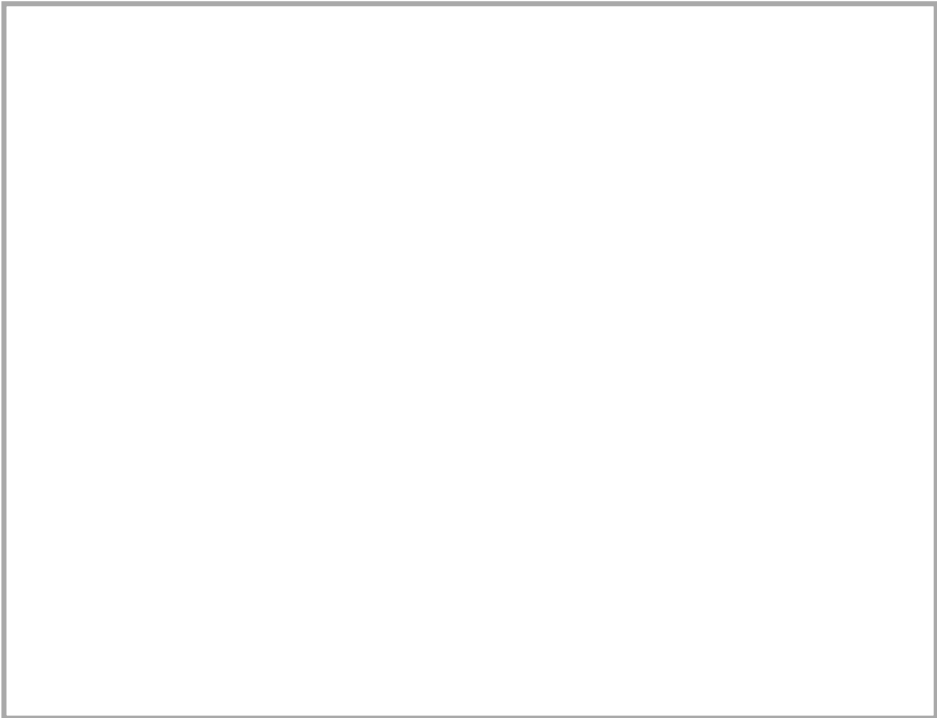
Comparable 4

256 Pear Tree St	
Prox. to Subject	0.61 miles W
Sales Price	575,000
Gross Living Area	3,141
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	9653 sf
Quality	Q3
Age	14



Comparable 5

1746 Buena Vista Dr	
Prox. to Subject	0.36 miles W
Sales Price	519,900
Gross Living Area	3,310
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	3.0
Location	A;ACCESS STREET;
View	N;Res;
Site	8093 sf
Quality	Q3
Age	12



NO 6

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

STOCK COMPANY		PRO GUARD PLATINUM POLICY DECLARATIONS	
VALIDUS SPECIALTY		POLICY NUMBER: REO0000192	
An AIG company		Prior Policy Number: NEW	
<input type="checkbox"/> WESTERN WORLD INSURANCE COMPANY		<input type="checkbox"/> TUDOR INSURANCE COMPANY	<input checked="" type="checkbox"/> STRATFORD INSURANCE COMPANY

Named Insured and Mailing Address:

Debra M Harmian

Agent/Broker #33601

Premium: \$ 680.00

DBA DH Appraisals
620 Ward Way

MANTECA, CA 95336

Producer:

Riverton Insurance Agency Corp D/B/A Professi
605 Main Street
P.O. Box: 236
Riverton, NJ 08077

Policy Period: (Mo./Day/Yr.)

From: 03/01/2019

To: 03/01/2020

12:01 AM, standard time at your mailing address shown above.

EXCEPT AS MAY OTHERWISE BE PROVIDED IN THE FOLLOWED POLICY, THIS POLICY MAY APPLY ONLY TO CLAIMS FIRST MADE IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWED POLICY; AND THE LIMIT OF LIABILITY IS REDUCED AND MAY BE EXHAUSTED BY PAYMENT OF DEFENSE COSTS OR CLAIMS FEES AND EXPENSES. PLEASE READ THE FOLLOWED POLICY AND THIS POLICY CAREFULLY.

ITEM 1. PROFESSIONAL SERVICES:

Real Estate Appraisers

ERRORS AND OMISSIONS LIABILITY INSURANCE		
ITEM 2. LIMIT OF INSURANCE	Each Claim Limit \$ 1,000,000	Aggregate Limit \$ 1,000,000
ITEM 3. DEDUCTIBLE	Each Claim \$ 500	Aggregate \$ 1,000
ITEM 4. RETROACTIVE DATE		03/01/2013
ITEM 5. PREMIUM		\$ 680.00

PRO GUARD PLATINUM POLICY DECLARATIONS (continued)

ITEM 6. FORMS AND ENDORSEMENTS

Forms and Endorsements applying to this Coverage Part and made part of the Policy at time of issue:

SEE SCHEDULE OF FORMS AND ENDORSEMENTS AND
THE INSURED'S APPLICATION FOR THIS INSURANCE.

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

WESTERN WORLD INSURANCE GROUP

Western World Insurance Company
Tudor Insurance Company
Stratford Insurance Company

Administrative Office
300 Kimball Drive, Suite 500
Parsippany, New Jersey 07054

We will provide the insurance described in this policy in return for the premium and compliance with all applicable provisions of this policy. If required by state law, this policy shall not be valid unless countersigned by our authorized representative.


Secretary


President

Countersigned:

02/01/2019 STEWARTK

By: 
Authorized Representative

Appraiser Certification

By submitting this report, I confirm that these services were completed in compliance of all AIR, FIRREA, USPAP, and Dodd-Frank regulations.

I make the following statements:

Appraisers USPAP/A.I.R

I have no current or prospective interest in the subject property or the parties involved; and no services were performed by the appraiser within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any capacity.

If any of this information is to the contrary, I have appropriately commented and remarked in my report.

XI FIRREA

Title XI FIRREA compliance statement: Appraiser certifies that the appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq), and any implementing regulations.



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Debra M. Harman

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:

“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:

AL 034100

Effective Date: May 21, 2018

Date Expires: May 20, 2020

Jim Martin
Jim Martin, Bureau Chief, BREA

3039279

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"