

REVIEW OF



LOCATED AT:

6538 Belhaven Ct
Rancho Cucamonga, CA 91701

FOR:

Priority Financial Network
5016 N Parkway Calabasas Suite 200
Calabasas, CA, 91302

BORROWER:

Gerald T & Michele Hodges

AS OF:

05/07/2020

BY:

Janis McLaren

Accurate Appraisal Management, Inc.
Priority Financial Network
5016 N Parkway Calabasas Suite 200
Calabasas, CA, 91302

File Number: 6538 Belhaven

In accordance with your request, I have completed an Appraisal Review for the following appraisal report:

Address: 6538 Belhaven Ct
Rancho Cucamonga, CA 91701
Effective Date: 04/30/2020

The purpose of this Appraisal Review is to verify the accuracy of the factual data and conclusions and to determine the reasonableness of the value opinion contained in the appraisal report under review.

I have found the final opinion of market value for the subject property reasonable as of the effective date of the appraisal report under review.

Respectfully Submitted,

Jamie L. McLaren

PFN20034578
File No. 6538 Belhaven

One-Unit Residential Appraisal Field Review Report

The purpose of this appraisal review is to verify the accuracy of the factual data and conclusions and to determine the reasonableness of the value opinion contained in the appraisal report under review. When the value is determined to be unreasonable, the review appraiser is required to develop and report his or her own opinion of value. The intended use of this report is for quality assurance for the lender/client and may be used as part of a state licensing or regulatory board referral.

Property Address	6538 Belhaven Ct	City	Rancho Cucamonga	State	CA	Zip Code	91701
Legal Description	TRACT 14121 LOT 20 AMENDED TRACT 14121 LOT 20			County San Bernardino			
Assessor's Parcel No.	1076-652-20-0000	Map Reference	573/D4	Census Tract 0020.29			
Borrower	Gerald T & Michele Hodges			Current Owner Gerald T & Michele Hodges			
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	Project Type	<input type="checkbox"/> Condo	<input type="checkbox"/> PUD	<input type="checkbox"/> Cooperative	
Loan No.	PFN20034578	Effective Date of Original Appraisal	04/14/2020	Manufactured Housing	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	

SCOPE OF WORK: In order to make a determination as to the reasonableness of the opinion of value, the review appraiser has, at a minimum, read the entire appraisal report under review, inspected the subject property and comparable sales described in the appraisal report from the street, inspected the neighborhood in which the subject is located, researched all appropriate data, verified the data in the appraisal report using all reliable sources, and assumed the property condtion reported in the original appraisal is accurate unless there is evidence to the contrary.

If the review appraiser determines the opinion of value is unreasonable, he or she is required to provide an opinion of value. The review appraiser is not required to replicate the steps completed by the original appraiser. Those items in the original appraisal report that the review appraiser believes to be credible and in compliance with the applicable development standards of the Uniform Standards of Professional Appraisal Practice (USPAP) and are extended to this report by the use of an extraordinary assumption, which is identified in Section III, Question 2. If the review appraiser determines the opinion of value is unreasonable, he or she must present additional data that has been researched and analyzed to produce a credible opinion of value in accordance with the applicable section of Standard 1 of the USPAP.

Section I - Complete for all assignments

1. Provide a sale/transfer and listing history for the subject property for a minimum of three years prior to the effective date of the original appraisal (if the information is available to the review appraiser in the normal course of business from a reliable source).

Sale/Recording Date	Sales Price	List/Asking Price	Grantor/Grantee	Data Source
Not Applicable				

Analyze sale/transfer history for the subject property and report its impact, if any, on the value opinion in the appraisal report under review:
No sale/transfer within the previous 16 years.

Did the appraisal report contain the appropriate prior sale(s) and/or prior listing(s) of the subject property and comparable sales?
☒ YES ☐ NO-explain. There were no prior sales or listing for the subject within the previous 3 years and the comparables within the previous 12 months.

2. Is the data in the appraisal report factual and accurate? ☐ YES-provide a brief summary. ☒ NO-explain and complete Section II.
The sale price for comparable 4 posted at \$635,000 not \$634,900 and the Doc# for comparable 2 should be 109468; neither of these would affect the value estimate.

3. Is the final opinion of market value for the subject property reasonable as of the effective date of the appraisal under review?
☒ YES-provide a brief summary. ☐ NO-explain and complete Sections II and III.

Section II - Complete only if review appraiser answers "NO" to Section I, Questions 2 or 3

1. Is the analysis of the neighborhood complete and accurate? ☒ YES-provide a brief summary. ☐ NO-explain.
In reviewing the data it appears to be complete and accurate.

2. Is the analysis of the site, including any apparent adverse site conditions and the highest and best use, complete and accurate?
☒ YES-provide a brief summary. ☐ NO-explain.
In reviewing the data it appears to be complete and accurate with no adverse site conditions, current use is highest and best use.

3. Are the zoning classification, description, and compliance accurate? ☒ YES-provide a brief summary. ☐ NO-explain.
In reviewing the data it appears to be complete and accurate and compliant.

4. Is the data in the improvements section complete and accurate? ☒ YES-provide a brief summary. ☐ NO-explain.
In reviewing the data it appears to be complete and accurate.

Freddie Mac Form 1032 12-2002

Produced using ACI software, 800.234.8727 www.aciweb.com
PAGE 1 OF 4

FannieMae Form 2000 12-2002

GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT

The appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is intended to aid the appraiser and client in the development of an appraisal review:

1. This One-Unit Residential Appraisal Field Review Report form may be used to report the results of a field review for a one-unit property, including individual units in condominium, cooperative, and PUD projects.
2. The review appraiser must, at a minimum:
 - have the technical and geographic competence to complete the appraisal review;
 - read the entire appraisal report under review;
 - inspect from the street the subject property and comparable sales described in the appraisal report;
 - inspect the neighborhood in which the subject property is located;
 - verify the data described in the appraisal report; and
 - research all appropriate data.
3. The review appraiser must be the individual who personally inspected, from the street, the property that is the subject of the appraisal review (unless otherwise indicated in this report that he or she completed an interior inspection) and the exterior of the comparable sales, performed the analysis, and prepared and signed the appraisal field review report.
4. The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the original appraisal report.
5. The review appraiser must assume that the condition reported in the appraisal report is accurate unless there is evidence to the contrary.
6. Unless notes elsewhere in this appraisal review report, the lender/client has withheld the identity of the appraiser who prepared the appraisal report under review.
7. The One-Unit Residential Appraisal Review Report is divided into three Sections. Section I must be completed for all assignments. Section II must be completed if the answer to either Question 2 or 3 in Section I is "NO." Section III must be completed only when the answer to Question 3 in Section I is "NO."
8. The review appraiser must provide a sale/transfer and listing history of the subject property for a minimum period of three years, if the information is available from a reliable source. The review appraiser is expected to report ALL listings, sales and/or transfers that took place during the three-year time frame prior to the effective date of the appraisal under review. In non-disclosure states the transfer history should be provided. The review appraiser must analyze the sales transfer data and report the effect, if any, on the value conclusions in the original appraisal report.
9. The review appraiser must form an opinion about the overall accuracy and quality of the factual data in the original appraisal report. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report. When the review appraiser agrees that the factual data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. Identification of any minor deficiencies and the review appraiser's statement of the effect on the value opinion of value should be included. When the review appraiser determines that material errors exist in the factual data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report, and complete Section II.
10. The review appraiser, after completing appropriate research, must determine whether the opinion of market value is reasonable and supported by market evidence. Because appraisers' opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is unreasonable. When the review appraiser determines that the opinion of value in the original appraisal report is reasonable, he or she must summarize the overall findings, including identifying minor value-related issues that do not affect the value conclusion. When the review appraiser disagrees with the opinion of value, he or she must complete Sections II & III.
11. The questions in Section II are intended to identify both the positive and negative elements of the original appraisal and to detail deficiencies. The review appraiser must make it clear to the reader the effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "YES" and "NO" answers are unacceptable.
12. The review appraiser must explain why the comparable sales in the original appraisal should not have been used.
13. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the original appraisal report.
14. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the original appraisal report that the review appraiser concludes is credible (such as an assumption that the reported condition of the subject is correct).
15. The review appraiser must include the rationale for using new comparable sales. The following question must be answered:
Why are these sales better than the sales in the original appraisal report?
16. The new comparable sales provided by the review appraiser and reported in the sales comparison grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that the original appraiser did not have available as of the effective date of the original value opinion. However, this information should only be reported as "supplemental" to the data that would have been available to the original appraiser.
17. The review appraiser must provide a sale/transfer history of the new comparable sales for a minimum of three years (if the information is available in the normal course of business from a reliable source). The review appraiser must analyze the sale/transfer data and report the effect, if any, on the review appraiser's value conclusion.
18. An appraisal review of an individual unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report and to report this information by using addenda when necessary.
19. The review appraiser is required to provide a new opinion of market value only when he or she answers "NO" to Section I, Question 3.
20. The review appraiser's opinion of market value must be "as of" the effective date of the original appraisal report.

One-Unit Residential Appraisal Field Review Report

PFN20034578
File No. 6538 Belhaven

STATEMENT OF LIMITING CONDITIONS

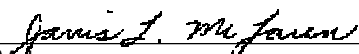
- 1. The review appraiser will not be responsible for matters of a legal nature that affect either the property that is the subject of the appraisal review or the title to it. The review appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is reviewed on the basis of it being under responsible ownership.
- 2. The review appraiser has noted in the appraisal review report any adverse conditions (such as, but not limited to, needed repairs, 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 normal research involved in performing the appraisal review. Unless otherwise stated in the appraisal review report, the review appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The review 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 review appraiser is not an expert in the field of environmental hazards, the appraisal review report must not be considered as an environmental assessment of the property.
- 3. The review appraiser obtained the information, estimates, and opinions that were expressed in the appraisal review report from sources that he or she considers to be reliable and believes them to be true and correct. The review appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 4. The review appraiser will not disclose the contents of either the appraisal report or the appraisal review report except as provided for in the Uniform Standards of Professional Appraisal Practice.

CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- 1. I reported and used in the review process facts and data that are true and correct.
- 2. I have the technical and geographic competence to complete the appraisal review, read the entire appraisal report under review, inspected the neighborhood in which the subject property is located, verified the data described in the original appraisal report, and researched all data relevant to the property that is the subject of this review.
- 3. I stated in the appraisal review report only my personal, unbiased, and professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
- 4. I have no present or prospective interest in the property that is the subject of this appraisal review report and I have no present or prospective interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the opinion of market value (if any) in the appraisal review 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.
- 5. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value opinion, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal review. I did not base the appraisal review report on a required minimum valuation, a specific valuation, or the need to approve a specific mortgage.
- 6. I developed my analyses, opinions, and conclusions and prepared this review report in conformity with the Uniform Standards of Professional Appraisal Practice.
- 7. I personally inspected the subject property from the street (unless I have otherwise indicated in this report that I completed an interior inspection) and the comparable sales described in the appraisal report.
- 8. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal review report. I further certify that no one provided significant professional assistance to me in the development of this appraisal review report.

REVIEW APPRAISER:

Signature	
Name	Janis McLaren
Company Name	McLaren Appraisal Services
Company Address	8907 Caballero Dr, Rancho Cucamonga, CA 91737
Telephone Number	909-702-5845
E-mail Address (if available)	janismclaren@yahoo.com
Date of Report/Signature	05/07/2020
State Certification #	AR 039151
Or State License #	
State	CA
Expiration Date of Certification or License	12/22/2021
Reviewer's Opinion of Market Value \$	(If the review appraiser answered "NO" to Question 3, Section I.)
Effective Date of Original Appraisal	04/14/2020

LENDER/CLIENT:

Name	Accurate Appraisal Management, Inc.
Company Name	Priority Financial Network
Company Address	5016 N Parkway Calabasas Suite 200, Calabasas, CA 91302

ORIGINAL LENDER/CLIENT OF THE APPRAISAL REPORT UNDER REVIEW:

Company Name	BM Real Estate Services DBA***
Company Address	5016 N Parkway Calabasas Suite 200, Calabasas, CA 91302

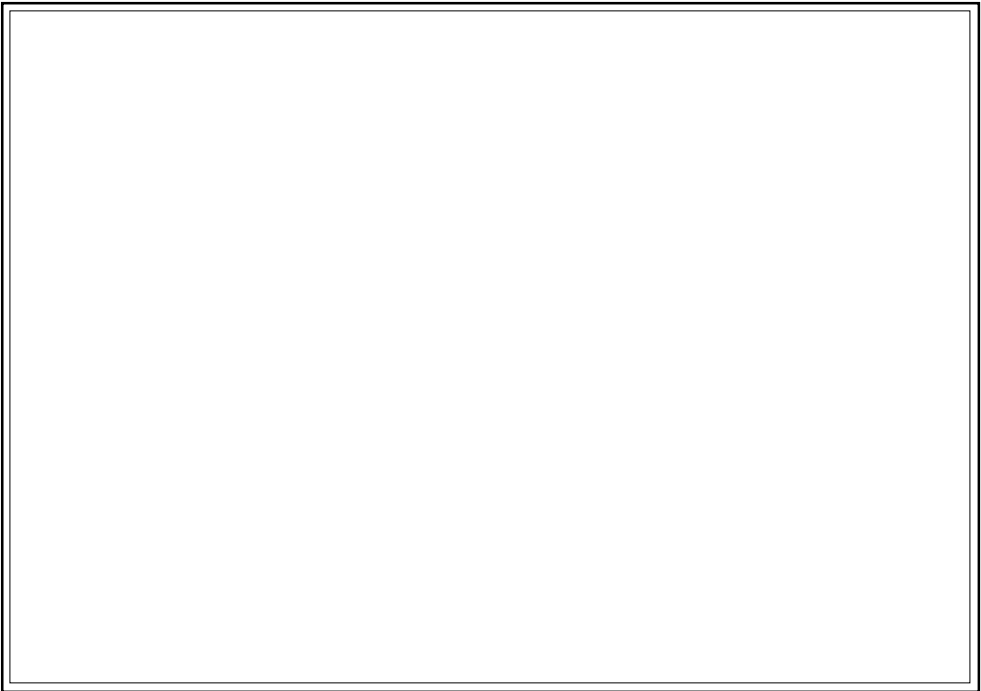
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Gerald T & Michele Hodges		File No.: 6538 Belhaven
Property Address: 6538 Belhaven Ct		Case No.: PFN20034578
City: Rancho Cucamonga	State: CA	Zip: 91701
Lender: Priority Financial Network		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: \$



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

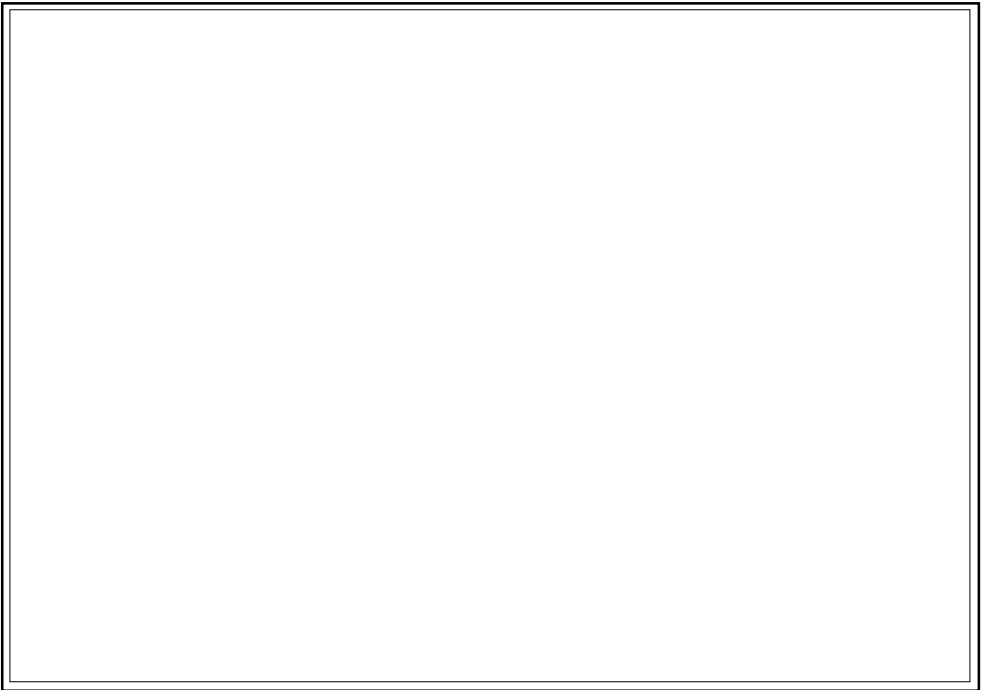
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Subject Side View



Alternate Front View



ORIGINAL COMPARABLES PHOTO ADDENDUM

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Lender: Priority Financial Network	Zip: 91701



COMPARABLE SALE #1

10835 Plumas Rd
Rancho Cucamonga, CA 91701
Sale Date: 03/2020
Sale Price: \$ 620,000



COMPARABLE SALE #2

11640 Portofino Dr
Rancho Cucamonga, CA 91701
Sale Date: 03/2020
Sale Price: \$ 625,000



COMPARABLE SALE #3

6865 Trinity Pl
Rancho Cucamonga, CA 91701
Sale Date: 01/2020
Sale Price: \$ 615,000

ORIGINAL COMPARABLES PHOTO ADDENDUM

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Property Address: 6538 Belhaven Ct	Case No.: PFN20034578
City: Rancho Cucamonga	State: CA Zip: 91701
Lender: Priority Financial Network	



COMPARABLE SALE #4

6543 Torino Rd
Rancho Cucamonga, CA 91701
Sale Date: 12/2019
Sale Price: \$ 635,000



COMPARABLE SALE #5

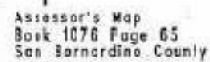
11347 Broken Branch Dr
Rancho Cucamonga, CA 91701
Sale Date: Active Listing
Sale Price: \$ 634,900



COMPARABLE SALE #6

6714 Florence Pl
Rancho Cucamonga, CA 91701
Sale Date: Active Listing
Sale Price: \$ 644,900

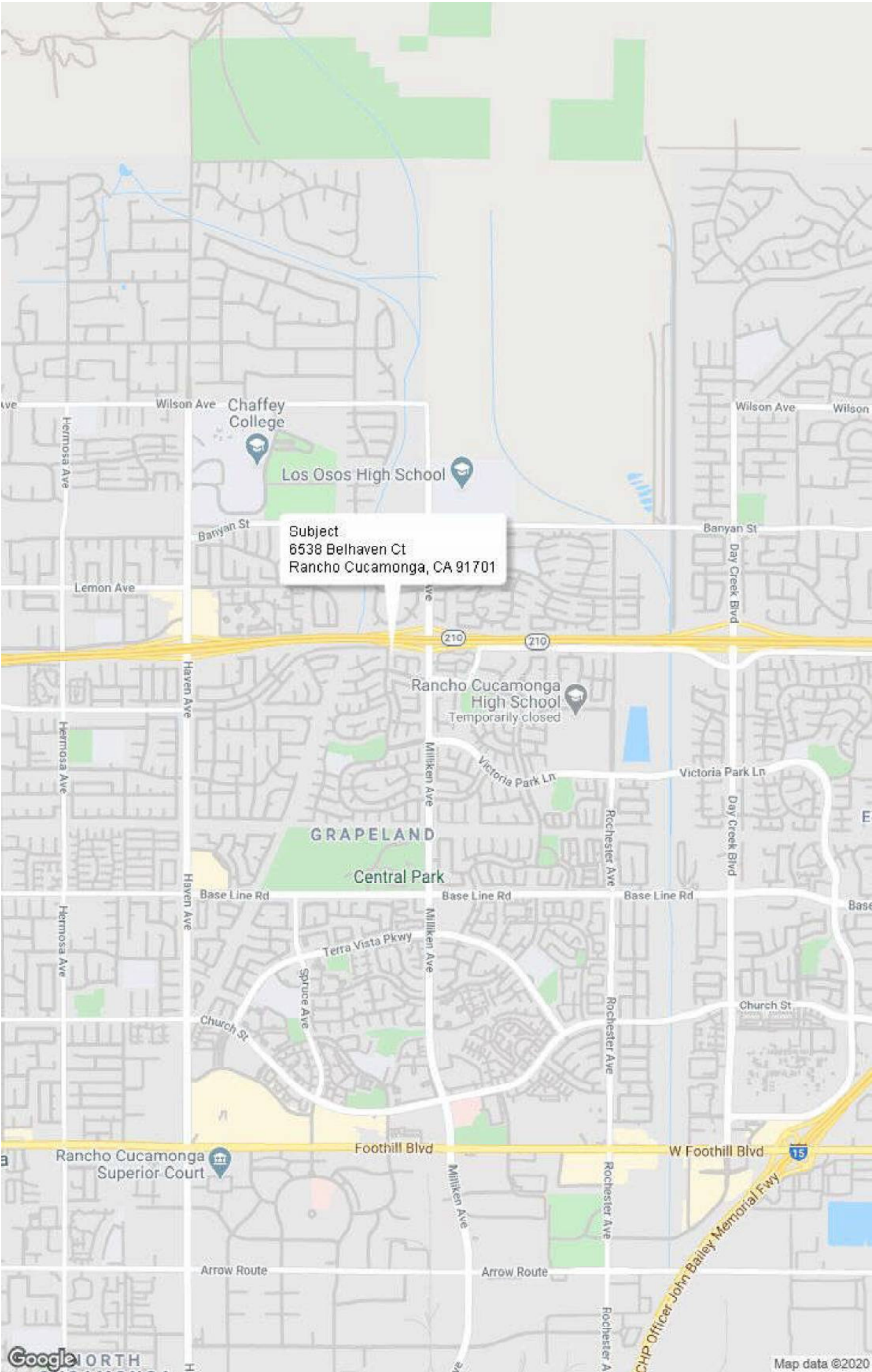
Borrower: Gerald T & Michele Hodges		File No.: 6538 Belhaven
Property Address: 6538 Belhaven Ct		Case No.: PFN20034578
City: Rancho Cucamonga	State: CA	Zip: 91701
Lender: Priority Financial Network		




DEC 1988

LOCATION MAP

Borrower: Gerald T & Michele Hodges		File No.: 6538 Belhaven
Property Address: 6538 Belhaven Ct		Case No.: PFN20034578
City: Rancho Cucamonga	State: CA	Zip: 91701
Lender: Priority Financial Network		



Borrower: Gerald T & Michele Hodges	File No.: 6538 Belhaven
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/23/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

RIVERTON INSURANCE AGENCY CORP
PO Box 236
605 Main St., Suite 102
Riverton NJ 08077

CONTACT NAME: Tammy Stevens

PHONE (A/C, No, Ext): (800) 882-4410 FAX (A/C, No): (858) 273-8026

EMAIL ADDRESS: TammyS@allains.com

INSURER(S) AFFORDING COVERAGE

INSURER A: Stratford Insurance Company NAIC # 40436

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED

Janis L McLaren
8907 Caballero Drive

Rancho Cucamonga CA 91737

COVERAGES

CERTIFICATE NUMBER: CL1952303470

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY						\$
	<input type="checkbox"/> NON-OWNED AUTOS ONLY						
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> OCCUR						\$
	<input type="checkbox"/> CLAIMS-MADE						
	DED						
	RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Errors and Omissions			REC0001620	06/10/2019	06/10/2020	Each Claim \$1,000,000
							Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Retro Date: 06/10/2009

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.


AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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City: Rancho Cucamonga	State: CA	Zip: 91701
Lender: Priority Financial Network		



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

Janis L. McLaren


has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 039151

Effective Date: December 23, 2019
Date Expires: December 22, 2021



Jim Martin, Bureau Chief, BREa

3050415

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