

APPRAISAL OF REAL PROPERTY**LOCATED AT**

1109 Arroyo Way W
Madera, CA 93636
Village E3 Tr 319 Lot 189

FOR

OCMBC Inc
19000 MacArthur Blvd. Suite 200
Irvine, CA 92612

OPINION OF VALUE

439,000

AS OF

10/17/2025

BY

Jerad Harper
Premier Appraisals LLC.
2629 E Goshen Ave.
Fresno, CA 93720
559.232.0825
jeradharper@outlook.com

Jerad Harper
Serial# B6A1B087
esign.alamode.com/verify

USPAP ADDENDUM

2509174643
File No. 2510-02906

Borrower	Jessica Gonzalez		
Property Address	1109 Arroyo Way W		
City	Madera	County	Madera
Lender	OCMBC Inc	State	CA Zip Code 93636

This report was prepared under the following USPAP reporting option:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Appraisal Report | This report was prepared in accordance with USPAP Standards Rule 2-2(a). |
| <input type="checkbox"/> Restricted Appraisal Report | This report was prepared in accordance with USPAP Standards Rule 2-2(b). |

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is:

30-90 days.

Additional Certifications

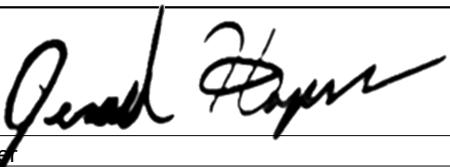
I certify that, to the best of my knowledge and belief:

- | |
|---|
| <input checked="" type="checkbox"/> I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. |
| <input type="checkbox"/> I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. |
- The statements of fact contained in this report are true and correct.
 - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

The Appraiser Independence guidelines outlined by FNMA, FMHLC and FHFA, were strictly adhered in the development of this report. The appraiser was not influenced in any way with the development, reporting, result, or conclusion of value.

APPRAISER:



Signature:

Name: Jerad Harper

Date Signed: 10/23/2025

State Certification #: 3009307

or State License #:

State: CA

Expiration Date of Certification or License: 08/01/2027

Effective Date of Appraisal: 10/17/2025

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #: _____

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property

Did Not Exterior-only from Street


Jerad Harper
terior

Serial# B6A1B087
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Uniform Residential Appraisal Report

2509174643
File # 2510-02906

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 1109 Arroyo Way W		City Madera		State CA Zip Code 93636	
Borrower Jessica Gonzalez		Owner of Public Record Lennar Homes Of California LLC		County Madera	
Legal Description Village E3 Tr 319 Lot 189					
Assessor's Parcel # 080-402-021-000		Tax Year 2025		R.E. Taxes \$ 1,827	
Neighborhood Name Riverstone		Map Reference 23420		Census Tract 0005.09	
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		Special Assessments \$ 0		<input checked="" type="checkbox"/> PUD	HOA \$ 125 <input type="checkbox"/> per year <input checked="" 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 OCMBC Inc		Address 19000 MacArthur Blvd. Suite 200, Irvine, CA 92612			
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 0; The subject was not listed for sale on the open market and was offered and sold through the builder.					

I did 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; Standard conventional purchase contract was reviewed.

Contract Price \$ 399,100	Date of Contract 09/10/2025	Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s) Tax Records
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 towards buyers closing 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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining			PRICE	AGE
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)
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			358	Low 0
Neighborhood Boundaries Avenue 12 to the North, Highway 41 to the East, Children's Blvd to the South, Avenue 38 to the West.				980	High 7
				467	Pred. 0
					Other %

Neighborhood Description The subject is located in a residential neighborhood of conforming single family residences of similar quality. Proximity to employment, schools, shopping, hospitals and recreational facilities are within a reasonable commute.

Market Conditions (including support for the above conclusions) Interest rates have remained high compared to previous years, inventory is balanced and the market has remained stable. Reasonably priced homes typically sell between 0 and 90 days.

Dimensions 45x96	Area 4320 sf	Shape Approximate Rectangle	View N;Res;	
Specific Zoning Classification GVR	Zoning Description Single Family Residence			
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 The existing use supports the four functions of Highest and Best use both as vacant and as improved.				
Utilities	Public	Other (describe)	Public	
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 # 06039C1205E	FEMA Map Date 09/26/2008
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe				

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/New	Floors	Cpt.tile/new
# of Stories 1	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Stucco/New	Walls	Sheetrock/New
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/New	Trim/Finish	Wood,paint/New
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Vinyl/New	Bath Floor	Tile/New
Design (Style) Contemp	<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	Vinyl/New	Bath Wainscot	Fbrgls/New
Year Built 2025	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 0	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Aluminum/New	<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 type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck None	<input checked="" type="checkbox"/> Porch Cov	<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 checked="" type="checkbox"/> Other Solar	<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 type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					

Finished area above grade contains: 7 Rooms 4 Bedrooms 2.0 Bath(s) 1,753 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). None noted.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C1;No updates in the prior 15 years;Overall condition of the property is typical for the area. There are no functional or external factors in evidence which would negatively impact value or marketability.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

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There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 397,000 to \$ 479,990 .											
There are 91 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 360,000 to \$ 480,950 .											
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3			
Address	1109 Arroyo Way W Madera, CA 93636	211 Reunion Way S Madera, CA 93636			1023 Wayfarer Ln Madera, CA 93636			1158 Significant Way W Madera, CA 93636			
Proximity to Subject		1.44 miles N			0.63 miles N			1.38 miles N			
Sale Price	\$ 399,100			\$ 447,990			\$ 431,000			\$ 441,000	
Sale Price/Gross Liv. Area	\$ 227.67 sq.ft.	\$ 251.40 sq.ft.		\$ 245.58 sq.ft.			\$ 273.57 sq.ft.				
Data Source(s)		FMLS #622399;DOM 133			FMLS #620226;DOM 6			FMLS #629416;DOM 5			
Verification Source(s)		Doc #16659			Doc #26989			Doc #18238			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment		
Sales or Financing Concessions		ArmLth Cash;0		ArmLth VA;0		ArmLth Conv;0					
Date of Sale/Time		s08/25;c07/25		s12/24;c10/24		0 s09/25;c05/25					
Location	N;Res;	N;Res;		N;Res;		N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple					
Site	4320 sf	4509 sf		0 5000 sf		0 5090 sf		0			
View	N;Res;	N;Res;		N;Res;		N;Res;					
Design (Style)	DT1;Contemp	DT1;Contemp		DT1;Contemp		DT1;Contemp					
Quality of Construction	Q4	Q4		Q4		Q4					
Actual Age	0	0		0		0					
Condition	C1	C1		C1		C1					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths					
Room Count	7 4 2.0	7 3 2.0		0 7 4 2.0		7 4 2.0					
Gross Living Area	1,753 sq.ft.	1,782 sq.ft.		0 1,755 sq.ft.		0 1,612 sq.ft.		+12,700			
Basement & Finished Rooms Below Grade	Osf	Osf		Osf		Osf					
Functional Utility	Typical	Typical		Typical		Typical					
Heating/Cooling	FAU/AC	FAU/AC		FAU/AC		FAU/AC					
Energy Efficient Items	Owned Solar	Owned Solar		Leased Solar		+7,500 Owned Solar					
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw					
Porch/Patio/Deck	Cov Porch	Cov Porch		Cov Porch		Cov Porch					
Pool	None	None		None		None					
Net Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 12,700				
Adjusted Sale Price of Comparables		Net Adj. 0.0 %		Net Adj. 1.7 %		Net Adj. 2.9 %					
		Gross Adj. 0.0 % \$ 447,990		Gross Adj. 1.7 % \$ 438,500		Gross Adj. 2.9 % \$ 453,700					

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Tax records

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Tax records

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 #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	10/20/2025	10/20/2025	10/20/2025	10/20/2025

Analysis of prior sale or transfer history of the subject property and comparable sales All relevant transfers have been noted above.

RECONCILIATION

Summary of Sales Comparison Approach See Addenda.

Indicated Value by Sales Comparison Approach \$ 439,000

Indicated Value by: Sales Comparison Approach \$ 439,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The sales comparison approach was given the most weight due to the adequacy of reliable sales data. The cost approach is not reliable because the accrued depreciation is difficult to ascertain. The income approach is not applicable in a predominately owner occupied area.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This appraisal is subject to the completion of the subject per builders plans and specification.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 439,000 , as of 10/17/2025 , which is the date of inspection and the effective date of this appraisal.

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Additional comments: The client's reliance on this appraisal is limited to utilization for making a decision to place a loan on the subject property. The appraiser assumes there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such factors. If the client/borrower have any questions regarding these items, it is their responsibility to order the appropriate inspections by a licensed contractor or home inspector. The appraiser is not a whole house inspector. The appraiser does a limited visual inspection of the roof from the ground level and is not a licensed roofing contractor. This report is not a home inspection and the appraiser assumes no responsibility for these items. No party may rely on this document without possessing the complete 6 page report plus exhibits. The scope of work completed was appropriate for the named client and any intended users, but may not be appropriate for other third party users such as borrowers or property owners. The client may use this appraisal for a single loan determination only. It should be re-affirmed that the appraiser is not a home inspector and in no way are the appraiser's observations to be construed as a complete and/or technical home inspection.

LUMP SUM ADJUSTMENTS: Dollar value adjustments are based on depreciated cost method or matched paired analysis.

UAD: This report has been written using Uniform Appraisal Data set field input, definitions for codes used in the report can be found in the UAD Addendum.

ADDITIONAL COMMENTS

Data Information:

Site area - If the lot size is under 1 acre it has been recorded in sq. ft. and if lot is 1 acre or more it has been recorded in acres.

Bathroom count - Bathroom count is separate by a period. Number of full bathrooms are found on left side of the period and number of half bathrooms are located on the right side of the period.

Date of Sale/Time - This references sale date, contract date, withdrawal and expiration date depending on whether comparables is sold, pending, or listed for sale. If comparable has sold there will be a "s", a "c" will indicate the contract date (it is a pending sale), and if active an "a" is noted.

Lender - Page 1 of report indicates the lender client. If an AMC has ordered the appraisal their name will be shown on page 6 of the URAR under Name.

The subject meets all criteria of highest and best use which are legally permissible, physically possible, financially feasible, and most profitable.

The appraiser acted within compliance of AIR (Appraiser Independence Requirements).

This appraisal was prepared in accordance with Title of XI FIRREA and any implementing regulations as required for HPMLs to appraisal.

The measurements for the subject were measured following the Fannie Mae ANSI Standard Z765-2021

Water and utilities were not on or operational at the time of inspection. The water heater and smoke/carbon monoxide detectors were not present as subject is still under construction.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The opinion of site value is developed by subtracting estimated depreciated cost and as is value of site improvements from comparable sale #1 which is judged to have a similar site value.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ----- = \$ 79,000		
Source of cost data	DWELLING Sq.Ft. @ \$ ----- = \$		
Quality rating from cost service	Sq.Ft. @ \$ ----- = \$		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	----- = \$		
	Garage/Carport Sq.Ft. @ \$ ----- = \$		
	Total Estimate of Cost-New ----- = \$		
	Less	Physical	Functional
	Depreciation		External
	= \$()		
	Depreciated Cost of Improvements ----- = \$		
	"As-is" Value of Site Improvements ----- = \$		
Estimated Remaining Economic Life (HUD and VA only)	60 Years	INDICATED VALUE BY COST APPROACH ----- = \$	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 2,850 X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

INCOME

PUD INFORMATION

PROJECT INFORMATION FOR PUDS (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
------------------------	-----------------------	----------------------------

Total number of units rented	Total number of units for sale	Data source(s)
------------------------------	--------------------------------	----------------

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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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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File # 2510-02906

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a 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.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

2509174643
File # 2510-02906

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.

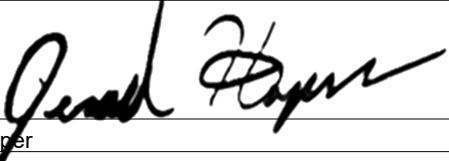
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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 Appraisals 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 
 Name Jerad Harper
 Company Name Premier Appraisals LLC.
 Company Address 2629 E Goshen Ave.
Fresno, CA 93720
 Telephone Number 559.232.0825
 Email Address jeradharper@outlook.com
 Date of Signature and Report 10/23/2025
 Effective Date of Appraisal 10/17/2025
 State Certification # 3009307
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 08/01/2027

ADDRESS OF PROPERTY APPRAISED

1109 Arroyo Way W
Madera, CA 93636

APPRAISED VALUE OF SUBJECT PROPERTY \$ 439,000

LENDER/CLIENT

Name Fastapp Appraisal Management Company
 Company Name OCMBC Inc
 Company Address 19000 MacArthur Blvd. Suite 200, Irvine, CA
92612
 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 _____

Uniform Residential Appraisal Report

2509174643
File # 2510-02906

Subject Photo Page

Borrower/Client	Jessica Gonzalez
Property Address	1109 Arroyo Way W
City	Madera
Lender	OCMBC Inc

**Subject Front**

1109 Arroyo Way W
 Sales Price 399,100
 Gross Living Area 1,753
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 4320 sf
 Quality Q4
 Age 0

**Subject Rear****Subject Street**

Jessica Gonzalez
 Serial# B6A1B087
esign.alamode.com/verify

Photograph Addendum

Borrower/Client	Jessica Gonzalez
Property Address	1109 Arroyo Way W
City	Madera
Lender	OCMBC Inc

**Side****Side****Garage****Tankless water heater****Solar****Smoke/CO detector**

Jessica Gonzalez
Serial# B6A1B087
esign.alamode.com/verify

Interior Photos

Borrower/Client	Jessica Gonzalez
Property Address	1109 Arroyo Way W
City	Madera
Lender	OCMBC Inc



Bedroom



Bathroom



Bathroom tub/shower



Bedroom



Laundry



Bedroom

Jessica Gonzalez
Serial# B6A1B087
esign.alamode.com/verify

Interior Photos

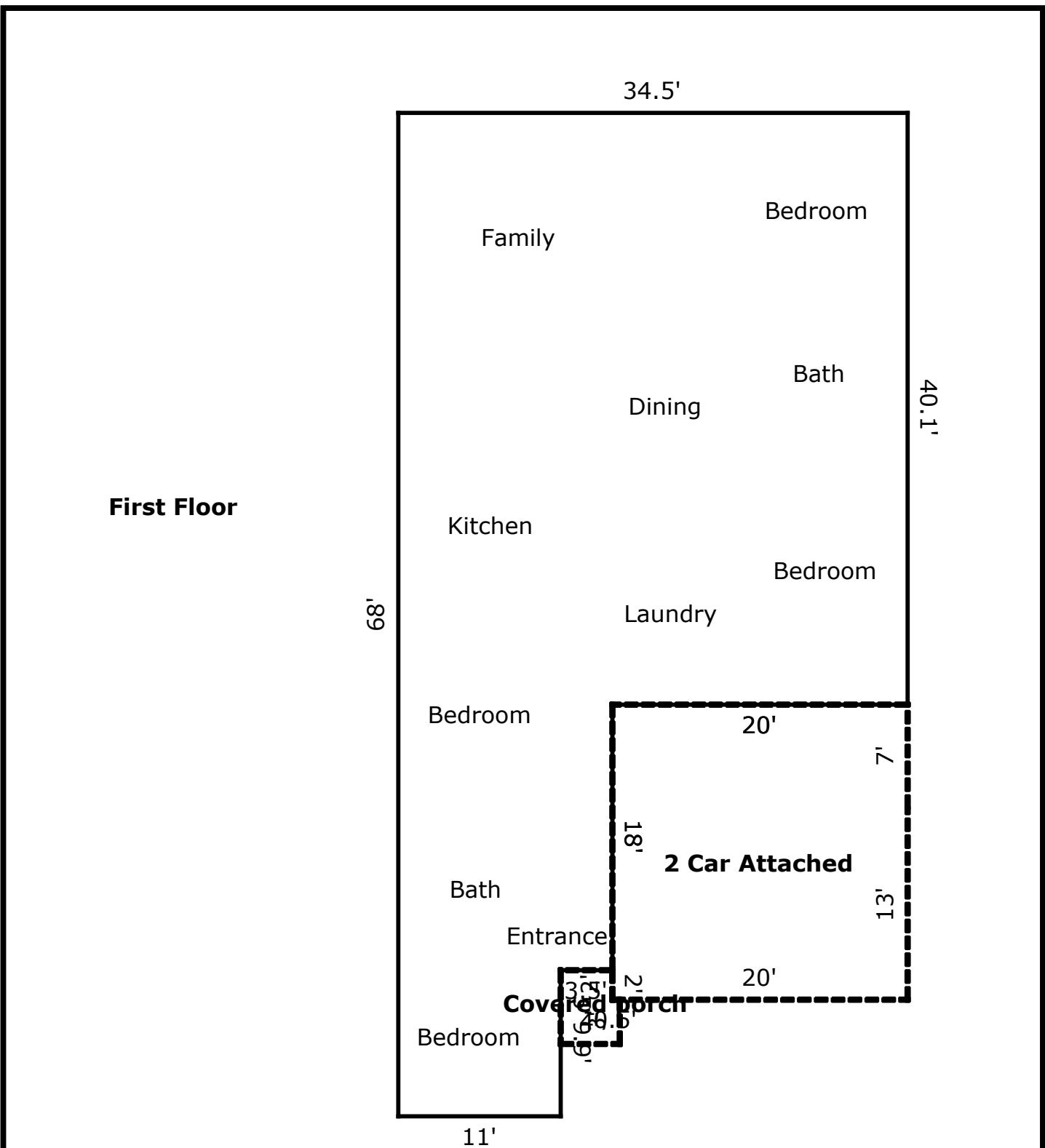
Borrower/Client	Jessica Gonzalez
Property Address	1109 Arroyo Way W
City	Madera
Lender	OCMBC Inc

**Kitchen****Kitchen****Dining****Family****Bedroom****Bathroom**

Jessica Gonzalez
Serial# B6A1B087
esign.alamode.com/verify

Building Sketch

Borrower/Client	Jessica Gonzalez
Property Address	1109 Arroyo Way W
City	Madera
Lender	OCMBC Inc



TOTAL Sketch by a la mode		Area Calculations Summary	
Living Area		Calculation Details	
First Floor	1753.35 Sq ft	$11 \times 9.9 = 108.9$	
Total Living Area (Rounded):		1753 Sq ft	
Non-living Area		$34.5 \times 40.1 = 1383.45$	
Covered porch	19 Sq ft	$2 \times 3.5 = 7$	
2 Car Attached	400 Sq ft	$20 \times 20 = 400$	

Comparable Photo Page

Borrower/Client	Jessica Gonzalez
Property Address	1109 Arroyo Way W
City	Madera
Lender	OCMBC Inc



Comparable 1

211 Reunion Way S
 Prox. to Subject 1.44 miles N
 Sale Price 447,990
 Gross Living Area 1,782
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 4509 sf
 Quality Q4
 Age 0



Comparable 2

1023 Wayfarer Ln
 Prox. to Subject 0.63 miles N
 Sale Price 431,000
 Gross Living Area 1,755
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5000 sf
 Quality Q4
 Age 0



Comparable 3

1158 Significant Way W
 Prox. to Subject 1.38 miles N
 Sale Price 441,000
 Gross Living Area 1,612
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5090 sf
 Quality Q4
 Age 0

Comparable Photo Page

Borrower/Client	Jessica Gonzalez
Property Address	1109 Arroyo Way W
City	Madera
Lender	OCMBC Inc

**Comparable 4**

1091 Shasta Way W
 Prox. to Subject 0.07 miles NE
 Sales Price 421,000
 Gross Living Area 1,755
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5016 sf
 Quality Q4
 Age 0

**Comparable 5**

1721 Pacific Rd S
 Prox. to Subject 0.09 miles S
 Sales Price 409,050
 Gross Living Area 1,741
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 4868 sf
 Quality Q4
 Age 0

Comparable 6

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

Jessica Gonzalez
 Serial# B6A1B087
esign.alamode.com/verify

Market Conditions Addendum to the Appraisal Report

File No. 2510-02906
2509174643

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address	1109 Arroyo Way W			City	Madera	State	CA	ZIP Code	93636
Borrower	Jessica Gonzalez								

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)		63	20	6	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)		10.50	6.67	2.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings		19	10	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)		1.8	1.5	2.5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price		401,230	426,137	431,569	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market		17	63	20	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price		431,137	471,944	467,719	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market		122	150	92	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price		100	100	100	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions occur sometimes in the current market. When they do occur, they typically do not exceed 3% of the sales price. No concessions is becoming more common.

MARKET RESEARCH & ANALYSIS

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Although there are a few REO sales in the subject's market area, they do not appear to be the driving force of the market.

Cite data sources for above information. MLS/Realtor

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Appraiser searched a one mile radius for comparable sales between the size of 1500 square feet to 1900 square feet. There is adequate data to come to reasonable conclusions about the subject market. The above data supports the conclusion that values are stable.

CONDOS/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)					<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)					<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings					<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)					<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRaiser

Signature	Signature
Appraiser Name	Jerad Harper
Company Name	Premier Appraisals LLC.
Company Address	2629 E Goshen Ave., Fresno, CA 93720
State License/Certification #	3009307
Email Address	jeradharper@outlook.com
Supervisory Appraiser Name	
Company Name	
Company Address	
State License/Certification #	
State	
Email Address	

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
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
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
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
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
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Appraisal License



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

Jerad H. Harper

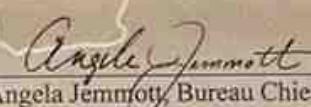
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"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: 3009307

Effective Date: August 2, 2025
Date Expires: August 1, 2027


Angela Jemmott, Bureau Chief, BREA

3083169

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

E&O Insurance

HUDSON INSURANCE COMPANY
 100 William Street, 5th Floor
 New York, NY 10038



REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-1AX-1005272 **Renewal of:** PRA-1AX-1004087

1. Named Insured: Jerad H. Harper

2. Address: 36861 Kenneth Avenue
Madera, CA, 93636

3. Policy Period: From: 12/23/2024 **To:** 12/23/2025
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

4. Limit of Liability **Each Claim** **Policy Aggregate**
Damages Limit of Liability **A. \$1,000,000** **B. \$1,000,000**

Claims Expense Limit of Liability **C. \$1,000,000** **D. \$1,000,000**

5. Deductible (Inclusive of Claims Expenses):
5A. \$ 500 **Each Claim** **5B. \$ 1,000** **Aggregate**

6. Policy Premium: \$680.00 **State Taxes/Surcharges:** \$0.00

7. Retroactive Date: 12/23/2021

8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:
Hudson Insurance Group 100 William Street, 5th Floor New York, NY 10038
Fax: 646-216-3786
Email: hudsonclaims300@hudsoninsgroup.com

9. A. Program Administrator: Riverton Insurance Agency Corp.

B. Agent/Broker: ALIA (Riverton Insurance Agency Corp.)
Phone: (800) 882-4410

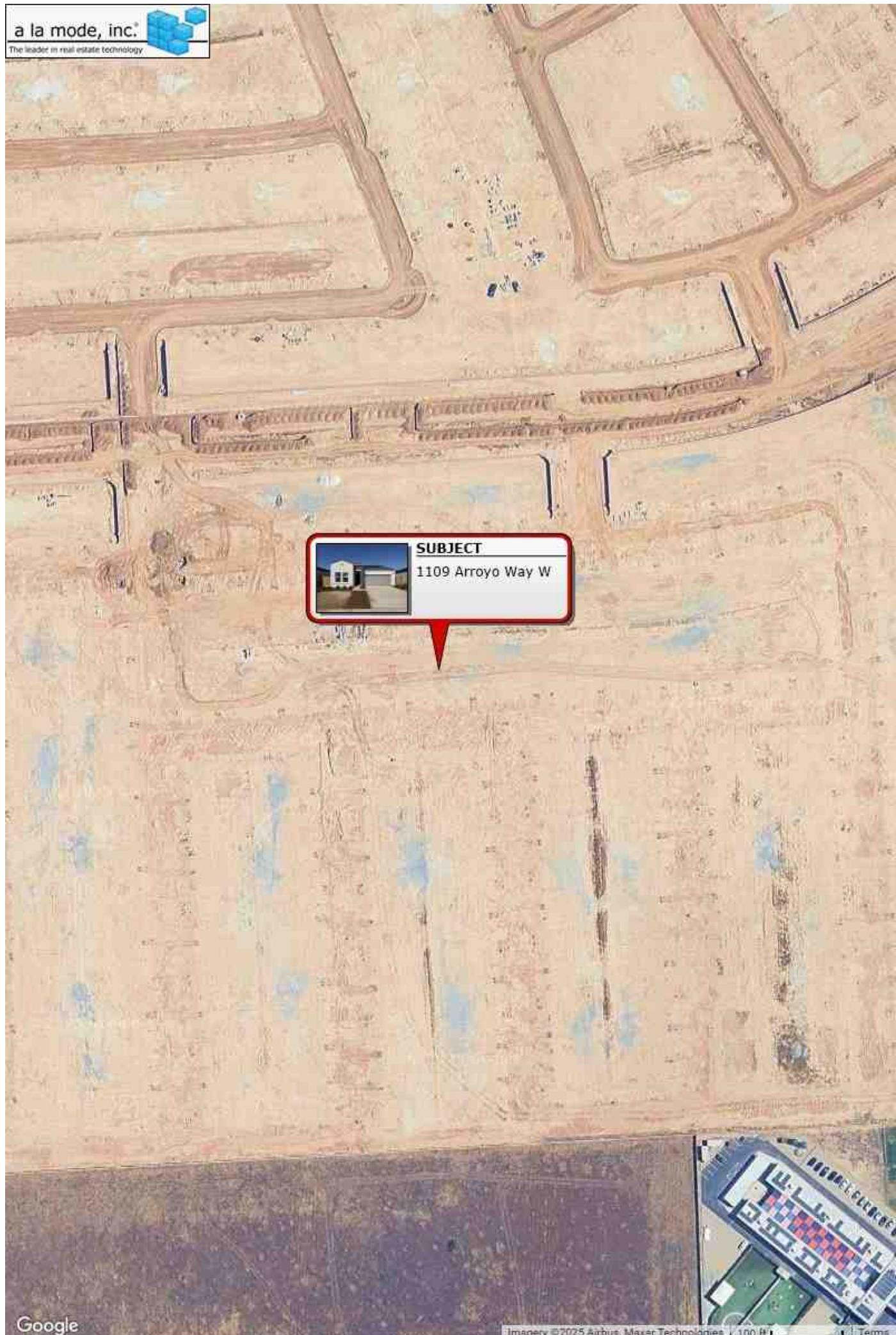
IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York.

President

Secretary

Aerial Map

Borrower/Client	Jessica Gonzalez
Property Address	1109 Arroyo Way W
City	Madera
Lender	OCMBC Inc



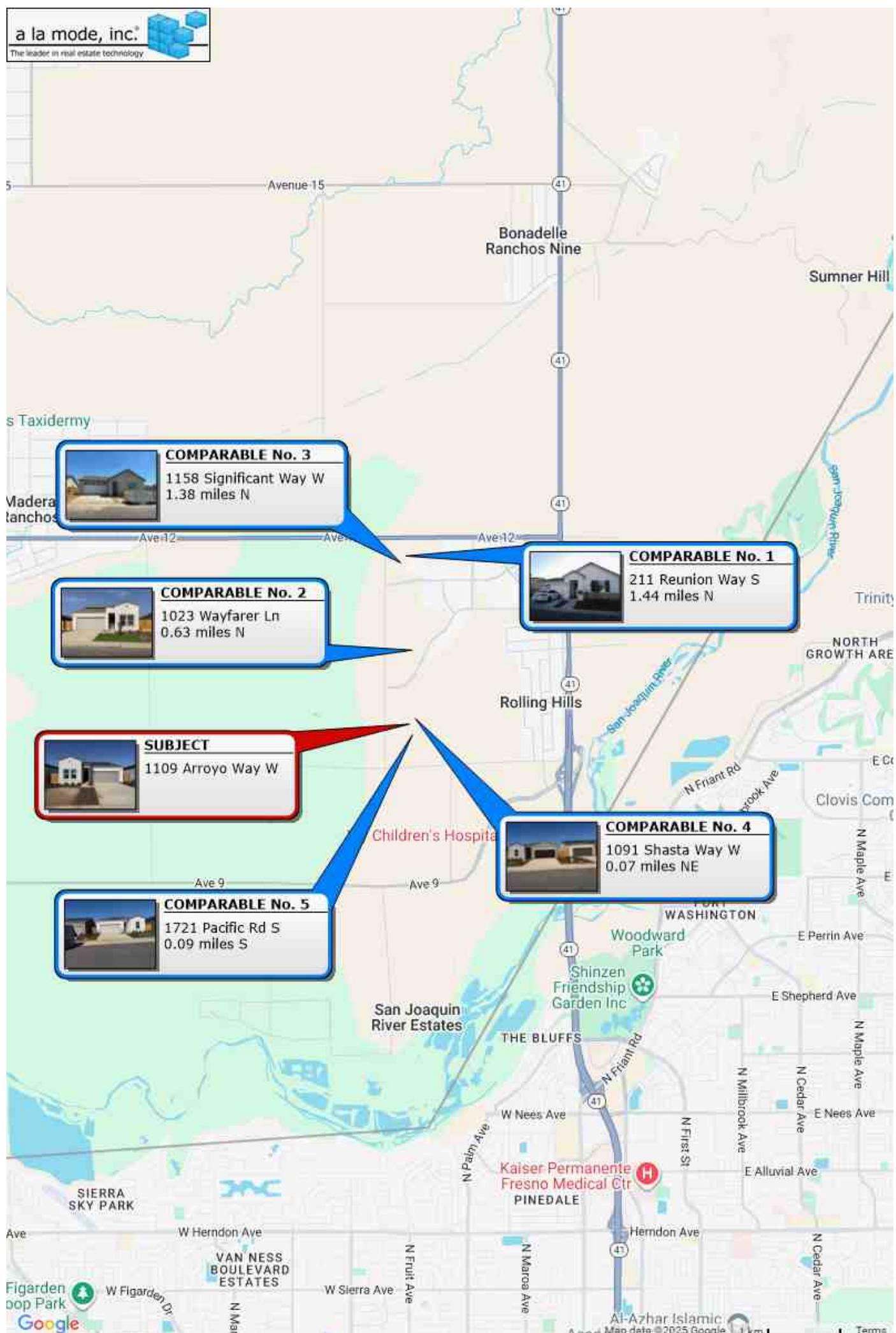
Google

Imagery ©2025 Airbus, Maxar Technologies. 100 ft Terms

*Jessica Gonzalez*Serial# B6A1B087
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Location Map

Borrower/Client	Jessica Gonzalez		
Property Address	1109 Arroyo Way W		
City	Madera	County	Madera
Lender	OCMBC Inc	State	CA
		Zip Code	93636



Janet Hagan
Serial# B6A1B087
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Supplemental Addendum

File No. 2510-02906

Borrower/Client	Jessica Gonzalez
Property Address	1109 Arroyo Way W
City	Madera
Lender	OCMBC Inc

Additional Comments:

Predominate value of market area Vs the appraised value of the subject: The predominate value presented in this field is simply a mathematical function, most closely related to "median value" meaning this number is the mid-point for property sale prices in the neighborhood. Further this means that an equal number of sales prices fall above and below this reported value. Therefore, the fact that subject appraised value varies from this number is of no concern with regard to marketability for subject, unless otherwise noted in the report. If the variance is to the point where a marketability and/or other concern is raised, then the appraiser will address such within the body of the report. When NO such commentary is made, the appropriate conclusion is that "the variance does not impact subject appraisal validity nor marketability of subject." Typically, reasons for variance on the upper end include such things as the subject being newer, larger, higher quality, and/or larger site than the "typical" home sold in the neighborhood.

No personal property has been included in the valuation of this appraisal report.

- **URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach**

The subject lies within the neighborhood of Riverstone, which lies within the County of Madera.

The sales used were the best available to the appraiser. All sales used lie within a mile radius of the subject.

No site adjustments were made as all sales were within 1,000 sf of the subject.

No bedroom adjustments were made as the varying bedroom count differences between the comparable sales did not appear to have a direct affect on marketability.

GLA adjustments were made if the difference exceeded 100 sf from the subjects GLA.

Adjustment values for building categories such as GLA, bath, basement, garage/carport were developed using the depreciated cost method. Marginal cost is extracted from unbiased, third-party cost data. Contributory value differs from cost due to depreciation. The contributory value percentage is developed from remaining economic life of 60 years.

All sales are new construction like the subject. All sales are from competing builders of the same quality thus no quality adjustments were needed. No condition adjustments were needed.

Owned (Paid Off - Not Financed)would have a positive affect on marketability. Financed, Leased, and PPA solar panels would have a neutral affect on marketability as they are not owned. Thus, upward and downward adjustments were made accordingly amongst the subject and the comparable sales in the report.

Closed sales were weighted more heavily than the active/pending sales. All closed sales were considered and given weight in the final opinion of value. While all closed sales were considered and given weight in the final opinion of value, the most weight was given to sales #1 as it is a model match to the subject. Reference the reconciliation addendum attached for the weighted value of each closed comparable sale to come to the conclusion of the value opinion of the subject property to be \$439,000.



 Serial# B6A1B087
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Reconciliation Addendum

File No. 2510-02906

Borrower/Client	Jessica Gonzalez			
Property Address	1109 Arroyo Way W			
City	Madera	County	Madera	State CA Zip Code 93636
Lender	OCMBC Inc			

• Comparable Summary

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	447,990	0	0	447,990	33.33
Comp #2:	431,000	1.7	1.7	438,500	24.48
Comp #3:	441,000	2.9	2.9	453,700	18.23
Comp #4:	421,000	1.8	1.8	428,500	
Comp #5:	409,050	1.8	1.8	416,550	23.96

ESTIMATED INDICATED VALUE OF THE SUBJECT: 439,000

• Indicated Weight Value

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.



SINGLE FAMILY COMPARABLE RENT SCHEDULE

2509174643

File # 2510-02906

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3		
Address	1109 Arroyo Way W Madera, CA 93636	1166 Vanguard Way W Madera, CA 93636	173 Reunion Way S Madera, CA 93636	163 Reunion Way S Madera, CA 93636		
Proximity to Subject		1.50 miles N	1.48 miles N	1.49 miles N		
Date Lease Begins		10/25	03/25	10/25		
Date Lease Expires		Unknown	Unknown	Unknown		
Monthly Rental	If Currently Rented: \$	\$ 2,950	\$ 2,795	\$ 2,950		
Less: Utilities Furniture	\$	\$	\$	\$		
Adjusted Monthly Rent	\$	\$ 2,950	\$ 2,795	\$ 2,950		
Data Source	Inspection Tax Records	Owner Tax Records	Rentometer Pro Tax Records	Owner Tax Records		
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.
Rent Concessions		None		None		None
Location/View	N;Res; N;Res;	N;Res; N;Res;		N;Res; N;Res;		N;Res; N;Res;
Design and Appeal	DT1;Contemp Good	DT1;Contemp Good		DT2;Contemp Good		DT1;Contemp Good
Age/Condition	0 C1	1 C2		1 C2		1 C2
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	Total Bdrms Baths	
Room Count	7 4 2.0	7 4 2.0		7 4 2.0	7 4 2.0	
Gross Living Area	1,753 Sq. Ft.	1,612 Sq. Ft.		1,612 Sq. Ft.	1,612 Sq. Ft.	
Other (e.g., basement, etc.)	Osf	Osf		Osf	Osf	
Other:						
Net Adj. (total)		<input type="checkbox"/> + <input type="checkbox"/> - : \$ 0		<input type="checkbox"/> + <input type="checkbox"/> - : \$ 0		<input type="checkbox"/> + <input type="checkbox"/> - : \$ 0
Indicated Monthly Market Rent		\$ 2,950		\$ 2,795		\$ 2,950

Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.) The rental comparables were the best available to the appraiser. All rentals are located within a two mile radius of the subject. No adjustments were needed due to no reaction in the rental market for small differences.

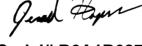
Final Reconciliation of Market Rent: The appraiser has come to the conclusion that the subjects estimated market rent is to be \$2,850.

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF	10/17/2025	TO BE \$	2,850
Appraiser(s) SIGNATURE			
NAME Jerad Harper	Review Appraiser SIGNATURE		
(If applicable)	NAME		
Date Property Inspected 10/17/2025	Report Signed 10/23/2025	Date Property Inspected	Report Signed
License or Certification # 3009307	State CA	License or Certification #	State
Expiration Date of License or Certification 08/01/2027		Expiration Date of License or Certification	
Review Appraiser <input type="checkbox"/> Did <input type="checkbox"/> Did Not	Inspect Subject Property		

Freddie Mac Form 1000 (8/88)

Form 1007 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Fannie Mae Form 1007 (8/88)


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Rental Photo Page

Borrower/Client	Jessica Gonzalez
Property Address	1109 Arroyo Way W
City	Madera
Lender	OCMBC Inc



Rental 1

1166 Vanguard Way W
 Proximity to Subject 1.50 miles N
 Adj. Monthly Rent 2,950
 Gross Living Area 1,612
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Condition C2
 Age/Year Built 1



Rental 2

173 Reunion Way S
 Proximity to Subject 1.48 miles N
 Adj. Monthly Rent 2,795
 Gross Living Area 1,612
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Condition C2
 Age/Year Built 1



Rental 3

163 Reunion Way S
 Proximity to Subject 1.49 miles N
 Adj. Monthly Rent 2,950
 Gross Living Area 1,612
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Condition C2
 Age/Year Built 1

Serial# B6A1B087
esign.alamode.com/verify

Rentals Map

Borrower/Client	Jessica Gonzalez							
Property Address	1109 Arroyo Way W							
City	Madera	County	Madera		State	CA	Zip Code	93636
Lender	OCMBC Inc							



Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Serial# B6A1B087
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