

Uniform Residential Appraisal Report

261-00516

261-00516

File # F260112

There are 25 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 350,000 to \$ 899,000																							
There are 105 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 325,000 to \$ 850,000																							
S A L E S C O M P A R I S O N A P P R O A C H	FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3											
	Address 4402 S Wormwood Dr West Valley City, UT 84120					5050 W Lotus Blossom Dr West Valley City, UT 84120			3886 S Atlas Way West Valley City, UT 84120			4703 W Kathleen Ave West Valley City, UT 84120											
	Proximity to Subject					0.20 miles NE			1.12 miles NE			0.98 miles NE											
	Sale Price		\$ 462,500						\$ 497,900						\$ 460,000								
	Sale Price/Gross Liv. Area		\$ 502.72 sq.ft.			\$ 538.85 sq.ft.						\$ 456.35 sq.ft.						\$ 488.32 sq.ft.					
	Data Source(s)					WFRMLS #2113093;DOM 87			WFRMLS#2111415;DOM 10			WFRMLS#2102188;DOM 26											
	Verification Source(s)					Listing Agent/County Records			Listing Agent/County Records			Listing Agent/County Records											
	VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+ (-) \$ Adjustment			DESCRIPTION			+ (-) \$ Adjustment			DESCRIPTION			+ (-) \$ Adjustment		
	Sale or Financing Concessions					ArmLth						ArmLth						ArmLth					
						FHA;12916			0			Conv;13800						Conv;11000					
	Date of Sale/Time					s12/25;c11/25			0			s10/25;c09/25			0			s09/25;c08/25			0		
	Location		N;Res;			N;Res;						N;Res;						N;Res;					
	Leasehold/Fee Simple		Fee Simple			Fee Simple						Fee Simple						Fee Simple					
	Site		9583 sf			6534 sf			+9,000			9148 sf			0			9148 sf			0		
	View		N;Res;			N;Res;						N;Res;						N;Res;					
	Design (Style)		DT1;Split Entry			DT1;Split Entry						DT1;Split Entry						DT1;Split Entry					
	Quality of Construction		Q4			Q4						Q4						Q4					
	Actual Age		49			47			0			60			0			50			0		
	Condition		C4			C3			-25,000			C4						C4					
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths			
	Room Count		4	2	1.0	4	2	1.0		4	2	1.0		4	2	1.0		4	2	1.0			
	Gross Living Area		920 sq.ft.			924 sq.ft.			0			1,008 sq.ft.			-4,400			942 sq.ft.			-1,100		
	Basement & Finished Rooms Below Grade		862sf819sfin			864sf864sfin			0			960sf950sfin			0			912sf821sfwo			0		
			1rr2br1.0ba1o			Orr2br1.0ba1o			0			1rr2br1.0ba1o						1rr2br1.0ba0o			0		
	Functional Utility		Typical			Typical						Typical						Typical					
	Heating/Cooling		FWA/Central			FWA/Central						FWA/Central						FWA/Central					
Energy Efficient Items		ThermoWindow			ThermoWindow						ThermoWindow						ThermoWindow						
Garage/Carport		2ga2dw			2ga2dw						2ga2dw						1ga2dw			+10,000			
Porch/Patio/Deck		1/1/1			1/1/1						1/1/1						1/1/1						
Landscaping		TypLndscp			TypLndscp						TypLndscp						TypLndscp						
Net Adjustment (Total)					<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -16,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -4,400			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 8,900			
Adjusted Sale Price of Comparables					Net Adj. 3.2 %						Net Adj. 1.0 %						Net Adj. 1.9 %						
					Gross Adj. 6.8 %			\$ 481,900			Gross Adj. 1.0 %			\$ 455,600			Gross Adj. 2.4 %			\$ 468,900			
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain																							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) WFRMLS																							
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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) WFRMLS																							
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					08/04/2025																		
Price of Prior Sale/Transfer					\$345,000																		
Data Source(s)		WFRMLS			WFRMLS#2103135			WFRMLS			WFRMLS												
Effective Date of Data Source(s)		01/13/2026			01/13/2026			01/13/2026			01/13/2026												
Analysis of prior sale or transfer history of the subject property and comparable sales																							
Utah is a non disclosure State: In Utah when a property sells buyers and seller are not required to disclose details of the exchange to any government authority making the only reliable data source for comparable sale the local WFRMLS or actual settlement statementsAll conclusions in this appraisal are well supported by current market data at the time the appraisal was preformed. No other sales were discovered during the past 36 month as per the MLS.																							
Summary of Sales Comparison Approach																							
The best available sales are used in this report. The comparable sales are form the subject area. All the comparables are similar in size, style, age, quality, and appeal. I selected and used comparables that are locationally, physically and functionally most similar to the subject property. Three comparable sales were selected based on proximity, sale date, design, age, condition, size, and utility. All comparable properties were located within 1-2 miles of the subject and sold within the past 6 months. Selected comparables were adjusted for relevant differences. See the additional comments section for more information on the sales comparison analysis.																							
Indicated Value by Sales Comparison Approach \$ 465,000																							
R E C O N C I L I A T I O N	Indicated Value by: Sales Comparison Approach \$ 465,000		Cost Approach (if developed) \$ 409,287				Income Approach (if developed) \$																
	The income approach is not used, while guided by the Cost Approach as instructive, we rely most on the Market/Sales Comparison Approach, because of the established market for similar properties. No personal property was included in the final concluded value.																						
	This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> 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 intended for use by the named client. Use by others is not intended. The appraisal is made as-is with no personal property.																						
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 \$ 465,000 as of 01/13/2026 , which is the date of inspection and the effective date of this appraisal.																							

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ADDITIONAL COMMENTS ON SALES COMPARISON APPROACH

Lot/Site adjustments

Adjustments for lot/site adjustments are based on actual lot size and useable lot area. Economies of scale give more value to the first square foot of a developed lot as opposed to the next. This is because there are certain costs associated with the development of a lot regardless of the size. These include survey fees, development fees, licenses and permits, etc.

Age and Condition Adjustments

We have estimated the effective age of the subject and comparable properties. This takes into account the condition of each property. Adjustments are made for differences in effective age. The subject is an older home that has been well maintained therefore an effective age of 15 years has been concluded.

GLA Adjustments

Adjustments for GLA differences are based on the marginal rate per square foot indicated by these sales. This rate is less than the value of the first square foot of GLA. This is attributed to the fact that each separate home has substantial costs in the first square foot that are not attributable to marginal square foot of GLA. These costs include building permits, connection fees, development fees, setup costs, and the like. As a result, the marginal, or "next" square foot of GLA has a lesser value than the first.

recent sales of homes with different sizes in the subject neighborhood indicated that the average difference in sales price divided by the differences in GLA is approximately \$50.00. Therefore we have adjusted at the rate of \$50.00 per square foot for the differences in GLA.

Fee to the Client: \$350.00
Appraisers Compensation: \$350.00

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 extraction method has been used for the opinion of site value. The remaining economic life has been estimated at 45 years.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$	225,000		
Source of cost data	Local Builders/Marshall & Swift/		Dwelling	920	Sq. Ft. @ \$	145.29	= \$ 133,667		
Quality rating from cost service	Avg	Effective date of cost data	06/2024	862	Sq. Ft. @ \$	45.95	= \$ 39,609		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Appliances/Amenties/upgrades = \$ 25,000						
Replacement cost is derived from the Marshall and Swift residential cost handbook as well as consultation with local builders. Established site value is based on market extraction, allocation and or sales of similar site within the subject market area. Remaining economic is 45 years			Garage/Carport		590	Sq. Ft. @ \$	35.21	= \$ 20,774	
			Total Estimate of Cost-New					= \$ 219,050	
			Less	Physical	Functional	External			
			Depreciation	54,763				= \$ (54,763)
			Depreciated Cost of Improvements					= \$ 164,287	
			"As-is" Value of Site Improvements					= \$ 20,000	
Estimated Remaining Economic Life (HUD and VA only)			45	Years	Indicated Value by Cost Approach			= \$ 409,287	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)			

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No				Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion					
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source(s)					
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.					
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.					
Describe common elements and recreational facilities					

Freddie Mac Form 70 March 2005

UAD Version 9/2011

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AI Ready

Fannie Mae Form 1004 March 2005

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 this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
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.

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.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature

Name David J Ward

Company Name Rocky Mountain Appraisal

Company Address 4557 S Suncrest Dr
Holladay, UT 84117-4316

Telephone Number (801) 597-8398

Email Address davidward@rockymtnappraisals.com

Date of Signature and Report 01/14/2026

Effective Date of Appraisal 01/13/2026

State Certification # 5485647-CR00

or State License #

or Other (describe) State #

State UT

Expiration Date of Certification or License 03/31/2026

ADDRESS OF PROPERTY APPRAISED

4402 S Wormwood Dr
West Valley City, UT 84120

APPRAISED VALUE OF SUBJECT PROPERTY \$ 465,000

LENDER/CLIENT

Name Fastapp Appraisal Management

Company Name The Loan Store

Company Address 6340 N Campbell Ave Ste 100
Tucson, AZ 85718

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street
Date of Inspection
- ☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

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

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FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	4402 S Wormwood Dr West Valley City, UT 84120	5240 W Cherrywood Ln West Valley City, UT 84120								
Proximity to Subject		0.07 miles W								
Sale Price	\$ 462,500		\$	475,000		\$			\$	
Sale Price/Gross Liv. Area	\$ 502.72 sq.ft.	\$ 515.18 sq.ft.			\$ sq.ft.		\$ sq.ft.			
Data Source(s)		WFRMLS#2130268;DOM 2								
Verification Source(s)		Listing Agent/County Records								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		Listing								
Date of Sale/Time		Active								
Location	N;Res;	N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	9583 sf	6970 sf		+7,800						
View	N;Res;	N;Res;								
Design (Style)	DT1;Split Entry	DT1;Split Entry								
Quality of Construction	Q4	Q4								
Actual Age	49	48		0						
Condition	C4	C4								
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	4 2 1.0	4 2 1.0								
Gross Living Area	920 sq.ft.	922 sq.ft.		0		sq.ft.			sq.ft.	
Basement & Finished Rooms Below Grade	862sf819sfin 1rr2br1.0ba1o	864sf864sfin 1rr2br1.0ba0o		0 0						
Functional Utility	Typical	Typical								
Heating/Cooling	FWA/Central	FWA/Central								
Energy Efficient Items	ThermoWindow	ThermoWindow								
Garage/Carport	2ga2dw	1ga2dw		+10,000						
Porch/Patio/Deck	1/1/1	1/1/0		0						
Landscaping	TypLndscp	TypLndscp								
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	17,800	<input type="checkbox"/> + <input type="checkbox"/> -	\$		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 3.7 % Gross Adj. 3.7 %	\$	492,800	Net Adj. % Gross Adj. %	\$		Net Adj. % Gross Adj. %	\$	

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Summary of Sales Comparison Approach

Comparable 4 is an active listings, however there has been no adjustment for the sale to listing ratio. This listings support for the concluded lue and is given no weight in the final reconciliation of value. There is not a typical listing/sale ratio in this market as it depends on pricing, features, and marketing. No adjustment is made as a result.

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	WFRMLS	WFRMLS		
Effective Date of Data Source(s)	01/13/2026	01/13/2026		

Analysis of prior sale or transfer history of the subject property and comparable sales

Freddie Mac Form 70 March 2005

UAD Version 9/2011

AI Ready

Fannie Mae Form 1004 March 2005

TEXT ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez						
Property Address	4402 S Wormwood Dr						
City	West Valley City	County	Salt Lake	State	UT	Zip Code	84120
Lender	The Loan Store						

Supplemental Addendum [Multi-page]
DATE OF APPRAISAL

The effective date of the as is value estimate is date of personal inspection which was on 01/13/2026. The completion date of the appraisal report is the signature date.

PURPOSE AND USE OF APPRAISAL

The appraisal request was made by FastApp Apraisal Management AMC on behalf of The Loan Store concerning the market value of the afore-identified property based on specific and general underlying assumptions and limiting conditions contained in the report. The function of the appraisal report is to estimate market value of the property for financing considerations. Information regarding this appraisal will be released only to the client. An electronic copy has been provided to the client.

SCOPE OF APPRAISAL

The following steps are made in arriving at the final estimate of market value made in the appraisal report of the subject property:

1. After receiving the assignment, a preliminary search of all available market data was made to determine market trends, influences, and other significant factors pertinent to the subject property.
2. A physical inspection of the property was performed. Although due diligence was exercised while at the subject property, we are not experts in such matters as pest control, structural engineering, hazardous waste, roofing, electrical, plumbing, etc.. No warranty is given as to adverse conditions relating to these elements. As needed, inspections by various professionals within these fields of expertise is recommended. Such inspections are the responsibility of the homeowner, or buyer in the case of a purchase. If inspection of such items is performed, the final value estimate of the appraisal would be subject to the findings of any such inspection. It is not our responsibility to ensure such inspections are made. We may recommend such inspections based on visual deficiencies noted at our inspection.
3. Sales were examined and verified with parties involved in the transactions. Market factors were weighted and their influence on the subject property was determined. The most relevant and similar sales are used in order to determine and conclude our final value estimate.
4. In this appraisal all three approaches to value are considered:

The cost approach estimates the depreciated replacement cost of the subject property added to the site value estimate. The replacement cost estimates are derived from Marshall and Swift Residential Cost Service and local builders' cost figures. The site value is estimated as though vacant and ready for development to its highest and best use. The site value is determined by comparison of recently sold sites in the area. Typically, older, established neighborhoods do not have vacant lot sales available for comparison. In such a case, the extraction method is used whereby the depreciated value of the improvements is extracted from comparable sales price to determine land value.

The most widely used and best understood approach is the Sales Comparison Approach. Recent sales of properties similar to the subject property are analyzed and compared to the subject. Adjustments are made to the sales price of the comparables as features differ. Adjustments are determined by paired sales, depreciated costs, judgment, and experience in the market.The final result is an estimate of the most probable sales price for the subject property. The validity of this approach is the assumption that an informed buyer would not pay more for the subject property than the price of a similar property available in the market.

We have made every reasonable effort to employ all three recognized approaches to value. Single family residences are less commonly purchased for investment purposes. Therefore, the income Approach is only used:

- a. At the request of the client on a non-owner occupied residence.
- b. When sufficient market evidence exists in a neighborhood to indicate that rental properties or investor purchases are typical, measurable, and the analysis of same adds value to the appraisal process.
- c. If the Income Approach is not used it is because it is considered to be less indicative and reliable than the Cost or Market Approaches, due to lack of sufficient, supportable information.

CONFORMITY OF REGULATIONS

This appraisal report is intended to comply with Title 11 of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the uniform Standards of Professional Appraisal Practice (USPAP) set forth by the Appraisal Foundation and supplemented by the Appraisal institute.

COMPETENCY OF THE APPRAISERS

I have appraised numerous properties similar to the subject. Due to an extensive educational and experience background we are competent in appraising the subject property. David J. Ward is currently a Certified Residential Appraiser in the State of Utah.

I certify to the best of my knowledge and belief the reported analyses, opinions, and conclusions are developed and this report is prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

PROHIBITED INFLUENCES

This appraisal assignment is not based upon a requested minimum valuation, specific valuation, or approval of a loan. Our employment was not conditioned upon the appraisal producing a specific value or a value within a given range. Neither our employment nor our compensation is based upon approval of any related loan application.

PERSONAL PROPERTY

No personal property is included with the subject. Any personal property has been excluded from the valuation of the real property.

NON-DISCLOSURE LAWS

All users of this appraisal report should note that the State of Utah is a non-reporting or non-disclosure state. Comparable sales information is generally obtained from the Multiple Listing Service of the local Board of Realtors. Other sources include the buyer, seller, builders, or other knowledgeable parties identified in the attempt to verify all pertinent information. While we have no reason to doubt the accuracy of this information, we do not guarantee it. The verification of all facts relating to every comparable sale is beyond the scope of this appraisal. An exterior inspection from the street is made of all comparable sales.

EXPOSURE TIME

A reasonable estimate of exposure time for a property of similar value and with similar features to the subject would be in the range of 20-180 days

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez				
Property Address	4402 S Wormwood Dr				
City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender	The Loan Store				

USPAP

I certify that to the best of my knowledge and belief : I have not performed any prior services regarding the subject property as an appraiser, or any other capacity, within the 3 year period immediately preceding acceptance of the appraisal assignment
Subject address

The address reported on the appraisal form is according to the US Postal Service records as required by UAD format. The title company reports the city or county address and the title report may or may not match to USPS records. The subject is also known as

EXPOSURE TIME

A reasonable estimate of exposure time for a property of similar value and with similar features to the subject would be in the range of 20-180 days. The concluded value is slightly higher than the predominant value, however as evident from the comparable sales the subject is not an overimprovement

Cost Approach

The income approach was considered pursuant to the Uniform Standards of Professional Appraisal Practice however there is insufficient verifiable data to complete this approach and therefore was not considered or used in this report.

LIMITING CONDITIONS

The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structures, or subfloor. The appraiser is not an expert in these fields. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection by a professional home inspector is suggested.

The appraiser does not inspect for termites or other pests. The appraiser is not a pest or termite inspector. If the client needs a more detailed pest/termite inspection of the property, a pest inspection by a professional pest inspector is suggested.

It is an underlying assumption of this report that the property meets or exceeds requirements of all building codes and zoning ordinances and other government regulations applicable to it. No warranty is implied by this report as to quantity quality or acceptability of either workmanship or materials whether visible or not visible. The client is urged to retain an expert in these fields if desired.

The appraiser is not a home inspector and has not made a detailed inspection of the roof, crawl space, attic, electrical, plumbing and mechanical systems. These items are presumed to be in satisfactory condition and in working order consistent with the age of the property. The appraiser does not guarantee that these items are free from defects. The client is urged to retain an expert in these fields if desired.

The appraiser is not an environmental inspector, or an expert in the field of environmental hazards. The appraiser only provides an opinion of value. The presence of urea formaldehyde foam insulation, radon gas, lead paint, toxic mold, or any other hazardous and or toxic materials could not be determined by the appraiser. The existence of potentially hazardous and or toxic materials used in the construction or maintenance of the building such as the presence of urea formaldehyde foam insulation and/or the existence of toxic materials, which may or may not be present on or in the property was not observed by the appraiser nor does the appraiser have any knowledge of the existence of such materials on or in the property. The appraiser is not qualified to detect such substances. The appraiser does not guarantee that the property is free from defects or environmental hazards. The existence of any hazardous and or toxic material may have an effect on the values of the property. The client is urged to retain an expert in the field of environmental hazards if desired.

This appraisal is based on the extraordinary assumption that the electrical system, plumbing system, mechanical systems, foundation systems, floor structure, or sub floor, and environmental aspects of the subject property are in adequate condition and working order. Unless otherwise noted, these items are presumed to be in satisfactory condition and in working order consistent with the age of the property. No liability is assumed for the structural or mechanical elements of the subject's property. The appraiser cannot be responsible for any hidden or unapparent adverse conditions or defects. The appraisal report does not guarantee that the property is free of defect.

Intended Users

The only intender user of this appraisal is the client. There are no other intended uses. No purchaser, seller or borrower are intended users of this report. No party, other than the intended user, should rely upon this appraisal for any purpose, whatsoever. The fact that some party, other than the client, paid for the appraisal ether directly, or indirectly, does not make them an intended user.

Intended Use

The intended use of this report is to assist the client when deciding whether or not the subject property would be sufficient security for a requested loan. The report was prepared specifically to address, and to meet, the needs of the client. The report should not be relied upon for any other purpose. The report was prepared solely for the specific use of the client. No other use of the appraisal is intended, contemplated, of authorized by the appraiser

Photos.

If the appraiser used mls photos or photos from previous appraisals, it is due to the fact that the comparable is located in a gated community, unable to get access to the property, the photo taken was blurry and not usable, the appraiser already performed a driveby inspection after the sold date, and/or the home owner would not allow the appraiser to take a photo.

Comments on Reported Square footage

The subject property's square footage provided in this report was based on exterior measurements taken by the appraiser. The square footage provided may slightly vary from the appraiser's peers. The square footage for the comparable sales and listings are taken from information provided by the listing agent on the MLS or otherwise stated differently.

Signatures

Appearing on this appraisal are electronic signatures, (unless otherwise noted).

ANSI

Following new Fannie Mae requirements, all appraisals with effective dates on or after April 1, 2022 must use ANSI Z765-2021 Measuring Standard for measuring, calculating, and reporting gross living area (GLA) and non-GLA areas of the subject property. The appraisal report was measured according to ANSI standards
Time adjustments

No market condition (time) adjustment were made in the sales grid. The 1004MC and overall market data along with Paired sales & sensitivity analysis of comps used do not support an adjustment, and sale prices have remained effectively stable in the subject's market area over the last 12 months. In preparing this appraisal, the market conditions as of the effective date of the appraisal have been considered. After reviewing relevant sales data and market trends, it was determined that no time adjustment is necessary.

HIGHEST AND BEST USE ANALYSIS

The four criteria of highest and best use are: legally permissible, physically possible, financially feasible and maximally profitable. Legally Permissible/Physically possible: Legally permissible and physically possible issues are interrelated and an analysis of these to the fullest extent, is beyond the scope of this assignment. There are many legal and physical issues related to soils, building codes, environmental factors, zoning codes, set backs, building materials, building heights, etc. that are very detailed, complicated, not readily available and/or require special expertise, time and knowledge that go beyond the scope of this assignment. For purposes of this appraisal, a Google search was made for a zoning map. If a map is not found using that method, the zoning department is contacted directly. The subject's zoning classification, with its associated and use and site size

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # F260112

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				Zip Code	84120
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requirements, are compared to the subject's present land use and lot size. Based on that comparison, a determination is made regarding whether the subject's lot size and present or proposed use are currently permitted in this zoning and the appropriate box is marked in the Site section. Legal non-conforming uses can be rebuilt to current code if destroyed, per Utah Supreme Court ruling. It should be noted that legal non-conformity usually requires "continuous use". In cases of legalnonconformity, continuous use is assumed. It would be very difficult to determine continuous use for certain properties without extensive research. Based on the above, the subject's current use is estimated to be legally and physically possible. Financially Feasible/Maximally Profitable: Financially feasible and maximally profitable uses are interrelated and an analysis of these to the fullest extent, is beyond the scope of this assignment. For example, at its fullest extent, an analysis of maximum profitability and feasibility would determine the size, style, layout, color scheme, etc. of the home that should have been built on the site to bring the maximum profit and exhibiting no over or under improvement. Few homes perfectly match market preferences, so most do not represent maximum profitability, so technically have some degree of over or under improvement. For purposes of this appraisal, the term "Use", when considering maximum profitability and feasibility, as well as the other criteria of highest and best use, refers to single family dwelling versus an legal alternative uses, such as miltfamily buildings, commercial improvement, vacant lot, etc. If the current use brings an equal or greater return than legal, alternative uses, then the present use is considered to be the highest and best use of the property "as is" and the "Yes" box is marked on the first page of the appraisal for in the Highest and Best Use subsection. When the subject is said to be compatible and not over or under improved in this appraisal report, it means the improvements as a whole conform to what is found in the neighborhood and have reasonable marketability when prices appropriately. It does not mean that each and every component will bring a full return on investment. The contribution of specific features are accounted for in the approaches to value. Based on the above, the subject's current use is estimated to be financially feasible and maximally profitable. Conclusion: Based on the four criteria of highest and best use and the analysis above, the subject's present use as a single family residence is estimated to be its highest and best use.

Concessions

Comparable sales that include sales or financing concessions have been reported but only adjusted if impacted the purchase price. I have not deducted dollar for dollar unless the concessions push the purchase price higher than the listing price. The amount of the negative dollar adjustment for each comparable with sales or financing concessions should be equal to any increase in the purchase price of the comparable that the appraiser determines to be attributable to the concessions. The need to make negative dollar adjustments for sales or financing concessions and the amount of the adjustments to the comparable sales is not based on how typical the concessions might be for a segment of the market area. Large sales or financing concessions can be relatively typical in a particular segment of the market and still result in sale prices that reflect more than the value of the real estate. Adjustments based on dollar-for-dollar deductions that are equal to the cost of the concessions to the seller, as a strict cash equivalency approach would dictate, are not appropriate. No concession adjustments were made as concessions are prevalent (typically 1% to 4%) in the subjects market area (see Market Condition Addendum). As the sale to list price ratio is at 100%, no adjustment was needed on the active/pending comparable properties.

Market conditions adjustments

Multiple analyses of sale price on relevant data over the past 12 months in the subjects market was utilized to determine that the ideal method for market conditions (i.e time) adjustment is a polynomial-2 regression trendline calculated based on all competing properties. This is a non-linear trend which is common in markets that experience varying levels of increase, decline, and stability over time. As a result, the market condition adjustments applied are not based upon one set percentage for all properties but instead based on how much the market has increased or dclined since each comparable's individual contract date. Adjustment were not applied to properties that have a contract date within 30 days of the effective date. Additionally, when market trends show a property has an adjustment percent less that +/-1% that property was considered stable with current market conditional and no adjustment was made.

Summary of the Competing Sales and Listings for the Market Conditions Analysis for the Subject Property

According to Fannie Mae and Freddie Mac, data on sales and listings for market analysis must include properties that a potential buyer would consider competitive with the subject property. While some of these properties may not be suitable for direct comparison on the sales grid, they are still expected to rise and fall at a similar rate as the subject property's competing market. A thorough evaluation, including additional sales and listings, contributes to the market condition analysis for the subject property's market

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

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 either are almost new or have been recently completely renovated and are similar in condition to new construction.

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.

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.

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.

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.

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 refinement s 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.

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.

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

261-00516

261-00516
File # F260112

Market Conditions Addendum to the Appraisal Report

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 Address4402 S Wormwood DrCityWest Valley CityStateUTZIP Code84120

BorrowerJavier Garcia Martinez

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)

49

21

35

☐ Increasing

☒ Stable

☐ Declining

Absorption Rate (Total Sales/Months)

8.17

7.00

11.67

☐ Increasing

☒ Stable

☐ Declining

Total # of Comparable Active Listings

N/A

N/A

25

☐ Declining

☒ Stable

☐ Increasing

Months of Housing Supply (Total Listings/Ab.Rate)

N/A

N/A

2.1

☐ Declining

☒ Stable

☐ 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

445,000

455,000

456,000

☐ Increasing

☒ Stable

☐ Declining

Median Comparable Sales Days on Market

60

58

62

☐ Declining

☒ Stable

☐ Increasing

Median Comparable List Price

N/A

N/A

459,000

☐ Increasing

☒ Stable

☐ Declining

Median Comparable Listings Days on Market

N/A

N/A

18

☐ Declining

☒ Stable

☐ Increasing

Median Sale Price as % of List Price

N/A

N/A

99.34%

☐ Increasing

☒ Stable

☐ Declining

Seller-(developer, builder, etc.) paid financial assistance prevalent?

☐ Yes

☒ No

☐ Declining

☒ Stable

☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

Seller concessions are typical in the subject market area. They typically range from 1 to 3 percent of the sales prices, and generally are used to cover closing costs. It is common for the sales prices to be raised to compensate for the seller paid concessions, however in using a comparable with concessions we subtract those out to show more accurately what the cash equivalent price is. Generally concessions are more typical in the lower range of sales prices for the subject market area, but are not exclusive to that market..

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).

The subject competes directly with the foreclosures and REO in its market area. These listings are typically on the lower end of the market values, however that does guarantee that they sell quick or significantly above their listing price. For the subject market area it appears that supply is still higher than demand and is still considered to be a buyers market, however generally supply and demand is considered to be in balance even though the market has been negatively influenced by the foreclosures in the subject market area.

Cite data sources for above information.

The information was gathered using the Wasatch Front Regional Multiple Listing Service. The median days on market is not readily available. As a result the average days on market is used.

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

The MLS is not capable of identifying the total number of active listings during a specific time period. The listing information located in the "Current - 3 Months" section is as of the effective date of the appraisal. It is not possible to form an opinion of the overall trend with the limited amount of information available. The above information is considered to be in line and add further support of the data provided in the Neighborhood section on page one of the URAR, as well as the concluded value. All the data is obtained from the Wasatch Front Multiple Listing Service. All data is located in a the same market area as the subject.

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)

☐ Increasing

☐ Stable

☐ Declining

Absorption Rate (Total Sales/Months)

☐ Increasing

☐ Stable

☐ Declining

Total # of Active Comparable Listings

☐ Declining

☐ Stable

☐ Increasing

Months of Unit Supply (Total Listings/Ab. Rate)

☐ Declining

☐ Stable

☐ 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.

Signature

Signature

Appraiser NameDavid J WardSupervisory Appraiser Name

Company NameRocky Mountain AppraisalCompany Name

Company Address4557 S Suncrest Dr, Holladay, UT 84117-4316Company Address

State License/Certification # 5485647-CR00State UTState License/Certification #State

Email Addressdavidward@rockymtnappraisals.comEmail Address

Freddie Mac Form 71 March 2009

Page 1 of 1
AI Ready

Fannie Mae Form 1004MC March 2009

FIRREA / USPAP ADDENDUM

Borrower Javier Garcia Martinez

Property Address 4402 S Wormwood Dr

City West Valley City County Salt Lake State UT Zip Code 84120

Lender/Client The Loan Store

Purpose

* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" *

Scope

* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" *

Intended Use / Intended User

The intended use of this appraisal report is for The Loan Store
The intended user of this appraisal report is for The Loan Store

History of Property

Current listing information:
wfrmls# 2125141, list price \$469,000

Prior sale:
none

Exposure Time / Marketing Time

* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" *


Personal (non-realty) Transfers

none

Additional Comments

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.



Appraiser(s): David J Ward

Effective date/ Report date: 01/13/2026

Supervisory Appraiser(s): _____

Effective date/ Report date: _____

ADDITIONAL FIELD TEXT

File # F260112

Borrower/Client	Javier Garcia Martinez				
Property Address	4402 S Wormwood Dr				
City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender					

PURPOSE OF APPRAISAL

The appraisal request was made by Fastapp AMC concerning the market value of the afore-identified property based on specific and general underlying assumptions and limiting conditions contained in the report. The function of the appraisal report is to estimate market value of the property for financing considerations. Information regarding this appraisal will be released only to the client.

APPRAISAL SCOPE

1) After receiving the assignment, a preliminary search of all available market data was made to determine market trends, influences, and other significant factors pertinent to the subjectproperty. 2) A physical inspection of the property was performed. Although due diligence was exercised while at the subject property, we are not experts in such matters as pest control,structural engineering, hazardous waste, roofing, electrical, plumbing, etc.. No warranty is given as to adverse conditions relating to these elements. 3)Sales were examined and verified with parties involved in the transactions. Market factors were weighted and their influence on the subject property was determined. The most relevant and similar sales are used in order todetermine and conclude our final value estimate. 4) All 3 approaches to value were considered, the most widely used and best understood approach is the Sales Comparison Approach.Recent sales of properties similar to the subject property are analyzed and compared to the subject. Adjustments are made to the sales price of the comparables as features differ.Adjustments are determined by paired sales, depreciated costs, judgment, and experience in the market. The final result is an estimate of the most probable sales price for the subjectproperty. The validity of this approach is the assumption that an informed buyer would not pay more for the subject property than the price of a similar property available in the market.

MARKETING TIME COMMENTS

A reasonable estimate of exposure time for a property of similar value and with similar features to the subject would be in the range of 20-90 days.

SUBJECT PHOTOGRAPH ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez				
Property Address	4402 S Wormwood Dr				
City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender	The Loan Store				



FRONT OF SUBJECT PROPERTY

Subject Front
4402 S Wormwood Dr
462,500



REAR OF SUBJECT PROPERTY

Subject Rear
4402 S Wormwood Dr
462,500



STREET SCENE

Subject Street
4402 S Wormwood Dr
462,500

SUBJECT PHOTOGRAPH ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez				
Property Address	4402 S Wormwood Dr				
City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender	The Loan Store				



ADDITIONAL SUBJECT PHOTO

eating area



ADDITIONAL SUBJECT PHOTO

kitchen



ADDITIONAL SUBJECT PHOTO

living room

ADDITIONAL PHOTOGRAPH ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez				
Property Address	4402 S Wormwood Dr				
City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender	The Loan Store				



Additional Subject Photo
bathroom



Additional Subject Photo
bedroom



Additional Subject Photo
bedroom

ADDITIONAL PHOTOGRAPH ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez				
Property Address	4402 S Wormwood Dr				
City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender	The Loan Store				



Additional Subject Photo
basement bedroom



Additional Subject Photo
basement bedroom



Additional Subject Photo
basement bathroom

ADDITIONAL PHOTOGRAPH ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez						
Property Address	4402 S Wormwood Dr						
City	West Valley City	County	Salt Lake	State	UT	Zip Code	84120
Lender	The Loan Store						



Additional Subject Photo
garage interior



Additional Subject Photo
basement utility



Additional Subject Photo
basement family room

ADDITIONAL PHOTOGRAPH ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez				
Property Address	4402 S Wormwood Dr				
City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender	The Loan Store				



side



side



alt street view

COMPARABLES PHOTOGRAPH ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez						
Property Address	4402 S Wormwood Dr						
City	West Valley City	County	Salt Lake	State	UT	Zip Code	84120
Lender	The Loan Store						



Comparable Sale 1

5050 W Lotus Blossom Dr		
West Valley City	UT	84120
Date of Sale:	s12/25;c11/25	
Sale Price:	497,900	
Sq. Ft.:	924	
\$ / Sq. Ft.:	538.85	



Comparable Sale 2

3886 S Atlas Way		
West Valley City	UT	84120
Date of Sale:	s10/25;c09/25	
Sale Price:	460,000	
Sq. Ft.:	1,008	
\$ / Sq. Ft.:	456.35	



Comparable Sale 3

4703 W Kathleen Ave		
West Valley City	UT	84120
Date of Sale:	s09/25;c08/25	
Sale Price:	460,000	
Sq. Ft.:	942	
\$ / Sq. Ft.:	488.32	

COMPARABLES PHOTOGRAPH ADDENDUM

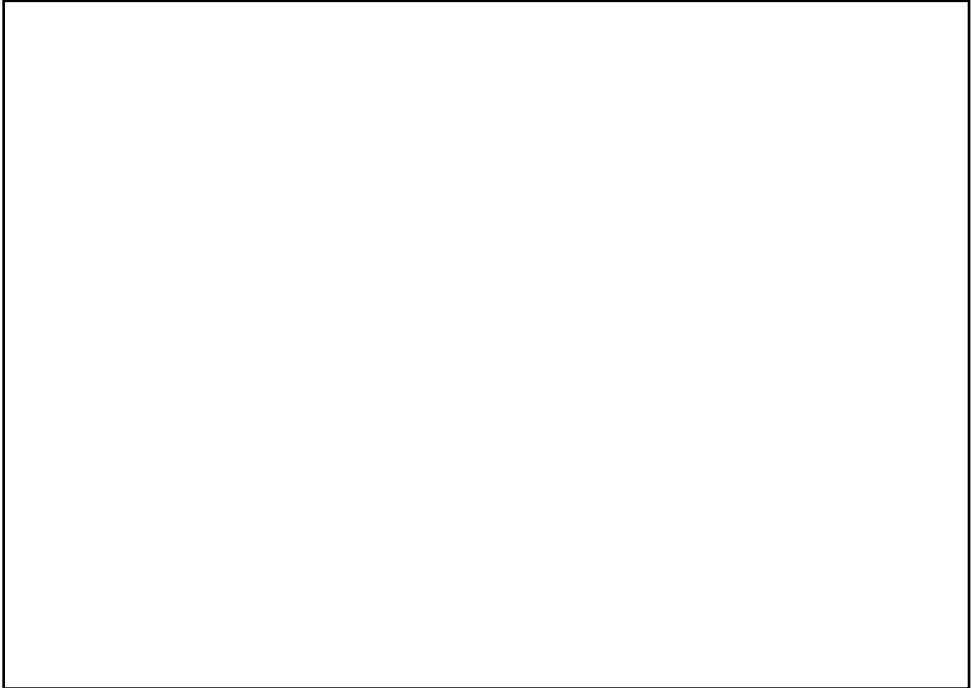
File # F260112

Borrower/Client	Javier Garcia Martinez				
Property Address	4402 S Wormwood Dr				
City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender	The Loan Store				



Comparable Sale 4

	5240 W Cherrywood Ln
	West Valley City UT 84120
Date of Sale:	Active
Sale Price:	475,000
Sq. Ft.:	922
\$ / Sq. Ft.:	515.18



Comparable Sale 5

Date of Sale:	
Sale Price:	
Sq. Ft.:	
\$ / Sq. Ft.:	



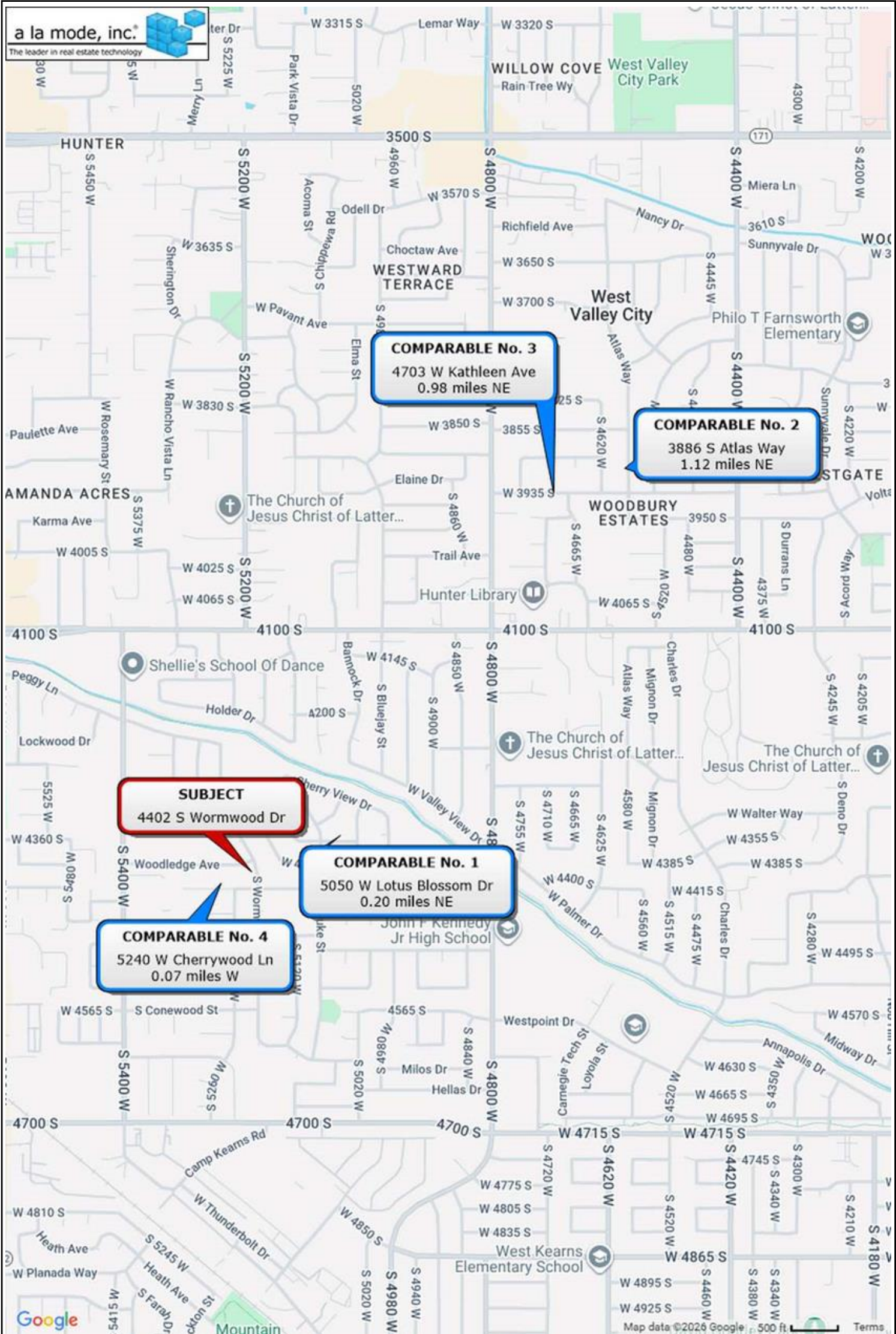
Comparable Sale 6

Date of Sale:	
Sale Price:	
Sq. Ft.:	
\$ / Sq. Ft.:	

LOCATION MAP ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez				
Property Address	4402 S Wormwood Dr				
City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender	The Loan Store				



LOCATION MAP ADDENDUM

File # F260112

Borrower/Client	Javier Garcia Martinez				
Property Address	4402 S Wormwood Dr				
City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender	The Loan Store				



SKETCH ADDENDUM

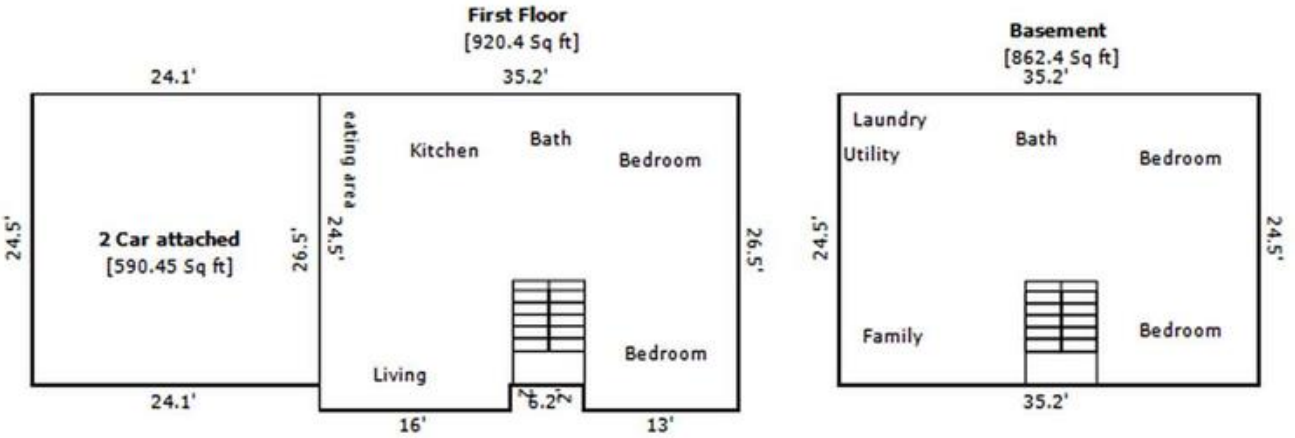
File # F260112

Borrower/Client Javier Garcia Martinez

Property Address 4402 S Wormwood Dr

City West Valley City County Salt Lake State UT Zip Code 84120

Lender The Loan Store



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	920.4 Sq ft	$35.2 \times 24.5 =$	862.4
		$2 \times 13 =$	26
		$2 \times 16 =$	32
Total Living Area (Rounded):			
920 Sq ft			
Non-living Area			
2 Car attached	590.45 Sq ft	$24.1 \times 24.5 =$	590.45
Basement	862.4 Sq ft	$24.5 \times 35.2 =$	862.4

Borrower/Client	Javier Garcia Martinez				
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City	West Valley City	County	Salt Lake	State	UT
				Zip Code	84120
Lender	The Loan Store				

STATE OF UTAH

DEPARTMENT OF COMMERCE

DIVISION OF REAL ESTATE

ACTIVE LICENSE


DATE ISSUED: 03/20/2024

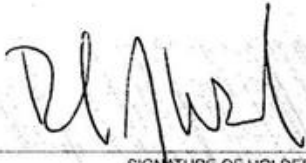
EXPIRATION DATE: 03/31/2026


LICENSE NUMBER: 5485647-CR00

LICENSE TYPE: Certified Residential Appraiser

ISSUED TO: DAVID J WARD
4557 S SUNCREST DR
HOLLADAY UT 84117




SIGNATURE OF HOLDER

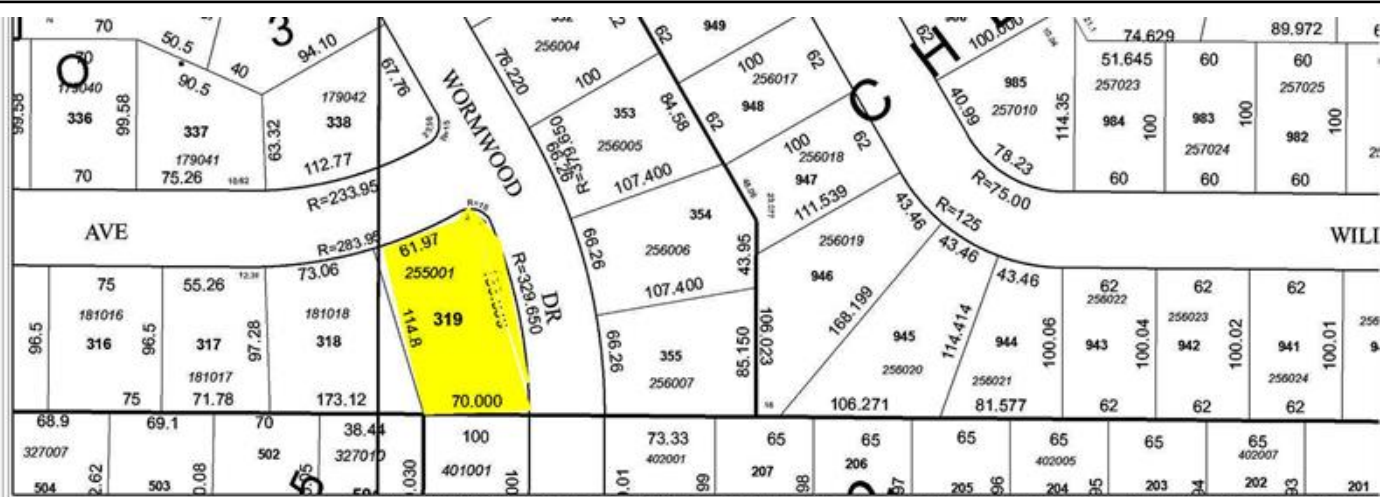

REAL ESTATE DIVISION INTERIM DIRECTOR

Borrower/Client Javier Garcia Martinez


Property Address 4402 S Wormwood Dr

City West Valley City County Salt Lake State UT Zip Code 84120


Lender The Loan Store



As of 04/26/2021, the SLCO Recorder's office will begin a full transition to electronically-generate
This Tax Plat is not intended to represent actual physical properties. In order to establish exact physical boundaries, a s



Prepared and published by
Salt Lake County Recorder
Rashelle Hobbs
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
385-468-8145



W 1/2 NE 1/4 S
SALT LAKE

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