

SINGLE FAMILY COMPARABLE RENT SCHEDULE

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.

Morning Star Real Estate

File No. **CF 1007 SAMPLE**

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address *****		4001 Churchill Ct Cypress, CA 90630-4218			4375 Dina Ct Cypress, CA 90630-4114			4392 Lincoln Plaza Way Cypress, CA 90630-2541		
Proximity to Subject		0.07 miles NW			0.49 miles NE			1.36 miles NE		
Date Lease Begins	Undisclosed	6 Month Lease			12 Month Lease			12 Month Lease		
Date Lease Expires	Undisclosed	6 Month Lease			12 Month Lease			12 Month Lease		
Monthly Rental	If Currently Rented: \$ Undisclosed	\$ 2,450			\$ 2,095			\$ 2,650		
Less: Utilities	\$ Undisclosed	\$ Association			\$ Association			\$ Association		
Furniture	\$ Undisclosed	\$ Water			\$			\$		
Adjusted Monthly Rent	\$ Undisclosed	\$ 2,450			\$ 2,095			\$ 2,650		
Data Source		MLS#PW18289947 Exterior Inspection, Realist			MLS#OC19215906 Exterior Inspection, Realist			MLS#LG20173610 Exterior Inspection, Realist		
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+	DESCRIPTION		+	DESCRIPTION		+
Rent		0			0			0		
Concessions		0			0			0		
Location/View	N;Res; N;Res	N;Res N;Res			N;Res N;Res			N;Res N;Res		
Design and Appeal	SD2;Contemporary Average/Typical	SD2;Contemporary Average/Typical			SD1;Contemporary Average/Typical	0		AT2;Contemporary Average/Typical	0	
Age/Condition	58 C3	58 C3			56 C3	0		45 C3	0	-100
Above Grade Room Count	Total Bdrms Baths 4 2 2.00	Total Bdrms Baths 4 2 1.10	+25		Total Bdrms Baths 4 2 1.00	+50		Total Bdrms Baths 5 2 2.00		
Gross Living Area	1,032 Sq. Ft.	1,032 Sq. Ft.	0		805 Sq. Ft.	+28		1,167 Sq. Ft.	-17	
Other (e.g., basement, etc.)	0sf 1 Car Garage	0sf 1 Car Garage			0sf 2 Car Garage	-50		0sf 2 Car Garage	-50	
Other:	No Fireplaces Association	No Fireplaces Association			No Fireplaces Association			1F/P Association	-20	
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	25		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	28		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	187	
Indicated Monthly Market Rent		1.0 1.0 \$	2,475		6.1 1.3 \$	2,123		7.1 -7.1 \$	2,463	

COMPARABLE RENT SCHEDULE

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 rents in the market area range between \$2,000 and \$2,700. Rental comparables used are located close to the subject property, and have similar characteristics. The following adjustments were made:

Fireplace: \$20, Bath: \$50, Half Bath \$25, Gross Living Area: \$0.125 c/SQFT, Garage: \$50 per space.

RECONCILIATION

Final Reconciliation of Market Rent: The information presented in this report is based on the rental market conditions in the subject area. The information presented in this report is believed to be accurate and based on data taken from interior/exterior inspection, the subject property owner, MLS, Real Quest and Realist information services. The rentals used are felt to be indicative of the rental market in the area and of the subject's marketability as a rental on the open market. Appraiser bore all consideration with the rental information from the properties listed above to derive final opinion of monthly rental market value.

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 01/22/2022 TO BE \$ 2,450

APPRAISER:

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature 
 Name Chris Foglesong
 Date Report Signed 02/01/2022
 State Certification # _____ State _____
 Or State License # AL036310 State CA
 Date Property Inspected 01/22/2022

Signature _____
 Name _____
 Date Report Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____
 Date Property Inspected _____

Did Did Not Inspect Property

LOCATION MAP

Borrower: *****

File No.: CF 1007 SAMPLE

Property Address: *****

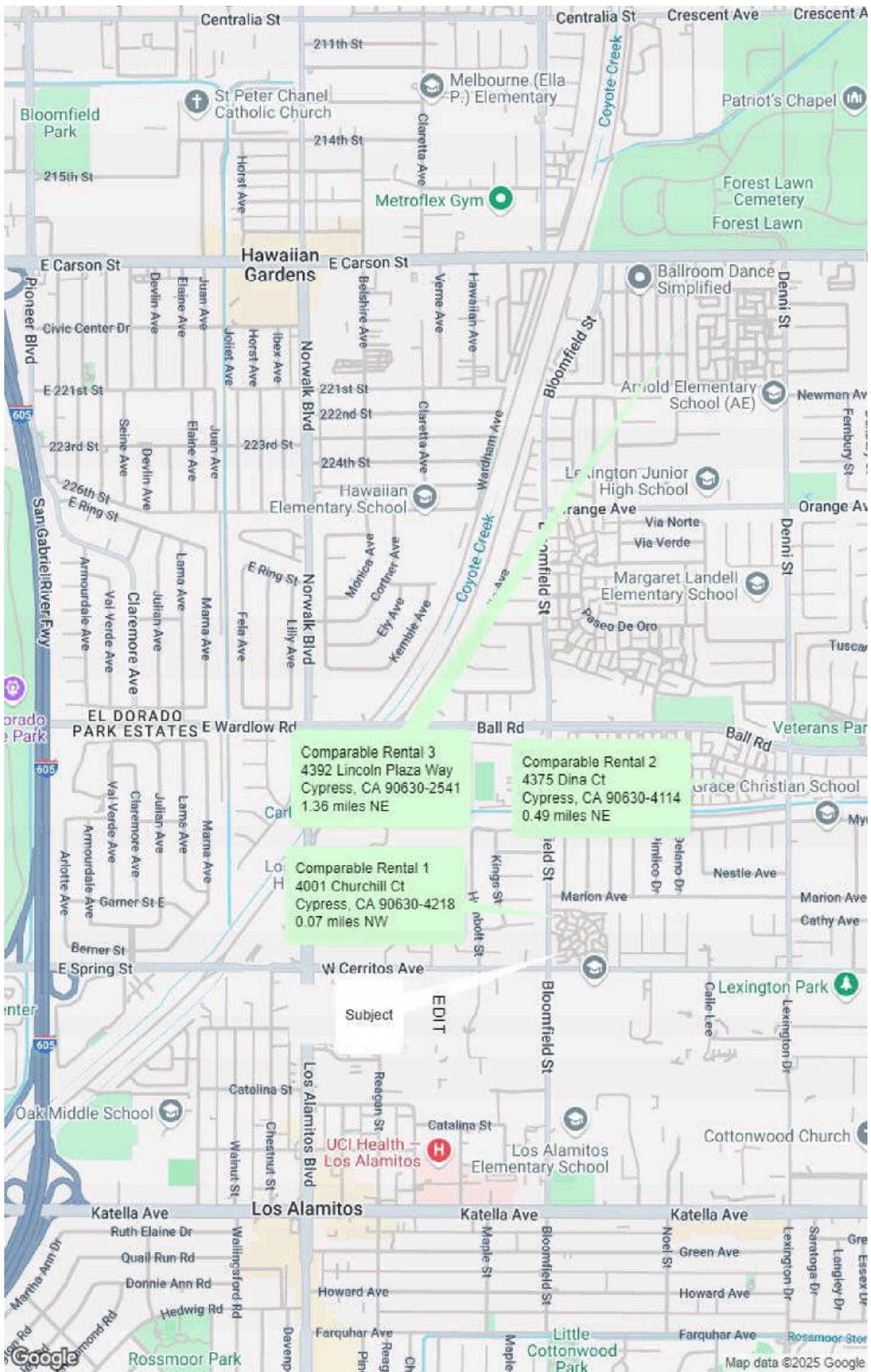
Case No.: *****

City: *****

State: **

Zip: *****

Lender: *****



PLAT MAP

Borrower: *****

File No.: CF 1007 SAMPLE

Property Address: *****

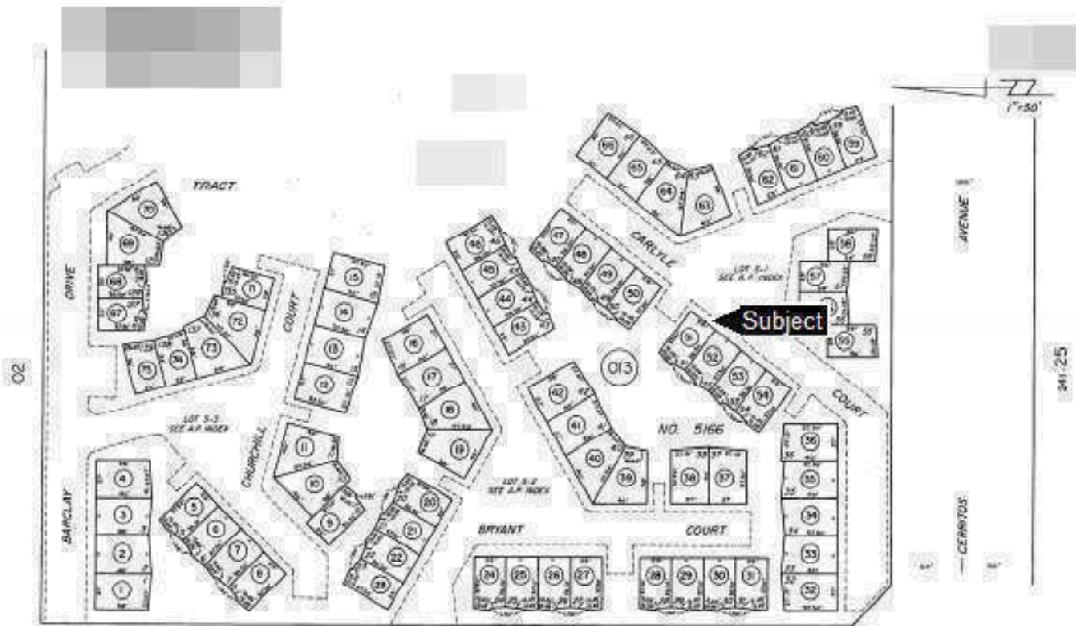
Case No.: *****

City: *****

State: **

Zip: *****

Lender: *****



FLOOD MAP

Borrower: *****

File No.: CF 1007 SAMPLE

Property Address: *****

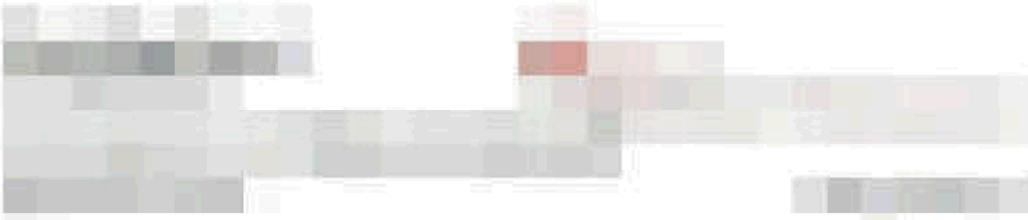
Case No.: *****

City: *****

State: **

Zip: *****

Lender: *****



Flood Zone Code	Flood Zone Panel	Panel Date
X500L	060217 - 06059C0116J	12/03/2009
Special Flood Hazard Area (SFHA) Within 260 ft. of multiple flood zones?		Community Name
Out	No	CYPRESS

Flood Zone Description:



Disclaimer of Use

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.



AERIAL VIEW

Borrower: *****

File No.: CF 1007 SAMPLE

Property Address: *****

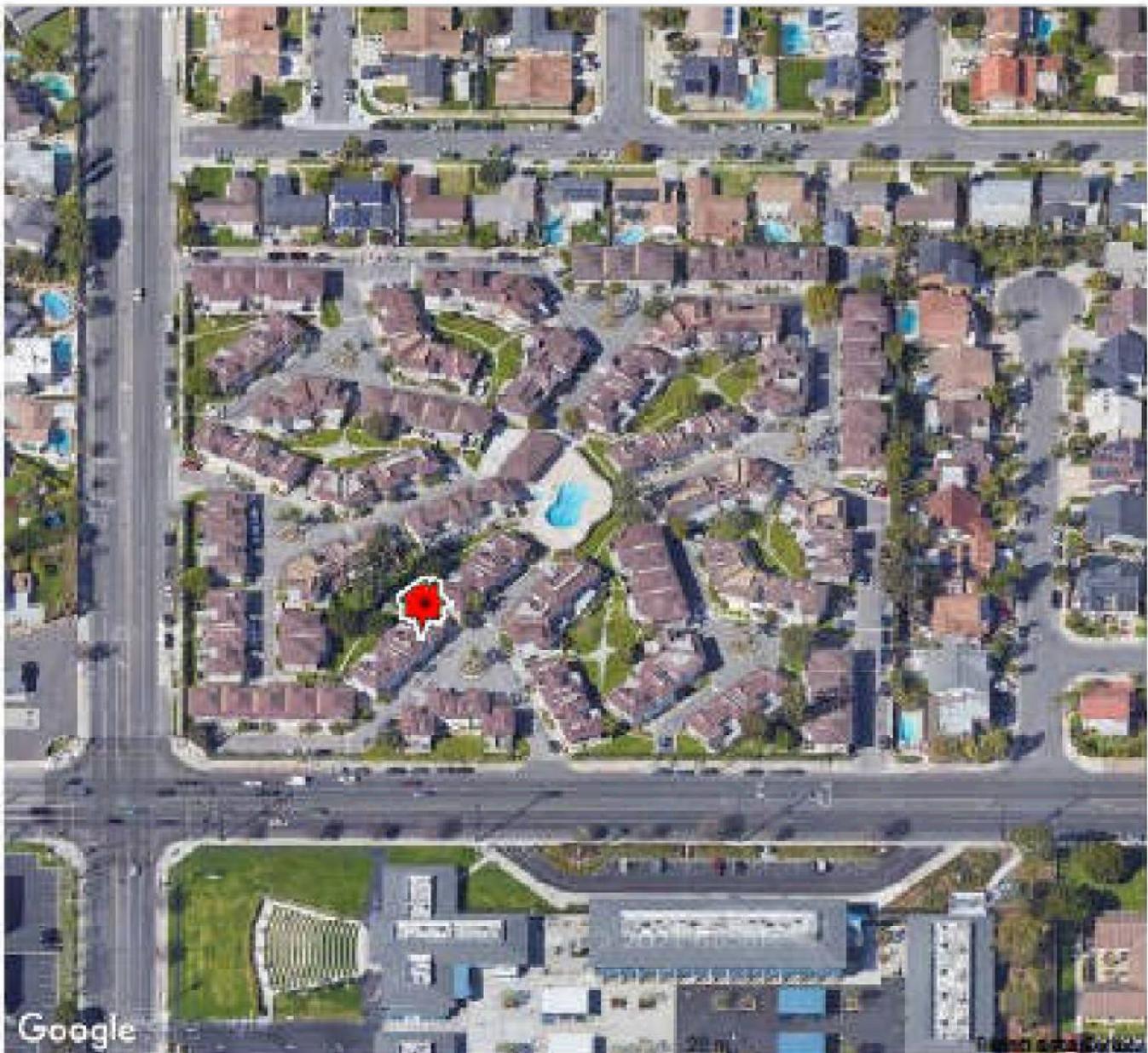
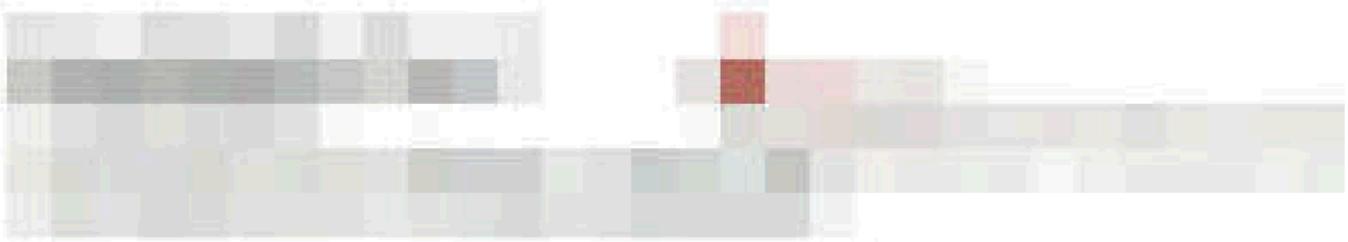
Case No.: *****

City: *****

State: **

Zip: *****

Lender: *****



Google



SUBJECT PUBLIC RECORD PROPERTY PROFILE

Borrower: *****	File No.: CF 1007 SAMPLE
Property Address: *****	Case No.: *****
City: *****	State: ** Zip: *****
Lender: *****	

Owner Information			
Owner Name:	[REDACTED]		
Mailing Address:	[REDACTED]		
Vesting Codes:	[REDACTED]		
Location Information			
Legal Description:	[REDACTED]		
County:	[REDACTED]		
Census Tract / Block:	[REDACTED]		
Township-Range-Sect:	[REDACTED]		
Legal Book/Page:	Subdivision:	14-C1 /	
Legal Lot:	Map Reference:	5166	
Legal Block:	Tract #:	LOS ALAMITOS	
Market Area:	School District:	LOS ALAMITOS	
Neighbor Code:	School District Name:	LOS ALAMITOS	
	Munic/Township:		
Owner Transfer Information			
Recording/Sale Date:	09/28/2021 / 08/17/2021	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	598294		
Last Market Sale Information			
Recording/Sale Date:	09/03/2021 / 08/17/2021	1st Mtg Amount/Type:	/
Sale Price:	\$275,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	553910	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$266.47
New Construction:		Multi/Spilt Sale:	
Title Company:	FIRST AMERICAN TITLE		
Lender:			
Seller Name:	CATALAN DIVINA V & LEONARDO V		
Prior Sale Information			
Prior Rec/Sale Date:	10/30/1991 / 10/1991	Prior Lender:	NEWAMERICA SVGS BK
Prior Sale Price:	\$128,000	Prior 1st Mtg Amt/Type:	\$115,200 / CONV
Prior Doc Number:	593016	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		
Property Characteristics			
Gross Area:	1,032	Parking Type:	GARAGE
Living Area:	1,032	Garage Area:	200
Tot Adj Area:		Garage Capacity:	
Above Grade:		Parking Spaces:	
Total Rooms:	5	Basement Area:	
Bedrooms:	2	Finish Bsmt Area:	
Bath(F/H):	1 / 1	Basement Type:	
Year Built / Eff:	1964 / 1964	Roof Type:	
Fireplace:	/	Foundation:	
# of Stories:	2	Roof Material:	
Other Improvements:	Building Permit		
Site Information			
Zoning:	>	Acres:	>0.02
		County Use:	>SINGLE FAM RESIDENCE (1)
Lot Area:	>851	Lot Width/Depth:	> x
Land Use:	>SFR	Res/Comm Units:	> /
Site Influence:	>	State Use:	>
		Water Type:	>
		Sewer Type:	>
Tax Information			
Total Value:	\$205,094	Assessed Year:	2021
Land Value:	\$141,059	Improved %:	33%
Improvement Value:	\$69,035	Tax Year:	2021
Total Taxable Value:	\$202,094	Property Tax:	\$2,835.12
		Tax Area:	19022
		Tax Exemption:	

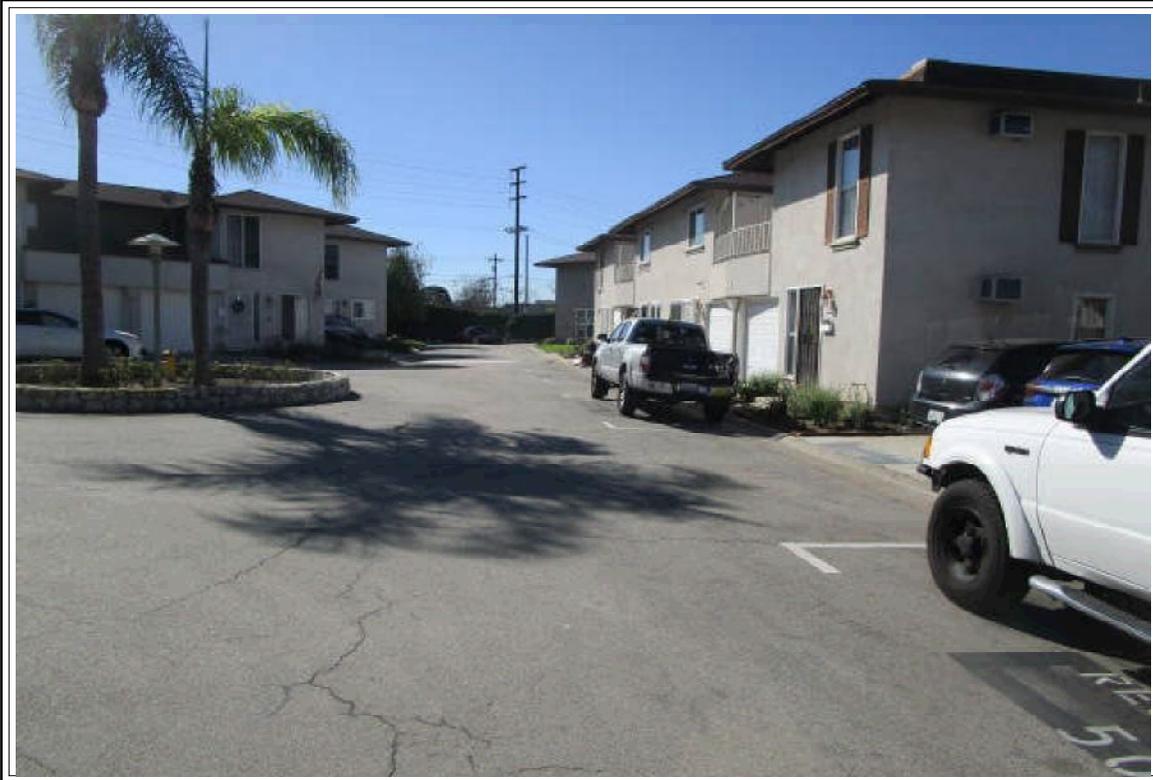


SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: *****	File No.: CF 1007 SAMPLE		
Address: *****	Case No.: *****		
City: *****	St: **	Zip: *****	Lender: *****



FRONT VIEW OF SUBJECT PROPERTY



STREET SCENE



ADDRESS VERIFICATION



COMPARABLE RENTALS PHOTO ADDENDUM

Borrower: *****	File No.: CF 1007 SAMPLE		
Address: *****	Case No.: *****		
City: *****	St: **	Zip: *****	Lender: *****



COMPARABLE RENTAL #1

4001 Churchill Ct
Cypress, CA 90630-4218



COMPARABLE RENTAL #2

4375 Dina Ct
Cypress, CA 90630-4114



COMPARABLE RENTAL #3

4392 Lincoln Plaza Way
Cypress, CA 90630-2541

Borrower: *****

File No.: CF 1007 SAMPLE

Property Address: *****

Case No.: *****

City: *****

State: **

Zip: *****

Lender: *****



Borrower: *****	File No.: CF 1007 SAMPLE
Property Address: *****	Case No.: *****
City: *****	State: ** Zip: *****
Lender: *****	



Real Estate Appraisers
Errors and Omissions Policy

Declarations

Agency	Branch	Prefix	Policy Number
078990	969	RIA65258413121	

Insurance is provided by
Continental Casualty Company,
151 North Franklin Street, Chicago, IL 60606
A Stock Insurance Company.

1. NAMED INSURED AND MAILING ADDRESS:

Christopher Foglesong

15095 Henley Dr.
Orange, CA 92683

NOTICE TO POLICYHOLDERS:

The Errors and Omissions Liability coverage afforded by this policy is on a Claims Made and Reported basis. Claim Expenses will reduce the Limits of Liability. Please review the policy carefully and discuss this coverage with your insurance agent or broker.

2. POLICY PERIOD:

Inception: 08/25/2021 Expiration: 08/25/2022
at 12:01 A.M. Standard time at your address shown above.

3. ERRORS AND OMISSIONS LIABILITY:

A. Limits of Liability:	Each Claim:	\$1,000,000	Aggregate:	\$2,000,000
B. Discrimination Limits of Liability:				\$100,000
C. Deductible:	Each Claim:	\$1,000		
D. First Coverage Date:		08/25/2019		
E. Prior Acts Date:		08/25/2005		

4. PREMIUM

Total Premium: \$617.00

5. FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION:

CNA88632XX	Individual Real Estate Appraisers
CNA90097XX	Vicarious Liability Endorsement
GSL7541CA	Cancellation/Non-Renewal Endorsement - California

CNA90182XX ED 09-2017

I - 1307262 B - 50947

Kathleen M. Curry

Countersigned by Authorized Representative

