

APPRAISAL OF REAL PROPERTY



LOCATED AT

Sample 1073 1
San Francisco, CA 94107
SAMPLE LEGAL DESCRIPTION

FOR

SAMPLE CLIENT
1000 SAMPLE Rd
SAMPLE CITY, CA 90000

OPINION OF VALUE

AS OF

08/07/2013

BY

Joseph N Walker
Joseph Walker Appraisals
1053 Cresta Way, Suite 11
San Rafael, CA 94903
(415) 578-2608
joe@josephwalkerappraisals.com
www.josephwalkerappraisals.com

Borrower	SAMPLE BORROWER					File No.	AAA1230104	
Property Address	Sample 1073 1							
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107	
Lender/Client	SAMPLE CLIENT							

TABLE OF CONTENTS



Cover Page 1

Table of Contents 2

USPAP Identification 3

Condo 4

Supplemental Addendum 10

Additional Comparables 4-6 11

Market Conditions Addendum to the Appraisal Report 12

Additional Appraiser’s Certification 13

UAD Definitions Addendum 14

Subject Photos 17

Subject Photos 18

Subject Photos 19

Subject Photos 20

Subject Photos 21

Subject Photos 22

Subject Photos 23

Building Sketch (Page - 1) 24

Comparable Photos 1-3 25

Comparable Photos 4-6 26

Plat Map 27

Location Map 28

Scanned Document 29

Scanned Document 30

Borrower	SAMPLE BORROWER			File No.	AAA1230104
Property Address	Sample 1073 1				
City	San Francisco	County	San Francisco	State	CA
				Zip Code	94107
Lender/Client	SAMPLE CLIENT				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is

one of the following types:

☐ Self Contained

(A written report prepared under Standards Rule

2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☒ Summary

(A written report prepared under Standards Rule

2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Use

(A written report prepared under Standards Rule

2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- Unless otherwise indicated, I have performed no services regarding the subject property within the prior THREE (3) years, as an appraiser or in any other capacity.

Reasonable Exposure Time

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: Within 90 days.

This is based on closed sales utilized in the sales comparison analysis to best reflect typical buyer seller activity most similar to the subject.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

This report has been electronically prepared in compliance with USPAP guidelines which includes a secure digital signature and adequate security measures in place to protect the data produced by the appraiser." The Intended User of this appraisal report is SAMPLE CLIENT. The Intended Use is to evaluate the property that is the subject of this appraisal for a SAMPLE REPORT, subject to the Scope of Work, Purpose of the Appraisal, Reporting Requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. The appraiser certifies that the Lender or the AMC did not improperly influence, or attempt to influence, the outcome of this appraisal by doing any of the things prohibited by Section 1 (B) of the Appraiser Independence Requirements, effective 10/15/2010.

*This report is intended only for use in a SAMPLE REPORT for the above stated intended user. This report is not intended for any other use.

*The appraiser, as indicated in the signature section of this report, further states that he has NOT provided any prior services involving the subject property within the last 36 months prior to the effective date of the appraisal.

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature:

Name:

Joseph N Walker

Designation:

Date Signed:

08/08/2013

State Certification #:

or State License #:

AL043943

State:

CA

Expiration Date of Certification or License:

05/15/2014

Effective Date of Appraisal:

08/07/2013

Signature:

Name:

Designation:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser inspection of Subject Property:

☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

File # AAA1230104

PROJECT INFORMATION

PROJECT ANALYSIS

UNIT DESCRIPTION

PRIOR SALE HISTORY

Individual Condominium Unit Appraisal Report

File # AAA1230104

SALES COMPARISON APPROACH	There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 421,000 to \$ 529,000 .														
	There are 13 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 239,000 to \$ 600,000 .														
	FEATURE			SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
	Address and Unit # Sample 1073 1 -, San Francisco, CA 94107			2250 24th St 330, San Francisco, CA 94107			2250 24th St 433, San Francisco, CA 94107			2250 24th St 231, San Francisco, CA 94107					
	Project Name and Phase Potrero Court 1			Potrero Court 1			Potrero Court 1			Potrero Court 1					
	Proximity to Subject			0.00 MILES			0.00 MILES			0.00 MILES					
	Sale Price			\$ 425,000			\$ 350,000			\$ 531,000					
	Sale Price/Gross Liv. Area			\$ 678.91 sq. ft.			\$ 767.54 sq. ft.			\$ 656.37 sq. ft.					
	Data Source(s)			SFARMLS#408265;DOM 36			SFARMLS#410290;DOM 7			SFARMLS#408281;DOM 35					
	Verification Source(s)			Realist;Doc#K928-351,65%1stTD			Realist;Doc#J708034,N/A%1stTD			Realist;Doc#K927-256,70%1stTD					
	VALUE ADJUSTMENTS			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment					
	Sales or Financing Concessions			ArmLth Conv;0			ArmLth Conv;0			ArmLth Conv;0					
	Date of Sale/Time			s06/13;c06/13			s07/13;c07/13			s06/13;c06/13					
	Location			N;Res;			N;Res;			N;Res;					
	Leasehold/Fee Simple			Fee Simple			Fee Simple			Fee Simple					
	HOA Mo. Assessment			0			424			488					
	Common Elements and Rec. Facilities			Pool,Spa,Gym Parking Area			Pool,Spa,Gym Parking Area			Pool,Spa,Gym Parking Area					
	Floor Location			3			4			2					
	View			N;Res;			N;Res;			N;Res;					
	Design (Style)			Low-Rise Flat			Low-Rise Flat			Low-Rise Flat					
	Quality of Construction			Q4			Q4			Q4					
	Actual Age			24			24			24					
	Condition			C3			C3			C3					
	Above Grade			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths					
	Room Count			3 1 1.0			2 0 1.0			4 2 1.0					
	Gross Living Area			616 sq. ft.			456 sq. ft.			809 sq. ft.					
	Basement & Finished Rooms Below Grade			0sf			0sf			0sf					
	Functional Utility			Adequate			Adequate			Adequate					
	Heating/Cooling			Bseboard/None			Bseboard/None			Bseboard/None					
	Energy Efficient Items			Typical			Typical			Typical					
	Garage/Carport			1;Space			1;Space			1;Space					
	Porch/Patio/Deck			None			None			None					
Net Adjustment (Total)						+30,000			-30,000						
Adjusted Sale Price of Comparables						+20,000			-25,500						
Summary of Sales Comparison Approach All comparable sales are located in subject's market area and are considered to be the best available market indicators at the time of inspection. Bedroom adjustments reflect approximately \$30,000/bedroom. GLA adjustments are calculated at approximately \$130/sf for differentials in excess of 100 sf and rounded to the nearest \$500. Most weight is given to comp 1 which was the only similar floor plan model match 1 bedroom unit sale within the complex at the time of appraisal to have sold within the last 0-3 months. All other sales are included as secondary supporting value indicators to reflect the upper and lower ends of the subject's comparable value range. See attached addendum for additional comps and comments on sales comparison analysis. Search parameters utilized in selecting comparable sales are the same parameters utilized, and described as in the market conditions analysis.															
Indicated Value by Sales Comparison Approach \$															
INCOME	INCOME APPROACH TO VALUE (not required by Fannie Mae)														
	Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach														
	Summary of Income Approach (including support for market rent and GRM) The income approach was considered, however, due to an insufficient amount of similar rental data at the time of appraisal to produce a reliable estimate of market rent and a GRM, the income approach is not considered a relevant method in obtaining credible assignment results. Therefore, the income approach is omitted for purposes of this appraisal.														
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ Income Approach (if developed) \$														
	See attached addenda.														
	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:														
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 \$,as of 08/07/2013 , which is the date of inspection and the effective date of this appraisal.															

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 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 unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) 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.

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.

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

Joseph N Walker

Signature

Name

Joseph N Walker

Company Name

Joseph Walker Appraisals

Company Address

1053 Cresta Way, Suite 11

San Rafael, CA 94903

Telephone Number

(415) 578-2608

Email Address

joe@josephwalkerappraisals.com

Date of Signature and Report

08/08/2013

Effective Date of Appraisal

08/07/2013

State Certification #

or State License #

AL043943

or Other (describe)State #

State

CA

Expiration Date of Certification or License

05/15/2014

ADDRESS OF PROPERTY APPRAISED

Sample 1073 1

-, San Francisco, CA 94107

APPRAISED VALUE OF SUBJECT PROPERTY \$

LENDER/CLIENT

Name

No AMC

Company Name

SAMPLE CLIENT

Company Address

1000 SAMPLE Rd, SAMPLE CITY, CA 90000

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

Supplemental Addendum

File No. AAA1230104

Borrower	SAMPLE BORROWER					
Property Address	Sample 1073 1					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94107
Lender/Client	SAMPLE CLIENT					

• URAR: Neighborhood - Description

Subject is located in an established and incorporated urban portion of the city of San Francisco, located in San Francisco County, in the neighborhood known as Mission District, within the condo complex of Potrero Court, and is defined by the prior stated neighborhood boundaries. This area is easily accessible and proximal to all consumer support facilities including freeways, schools, shopping, medical centers, public transportation facilities, employment opportunities, recreational facilities, and protective services.

This area primarily consists of older to middle-aged homes in average, good, and updated condition. Subject appears typical for the neighborhood overall, and is not considered an under improvement or and over improvement in comparison to surrounding area properties at this time. Subject's actual age appears typical for the area and in line with predominant ages found at this time.

• URAR: Neighborhood - Market Conditions

The subject's market area appears to be currently experiencing increasing market conditions. The subject property is located within the condominium complex known as Potrero Court.

A data search was performed in subject's market area for comparable sales similar in size within 25% GLA, bedroom and bathroom count, location within the described neighborhood and market area boundaries to include any existing positive or negative external influences, age, condition, design, quality of construction, and lot size, as well as any similar additional features and amenities such as view within the last 12 months; 13 comparable sales found, 3 in foreclosure; 1 in short sale, and 3 current comparable listings found, 0 in foreclosure; 0 in short sale; a 25% total distressed sales rate overall. This rate does not appear to directly effect the marketability of properties in subject's market area at this time.

Currently there are a stable number of comparable sales, and a stable number of comparable listings within this neighborhood, along with stable absorption rates, and stable housing supply ratios which indicates that sales trends in this area are primarily active and competitive, in an area which is currently seeing a rise in demand, as well as consumer confidence which has created a shortage of inventory at this time. Additionally, list price to sales price ratios appear stable overall, where in many cases, properties are selling for more than the original list price. Marketing times are stable and typically within 90 days on market. These market indicators along with a relatively moderate rate of distressed sales at approximately 25% creating more attractive market pricing in an area where demand is high and inventory is low, increasing median sales prices, and increasing median list prices showing within the last 12 months indicates that this market area is primarily experiencing increasing market conditions overall at this time. Current primary value indicators for the neighborhood appear to be location, view, condition, GLA, and room count under the current market conditions.

• Condo: Unit Description - Additional Features

Additional features include updated kitchen with stainless appliances, updated cabinets, laminate counter tops, fixtures, and laminate wood flooring, update bathroom with modern fixtures, granite counter tops and tile floor/wainscot, updated fixtures and carpeting, mirrored wardrobes, walk-in closet in bedroom, and double pane windows.

Smoke detectors were in place at the time of appraisal inspection.

No CO detectors were found to be installed at the time of inspection.

• URAR: Reconciliation - Reconciliation and Final Value Conclusion

Most weight placed on sales comparison analysis to value as it best reflects typical buyer/seller activity in today's marketplace, and best represents fair market value for the purposes of this appraisal assignment for mortgage lending.

The appraiser has considered the income approach in this assignment. The subject is a single-family dwelling, and there is insufficient rental data for similar homes in this market area to produce a reliable estimate of market rent for the subject, and a GRM. Because it could not be reliably developed, the income approach has been omitted in this appraisal.

Predominant values in the subject's market area primarily reflect the majority of comparable properties available for market analysis at the time of appraisal which are newer in age or superior in condition, room count, laundry/patio amenities, or GLA at this time. Differentials between subject's final appraised value, and predominant values found in this area, at the time of appraisal do not appear to have any negative effect on the marketability of the subject at this time.

Subject's final appraised value within the adjusted value range primarily reflects subject's room condition, GLA, location and amenities under the current market conditions. A reasonable exposure time for the subject property at the estimated opinion of value indicated as of the effective date of the appraisal is approximately within 90 days on market. This estimated exposure time is based on previously closed comparable sales located within the subject's neighborhood with most weight placed on sales utilized in the sales analysis, to adequately reflect typical buyer/seller activity for properties most similar to the subject under the current market conditions.

Most weight is given to comp 1 which was the only similar floor plan model match 1 bedroom unit sale within the complex at the time of appraisal to have sold within the last 0-3 months. All other sales are included as secondary supporting value indicators to reflect the upper and lower ends of the subject's comparable value range. Subject's final estimate of value in relation to sales price of comp 1 reflects the current increasing market conditions of approximately 1/3% per month.

File # AAA1230104

ANALYSIS / COMMENTS

Market Conditions Addendum to the Appraisal Report

File No. AAA1230104

MARKET RESEARCH & ANALYSIS

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

Property Address	Sample 1073 1	City	San Francisco	State	CA	ZIP Code	94107
Borrower	SAMPLE BORROWER						

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)	7	1	5	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Absorption Rate (Total Sales/Months)	1.17	.33	1.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Total # of Comparable Active Listings	6	5	3	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing		
Months of Housing Supply (Total Listings/Ab.Rate)	5.1	15.2	1.8	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing		
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend				
Median Comparable Sale Price	405,000	270,000	425,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Median Comparable Sales Days on Market	42	156	28	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing		
Median Comparable List Price	482,000	479,000	495,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Median Comparable Listings Days on Market	42	53	22	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing		
Median Sale Price as % of List Price	101%	101%	106%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Seller-(developer, builder, etc.)paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Subject is located in an established neighborhood with very little, to no new construction present at this time, where incentives, contributions, and buy-downs are not typically found. However, sales concessions are seen in the form of seller paid non-recurring closing costs, and/or minor repairs or assessments which are found to be typical and customary within subject's market as well as overall neighborhood, and typically do not exceed 5% at this time.

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).

Foreclosure sales and short sales make up approximately 25% of the sales within subject's neighborhood at this time. These distressed sales do not appear to have a negative effect on the marketability of properties in this area, under current market conditions.

Cite data sources for above information. SFARMLS/Realist/Agents Disclosures.

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.

Currently there are a stable number of comparable sales, and a stable number of comparable listings within this neighborhood, along with stable absorption rates, and stable housing supply ratios which indicates that sales trends in this area are primarily active and competitive, in an area which is currently seeing a rise in demand, as well as consumer confidence which has created a shortage of inventory at this time. Additionally, list price to sales price ratios appear stable overall, where in many cases, properties are selling for more than the original list price. Marketing times are stable and typically within 90 days on market. These market indicators along with a relatively moderate rate of distressed sales at approximately 25% creating more attractive market pricing in an area where demand is high and inventory is low, increasing median sales prices, and increasing median list prices showing within the last 12 months indicates that this market area is primarily experiencing increasing market conditions overall at this time. Current primary value indicators for the neighborhood appear to be location, view, condition, GLA, and room count under the current market conditions.

CONDO/CO-OP PROJECTS

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

	Condominium	Project Name:	Potrero Court
--	-------------	---------------	---------------

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	5	1	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	.83	.33	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings	3	0	2	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)	3.6	0	2.0	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☒ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. Distresses sales in the subject's immediate complex do not appear to have any negative effect on the marketability of surrounding properties in the project at this time.

Summarize the above trends and address the impact on the subject unit and project. For the purposes of this appraisal, the overall market conditions analysis, and the conclusions of that analysis are primarily relied upon to produce credible market conditions results as there was an insufficient amount of market data located within this subject's immediate complex to accurately determine current market conditions and sales trends at the time of appraisal. Market data within the subject's project appear primarily in line with the overall neighborhood market conditions found at this time.

APPRAISER

Signature	Signature
Appraiser Name Joseph N Walker	Supervisory Appraiser Name
Company Name Joseph Walker Appraisals	Company Name
Company Address 1053 Cresta Way, Suite 11, San Rafael, CA 94903	Company Address
State License/Certification # AL043943 State CA	State License/Certification # State
Email Address joe@josephwalkerappraisals.com	Email Address

ADDITIONAL CERTIFICATION

Borrower	SAMPLE BORROWER				File No.	AAA1230104	
Property Address	Sample 1073 1						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	SAMPLE CLIENT						

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

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items or significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report and true and correct.
3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present of contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place, as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

***Extent of Appraisal Inspection:** The appraiser made an interior and exterior inspection of all readily accessible areas of the subject property improvements. Appraiser did not make entry into attic scuttle or crawl space, and did not move any personal property or furniture. Appraiser has noted all readily observable conditions of the subject property, that is, conditions that are immediately noticeable and discernible during a typical site visit. Appraiser is not responsible for determining the functionality of appliances or mechanical systems, however, it appears upon visual inspection that all appliances are installed and in good condition. The appraiser is not a home inspector, and this appraisal report is not a home inspection; the appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property.

9. No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report, therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

APPRAISER:

Signature: _____
Name: Joseph N Walker
Date Signed: 08/08/2013
State Certification #: _____
or State License #: AL043943
State: CA
Expiration Date of Certification or License: 05/15/2014

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

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

Condition Ratings and Definitions

C1
The improvements have been 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 refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2
Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

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.

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

Quality Ratings and Definitions (continued)

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

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

Remodeled

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

Explanation of Bathroom Count

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

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
Nbrhd	Neighborhood	Comparables Grid Description of View.
Inspct	Inspection	Verification source for subject in comparison grid.
Doc#	Document Number for Settled Sales	Verification in sales comparison grid.
SFARMLS	San Francisco MLS	Name of data source.
Gd	Good	Condition of Materials Used in Improvements Section.
Ocn	Ocean	Comparables Grid Description of View
Crpt	Carpet	Improvements
HrdWd	Hardwood	Improvements
Ptl	Partial	View
Bcks	Backs	Location

Subject Photo Page

Borrower	SAMPLE BORROWER					
Property Address	Sample 1073 1					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94107
Lender/Client	SAMPLE CLIENT					



Subject Front

Sample 1073 1	
Sales Price	
Gross Living Area	616
Total Rooms	3
Total Bedrooms	1
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	0 sf
Quality	Q4
Age	24



Subject Rear



Subject Street

Subject Photo Page

Borrower	SAMPLE BORROWER					
Property Address	Sample 1073 1					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94107
Lender/Client	SAMPLE CLIENT					



Alt. Street View

Sample 1073 1
Sales Price
Gross Living Area 616
Total Rooms 3
Total Bedrooms 1
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site 0 sf
Quality Q4
Age 24



Subject's Front Entry



Living Room

Subject Photo Page

Borrower	SAMPLE BORROWER				
Property Address	Sample 1073 1				
City	San Francisco	County	San Francisco	State	CA Zip Code 94107
Lender/Client	SAMPLE CLIENT				



Kitchen

Sample 1073 1
Sales Price
Gross Living Area 616
Total Rooms 3
Total Bedrooms 1
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site 0 sf
Quality Q4
Age 24



Kitchen



Kitchen

Subject Photo Page

Borrower	SAMPLE BORROWER				
Property Address	Sample 1073 1				
City	San Francisco	County	San Francisco	State	CA Zip Code 94107
Lender/Client	SAMPLE CLIENT				



Dining Area and Entry

Sample 1073 1	
Sales Price	
Gross Living Area	616
Total Rooms	3
Total Bedrooms	1
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	0 sf
Quality	Q4
Age	24



Bedroom



Full Bathroom

Subject Photo Page

Borrower	SAMPLE BORROWER					
Property Address	Sample 1073 1					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94107
Lender/Client	SAMPLE CLIENT					



Elevator

Sample 1073 1	
Sales Price	
Gross Living Area	616
Total Rooms	3
Total Bedrooms	1
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	0 sf
Quality	Q4
Age	24



Portion of Subject's View



Portion of Subject's View

Subject Photo Page

Borrower	SAMPLE BORROWER					
Property Address	Sample 1073 1					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94107
Lender/Client	SAMPLE CLIENT					



Fitness Center

Sample 1073 1
Sales Price
Gross Living Area 616
Total Rooms 3
Total Bedrooms 1
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site 0 sf
Quality Q4
Age 24



Common Area



Lobby

Subject Photo Page

Borrower	SAMPLE BORROWER					
Property Address	Sample 1073 1					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94107
Lender/Client	SAMPLE CLIENT					



Community Pool and Spa

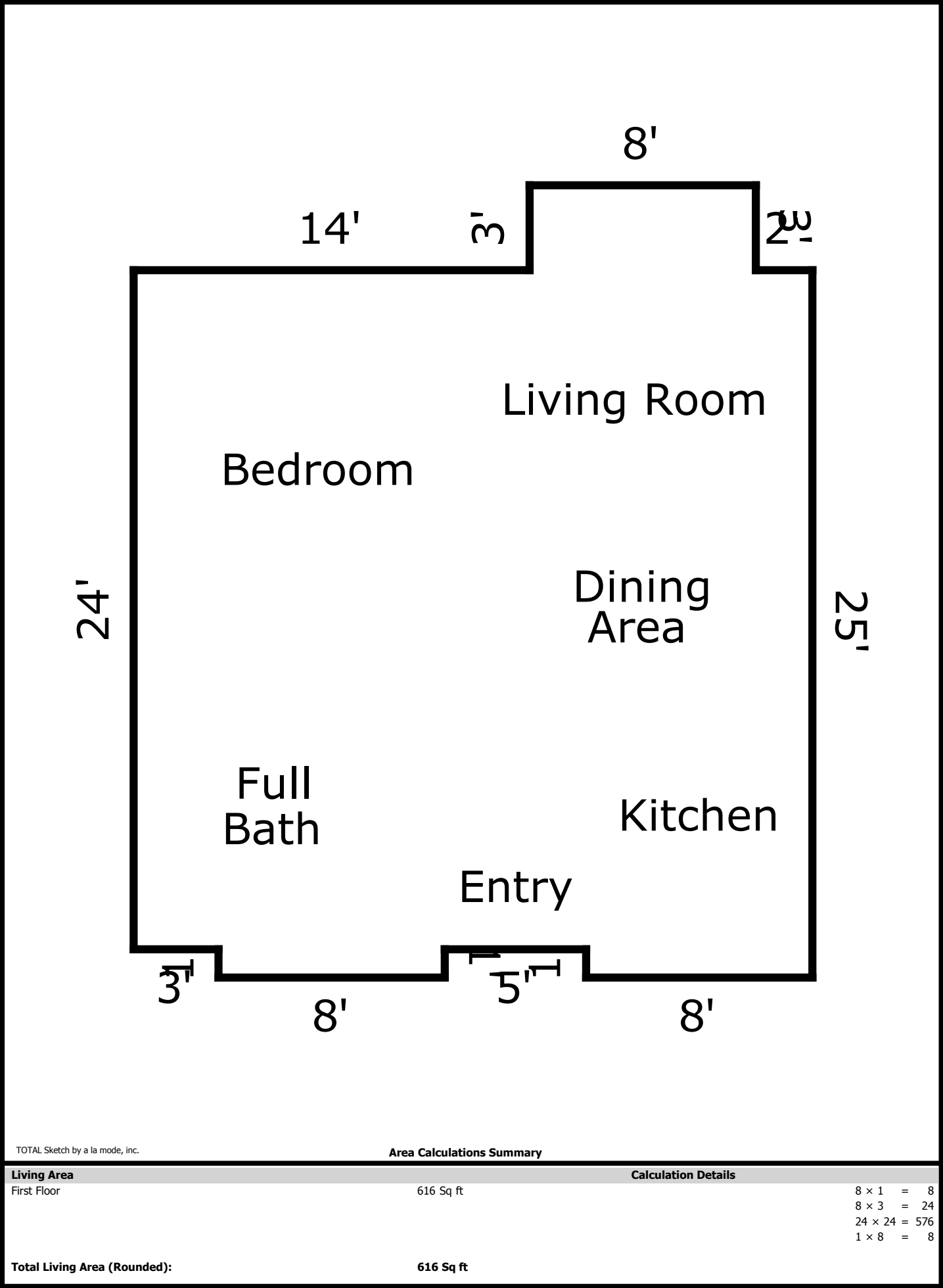
Sample 1073 1	
Sales Price	
Gross Living Area	616
Total Rooms	3
Total Bedrooms	1
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	0 sf
Quality	Q4
Age	24



Smoke Detector

Building Sketch (Page - 1)

Borrower	SAMPLE BORROWER						
Property Address	Sample 1073 1						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	SAMPLE CLIENT						



Comparable Photo Page

Borrower	SAMPLE BORROWER					
Property Address	Sample 1073 1					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94107
Lender/Client	SAMPLE CLIENT					



Comparable 1

2250 24th St	
Prox. to Subject	0.00 MILES
Sale Price	425,000
Gross Living Area	626
Total Rooms	3
Total Bedrooms	1
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	0sf
Quality	Q4
Age	24



Comparable 2

2250 24th St	
Prox. to Subject	0.00 MILES
Sale Price	350,000
Gross Living Area	456
Total Rooms	2
Total Bedrooms	0
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	0sf
Quality	Q4
Age	24



Comparable 3

2250 24th St	
Prox. to Subject	0.00 MILES
Sale Price	531,000
Gross Living Area	809
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	0sf
Quality	Q4
Age	24

Comparable Photo Page

Borrower	SAMPLE BORROWER					
Property Address	Sample 1073 1					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94107
Lender/Client	SAMPLE CLIENT					



Comparable 4

875 Vermont St	
Prox. to Subject	0.33 MILES N
Sale Price	439,000
Gross Living Area	581
Total Rooms	3
Total Bedrooms	1
Total Bathrooms	1.0
Location	N;Res;
View	N;Ptl;CtySky
Site	0 sf
Quality	Q4
Age	48



Comparable 5

2250 24th St	
Prox. to Subject	0.00 MILES
Sale Price	421,000
Gross Living Area	456
Total Rooms	2
Total Bedrooms	0
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	0 sf
Quality	Q4
Age	24

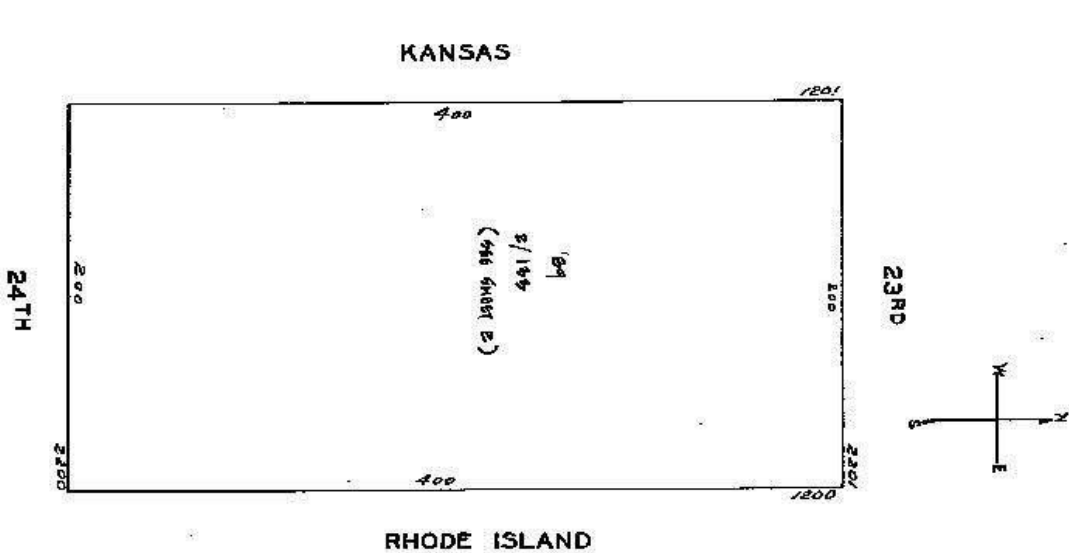


Comparable 6

2250 24th St	
Prox. to Subject	0.00 MILES
Sale Price	529,000
Gross Living Area	809
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	0 sf
Quality	Q4
Age	24

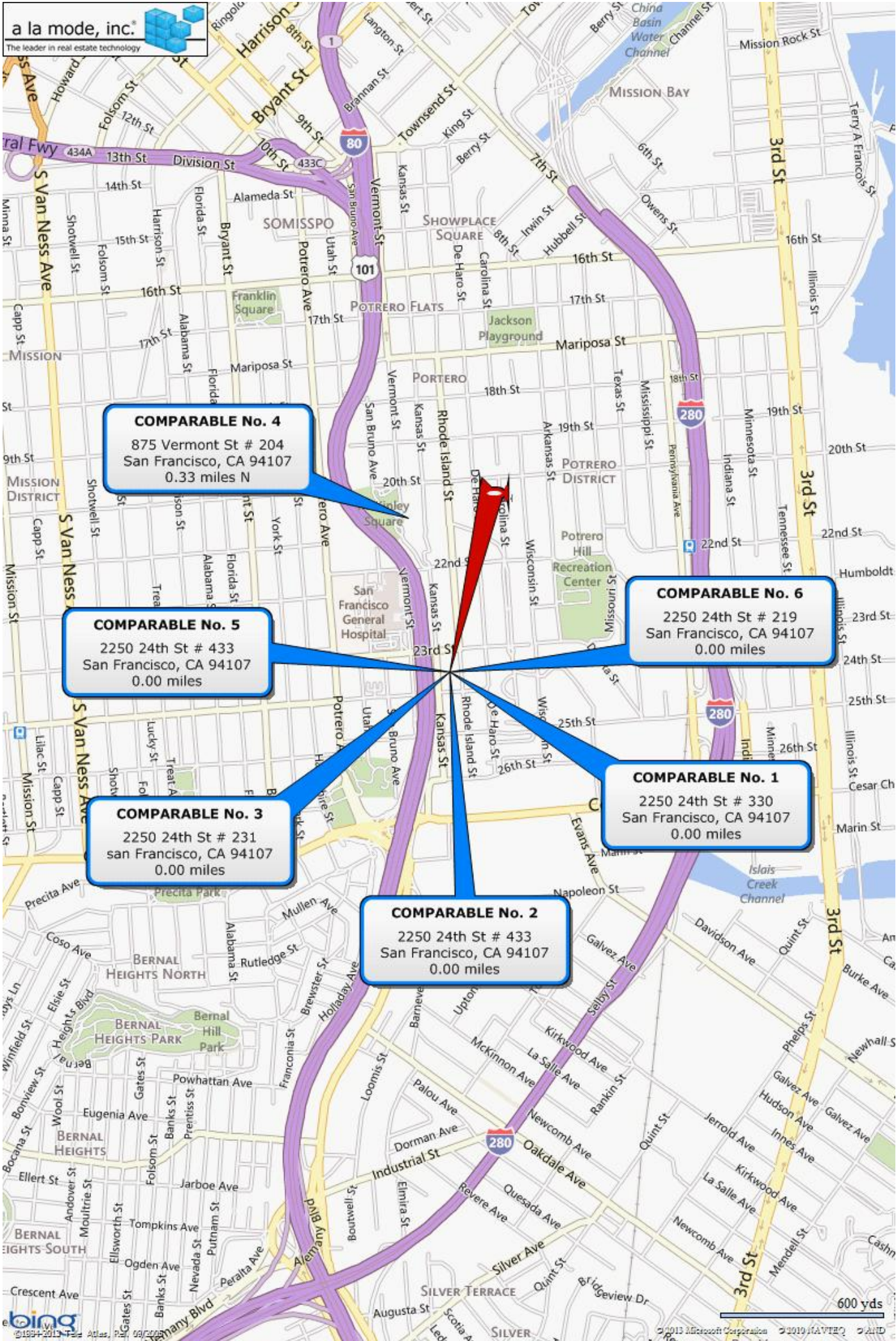
Plat Map


Borrower	SAMPLE BORROWER					
Property Address	Sample 1073 1					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94107
Lender/Client	SAMPLE CLIENT					



Location Map

Borrower	SAMPLE BORROWER				
Property Address	Sample 1073 1				
City	San Francisco	County	San Francisco	State	CA Zip Code 94107
Lender/Client	SAMPLE CLIENT				





Business, Transportation & Housing Agency

OFFICE OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE


JOSEPH N. WALKER

has successfully met the requirements for licensing as a real estate appraiser in the State of California and is, therefore, entitled to use the title "Real Estate Appraiser".

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

OREA APPRAISER IDENTIFICATION NUMBER AL043943

Date Issued: May 16, 2012
Date Expires: May 15, 2014


Director, OREA

Audit No. **138611**

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

Appraiser's E&O Coverage



General Star National Insurance Company
P O Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA941567

Renewal of Number:

1. **NAMED INSURED:** Joseph N. Walker
STREET ADDRESS:
Suite 11
1053 Cresta Way
San Rafael, CA 94903
2. **POLICY PERIOD:** Inception Date: 12/04/2012 Expiration Date: 12/04/2013
Effective 12:01 a.m. Standard Time at the address of the Named Insured.
3. **LIMITS OF LIABILITY:**
Each Claim: \$1,000,000
Aggregate: \$1,000,000
Claim Expenses have a separate Limit of Liability:
Each Claim: \$1,000,000
Aggregate: \$1,000,000
4. **DEDUCTIBLE:** Each Claim: \$0 Aggregate: \$0
5. **RETROACTIVE DATE:** 12/04/2010
If a date is indicated, this policy will not provide coverage for any Claim arising out of any act, error, omission or personal injury which occurred before such date.
6. **ANNUAL PREMIUM:** \$697.00

TOTAL Premium and Taxes/Surcharge : \$697.00

7. **ENDORSEMENTS:**
This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).
AP 00 0001 (06/11), AP 27 0004 (06/11), AP 21 0002 (06/11), AP 01 0004CA (06/11),
AP 20 0001 (06/11), AP 04 0001 (06/11).

8. **PRODUCER NAME:** Marsh U. S. Consumer
STREET ADDRESS: 12421 Meredith Drive
Urbandale, IA 50398

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 11/20/2012

AP 10 0001 06 11

© Copyright 2011, General Star Management Company, Stamford, CT

Page 1 of 1