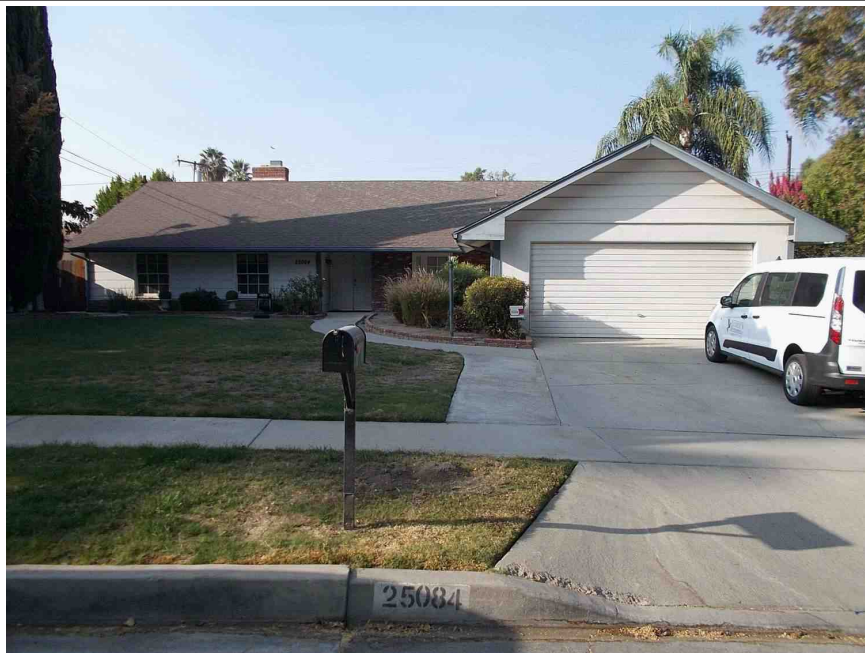


SINGLE FAMILY RESIDENCE

Borrower	Kathleen Jane Haywood	File No.	001241
Property Address	25084 Tulip Ave		
City	Loma Linda	County	San Bernardino
		State	CA
		Zip Code	92354
Lender/Client	Premier Money Source, Inc		



LOCATED AT

25084 Tulip Ave
 Loma Linda, CA 92354
 Tract 7027 Lot 49

FOR

Premier Money Source, Inc
 24 Sidney Bay Drive
 Newport Beach, CA 92657

OPINION OF VALUE

530,000

AS OF

10/22/2020

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Rosette Bailey

High Quality Appraisal
950 N Driftwood Ave
Rialto, CA 92376
(310) 508-4642

10/26/2020

Premier Money Source, Inc
Premier Money Source, Inc
24 Sidney Bay Drive
Newport Beach, CA 92657

Re: Property: 25084 Tulip Ave
Loma Linda, CA 92354
Borrower: Kathleen Jane Haywood
File No.: 001241

Opinion of Value: \$ 530,000
Effective Date: 10/22/2020

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely, esign.alamode.com/verify Serial:A4778B4F



Robert Bailey
License or Certification #: AL039837
State: CA Expires: 03/21/2022
roberttheappraiser@yahoo.com



Serial# A4778B4F
esign.alamode.com/verify

Uniform Residential Appraisal Report

Haywood
File # 001241

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	25084 Tulip Ave	City	Loma Linda	State	CA	Zip Code	92354
Borrower	Kathleen Jane Haywood	Owner of Public Record	ERE Investments LLC	County	San Bernardino		
Legal Description	Tract 7027 Lot 49						
Assessor's Parcel #	0284-374-15-0-000	Tax Year	2019	R.E. Taxes \$	3,463		
Neighborhood Name	Loma Linda	Map Reference	647/C2	Census Tract	0073.02		
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	Premier Money Source, Inc	Address	24 Sidney Bay Drive, Newport Beach, CA 92657				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?							<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Report data source(s) used, offering price(s), and date(s).	Not listed in the MLS						

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %			
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %			
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	415	Low 8	Multi-Family	5 %			
Neighborhood Boundaries	Bounded on the North by Redlands Blvd, on the east by Mountain Views, on the south by Mountain Views, and on the west by Anderson Street.			754	High 105	Commercial	5 %			
Neighborhood Description	Neighborhood consists mainly of one two story detached single family residences with comp shingle roofs showing similar property styles. Subject is located in a suburban tract community of Loma Linda with mainly older style built homes in the neighborhood.			525	Pred. 55	Other	%			
Neighborhood is located in close proximity to some supporting facilities.										
Market Conditions (including support for the above conclusions)	Marketing conditions within subject's area appear to be stable with limited foreclosure activity in the market. Loan concessions appear to be prevailing. Exposure time within subject's area is 1-4 months. MLS & public records were utilized as the source in determining market conditions and conclusions.									

Dimensions See Plat Map Area 11,200 sf Shape Rectangular View N;Res;

Specific Zoning Classification R1 Zoning Description Single Family Residence

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe The subject is legally permitted, physically possible, economically feasible, and maximally productive. Subject gives economic benefits to the community.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06071C8692H FEMA Map Date 08/28/2008

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

The appraiser is not an expert in adverse hazardous waste or environmental influences. Please note that at the time of inspection there were no apparent adverse site conditions.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete / Avg	Floors	Crpt / Vinyl / Good
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco / Good	Walls	Drywall / Good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Comp shingl / Good	Trim/Finish	Wood / Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Alum / Good	Bath Floor	Tile / Good
Design (Style) Traditional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Dual Paned / Good	Bath Wainscot	Tile / Good
Year Built 1965	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None / Typical	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 20 yrs	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	None	<input checked="" type="checkbox"/> Driveway # of Cars	2
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Block	<input checked="" type="checkbox"/> Garage # of Cars	2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Cvr'd	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport # of Cars	0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) Fanhood

Finished area above grade contains: 8 Rooms 5 Bedrooms 3.0 Bath(s) 2,360 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Insulation, Ceiling Fans, fireplace, recessed lighting, dual paned windows, and central air conditioner, automatic sprinkler system

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;Improvements feature no deferred maintenance, little or no physical depreciation, and no repairs needed. Some of the building components in the interior have been recently upgraded. Subject did have a carbon monoxide/smoke detector installed. The water heater was double strapped to code.

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

None was observed or noted by the appraiser.

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

The subject property conforms to the neighborhood in style, construction, quality & overall general upkeep. Functional utility is average for the area.

Ronnie Bailey

Uniform Residential Appraisal Report

Haywood
File # 001241

There are 13 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 499,900 to \$ 619,000		There are 13 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 415,000 to \$ 754,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	25084 Tulip Ave Loma Linda, CA 92354	25696 Allen Way Loma Linda, CA 92354	11451 Acacia St Loma Linda, CA 92354	25740 Kellogg St Loma Linda, CA 92354	
Proximity to Subject		0.89 miles SE	0.11 miles SW	0.91 miles SE	
Sale Price	\$	\$ 560,000	\$ 525,000	\$ 550,000	
Sale Price/Gross Liv. Area	\$ 224.58 sq.ft.	\$ 297.71 sq.ft.	\$ 274.01 sq.ft.	\$ 231.97 sq.ft.	
Data Source(s)		MLS# IV19282290;DOM 59	MLS# EV20079446;DOM 78	MLS# EV20135542;DOM 11	
Verification Source(s)		Doc# 91211 / Parcel Quest	Doc# 276527 / Parcel Quest	Doc# 325001 / Parcel Quest	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s03/20;c02/20		s08/20;c07/20	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	11,200 sf	9150 sf	0	8400 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional	0
Quality of Construction	Q4	Q4		Q4	
Actual Age	55	39	0	56	0
Condition	C3	C3		C3	-20,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	0	Total Bdrms. Baths	0
Room Count	8 5 3.0	9 4 2.0	+5,000	7 3 2.1	+2,000
Gross Living Area	2,360 sq.ft.	1,881 sq.ft.	+26,500	1,916 sq.ft.	+24,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	Fau / Central	Fau / Central		Fau / Central	
Energy Efficient Items	Dual paned	Dual paned		Dual paned	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch / Patio	Porch / Patio		Porch / Patio	
Additional features	1-fireplace	Pool / Spa	-25,000	1-fireplace	
Original Listing Price	Refinance	\$560,000	0	\$549,000	0
Type of Sale	Refinance	Standard sale	0	Standard sale	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -25,000
Adjusted Sale Price of Comparables		Net Adj. 1.2 % Gross Adj. 10.1 % \$ 566,500		Net Adj. 1.2 % Gross Adj. 8.9 % \$ 531,500	Net Adj. 4.5 % Gross Adj. 4.5 % \$ 525,000

SALES COMPARISON APPROACH

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

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

Data Source(s) Parcel Quest/MLS

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

Data Source(s) Parcel Quest/MLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Parcel Quest / MLS	Parcel Quest / MLS	Parcel Quest / MLS	Parcel Quest / MLS
Effective Date of Data Source(s)	10/22/2020	10/22/2020	10/22/2020	10/22/2020

Analysis of prior sale or transfer history of the subject property and comparable sales Research of the applicable public records, private data services and an interview of the current owner, revealed that the subject property is not currently under agreement or option and is not offered for sale on the open market. Additionally, according to these sources, the subject property have not sold within the past three years. No comp have sold or transferred ownership within 12 months prior to the date of this appraisal.

Summary of Sales Comparison Approach See page 3

Indicated Value by Sales Comparison Approach \$ 530,000

Indicated Value by: Sales Comparison Approach \$ 530,000 Cost Approach (if developed) \$ 510,611 Income Approach (if developed) \$ 0

Most importance is given to the Sales Comparison Approach as the method used by sellers/buyers active in the market. The Cost Approach is given little to no weight due to the lack of relevant land sales. The Income Approach gives minimal weight due to minimal rental properties in the area. Value was based on the subject current condition compared to neighboring properties that recently sold.

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

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 \$ 530,000 , as of 10/22/2020 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Ronnie Bailey

Uniform Residential Appraisal Report

Haywood
File # 001241

ADDITIONAL COMMENTS

ORDER : Sales Comparison Analysis - Summary of Sales Comparison Approach

All comps considered similar in size, amenities, and age. The market grid shows adjustments made for condition, bathroom, square feet, garage space, and swimming pool. These adjustments reflect a normal market reaction for these amenities utilizing paired sales analysis. The factors of \$55.00 per sq.ft in excess of 250 sq.ft for GLA (rounded), \$20,000 for properties with a C3 rating that has more upgraded than the subject, \$2,500 for half bathroom count, \$5,000 for garage space, and \$25,000 for swimming pool/spa. All sales utilized are considered to be the best and most recent sales available to determine the market value of the subject property. All comparables are located within a 1 mile radius in subjects immediate market area and same city, all have closed within 9 months prior to the date of this appraisal due to lack of sales with large lot sizes, and all were given equal consideration with emphasis given to the mid range after considering the subject condition and lot size. Research indicate there was no adjustment for the lot size.

An extensive search was made through MLS in attempt to verify information pertaining to all closed sales found in public records. The closed sales found were considered the most recent and similar available however were not all found in MLS, and thus appraiser utilized a personal survey of subjects neighborhood, including discussions with homeowners and local real estate agents in market area regarding; condition of comparable properties, upgrades, extent of remodeling and/or refurbishing, amenities and other pertinent information. Appraiser used information from sources believed to be true and correct; when information among sources conflicted, appraiser used those sources deemed most reliable, however can not guarantee the accuracy of such items.

Search criteria includes but not limited to: GLA 15%, most recent sales within 12 months, within a 1 mile radius from subject, similar in bedroom/bath count, most similar in lot size, similar amenities, and within subject immediate market area.

Sales comparables utilized form an adjusted range of \$490,000 to \$566,500 to support the final value conclusion. Based upon current economic trends and properties large lot size, an appraised value of \$530,000 is reasonable and can be supported by the market evidence.

Note

- * I have not performed any services, as an appraiser or in any other capacity, on the subject property within the 3 year period immediately preceding acceptance of this assignment.
- * Appraised value is based on marketing time of 11-91 days for comparables, and average exposure time of 2-88 days for subject property.
- * Due to the current Covid-19 pandemic that is on a national level, an economic effect may affect a listing's number of days on market and ultimately the sales price of properties that are listed for sale. As this is on a national scale, it would be too difficult to quantify the effects on sales prices of houses currently listed. Therefore, this appraisal makes the extraordinary assumption that the Covid-19 pandemic, also referred to as the Corona Virus, may have a negative effect on the value of the subject property.

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) Site Value estimated by extraction: The reproduction costs estimated by use of the cost services. The land value is typical for this neighborhood and falls within a normal range for land and improvements in this area. External Obsolescence: None Noted Functional Obsolescence noted: None Noted

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	125,000
Source of cost data Local contractor	DWELLING 2,360 Sq.Ft. @ \$ 215.76	=\$	509,194
Quality rating from cost service Avg Effective date of cost data 2020	0 Sq.Ft. @ \$	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Built ins	=\$	1,000
Cost figures are based on local contractors and rounded. Site value has been estimated by the land extraction method and the land to value ratios are typical for the area. The remaining economic life for the subject property is estimated to be 45-55 years Accrued depreciation was derived by the age life method.	Garage/Carport 441 Sq.Ft. @ \$ 35.49	=\$	15,651
	Total Estimate of Cost-New	=\$	525,845
	Less Physical Functional External		
	Depreciation 150,234	= \$(150,234)
	Depreciated Cost of Improvements	=\$	375,611
	"As-is" Value of Site Improvements	=\$	10,000
Estimated Remaining Economic Life (HUD and VA only) 50 Years	INDICATED VALUE BY COST APPROACH	=\$	510,611

INCOME APPROACH TO VALUE (not required by Fannie Mae)

INCOME

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)

PUD INFORMATION

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

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

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

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

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

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

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

Describe common elements and recreational facilities.

Ronette Bailey

Uniform Residential Appraisal Report

Haywood
File # 001241

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

Haywood
File # 001241

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

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

Uniform Residential Appraisal Report

Haywood
File # 001241

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.

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.

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APPRAISER

Signature [Handwritten Signature]
Name Robert Bailey
Company Name High Quality Appraisal
Company Address 950 N Driftwood Ave, Rialto, CA 92376
Telephone Number (310) 508-4642
Email Address roberttheappraiser@yahoo.com
Date of Signature and Report 10/26/2020
Effective Date of Appraisal 10/22/2020
State Certification # AL039837
or State License # AL039837
or Other (describe) State #
State CA
Expiration Date of Certification or License 03/21/2022

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

ADDRESS OF PROPERTY APPRAISED

25084 Tulip Ave
Loma Linda, CA 92354
APPRAISED VALUE OF SUBJECT PROPERTY \$ 530,000

LENDER/CLIENT

Name Financial Asset Services
Company Name Premier Money Source, Inc
Company Address 24 Sidney Bay Drive, Newport Beach, CA 92657
Email Address

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

[Handwritten Signature]

Serial# A4778B4F
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Uniform Residential Appraisal Report

Haywood
File # 001241

	FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
SALES COMPARISON APPROACH	Address	25084 Tulip Ave Loma Linda, CA 92354	11533 Poplar St Loma Linda, CA 92354			25546 Mandarin Ct Loma Linda, CA 92354			11481 Anderson St Loma Linda, CA 92354		
	Proximity to Subject		0.23 miles SE			0.60 miles E			0.27 miles SW		
	Sale Price	\$	\$ 529,000			\$ 520,000			\$ 490,000		
	Sale Price/Gross Liv. Area	\$ 224.58 sq.ft.	\$ 241.44 sq.ft.		\$ 211.64 sq.ft.		\$ 192.91 sq.ft.				
	Data Source(s)		MLS# EV20076909;DOM 4			MLS# EV19279737;DOM 67			MLS# EV20095395;DOM 41		
	Verification Source(s)		Doc# 169434 / Parcel Quest			Doc# 109911 / Parcel Quest			Doc# 261815 / Parcel Quest		
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
	Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;7000		ArmLth Conv;0		ArmLth Conv;0		
	Date of Sale/Time		s05/20;c04/20			s03/20;c02/20			s07/20;c07/20		
	Location	N;Res;	N;Res;			N;Res;			N;Res;		
	Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
	Site	11,200 sf	9310 sf			8580 sf			8250 sf		
	View	N;Res;	N;Res;			N;Res;			N;Res;		
	Design (Style)	DT1;Traditional	DT1;Traditional			DT2;Traditional			DT1;Traditional		
	Quality of Construction	Q4	Q4			Q4			Q4		
	Actual Age	55	44			42			56		
	Condition	C3	C3			C3			C3		
	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	0	Total Bdrms. Baths	0	Total Bdrms. Baths	0	Total Bdrms. Baths	0	
	Room Count	8 5 3.0	7 3 2.0	+5,000	7 4 3.0	0	8 3 3.0	0			
	Gross Living Area	2,360 sq.ft.	2,191 sq.ft.			2,457 sq.ft.			2,540 sq.ft.		
	Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
	Functional Utility	Average	Average			Average			Average		
	Heating/Cooling	Fau / Central	Fau / Central			Fau / Central			Fau / Central		
	Energy Efficient Items	Dual paned	Dual paned			Dual paned			Dual paned		
	Garage/Carport	2qa2dw	2qa2dw			3qbi3dw			-5,000 2gd1dw		
	Porch/Patio/Deck	Porch / Patio	Porch / Patio			Porch / Patio			Porch / Patio		
	Additional features	1-fireplace	1-fireplace			1-fireplace			1-fireplace		
	Original Listing Price	Refinance	\$519,000			\$555,000			\$549,900		
	Type of Sale	Refinance	Standard sale			Standard sale			Standard sale		
	Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -5,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0	
	Adjusted Sale Price of Comparables		Net Adj. 0.9%		Net Adj. 1.0%		Net Adj. 0.0%		Net Adj. 0.0%		
			Gross Adj. 0.9%	\$ 534,000	Gross Adj. 1.0%	\$ 515,000	Gross Adj. 0.0%	\$ 490,000	Gross Adj. 0.0%	\$	

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 # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Parcel Quest / MLS	Parcel Quest / MLS	Parcel Quest / MLS	Parcel Quest / MLS
Effective Date of Data Source(s)	10/22/2020	10/22/2020	10/22/2020	10/22/2020

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

Analysis/Comments

Supplemental Addendum

File No. 001241

Borrower	Kathleen Jane Haywood				
Property Address	25084 Tulip Ave				
City	Loma Linda	County	San Bernardino	State	CA Zip Code 92354
Lender/Client	Premier Money Source, Inc				

It should also be understood that:

*An appraisal is considered research and analysis into the law of probability with respect to real estate valuation. Through education, training, experience, and professional philosophy, the appraiser is able to render a value opinion for real estate based on activities of the property owner/s, buyers of similar like-type properties, and sellers of like-type properties. Because each parcel of real estate has unique characteristics, adjustments are often needed and must be made for these differences.

*A value opinion cannot be guaranteed and generally cannot be proved. However, the final opinion of value developed and reported by a professional appraiser should be justified by the reported analysis of both the physical characteristics of the subject and by the social, economic and governmental forces which exert pressure on that property.

*The final opinion of value presented in the appraisal report must not be considered as an absolute, but rather as a opinion which resulted from reliable data, collected and analyzed, and adjusted to reflect the elements of comparison between the comparables and the subject .

*With these caveats in mind, you are encouraged to read this report in its entirety which presents the purpose for which the appraisal was made, as well as the appraiser's analysis and conclusions. Hopefully, you will concur with the contents of this report.

*When calculating the Cost Approach to Value it should be understood that any application of Physical Depreciation becomes inaccurate when the home's age exceeds 20 years +/- . As a result, the Cost Approach is often not included since its value determination would be skewed.

This report in prepared for the benefit of the lender to assist in making loan disbursements decisions. It is not prepared for the benefit of the borrower. The purpose of this inspection is to determine an opinion of value based on the subject's comparison to similar like-type properties within the same market. The inspection was not completed to verify or guarantee any of the mechanical or structural features of the dwelling since the appraiser is not a qualified engineer. The appraiser is not a contractor and does not report to be an expert in those matters. Also, the appraiser does not research the local building codes and municipal records to determine if the subject was completed/constructed in compliance. If such an inspection is deemed necessary it is suggested that an engineer be contracted to do so.

Market Conditions Addendum to the Appraisal Report

Haywood
File No. 001241

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 **25084 Tulip Ave** City **Loma Linda** State **CA** ZIP Code **92354**

Borrower **Kathleen Jane Haywood**

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)	4	5	4	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.67	1.67	1.33	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	3	5	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	4.5	3.0	3.8	<input type="checkbox"/> Declining	<input 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	\$425,987	\$431,812	\$436,567	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	41	45	49	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$419,555	\$434,073	\$441,900	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	45	49	51	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	100%	100%	<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.). **Values have been mostly stable within the past 12 months, however do have a slight increase in the listed properties.**

Sellers are increasing the amount of concessions and gifts to bring in potential buyers.

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).

Due to the market being stable in the past 12 months, bank owned,cash purchases, and REO properties are not considered to be the most comparable representation of current market value.The listing prices have slightly increased in the market area in the past 6 months. Standard sales are considered the most comparable in this market area. The subject is located in the suburban area of Rialto and there are minimum foreclosures in immediate market area.

Cite data sources for above information. **The Market Conditions Addenda was completed with data from California Regional Multiple Listing Service, Inc. MLS with an effective date of 10/26/2020.**

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 market research analysis indicated that values have been stable in the past 12 months. Supporting factors indicate that days on the market for the previous listings and sales have been improving (exposure time), giving strong support for the estimated 38 days marketing time. All conclusions were based on information obtained within the neighborhood boundaries therefore giving a more accurate and stronger supported conclusion.

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

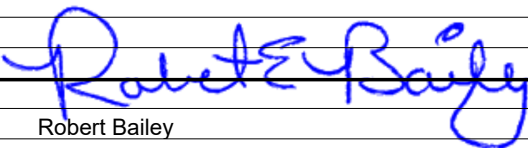
Project Name:

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

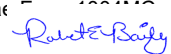
Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

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Signature 
 Appraiser Name **Robert Bailey**
 Company Name **High Quality Appraisal**
 Company Address **950 N Driftwood Ave, Rialto, CA 92376**
 State License/Certification # **AL039837** State **CA**
 Email Address **roberttheappraiser@yahoo.com**

Signature _____
 Supervisory Appraiser Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____



MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

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

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

Subject Photo Page

Borrower	Kathleen Jane Haywood				
Property Address	25084 Tulip Ave				
City	Loma Linda	County	San Bernardino	State	CA Zip Code 92354
Lender/Client	Premier Money Source, Inc				

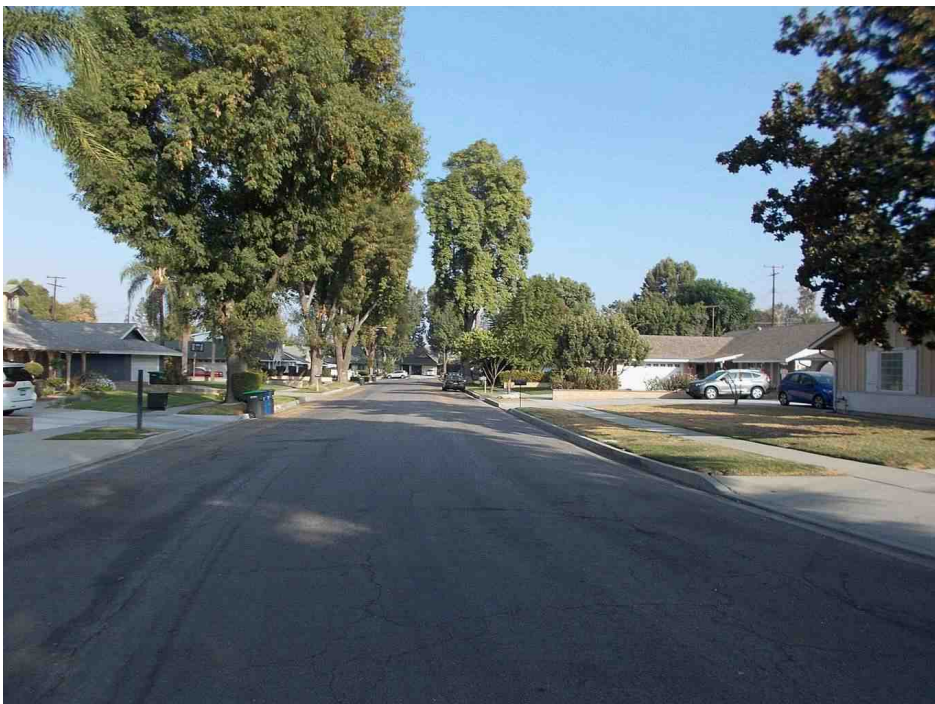


Subject Front

25084 Tulip Ave
Sales Price
Gross Living Area 2,360
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 11,200 sf
Quality Q4
Age 55



Subject Rear



Subject Street

Rosette Bailey

Serial# A4778B4F
esign.alamode.com/verify

Photograph Addendum

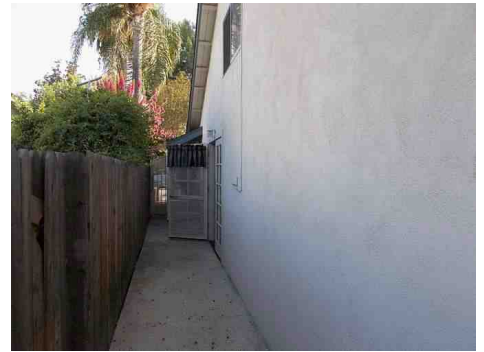
Borrower	Kathleen Jane Haywood						
Property Address	25084 Tulip Ave						
City	Loma Linda	County	San Bernardino	State	CA	Zip Code	92354
Lender/Client	Premier Money Source, Inc						



Opposite street view



Left side of exterior



Right side of exterior



Backyard view



Backyard view



Supplemental rear view



Air conditioner



Garage interior



View from entrance



Living room w/fireplace



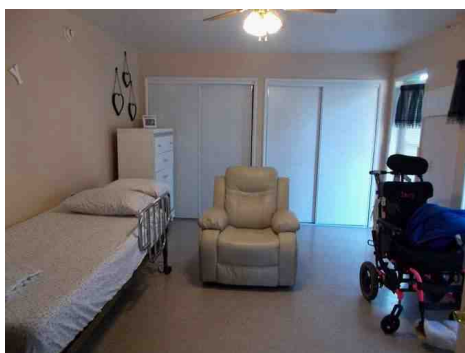
Dining area



Kitchen



Family room



Bedroom



Interior Photos

Borrower	Kathleen Jane Haywood				
Property Address	25084 Tulip Ave				
City	Loma Linda	County	San Bernardino	State	CA Zip Code 92354
Lender/Client	Premier Money Source, Inc				



Office



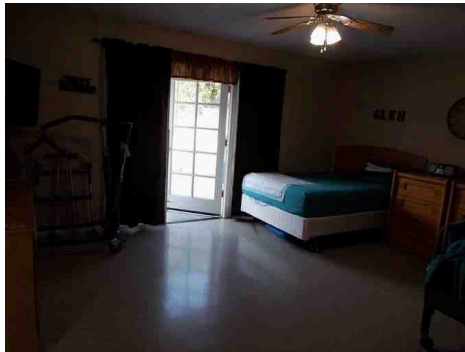
Laundry room



Water heater w/straps



Bathroom



Bedroom



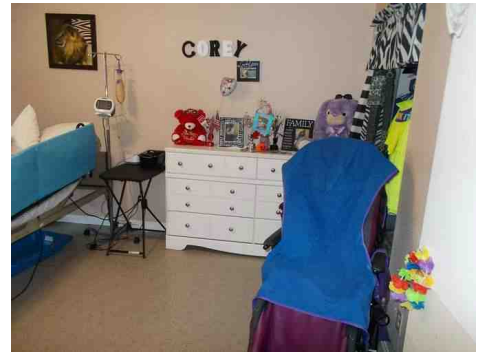
Bedroom



Bathroom



2nd picture of bathroom



Bedroom



Hallway



Bedroom



Comparable Photo Page

Borrower	Kathleen Jane Haywood				
Property Address	25084 Tulip Ave				
City	Loma Linda	County	San Bernardino	State	CA
Lender/Client	Premier Money Source, Inc				
				Zip Code	92354



Comparable 1

25696 Allen Way
 Prox. to Subject 0.89 miles SE
 Sale Price 560,000
 Gross Living Area 1,881
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 9150 sf
 Quality Q4
 Age 39



Comparable 2

11451 Acacia St
 Prox. to Subject 0.11 miles SW
 Sale Price 525,000
 Gross Living Area 1,916
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 8400 sf
 Quality Q4
 Age 56



Comparable 3

25740 Kellogg St
 Prox. to Subject 0.91 miles SE
 Sale Price 550,000
 Gross Living Area 2,371
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 9200 sf
 Quality Q4
 Age 41

Rosette Bailey

Comparable Photo Page

Borrower	Kathleen Jane Haywood				
Property Address	25084 Tulip Ave				
City	Loma Linda	County	San Bernardino	State	CA
Lender/Client	Premier Money Source, Inc				
				Zip Code	92354



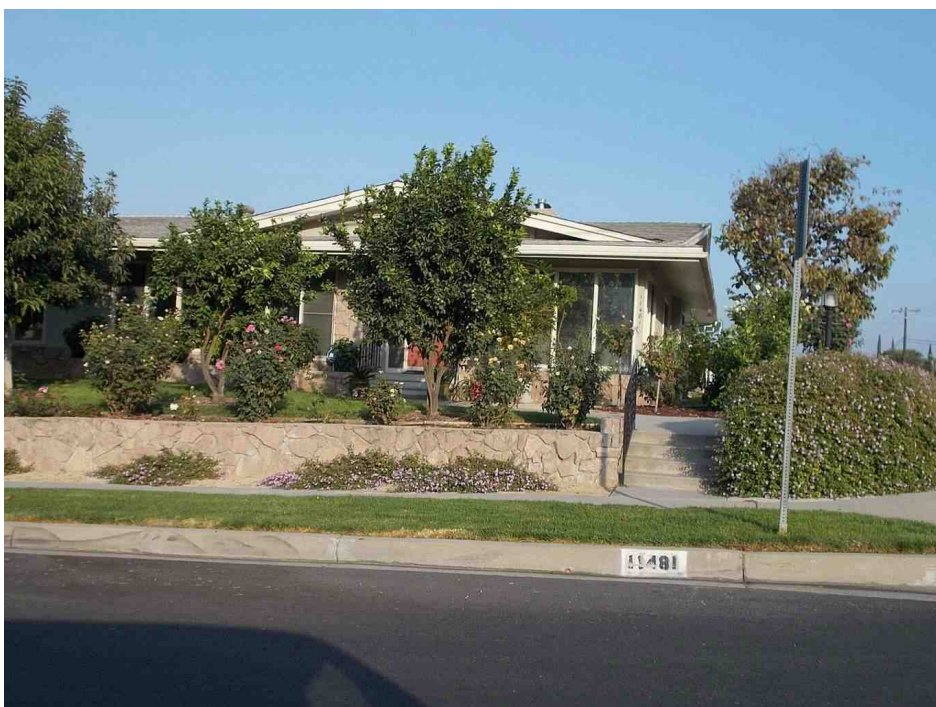
Comparable 4

11533 Poplar St
 Prox. to Subject 0.23 miles SE
 Sale Price 529,000
 Gross Living Area 2,191
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 9310 sf
 Quality Q4
 Age 44



Comparable 5

25546 Mandarin Ct
 Prox. to Subject 0.60 miles E
 Sale Price 520,000
 Gross Living Area 2,457
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 8580 sf
 Quality Q4
 Age 42



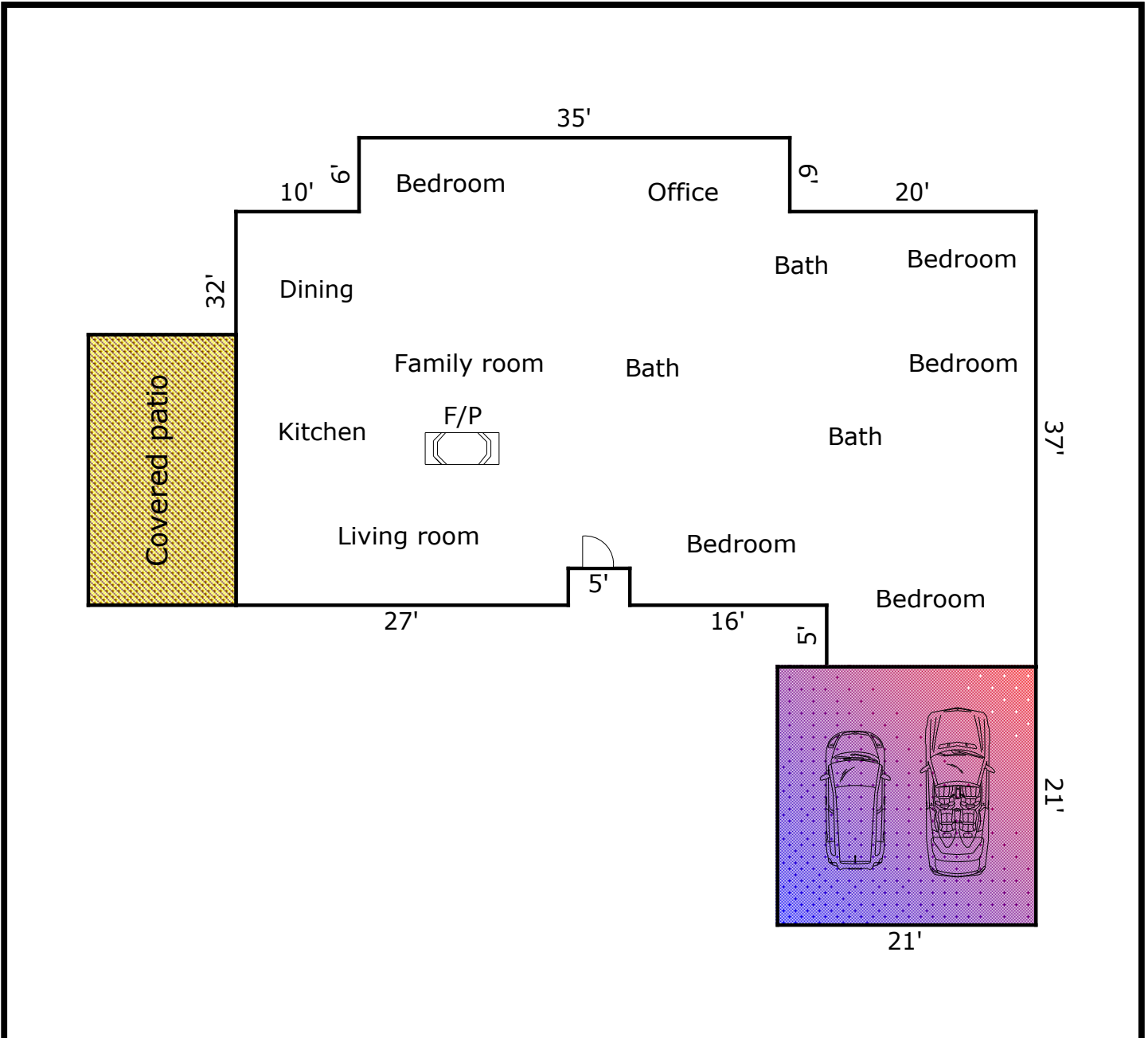
Comparable 6

11481 Anderson St
 Prox. to Subject 0.27 miles SW
 Sale Price 490,000
 Gross Living Area 2,540
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 8250 sf
 Quality Q4
 Age 56

Rosette Bailey

Building Sketch

Borrower	Kathleen Jane Haywood			
Property Address	25084 Tulip Ave			
City	Loma Linda	County San Bernardino	State CA	Zip Code 92354
Lender/Client	Premier Money Source, Inc			



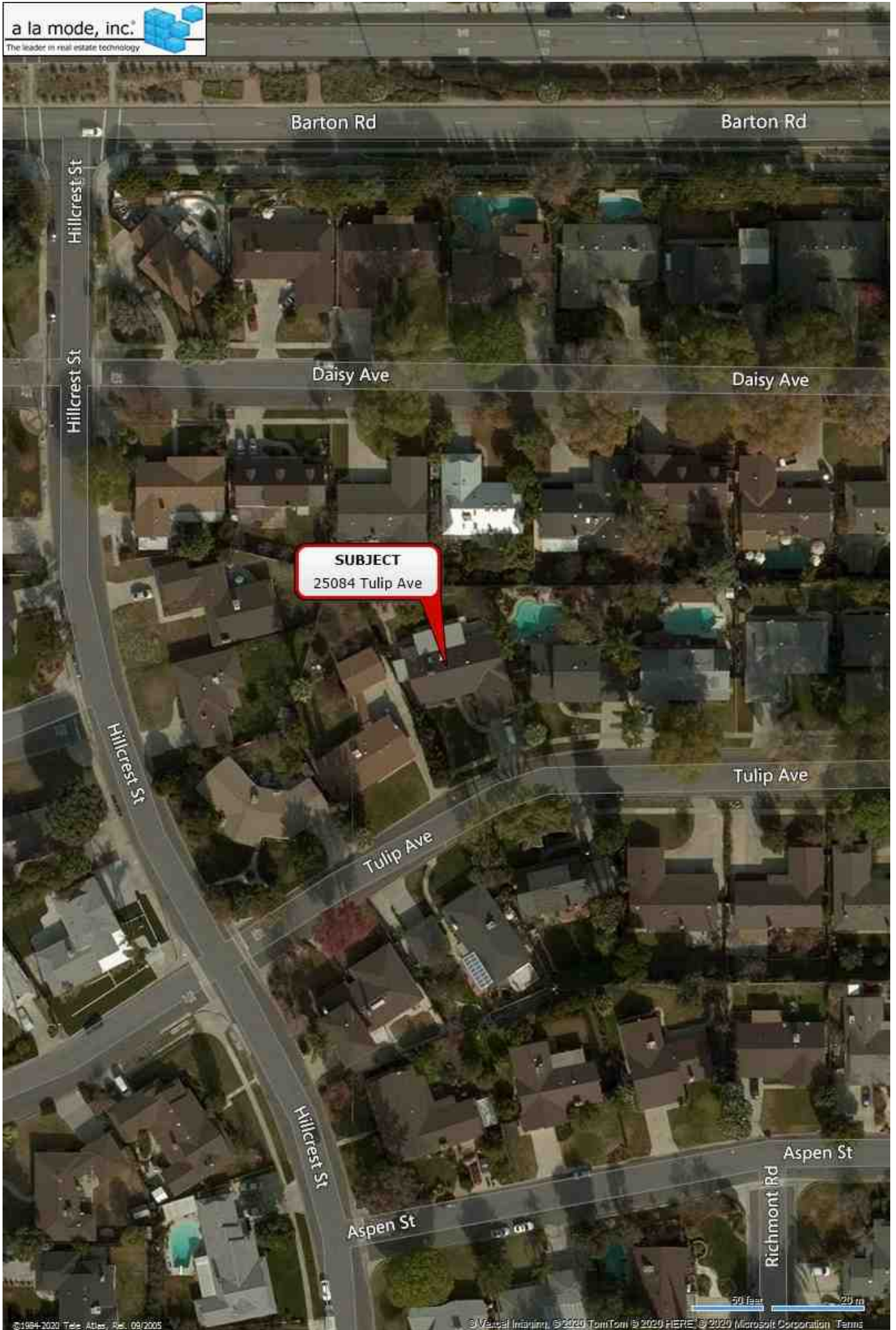
Area Calculations Summary

Living Area	Calculation Details	
First Floor	2360 Sq ft	$35 \times 6 = 210$ $32 \times 27 = 864$ $38 \times 29 = 1102$ $8 \times 17 = 136$ $3 \times 16 = 48$
Total Living Area (Rounded):	2360 Sq ft	
Non-living Area		
2 Car Detached	441 Sq ft	$21 \times 21 = 441$
enclosed Patio	264 Sq ft	$22 \times 12 = 264$

Rovette & Bailey

Aerial Map

Borrower	Kathleen Jane Haywood						
Property Address	25084 Tulip Ave						
City	Loma Linda	County	San Bernardino	State	CA	Zip Code	92354
Lender/Client	Premier Money Source, Inc						



Plat Map

Borrower	Kathleen Jane Haywood			
Property Address	25084 Tulip Ave			
City	Loma Linda	County	San Bernardino	State CA Zip Code 92354
Lender/Client	Premier Money Source, Inc			



City of Loma Linda
Tax Rate Area
13003

Tract No. 7027, M.B. 91/89-91

REVISED
02/24/09 RW

Assessor's Map
Book 0284 Page 37
San Bernardino County
Pln. N.E.1/4, Sec. 36
T.1S., R.4W.

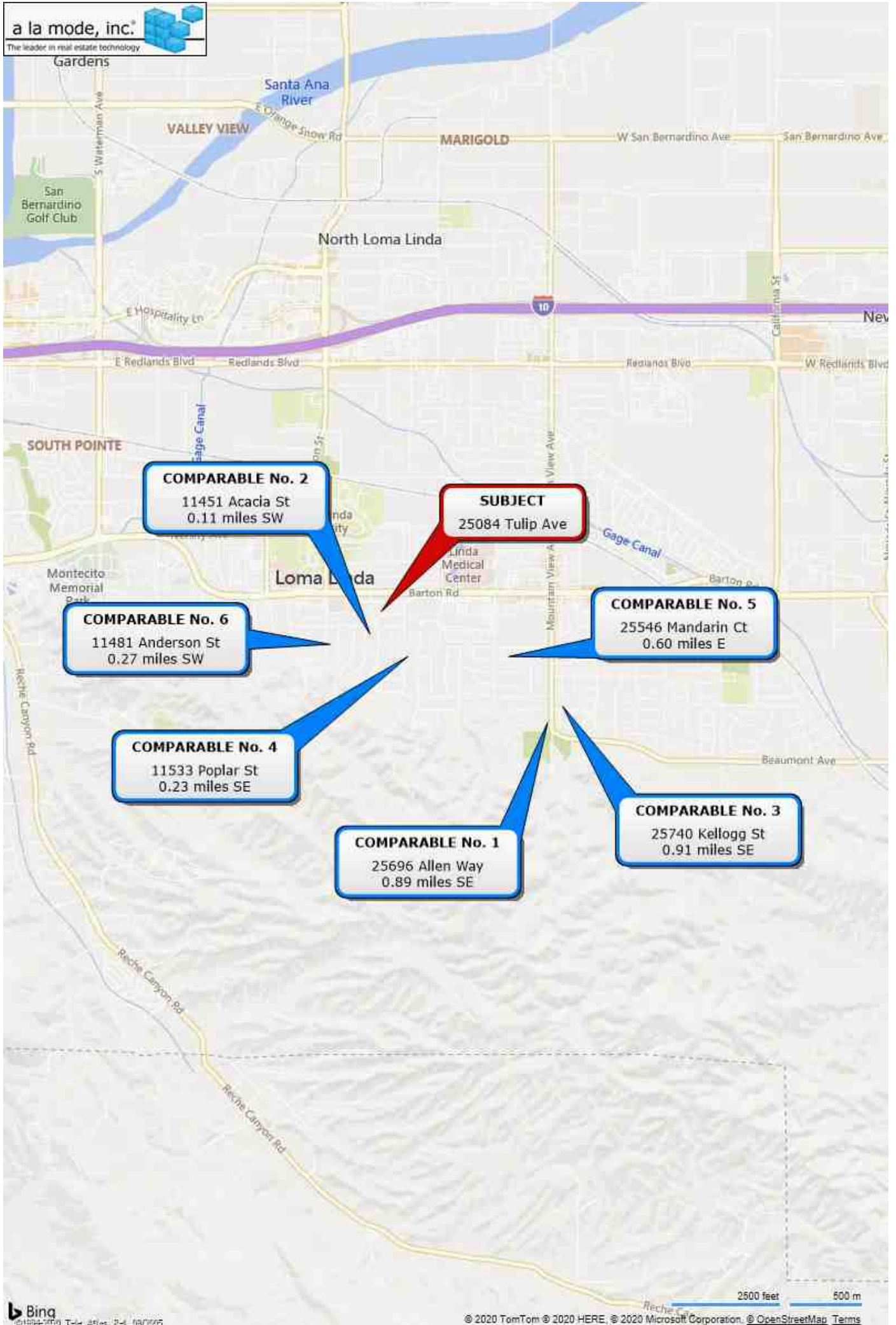
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



February 2004

Location Map

Borrower	Kathleen Jane Haywood				
Property Address	25084 Tulip Ave				
City	Loma Linda	County	San Bernardino	State	CA
Lender/Client	Premier Money Source, Inc				
				Zip Code	92354



Subject title



County Last Updated: 10/26/2020

Property Location

Address: 25084 TULIP AVE	City: LOMA LINDA	Zip: 92354-3446
APN#: 0284-374-15-0-000	Use Code: Single Family Residence	County: San Bernardino
Tract: 7027	Census Tract: 73.02	Zone:
Map Page/Grid: 647/ C2	Legal Desc: TRACT 7027 LOT 49	
Total Assessed Value: 281,497	Tax Amount: 3,562.44	
Percent Improvement: 70.00	Tax Year / Assessor Year: 2020 / 2020	

Current Owner Information

Current Owner: ERE INVESTMENTS LLC	Owner Address: 4242 LOUISE AVE
City, State, Zip: ENCINO, CA, 91316-3913	Owner Occupied: No
Last Transaction: 08/22/2017	Deed Type: grant deed/deed of trust
Amount:	Document: 0000341192

Last Sale Information

Transferred From: ROBERT P HORRIGAN	Seller Address:
Recording / Sale Date: 01/08/2013 / 11/26/2012	Prior Recording / Sale Date: 05/31/2002 /
Most Recent Sale Price: 250,000	Prior Sale Price: 310,000
Document Number: 0000008684	Prior Document No.: 0000280148
Document Type: grant deed/deed of trust	Prior Document Type: grant deed/deed of trust

Lender Information

Lender:	Full/Partial: C
Loan Amount / 2nd Trust Deed: /	Loan Type: conventional

Physical Information

Building Area: 2,336	# of Bedrooms: 4	Lot Size Sqft / Acreage: 11,200 / 0.26
Additional: 60	# of Bathrooms: 3.00	Year Built / Effective: 1965 / 1965
Garage: 441	# of Stories: 1	Heating: Central
First Floor: 2276	Total Rooms: 8	Cooling: Refrigerated
Second Floor: 0	# of Units: 1	Roof Type: Wood Shake/Shingle
Third Floor: 0	Garage/Carport: 2 Car Attached Garage	Construction/Quality: Wood Frame / 7
Basement Finished: 0	Fireplaces: 2	Building Shape: L-Shaped
Basement Unfinished: 0	Pool/Spa: No	View:

License



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

Robert E. Bailey

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

“Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AL 039837

Effective Date: March 22, 2020
Date Expires: March 21, 2022


Jim Martin, Bureau Chief, BREA

3050774

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

E&O Insurance

STOCK COMPANY

PRO GUARD PLATINUM POLICY DECLARATIONS

**VALIDUS
SPECIALTY**

An **AIG** company

POLICY NUMBER: REO0011698

Prior Policy Number: REO0003455

WESTERN WORLD INSURANCE COMPANY TUDOR INSURANCE COMPANY STRATFORD INSURANCE COMPANY

Named Insured and Mailing Address:

Robert E Bailey

Agent/Broker #33601

Premium: \$ 680.00

DBA High Quality Appraisal
950 N Driftwood Ave

RIALTO, CA 92376

Producer:

Professionals' Best
6760 University Ave
Suite #250
San Diego, CA 92115

Policy Period: (Mo./Day/Yr.)

From: 08/23/2020

To: 08/23/2021

12:01 AM, standard time at your mailing address shown above.

EXCEPT AS MAY OTHERWISE BE PROVIDED IN THE FOLLOWED POLICY, THIS POLICY MAY APPLY ONLY TO CLAIMS FIRST MADE IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWED POLICY; AND THE LIMIT OF LIABILITY IS REDUCED AND MAY BE EXHAUSTED BY PAYMENT OF DEFENSE COSTS OR CLAIMS FEES AND EXPENSES. PLEASE READ THE FOLLOWED POLICY AND THIS POLICY CAREFULLY.

ITEM 1. PROFESSIONAL SERVICES:

Real Estate Appraisers

ERRORS AND OMISSIONS LIABILITY INSURANCE

ITEM 2. LIMIT OF INSURANCE Each Claim Limit \$ 1,000,000 Aggregate Limit \$ 1,000,000

ITEM 3. DEDUCTIBLE Each Claim \$ 500 Aggregate \$ 1,000

ITEM 4. RETROACTIVE DATE 8/23/2012

ITEM 5. PREMIUM \$ 680.00

Robert Bailey

Serial# A4778B4F
esign.alamode.com/verify

