

Borrower	Malik Chester	File No.	Loan#007980
Property Address	7521 Ney Ave		
City	Oakland	County	Alameda
		State	CA
		Zip Code	94605
Lender/Client	Premier Money Source, Inc.		

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Uniform Residential Appraisal Report

File # **Loan#007980**

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	7521 Ney Ave	City	Oakland	State	CA	Zip Code	94605
Borrower	Malik Chester	Owner of Public Record	COLLY, JAIME	County	Alameda		
Legal Description	BLK:C SUBD:ANDERSON TRACT TR#:2200						
Assessor's Parcel #	040A-3409-001-07	Tax Year	2022	R.E. Taxes \$	10,607		
Neighborhood Name	Oakland	Map Reference	670/J2	Census Tract	4083.00		
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). Parcelquest, EBMLS.							

I <input type="checkbox"/> did <input type="checkbox"/> 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?		<input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	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	276	Low 10	Multi-Family	5 %
Neighborhood Boundaries	Subject immediate neighborhood south of Seminary Avenue north of 98th Avenue, west of Hwy580 and east of Hwy185.			1,690	High 120	Commercial	5 %
Neighborhood Description	Subject is located in Oakland, proximate to employment center (7 miles from downtown San Francisco), shopping (MacArthur Blvd is local shopping strip), school (1 mile from local elementary school) and freeway access Hwy580. Subject area consisted of mostly mix age, design/appeal similar quality single family homes.			760	Pred. 60	Other	0 %

Market Conditions (including support for the above conclusions) The subject's market area is considered stable. Supply/ demand is in balance with no significant prevalence or impact regarding discounts, buydowns, or concessions. Residences generally sell with conventional financing or for cash. Please see the Form1004MC for more details.

Dimensions	75 X 60	Area	4500 sf	Shape	Rectangular	View	B;CtySky;
Specific Zoning Classification	R10006	Zoning Description	Single Family Residence				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe See							
Addendum							
Utilities	Public	Other (describe)		Public	Other (describe)		Off-site Improvements - Type
Electricity	<input checked="" type="checkbox"/>			Water	<input checked="" type="checkbox"/>	Street Paved Asphalt <input checked="" type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>			Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None <input type="checkbox"/>	
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	06001C0095G		FEMA Map Date
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/ Average	Floors	Hardwood/Average
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/ Average	Walls	Drywall /Average
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Shingle/Average	Trim/Finish	Wood/ Average
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Gal Metal/Average	Bath Floor	Ceramic/Average
Design (Style) Contemp	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Double Pane/Avg	Bath Wainscot	Ceramic/Average
Year Built 2011	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Vinyl/Average	<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 Wood	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Deck	<input type="checkbox"/> Porch None	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input type="checkbox"/> Att. <input type="checkbox"/> Det.	<input checked="" type="checkbox"/> Built-in

Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)						
Finished area above grade contains:	8 Rooms	3 Bedrooms	2.1 Bath(s)	1,981	Square Feet of Gross Living Area Above Grade		
Additional features (special energy efficient items, etc.). Hardwood floor/ 2-car Garage.							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-six to ten years ago;Bathrooms-updated-six to ten years ago;No functional or external obsolescence was noted by the appraiser. Master bathroom was in the middle of remodeling.							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							

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There are **11** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **620,000** to \$ **1,075,000**

There are **44** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **550,000** to \$ **1,450,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address	7521 Ney Ave Oakland, CA 94605	3730 Delmont Ave Oakland, CA 94605			8232 Golf Links Rd Oakland, CA 94605			7815 Sunkist Dr Oakland, CA 94605					
Proximity to Subject		0.68 miles NW			0.53 miles SE			0.37 miles E					
Sale Price		\$ 1,225,000			\$ 900,000			\$ 1,100,000					
Sale Price/Gross Liv. Area		\$ 765.63 sq.ft.			\$ 546.78 sq.ft.			\$ 658.29 sq.ft.					
Data Source(s)		BEMLS# 41005531;DOM 72			CCMLS# 41010352;DOM 60			SFMLS# 422701034;DOM 30					
Verification Source(s)		Doc# 190504			Doc# 200424			Doc# 189528					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment
Sales or Financing		ArmLth				ArmLth				ArmLth			
Concessions		Conv;0				Conv;0				Conv;0			
Date of Sale/Time		s11/22;c10/22				s12/22;c11/22				s11/22;c11/22			
Location	N;Res;	N;Res;				N;Res;				N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple				Fee Simple				Fee Simple			
Site	4500 sf	4738 sf			0	4000 sf		+5,000		6048 sf			-15,480
View	B;CtySky;	B;CtySky;				B;CtySky;				B;CtySky;			
Design (Style)	DT2;Contemp	DT3;Contemp			0	DT2;Traditional			0	DT2;Contemp			
Quality of Construction	Q3	Q3				Q3				Q3			
Actual Age	12	18			0	94			0	69			0
Condition	C3	C3				C3				C3			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths				Total Bdrms. Baths				Total Bdrms. Baths			-10,000
Room Count	8 3 2.1	6 3 2.0		+10,000		8 3 2.1				7 4 3.0			-10,000
Gross Living Area	1,981 sq.ft.	1,600 sq.ft.		+76,200		1,646 sq.ft.		+67,000		1,671 sq.ft.			+62,000
Basement & Finished Rooms Below Grade	0sf	0sf				0sf				0sf			
Functional Utility	Average	Average				Average				Average			
Heating/Cooling	FAU/None	FAU/None				FAU/None				FAU/None			
Energy Efficient Items	None	None				None				None			
Garage/Carport	2gb2dw	1ga1dw		0	1gb1dw		+30,000			2gd2dw			0
Porch/Patio/Deck	Deck	Deck				Backyard		+10,000		Deck			
Listing Price	0	899000		0	899000		0	995000		0			0
Legal ADU	No	Yes		-150,000		No				No			
Net Adjustment (Total)				\$ -63,800		\$ 112,000				\$ 26,520			
Adjusted Sale Price of Comparables		Net Adj. 5.2 % Gross Adj. 19.3 %		\$ 1,161,200		Net Adj. 12.4 % Gross Adj. 12.4 %		\$ 1,012,000		Net Adj. 2.4 % Gross Adj. 8.9 %			\$ 1,126,520

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) **Parcelquest, SFMLS**
 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) **Parcelquest, SFMLS**

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)	Parcelquest	Parcelquest	Parcelquest	Parcelquest
Effective Date of Data Source(s)	03/28/2023	03/28/2023	03/28/2023	03/28/2023

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has no listing history for last 12 months and no prior sales in last 36 months. No other prior sales for Comp#1, #2 and #3 in last 12 months.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ **1,100,000**
 Indicated Value by: Sales Comparison Approach \$ **1,100,000** Cost Approach (if developed) \$ **1,108,645** Income Approach (if developed) \$

The subject property is not an investment property and the income approach is not applicable to the report. The cost approach supports the final estimate of value, the most weight is given the sales comparison approach, as it best reflect the attitudes of buyers and sellers in the marketplace.

RECONCILIATION

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 report is subject is finishing the remodeling of the bathroom.**

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 \$ **1,100,000** , as of **03/28/2023** , which is the date of inspection and the effective date of this appraisal.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

Additional comments section with multiple blank lines for text entry.

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) Land value is determined by abstraction method.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	520,000
Source of cost data Marshall/Swift/ Local Contractors	DWELLING	1,981 Sq.Ft. @ \$ 300.00	= \$ 594,300
Quality rating from cost service Avg. Effective date of cost data 03/28/2023		0 Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Appliances,FP,Deck		= \$ 10,000
Cost estimates have been obtained by referencing Marshall/Swift Cost Handbook the appraiser's local knowledge and on an insurance rebuilding cost value. The land to value ratio deemed typical for the area and no recent lot land sales due to the built up nature of the area.	Garage/Carport	421 Sq.Ft. @ \$ 100.00	= \$ 42,100
The land value was obtained by utilizing the abstraction method.	Total Estimate of Cost-New		= \$ 646,400
	Less Physical	Functional	External
	Depreciation	107,755	= \$(107,755)
	Depreciated Cost of Improvements		= \$ 538,645
	"As-is" Value of Site Improvements		= \$ 50,000
Estimated Remaining Economic Life (HUD and VA only) 50 Years	INDICATED VALUE BY COST APPROACH	= \$	1,108,645

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

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

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

APPRAISER

Signature 
 Name Peter Mui
 Company Name PMG Appraisal Services
 Company Address 2114 31st Avenue
San Francisco, CA 94116
 Telephone Number (650) 757-4888
 Email Address petermui@yahoo.com
 Date of Signature and Report 04/03/2023
 Effective Date of Appraisal 03/28/2023
 State Certification # AR028724
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 02/19/2024

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

7521 Ney Ave
Oakland, CA 94605
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,100,000

LENDER/CLIENT

Name Financial Asset Services, Inc
 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 _____

Uniform Residential Appraisal Report

File # Loan#007980

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	7521 Ney Ave Oakland, CA 94605	7843 Hillmont Dr Oakland, CA 94605			7544 Hillmont Dr Oakland, CA 94605			2947 75th Ave Oakland, CA 94605		
Proximity to Subject		0.30 miles E			0.20 miles NE			0.09 miles N		
Sale Price	\$	\$ 950,000			\$ 1,075,000			\$ 650,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 480.28 sq.ft.			\$ 604.61 sq.ft.			\$ 304.31 sq.ft.		
Data Source(s)		BEMLS# 41003356;DOM 28			BEMLS# 41021718;DOM 8			EBMLS# 41020017;DOM 33		
Verification Source(s)		Doc# 161027			Active			Active		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0			Listing			Listing		
Date of Sale/Time		s09/22;c08/22			Active			Active		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	4500 sf	4920 sf			-4,200			5096 sf		
View	B;CtySky;	B;CtySky;			-5,960			3800 sf		
Design (Style)	DT2;Contemp	DT2;Contemp						0 DT3;Tudor		
Quality of Construction	Q3	Q3						Q4		
Actual Age	12	72			0 62			0 88		
Condition	C3	C3						C5		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			-20,000			Total Bdrms. Baths		
Room Count	8 3 2.1	8 5 2.1			0			6 4 2.0		
Gross Living Area	1,981 sq.ft.	1,978 sq.ft.			0			1,778 sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf						0sf		
Functional Utility	Average	Average						Average		
Heating/Cooling	FAU/None	FAU/None						FAU/None		
Energy Efficient Items	None	None						None		
Garage/Carport	2gbi2dw	2gbi2dw						1gbi1dw		
Porch/Patio/Deck	Deck	Deck						Deck		
Listing Price	0	899000			0			1075000		
Legal ADU	No	No						No		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -24,200			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 34,640			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 216,000		
Adjusted Sale Price of Comparables		Net Adj. 2.5% Gross Adj. 2.5% \$ 925,800			Net Adj. 3.2% Gross Adj. 6.2% \$ 1,109,640			Net Adj. 33.2% Gross Adj. 42.8% \$ 866,000		
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)	Parcelquest	Parcelquest			Parcelquest			Parcelquest		
Effective Date of Data Source(s)	03/28/2023	03/28/2023			03/28/2023			03/28/2023		
Analysis of prior sale or transfer history of the subject property and comparable sales										
No other prior sales for Comp#4, #5 and #6 in last 12 months.										
Analysis/Comments										

Supplemental Addendum

File No. Loan#007980

Borrower	Malik Chester						
Property Address	7521 Ney Ave						
City	Oakland	County	Alameda	State	CA	Zip Code	94605
Lender/Client	Premier Money Source, Inc.						

• URAR: Sales Comparison Comments

Source: Inspection; Parcelquest; MLS: All comparables are located in the subject immediate neighborhood. Adjustments: \$200/SF for GLA, \$10/SF for lot size, \$200,000 for condition, \$10,000 for bedroom, \$10,000 for half bath, \$30,000 for garage, \$10,000 for deck and \$150,000 for ADU. The adjustments for the differences in the conditions are based on the exterior inspection of the comparable sales and information provided in the MLS listing.

Comp#1, #2, #3 and #4 are confirmed closed sales and have considered in deriving the final estimate of value. However, more weight is put on Comp#1, #2 and #3 because they are more recent comparables.

The methods used to determine of the GLA, lot size, condition, bedroom, bathroom, garage, deck and ADU adjustments are based on matched paired analysis, market reaction and the appraiser's knowledge of the market and the subject neighborhood.

Age adjustments have been incorporated into the condition line item adjustment for the subject and all comps.

The subject's value is above the predominant market value because the subject GLA and condition are superior than the typical home in the neighborhood. It is not considered an over improvement for the area and that being value above the predominate neighborhood value does not have an adverse effect on it's marketability.

The subject bathroom count differs from the public record. The public record shown 2 bathrooms. The actual measurement of the subject has 2.1 bathrooms. Apparently, the public record is not correct. The appraiser has verified the quality of workmanship of all finish and materials used in all main living area and were built in a workmanlike manner. No health or safety factors were noted.

Per MLS pictures and description, Comp#6 is a fixer upper which is inferior in overall condition than the subject property, therefore, \$200,000 condition adjustment is made.

Comp#6 is over the 15% net adjustment and the 25% gross adjustment standard guidelines. However, all adjustments necessary to establish the market value for the subject.

Due to lack of similar comparables in the subject area in last 6 months, different actual age and style comparables are used in the report. All the comparables used in the report are the best similar available during the time of inspection.

The subject had smoke detector, carbon monoxide detector and tankless water heater during the time of inspection.

The subject property is habitable with plumbing, gas and electrical fully functional and in good working order. All the kitchen appliances are functional with working sink, stove and kitchen cabinets. Subject utilities were on and functional at the time of inspection.

The land to value ratio exceeding 30% is typical for the subject area.

The remaining economic life for the subject is 50 years.

No personal property is included in the appraisal value.

This property was measured using ANSI standards.

The subject is a two-story detached single family house with 1,981 above-grade finished square feet plus 421 square feet 2-car garage.

Exposure time : 30 days

Marketing time: 30 days

The exposure time and marketing time are according to the market reaction of the subject area.

I have performed no service, as an appraiser or in any other capacity, regarding the property that is the subject of this report with the three-year period immediately preceding acceptance of this assignment.

Note: All the Data source are according to Multiple Listing Services and Alameda County deed records.

The highest and best use of the subject "as improved" is its current use. The improvements have remaining economic life; is the probable future use; is the current and previous use and is legally permissible by zoning or probable future zoning; appears to be financially feasible; and is the maximally productive use available to the subject.

COVID-19 was declared a pandemic on March 11, 2020 by the World Health Organization. The financial markets have sustained substantial turmoil, and due to the developing situation, it is not possible at this time to quantify its long-term or short-term effects on the marketplace overall. The value opinion contained in this appraisal report is based on findings of an analysis of market data available to the appraiser at the time of the assignment.

DIGITAL SIGNATURES

This report may be delivered with an electronically secured signature, which are approved by FNMA, GNMA, FHA and HUD. The Alamo appraisal software program allows an appraiser to attached a digitally- reproduced signature by entering a secret password known only to the signing appraiser. Furthermore, after the report is digitally signed, it is locked and cannot be altered by anyone except the signing appraiser.

The utilization of an electronic secured signature has been done in compliance with Statement 8 of the Uniform Standard of Professional Appraisal Practices (USPAP).

The intended user of this appraisal report is the Lender/Client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated 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 HAS PREPARED THIS APPRAISAL IN FULL COMPLIANCE WITH THE APPRAISAL INDEPENDENCE REQUIREMENTS AND HAS NOT PERFORMED, PARTICIPATED IN, OR BEEN ASSOCIATED WITH ANY ACTIVITY IN

Supplemental Addendum

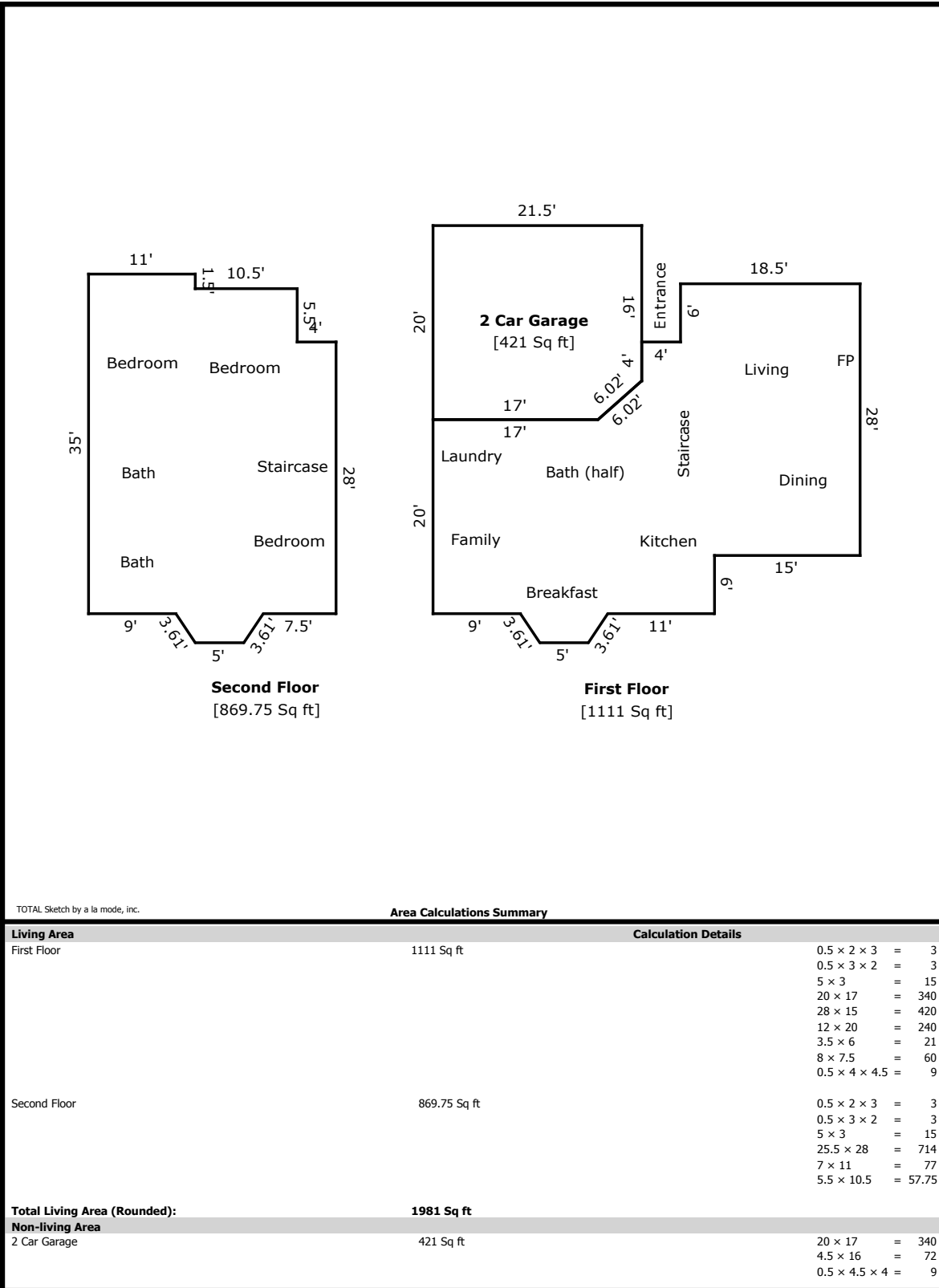
File No. Loan#007980

Borrower	Malik Chester				
Property Address	7521 Ney Ave				
City	Oakland	County	Alameda	State	CA Zip Code 94605
Lender/Client	Premier Money Source, Inc.				

VIOLATION OF THE CODE. THE APPRAISER CERTIFIES THAT THE LENDER OR THE AMC DID NOT IMPROPERLY INFLUENCE, THE OUTCOME OF THIS APPRAISAL BY DOING ANY OF THE THINGS PROHIBITED BY SECTION 1 (B) OF THE APPRAISAL INDEPENDENCE REQUIREMENTS, EFFECTIVE 10/15/2010.)

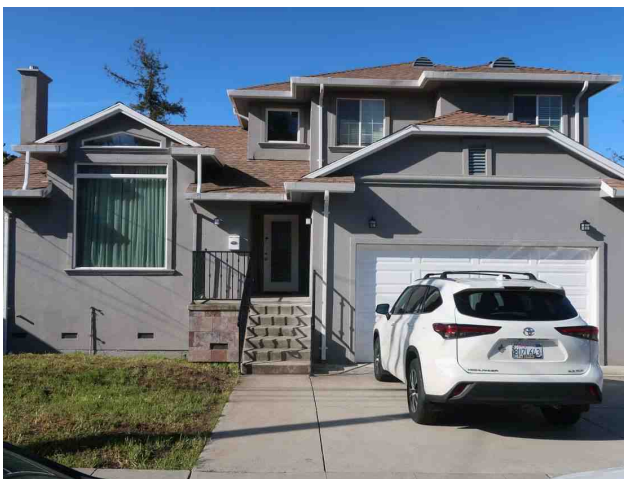
Building Sketch

Borrower	Malik Chester				
Property Address	7521 Ney Ave				
City	Oakland	County	Alameda	State	CA
Zip Code	94605				
Lender/Client	Premier Money Source, Inc.				



Subject Photo Page

Borrower	Malik Chester						
Property Address	7521 Ney Ave						
City	Oakland	County	Alameda	State	CA	Zip Code	94605
Lender/Client	Premier Money Source, Inc.						



Subject Front

7521 Ney Ave
Sales Price
Gross Living Area 1,981
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View B;CtySky;
Site 4500 sf
Quality Q3
Age 12



Subject Rear



Subject Street

Subject Interior Photo Page

Borrower	Malik Chester						
Property Address	7521 Ney Ave						
City	Oakland	County	Alameda	State	CA	Zip Code	94605
Lender/Client	Premier Money Source, Inc.						

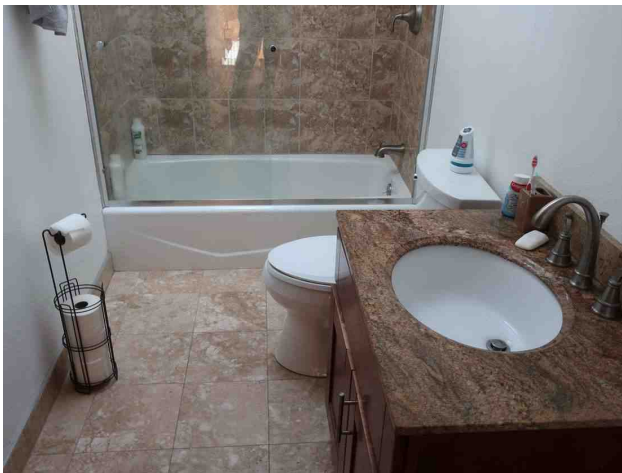


Living

7521 Ney Ave
Sales Price
Gross Living Area 1,981
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View B;CtySky;
Site 4500 sf
Quality Q3
Age 12



Kitchen



Bathroom

Subject Interior Photo Page

Borrower	Malik Chester						
Property Address	7521 Ney Ave						
City	Oakland	County	Alameda	State	CA	Zip Code	94605
Lender/Client	Premier Money Source, Inc.						



Bathroom (Remodeling)

7521 Ney Ave
Sales Price
Gross Living Area 1,981
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View B;Cty;Sky;
Site 4500 sf
Quality Q3
Age 12



Half Bath



Laundry

Subject Interior Photo Page

Borrower	Malik Chester						
Property Address	7521 Ney Ave						
City	Oakland	County	Alameda	State	CA	Zip Code	94605
Lender/Client	Premier Money Source, Inc.						

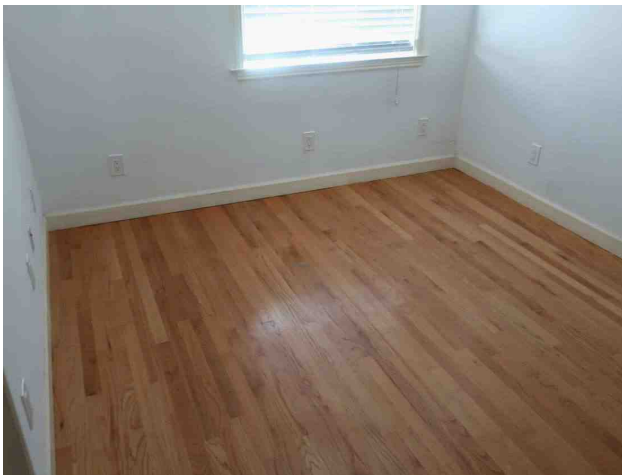


Bedroom

7521 Ney Ave
Sales Price
Gross Living Area 1,981
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View B;CtySky;
Site 4500 sf
Quality Q3
Age 12



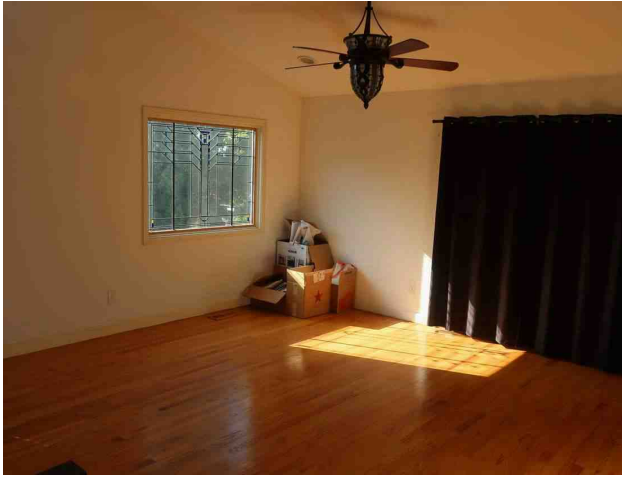
Bedroom



Bedroom

Subject Interior Photo Page

Borrower	Malik Chester						
Property Address	7521 Ney Ave						
City	Oakland	County	Alameda	State	CA	Zip Code	94605
Lender/Client	Premier Money Source, Inc.						



Dining

7521 Ney Ave
Sales Price
Gross Living Area 1,981
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View B;CtySky;
Site 4500 sf
Quality Q3
Age 12



Breakfast



Family

Subject Interior Photo Page

Borrower	Malik Chester						
Property Address	7521 Ney Ave						
City	Oakland	County	Alameda	State	CA	Zip Code	94605
Lender/Client	Premier Money Source, Inc.						



Garage

7521 Ney Ave
Sales Price
Gross Living Area 1,981
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View B;CtySky;
Site 4500 sf
Quality Q3
Age 12



View of City Lights



Tankless Water Heater

Subject Interior Photo Page

Borrower	Malik Chester						
Property Address	7521 Ney Ave						
City	Oakland	County	Alameda	State	CA	Zip Code	94605
Lender/Client	Premier Money Source, Inc.						



Smoke & Carbon Monoxide Alarm

7521 Ney Ave
Sales Price
Gross Living Area 1,981
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View B;CtySky;
Site 4500 sf
Quality Q3
Age 12

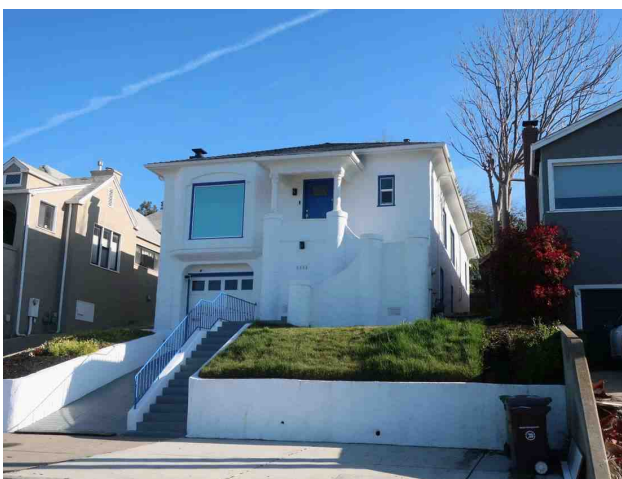
Comparable Photo Page

Borrower	Malik Chester				
Property Address	7521 Ney Ave				
City	Oakland	County	Alameda	State	CA
Lender/Client	Premier Money Source, Inc.				
				Zip Code	94605



Comparable 1

3730 Delmont Ave
 Prox. to Subject 0.68 miles NW
 Sales Price 1,225,000
 Gross Living Area 1,600
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View B;CtySky;
 Site 4738 sf
 Quality Q3
 Age 18



Comparable 2

8232 Golf Links Rd
 Prox. to Subject 0.53 miles SE
 Sales Price 900,000
 Gross Living Area 1,646
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View B;CtySky;
 Site 4000 sf
 Quality Q3
 Age 94

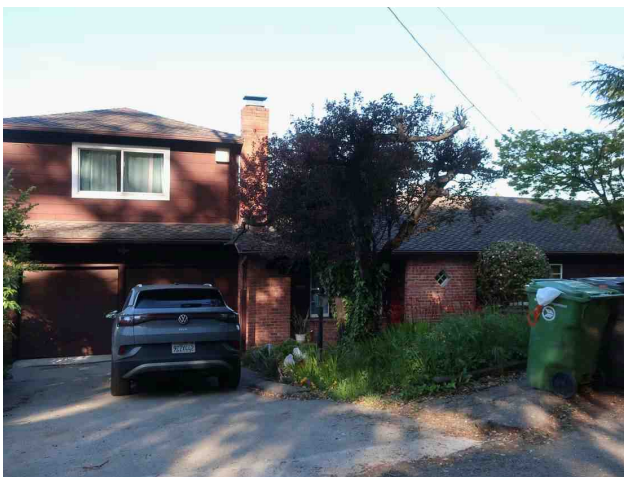


Comparable 3

7815 Sunkist Dr
 Prox. to Subject 0.37 miles E
 Sales Price 1,100,000
 Gross Living Area 1,671
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View B;CtySky;
 Site 6048 sf
 Quality Q3
 Age 69

Comparable Photo Page

Borrower	Malik Chester				
Property Address	7521 Ney Ave				
City	Oakland	County	Alameda	State	CA
				Zip Code	94605
Lender/Client	Premier Money Source, Inc.				



Comparable 4

7843 Hillmont Dr
 Prox. to Subject 0.30 miles E
 Sales Price 950,000
 Gross Living Area 1,978
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 2.1
 Location N;Res;
 View B;CtySky;
 Site 4920 sf
 Quality Q3
 Age 72



Comparable 5

7544 Hillmont Dr
 Prox. to Subject 0.20 miles NE
 Sales Price 1,075,000
 Gross Living Area 1,778
 Total Rooms 6
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View B;CtySky;
 Site 5096 sf
 Quality Q3
 Age 62

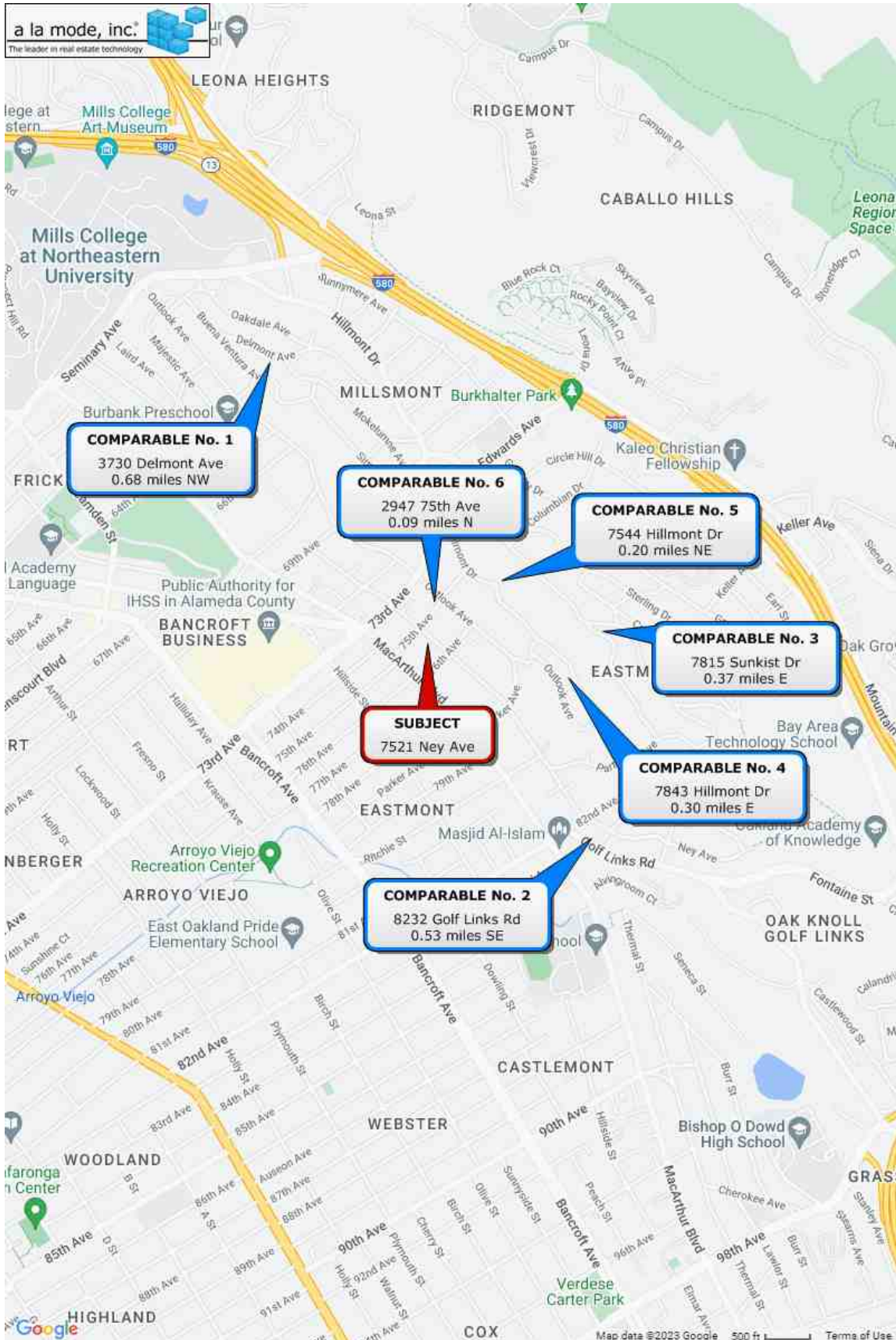


Comparable 6

2947 75th Ave
 Prox. to Subject 0.09 miles N
 Sales Price 650,000
 Gross Living Area 2,136
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View B;CtySky;
 Site 3800 sf
 Quality Q4
 Age 88

Location Map

Borrower	Malik Chester				
Property Address	7521 Ney Ave				
City	Oakland	County	Alameda	State	CA
Lender/Client	Premier Money Source, Inc.				
				Zip Code	94605



Plat Map

ASSESSOR'S MAP 40A

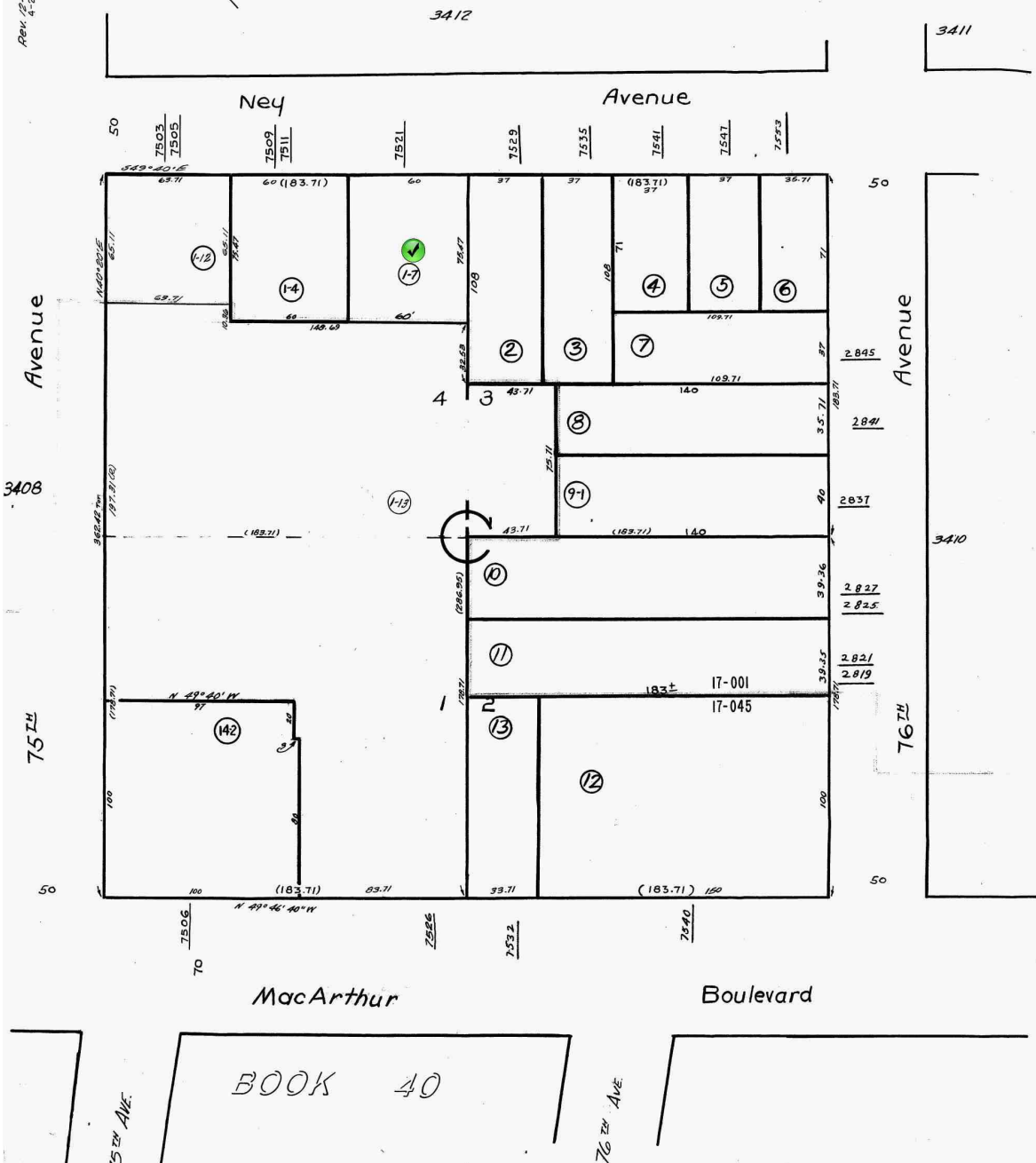
Code Area No. 17-001 17-045

3409

Subdivision of portion of the Anderson Tract

Scale 1 in = 40 ft. (Bk. 9 Pg. 19)

Rev. 12-25-87 (RM)
4-22-04 EG



BOOK 40



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

Peter K. Mui

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 028724

Effective Date: February 20, 2022
Date Expires: February 19, 2024

Loretta Dillon
Loretta Dillon, Deputy Bureau Chief, BREA

3061850

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



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3364686-22 Renewal of: RAP3364686-21

Program Administrator: Herbert H. Landy Insurance Agency Inc. 100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Peter K. Mui

Item 2. Address: 2114 31st Avenue City, State, Zip Code: San Francisco, CA 94116

Item 3. Policy Period: From 05/25/2022 To 05/25/2023 (Month, Day, Year) (Month, Day, Year) (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 500 Each Claim
B. \$ 1,000 Aggregate

Item 6. Premium: \$ 895.00

Item 7. Retroactive Date (if applicable): 05/25/2004

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Handwritten signature: Robert H. McKeown
Authorized Representative

Aerial Map



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.

Property Profile



County Last Updated: 02/23/2023

Property Location

Address: 7521 NEY AVE	City: OAKLAND	Zip: 94605-2915
APN#: 040A-3409-001-07	Use Code: Single Family Residence	County: Alameda
Tract: 2200	Census Tract: 4083.00	Zone:
Map Page/Grid: 670/ J2	Legal Desc: BLK:C SUBD:ANDERSON TRACT TR#:2200	
Total Assessed Value: 656,177	Tax Amount: 10,607.24	
Percent Improvement: 0.70	Tax Year / Assessor Year: 2022 / 2022	

Current Owner Information

Current Owner: COLLY,JAIME	Owner Address: 7521 NEY AVE
City, State, Zip: OAKLAND, CA, 94605-2915	Owner Occupied: Yes
Last Transaction: 06/08/2022	Deed Type: deed of trust
Amount: 87,827	Document: 0000108019

Last Sale Information

Transferred From:	Seller Address:
Recording / Sale Date: 12/24/2019 / 02/17/2017	Prior Recording / Sale Date: 02/28/2017 /
Most Recent Sale Price:	Prior Sale Price: 378,000
Document Number: 0000264870	Prior Document No.: 0000050866
Document Type:	Prior Document Type: grant deed/deed of trust

Lender Information

Lender: ACADEMY MTG	Full/Partial: F
Loan Amount / 2nd Trust Deed: 371,153 /	Loan Type: FHA

Physical Information

Building Area: 1,983	# of Bedrooms: 3	Lot Size Sqft / Acreage: 4,500 / 0.10
Additional: 0	# of Bathrooms: 2.00	Year Built / Effective: 2011 / 0
Garage: 0	# of Stories: 2	Heating:
First Floor: 0	Total Rooms: 6	Cooling:
Second Floor: 0	# of Units: 0	Roof Type:
Third Floor: 0	Garage/Carport:	Construction/Quality: / 6
Basement Finished: 0	Fireplaces: 0	Building Shape: L-Shaped
Basement Unfinished: 0	Pool/Spa: No	View: