Manufactured Home Appraisal Report

562-3137098
File No. G30622CH

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.

SUBJECT

Property Address 708 N. 4th Street | City Garfield | State WA | Zip Code 99130
Borrower Stull, Roger | Owner of Public Record Stull, Roger & Cheryl | County Whitman
Legal Description GFD GILLS 2ND ADD LOTS 4-7 BLK 61
Assessor's Parcel # 104050061070000 | Tax Year 2022 | R.E. Taxes $ 2,335
Neighborhood Name Garfield | Map Reference N/A | Census Tract 0007.00
Occupant [X] Owner [ ] Tenant [ ] Vacant | Project Type (if applicable) [ ] PUD [ ] Condominium [ ] Cooperative [ ] Other (describe)
Special Assessments $ 0.00 | HOA $ 0.00 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client NewRez LLC | Address 1100 Virginia Drive Suite 125, Fort Washington, PA 19034
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? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). PACMLS

Manufactured homes located in either a condominium or cooperative project require the appraiser to inspect the project and complete the Project Information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

CONTRACT

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.

I [ ] did [X] did not analyze the manufacturer's invoice. Explain the results of the analysis of the manufacturer's invoice or why the analysis was not performed.

Retailer's Name (New Construction) N/A

NEIGHBORHOOD

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

Neighborhood Characteristics				Manufactured Housing Trends				Manufactured Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE	One-Unit	75 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	150 Low	0	Multi-Family	0 %
Neighborhood Boundaries	Garfield City Limits; Adams St to the North, Cleveland St to the South, D							365 High	40	Commercial	5 %
St to the East and 10th St to the West.								275 Pred.	20	Other Vacant	20 %

Neighborhood Description The town of Garfield is comprised of average quality homes. Due to its small town nature, all of Garfield is considered to be a competing market.

Market Conditions (including support for the above conclusions) The Subject's market area is experiencing some appreciation. The real estate market follows the school year with most activity occurring between May and September. Financing is primarily Conventional with little concessions.

SITE

Dimensions Irregular | Area 16750 sf | Shape Irregular | View Neighborhood
Specific Zoning Classification Residential | Zoning Description Single Family Residential(Minimum Lot Size 7000 SF)
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements? Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[ ]	[ ] None	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone C | FEMA Map # 5302090001B | FEMA Map Date 08/01/1978
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Is the site size, shape and topography generally conforming to and acceptable in the market area? [X] Yes [ ] No If No, explain
Is there adequate vehicular access to the subject property? [X] Yes [ ] No If No, describe
Is the street properly maintained? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe

HUD DATA PLATE

The HUD Data Plate/Compliance Certificate is located on the interior of the subject and contains, among other things, the manufacturer's name, trade/model name, year manufactured and serial number. The HUD Certification Label is located on the exterior of each section of the home.
Is the HUD Data Plate/Compliance Certificate attached to the dwelling? [X] Yes [ ] No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. Laundry room cupboard
Is a HUD Certification Label attached to the exterior of each section of the dwelling? [X] Yes [ ] No If No, provide the data source(s) for the HUD Certification Label #'s

Manufacturer's Serial #(s)/VIN #(s) 2191-0499-N AB
HUD Certification Label #(s) ORE 414897 & ORE 414898
Manufacturer's Name Homette Corp. | Trade/Model Greenbriar - 6303CT | Date of Manufacture 11/28/2000
Do the Wind, Roof Load, and Thermal Zones meet the minimum HUD requirements for the location of the subject property? [X] Yes [ ] No If No, explain

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IMPROVEMENTS

General Description	Foundation	Exterior Description materials/condition	Interior materials/condition
# of Units [X] One [ ] Additions	[X] Poured Concrete [ ] Concrete Runners	Skirting Concrete/Avg/Good	Floors Cpt-Vl-Wd/Avg/Good
# of Stories [X] 1 [ ] 2 [ ] Other	[ ] Block & Pier [ ] Other-att. description	Exterior Walls Vinyl/Avg/Good	Walls Drywall/Avg/Good
Design (Style) Man.Home	[ ] Full Basement [ ] Partial Basement	Roof Surface CompShngl/Avg/Good	Trim/Finish WdPnt/Avg/Good
# of Sections [ ] 1 [X] 2 [ ] 3	Basement Area None sq. ft.	Gutters & Downspouts Alum/Avg/Good	Bath Floor Vl/Avg/Good
[ ] Other	Basement Finish None %	Window Type Vinyl/Avg/Good	Bath Wainscot Frbgs/Avg/Good
Type [ ] Det. [ ] Att. [ ] S-Det./End Unit	[ ] Outside Entry/Exit [ ] Sump Pump	Storm Sash/Insulated Dual/Avg/Good	Car Storage [ ] None
[X] Existing [ ] Proposed [ ] Under Const.	Evidence of [ ] Infestation	Screens Mesh/Avg/Good	[X] Driveway # of Cars 3
Year Built 2000 Effective Age (Yrs) 10	[ ] Dampness [ ] Settlement	Doors Steel/Avg/good	Driveway Surface Gravel
Attic [X] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) # 1	[X] Garage # of Cars 2
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Elec.	[ ] Fireplace(s) # [X] Fence Wd-CL	[ ] Carport # of Cars
[ ] Floor [ ] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck Open [X] Porch Open	[ ] Attached [X] Detached
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool None [X] Other SeeBelo	[ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [ ] Microwave [X] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,782 Square Feet of Gross Living Area Above Grade

Describe any additions or modifications (decks, rooms, remodeling, etc.) N/A Porch and Deck are self supporting.

Installer's Name N/A Date Installed N/A Model Year N/A

Is the manufactured home attached to a permanent foundation system? [X] Yes [ ] No If No, describe the foundation sytem and the manner of attachment.

Have the towing hitch, wheels, and axles been removed? [X] Yes [ ] No If No, explain

Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? [X] Yes [ ] No If No, explain

Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? [X] Yes [ ] No If No, explain

Additional features (special energy efficient items, non-realty items, etc.) Porch, Deck, Fence, Storage Shed and 2+ Car Garage/Shop.

The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide ®, Marshall & Swift Residential Cost Handbook®, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.

Quality [ ] Poor [ ] Fair [ ] Average [ ] Good [ ] Excellent Identify source of quality rating Marshall & Swift

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The Subject meets the minimum property requirements for existing dwellings as outlined in HUD Handbook 4000.1. A head & Shoulders inspection of the crawl space was completed. This area meets HUD/FHA minimum property standards. Utilities were on and working at the time of inspection. The FHA Appraiser does not guarantee that the Property is free from defects. The appraisal establishes the value of the Property for mortgage insurance purposes

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

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

COST APPROACH

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) Market Reaction, the Extraction Method and the Allocation Method.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data Marshall & Swift Effective date of cost data 05/18/2022 Quality rating from cost service Average

OPINION OF SITE VALUE		$ 70,000	Exterior Dimensions of the Subject Unit
Section One	1,782 Sq. ft. @ $ 130	$ 231,660	27.00 x 66.00 = 1,782 Sq. ft.
Section Two	Sq. ft. @ $	$	x = Sq. ft.
Section Three	Sq. ft. @ $	$	x = Sq. ft.
Section Four	Sq. ft. @ $	$	x = Sq. ft.
Garage 900		$ 45,000	Total Gross Living Area: 1,782 Sq. ft.
Amenities		$ 20,000	Other Data Identification
		$	N.A.D.A. Data Identification Info: Edition Mo: Yr:
	Sub-total:	$ 296,660	MH State: Region: Size: ft. x ft.
	Cost Multiplier (if applicable):	x 0.00	Gray pg. White pg. Black SVS pg.
	Modified Sub-total:	296,660	15 years and older Conversion Chart pg. Yellow pg.
	Physical Depreciation or Condition Modifier:	33,183	Comments
	Functional Obsolescence (not used for N.A.D.A.):	0	
	External Depreciation or State Location Modifier:	0	
	Delivery, Installation, and Setup (not used for N.A.D.A.):	$ Incl.	
	Other Depreciated Site Improvements:	$ 5,000	
	Market Value of Subject Site (as supported above):	$ 70,000	
	Indicated Value by Cost Approach:	$ 338,477	Estimated Remaining Economic Life (HUD and VA only) 40 Years

Summary of Cost Approach The cost approach was developed for further support.

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There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 200,000 to $ 400,000 .
There are 21 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 200,000 to $ 400,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	708 N. 4th Street Garfield, WA 99130	810 N. First Street Garfield, WA 99130		260 S Ellis St Palouse, WA 99161		505 S. Wall Street Palouse, WA 99161	
Proximity to Subject		0.14 miles NE		8.11 miles SE		8.04 miles SE	
Sale Price	$		$ 330,000		$ 355,000		$ 365,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 231.90 sq. ft.		$ 199.21 sq. ft.		$ 197.51 sq. ft.	
Manufactured Home		[X] Yes [ ] No		[X] Yes [ ] No		[X] Yes [ ] No	
Data Source(s)		PACMLS#259974/DOM:34		PACMLS#260106;DOM 9		PACMLS#254249; DOM:5	
Verification Source(s)		Assessor		Assessor		Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Conventional None Known		Conventional None Known		Conventional None Known	
Date of Sale/Time		05/20/2022		05/12/2022		08/16/2021	
Location	Suburban	Suburban		Suburban		Suburban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	16750 sf	30555 sf	-10,000	21646 sf	-20,000	30492 sf	-20,000
View	Neighborhood	Neighborhood		Neighborhood	0	Neighborhood	0
Design (Style)	Man.Home	Man.Home		Man.Home		Man.Home	
Quality of Construction	Average	Average		Average		Average	
Actual Age	22yrs	36yrs	0	28yrs	0	24yrs	0
Condition	Average/Good	Average/Good		Average/Good		Average/Good	
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 3 / 2.0	6 / 3 / 2.0	0	6 / 4 / 2.0	0	6 / 3 / 2.0	0
Gross Living Area	1,782 sq. ft.	1,423 sq. ft.	+17,950	1,782 sq. ft.	0	1,848 sq. ft.	-3,300
Basement & Finished Rooms Below Grade	None None	None None		None None		None None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	EFA/CAC	EFA/CAC		EFA/None	+3,000	GFA/CAC	0
Energy Efficient Items	None	None		None		None	
Garage/Carport	2 Car Gar. Det.	2+ Car Garage		2 Car Garage	+5,000	2+CarGarage/1C	-3,000
Porch/Patio/Deck	Porch/Deck	Porch/Deck/Pati	-3,000	Porch/Deck		Porch/CovDeck	-1,000
Fireplaces	None	Pellet Stove	-1,000	None		Gas Stove	-1,000
Other	Fn/Shed	Fn/SprSys/Shed	-3,000	None	+6,000	SprSys/StrgShd	0
Net Adjustment (Total)		[X] + [ ] - $	950	[ ] + [X] - $	-6,000	[ ] + [X] - $	-28,300
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 11.0% $	330,950	Net Adj. -2.0% Gross Adj. 10.0% $	349,000	Net Adj. -8.0% Gross Adj. 8.0% $	336,700

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

My research [ ] did [X] 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) PACMLS
My research [X] 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) PACMLS
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 4).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	PACMLS	PACMLS	PACMLS	PACMLS
Effective Date of Data Source(s)	07/26/2022	07/26/2022	07/26/2022	07/26/2022

Analysis of prior sale or transfer history of the subject property and comparable sales: No prior sales of the subject could be located over the past 36 months. No other prior sales of the comparables could be located over the past 12 months.

Summary of Sales Comparison Approach. The Intended User of this appraiser report is the Lender/Client and HUD/FHA.The Intended Use is to evaluate the property that is the Subject of this appraisal for a mortgage finance transaction, subject to the Scope Of Work, purpose of this appraisal, reporting requirements of this appraisal report, and Definition of Market Value. No additional Intended Users are identified by the Appraiser.

Based on current sales data, it is the appraiser's opinion that 0-90 days is a reasonable exposure time for properties in the subject's market area due to the seasonal market.

Indicated Value by Sales Comparison Approach $ 338,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 338,000 Cost Approach $ 338,477 Income Approach (if developed) $

The Sales Comparison Approach is considered to be the most reliable approach to value for single family dwellings. The Cost Approach is used to support the value derived from the Sales Comparison Approach when applicable. The Income Approach is not considered due to lack of data in this predominately single family neighborhood.

This appraisal is made [X] "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: No personal property was included in the appraiser's opinion of market value for the Subject property.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 338,000 as of 07/26/2022 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

The Subject is located within the Garfield City Limits in Whitman County, Washington. The estimated population of Garfield is 600. Garfield is located approximately 24 Miles North of Pullman, WA. Pullman is Whitman County's primary location for employment, shopping and entertainment. Pullman has an approximate population of 34,000. Pullman is home of the Washington State University with an enrollment of approximately 20,000. The Washington State University is largest employer in Pullman. Colfax, WA is located approximately 20 miles Southwest of Garfield. Colfax is the Whitman County Seat and has an approximate population of 2,800. This areas economy is based primarily on agriculture, Washington State University and the University of Idaho.

Due to the subject's seasonal market, it was necessary to display sales over 90 days and over 5 miles from the subject. Adjustments are excessive, across the board adjustments were made and some line items were not bracketed. In the Appraiser's opinion, this is due to the wide variety of home styles, sizes and ages located on a range of land sizes in the market area.

Comps 1-3 are located on larger sized sites with higher values. Comps 4+5 have a similar sized site with a similar site value. Due to the lack of good recent comparables in Garfield, the comp search was expanded to include Palouse. Palouse is a competing market that pulls from the same employment centers, however is in closer proximity to the conveniences of Pullman and Colfax and has more amenities. Palouse commands higher prices. Site, Location and View were combined into one adjustment in the site portion of the adjustment grid.

Comps 4+5 are stick built homes. A $25,000 design adjustment was made for market reaction and favorable financing. Stick built homes and Manufactured homes are competing properties in the Subject's market area.

Adjustments are based on the extraction and allocation methods, interviews of other real estate professionals in the market and the Appraiser's knowledge and experience in the market. Estimated costs are also taken into consideration. The adjustments made are the estimated amount a typical buyer would pay for the differences.

Equal weight was given to comps 1 -3. No weight was given to the active listings in the final reconciliation. No additional relevant active listings were located or necessary for credible results.

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

INCOME

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)

PUD INFORMATION

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(s)

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.

This report form is designed to report an appraisal of a one-unit manufactured home; including a manufactured home in a planned unit development (PUD). A Manufactured home located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

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

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I also developed the cost approach to value as support for the sales comparison approach. I have adequate comparable market and cost data to develop reliable sales comparison and cost approaches for this appraisal assignment. I further certify that I considered the income approach to value but did not develop it, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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

Manufactured Home Appraisal Report

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 Angie Braun
Company Name Liberty Appraisals of the Palouse, LLC
Company Address 2418 Shelby Lane
Moscow, ID 83843
Telephone Number 208-883-3328
Email Address angie@valuebyliberty.com
Date of Signature and Report 07/28/2022
Effective Date of Appraisal 07/26/2022
State Certification # 1702455
or State License # _____
or Other (describe) _____ State # _____
State WA
Expiration Date of Certification or License 04/06/2024

ADDRESS OF PROPERTY APPRAISED
708 N. 4th Street
Garfield, WA 99130

APPRAISED VALUE OF SUBJECT PROPERTY $ 338,000

LENDER/CLIENT
Name SettlementOne Valuation LLC
Company Name NewRez LLC
Company Address 1100 Virginia Drive Suite 125
Fort Washington, PA 19034
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
_____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Manufactured Home Appraisal Report

562-3137098
File No. G30622CH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	708 N. 4th Street Garfield, WA 99130	103 N. Seventh Street Garfield, WA 99130		507 N. 4th Street Garfield, WA 99130			
Proximity to Subject		0.38 miles S		0.09 miles S			
Sale Price	$		$ 349,000		$ 269,000		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 194.75 sq. ft.		$ 210.82 sq. ft.		$ sq. ft.	
Manufactured Home		☐ Yes ☒ No		☐ Yes ☒ No		☐ Yes ☐ No	
Data Source(s)		PACMLS#262560;DOM:28		PACMLS#262579;DOM:27			
Verification Source(s)		Assessor		Assessor			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing None Known	0	Listing None Known	0		
Date of Sale/Time		Active		Active			
Location	Suburban	Suburban		Suburban			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	16750 sf	10000 sf	0	10000 sf	0		
View	Neighborhood	Neighborhood		Neighborhood			
Design (Style)	Man.Home	Traditional	-25,000	Traditional	-25,000		
Quality of Construction	Average	Average		Average			
Actual Age	22yrs	132yrs	+25,000	122yrs	+25,000		
Condition	Average/Good	Good	-25,000	Average/Good			
Above Grade Room Count	Total 5 / Bdrms. 3 / Baths 2.0	Total 6 / Bdrms. 3 / Baths 2.0	0	Total 4 / Bdrms. 2 / Baths 1.0	+10,000	Total / Bdrms. / Baths	
Gross Living Area	1,782 sq. ft.	1,792 sq. ft.	0	1,276 sq. ft.	+25,300	sq. ft.	
Basement & Finished Rooms Below Grade	None None	None None		None None			
Functional Utility	Average	Average		Average			
Heating/Cooling	EFA/CAC	OilFA/None	+3,000	EFA/None	+3,000		
Energy Efficient Items	None	None		None			
Garage/Carport	2 Car Gar. Det.	1 Car Garage	+15,000	None	+25,000		
Porch/Patio/Deck	Porch/Deck	Porch/Deck		Porch	+3,000		
Fireplaces	None	Wood Stove	-1,000	None			
Other	Fn/Shed	Fence/StrgShd	0	Fence	+3,000		
Net Adjustment (Total)		☐ + ☒ -	$ -8,000	☒ + ☐ -	$ 69,300	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. -2.0% Gross Adj. 27.0%	$ 341,000	Net Adj. 26.0% Gross Adj. 44.0%	$ 338,300	Net Adj. Net A% Gross Adj. Gros%	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	PACMLS	PACMLS	PACMLS	
Effective Date of Data Source(s)	07/26/2022	07/26/2022	07/26/2022	

Summary of Sales Comparison Approach: No prior sales of the Subject could be located over the past 36 months. No

See Addendum

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

SUBJECT PHOTO ADDENDUM

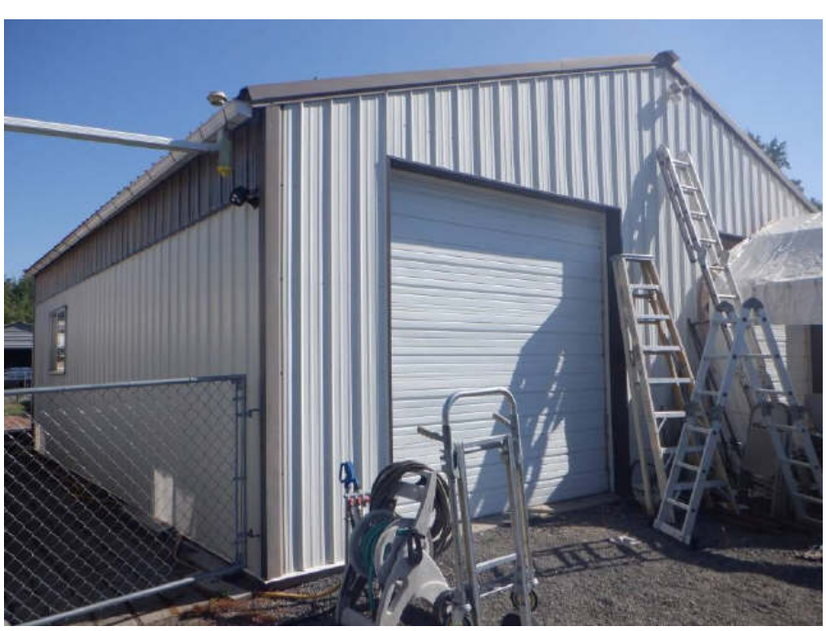
Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



Side



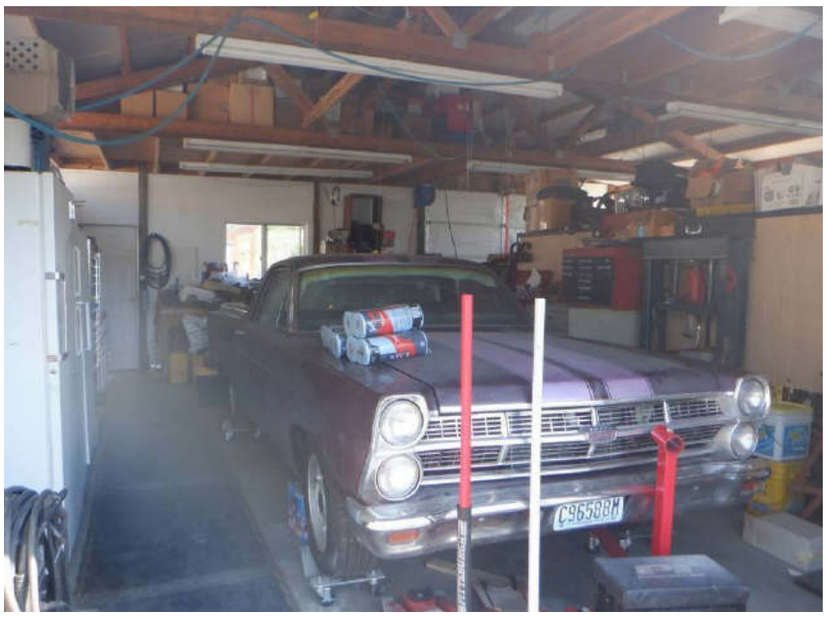
Side



Garage

SUBJECT PHOTO ADDENDUM

Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



Inside of garage



Crawl Space



HUD TAG

SUBJECT PHOTO ADDENDUM

Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



HUD TAG



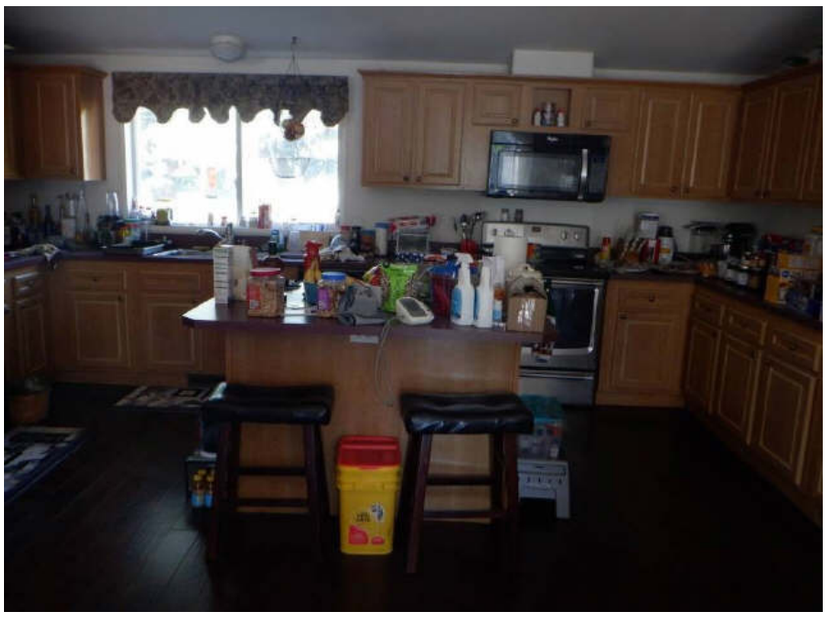
Storage Shed



Inside of storage shed

SUBJECT PHOTO ADDENDUM

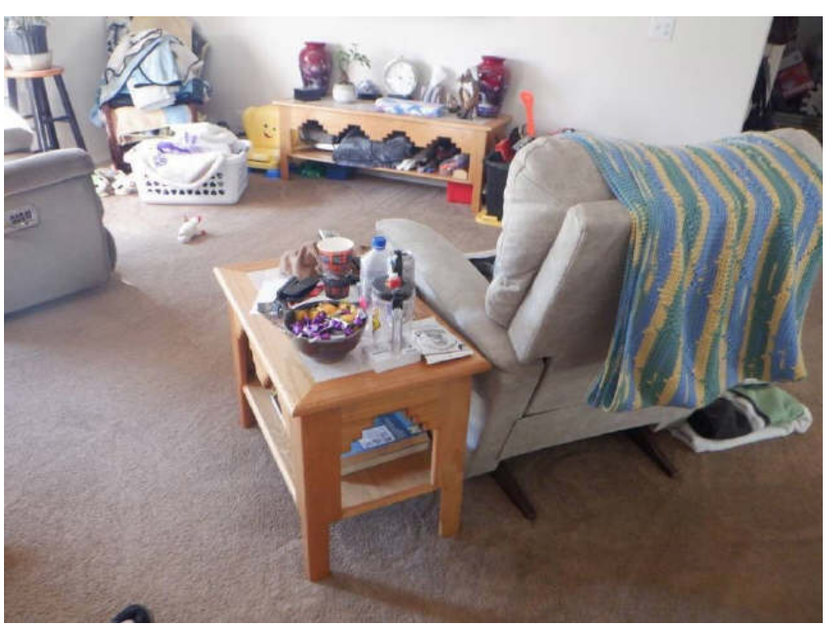
Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



Kitchen



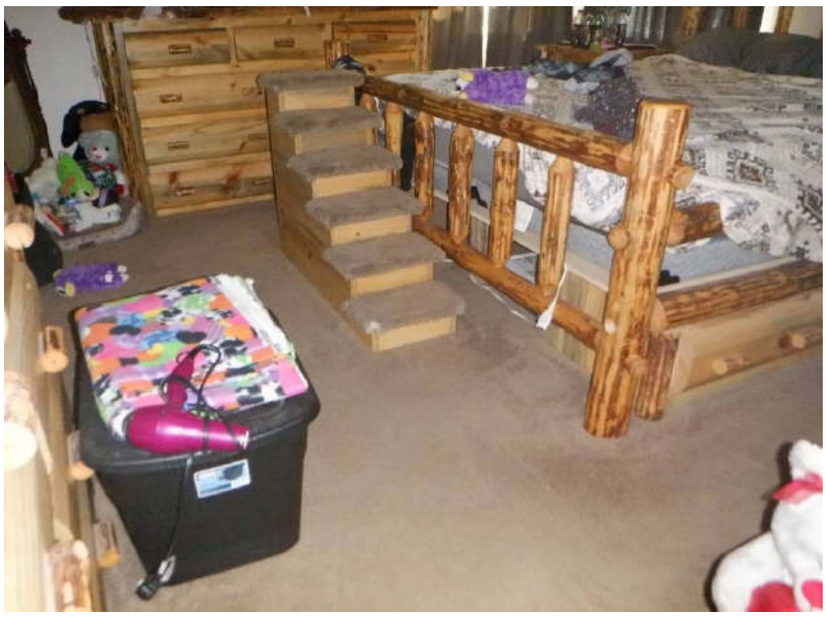
Eating Area



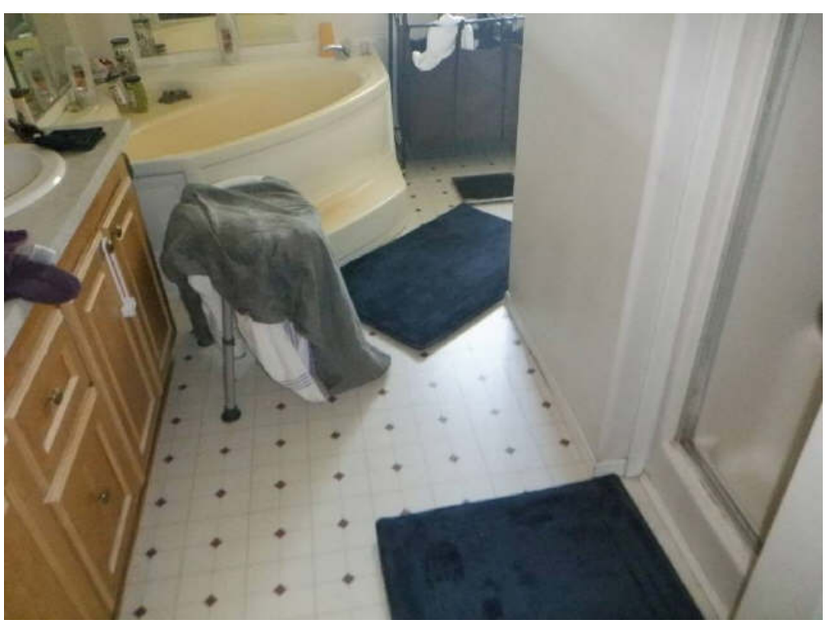
Living Room

SUBJECT PHOTO ADDENDUM

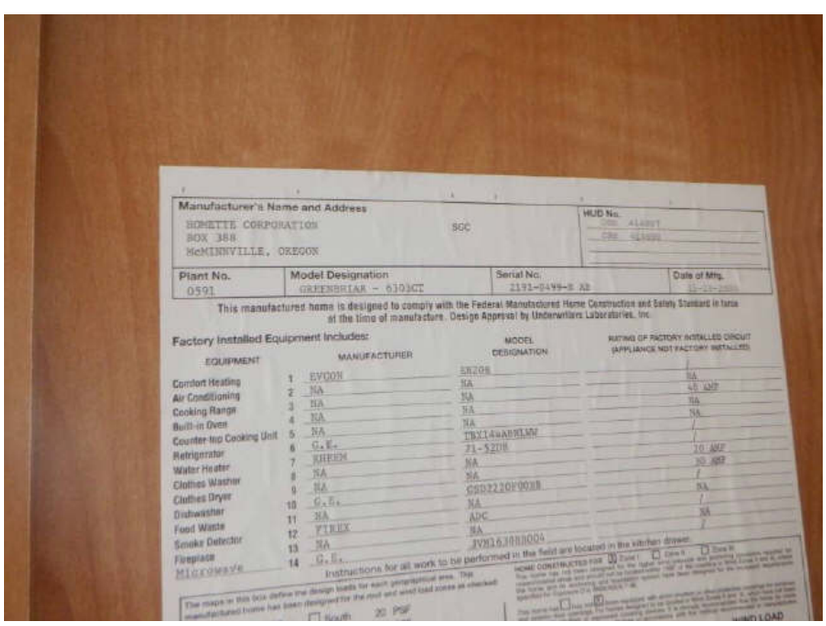
Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



Bedroom



Bathroom



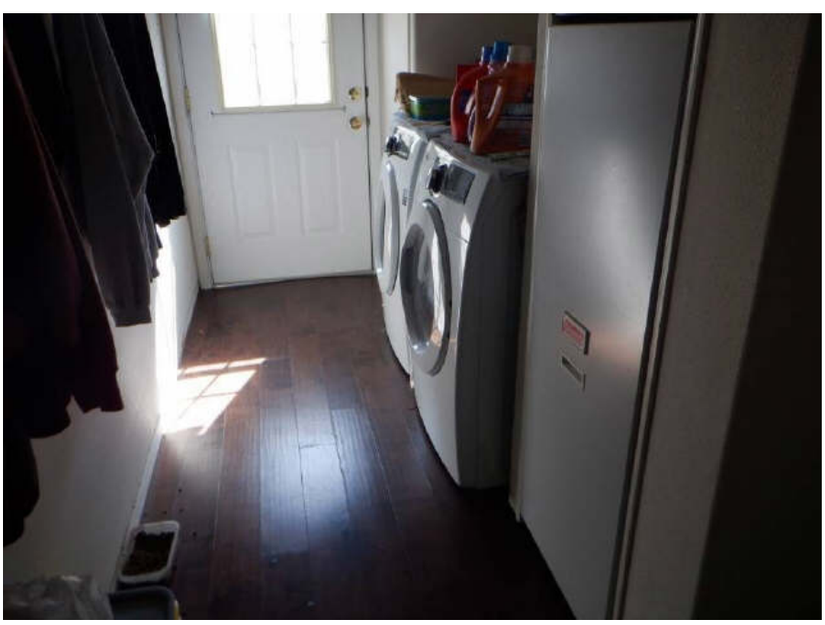
HUD Cert. Label

SUBJECT PHOTO ADDENDUM

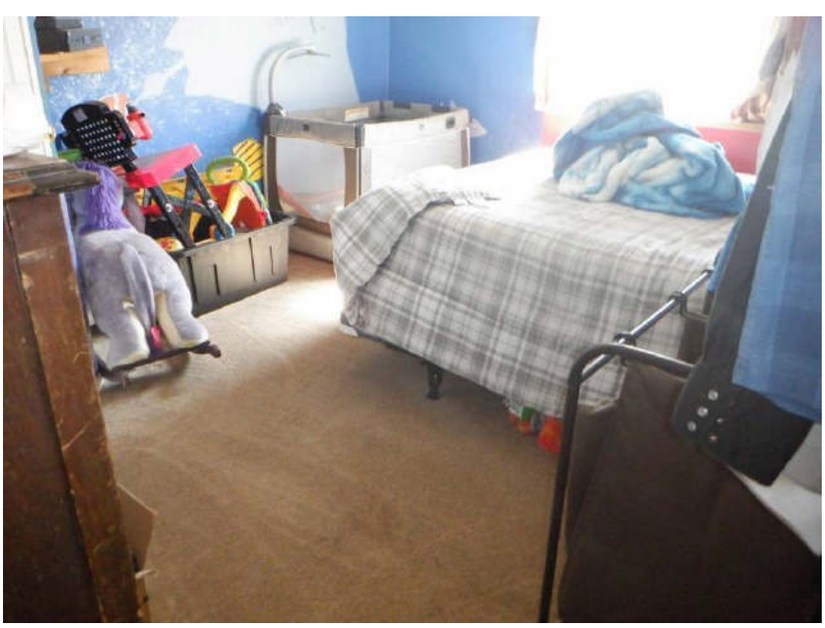
Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



Furnace



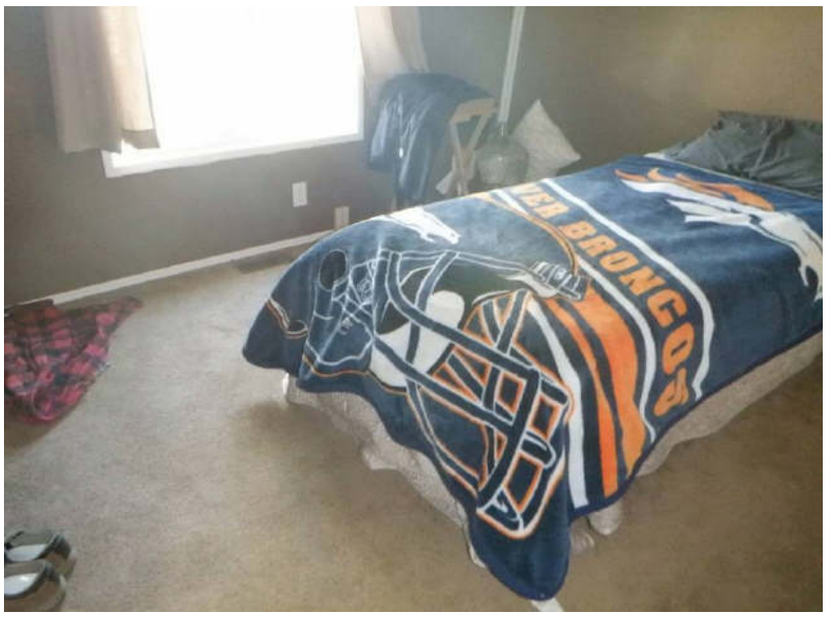
Laundry



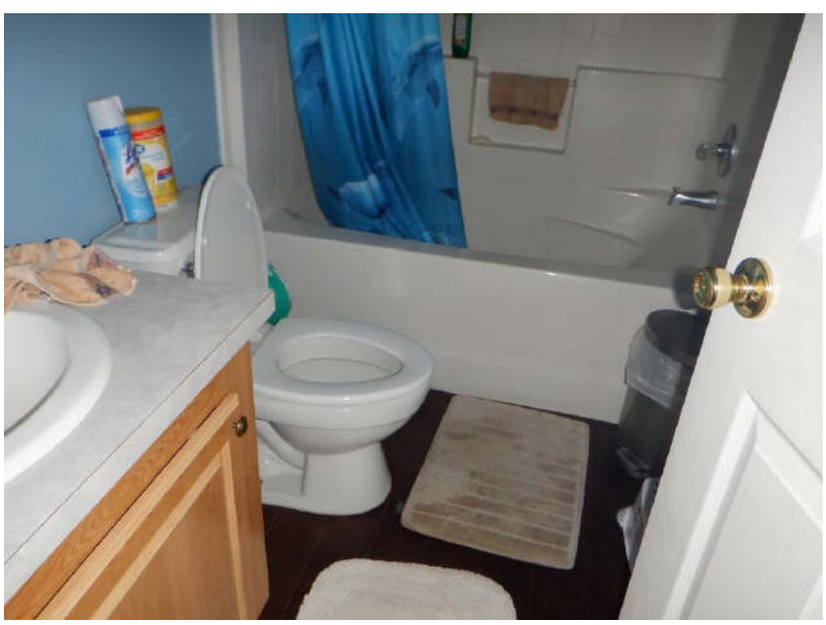
Bedroom

SUBJECT PHOTO ADDENDUM

Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



Bedroom



Bathroom



CO/Detector

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



COMPARABLE SALE #1

810 N. First Street
Garfield, WA 99130
Sale Date:
Sale Price: $



COMPARABLE SALE #2

260 S Ellis St
Palouse, WA 99161
Sale Date:
Sale Price: $



COMPARABLE SALE #3

505 S. Wall Street
Palouse, WA 99161
Sale Date:
Sale Price: $

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



COMPARABLE SALE #4

103 N. Seventh Street
Garfield, WA 99130
Sale Date:
Sale Price: $



COMPARABLE SALE #5

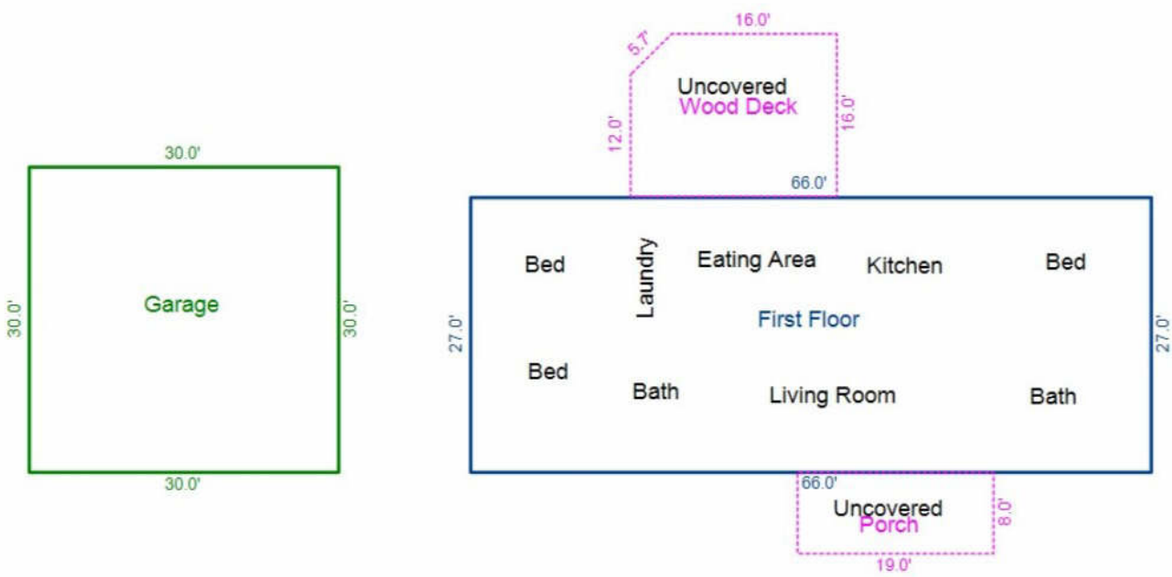
507 N. 4th Street
Garfield, WA 99130
Sale Date:
Sale Price: $

COMPARABLE SALE #6

Sale Date:
Sale Price: $

FLOORPLAN SKETCH

Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1782.0	186.0	1782.0
GAR	Garage	1.0	900.0	120.0	900.0
P/P	Porch	1.0	152.0	54.0	
	Wood Deck	1.0	312.0	69.7	464.0
	Net LIVABLE	cnt	1	(rounded)	1,782

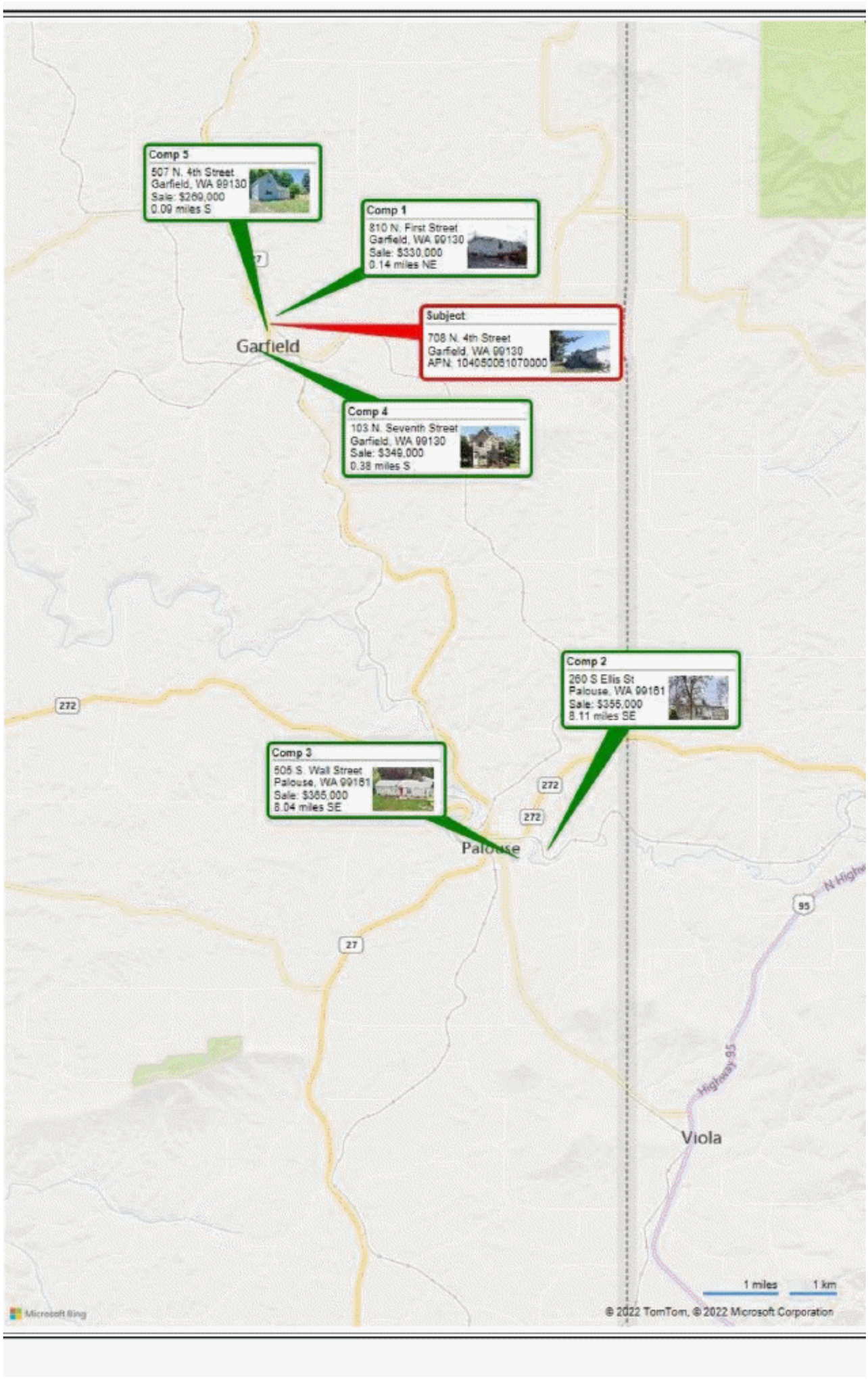
AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			66.0	x	27.0	=	1782.0
1 total items					(rounded)		1,782

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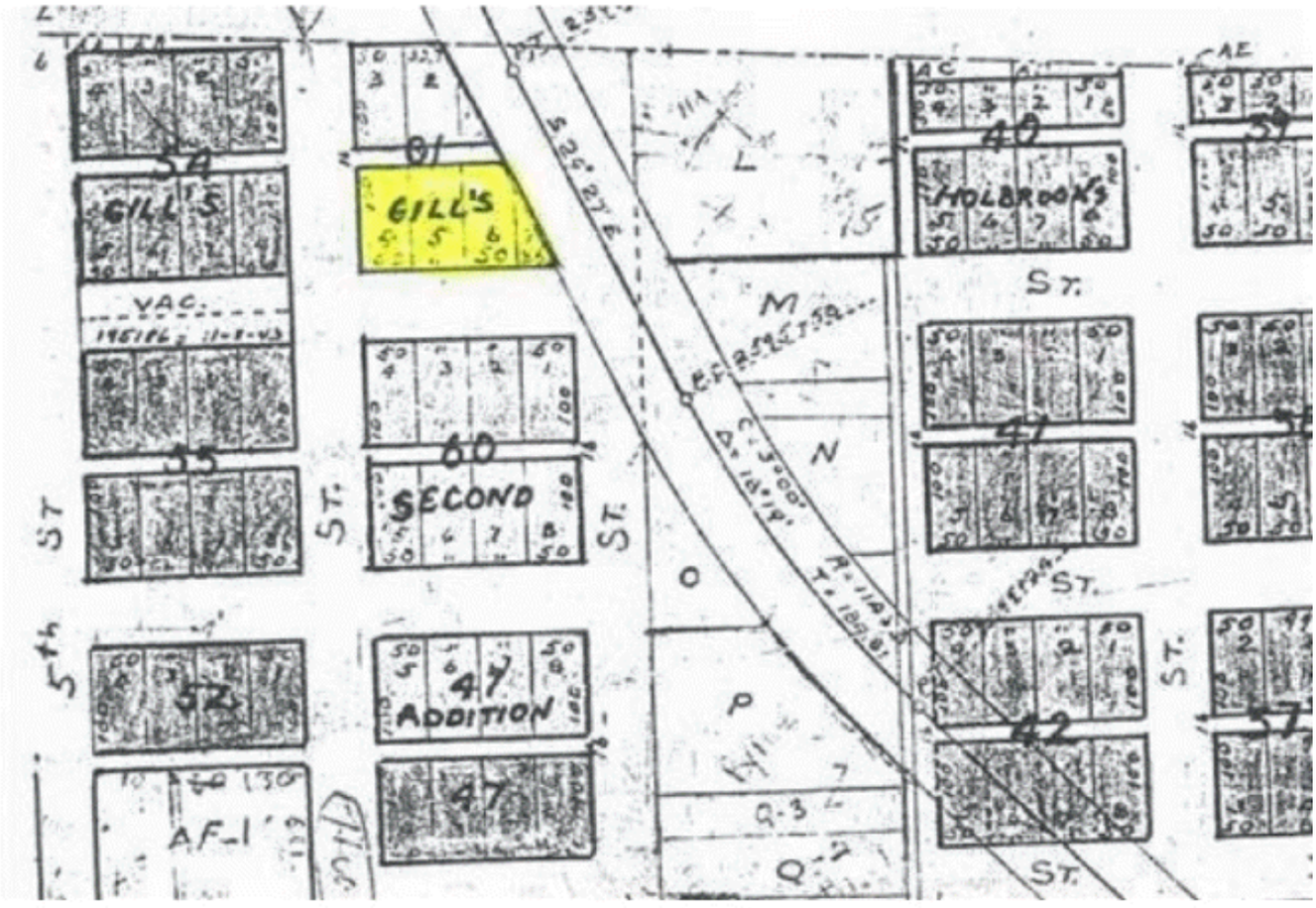
LOCATION MAP

Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



PLAT MAP

Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		



Liberty Appraisals of the Palouse, LLC

Market Conditions Addendum to the Appraisal Report

File No. G30622CH 562-3137098

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 708 N. 4th Street City Garfield State WA Zip Code 99130

Borrower Stull, Roger

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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	10	3	8	[X] Increasing	[ ] Stable	[ ] Declining
Absorption Rate (Total Sales/Months)	1.67	1.00	2.67	[X] Increasing	[ ] Stable	[ ] Declining
Total # of Comparable Active Listings	2	4	6	[X] Declining	[ ] Stable	[ ] Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.20	4.00	2.25	[X] Declining	[ ] Stable	[ ] Increasing
Median Sale & List Price, DOM, Sale/List %	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**	**Overall Trend**		
Median Comparable Sale Price	277,000	288,000	340,000	[X] Increasing	[ ] Stable	[ ] Declining
Median Comparable Sales Days on Market	5	0	17	[ ] Declining	[ ] Stable	[X] Increasing
Median Comparable List Price	280,000	288,000	349,000	[X] Increasing	[ ] Stable	[ ] Declining
Median Comparable Listings Days on Market	6	24	27	[ ] Declining	[ ] Stable	[X] Increasing
Median Sale Price as % of List Price	100.00%	100.00%	100.00%	[ ] Increasing	[X] Stable	[ ] Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? [ ] Yes [X] No				[ ] Declining	[X] Stable	[ ] Increasing

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

Seller concessions are at a low normal level for the Subject's market area.

Are foreclosure sales (REO sales) a factor in the market? [ ] Yes [X] No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. PACMLS

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 Subject's market area is experiencing some appreciation. There is evidence of an increasing market based on sales data provided through the MLS over the past several months. Due to the seasonal market in the Subject's market area, it is the Appraiser's opinion that analyzing data over the past 12 months provides the most accurate analysis. Most activity occurs between May and September. There are 2 pending sales that were not analyzed above due to lack of available data.

CONDO / CO-OP PROJECTS

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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				[ ] Increasing	[ ] Stable	[ ] Declining
Absorption Rate (Total Sales/Months)				[ ] Increasing	[ ] Stable	[ ] Declining
Total # of Active Comparable Listings				[ ] Declining	[ ] Stable	[ ] Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				[ ] Declining	[ ] Stable	[ ] Increasing

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

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

APPRAISER

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Angie Braun	Name
Company Name Liberty Appraisals of the Palouse, LLC	Company Name
Company Address 2418 Shelby Lane Moscow, ID 83843	Company Address
State License/Certification # 1702455 State WA	State License/Certification # State
Email Address angie@valuebyliberty.com	Email Address

Borrower: Stull, Roger		File No.: G30622CH
Property Address: 708 N. 4th Street		Case No.: 562-3137098
City: Garfield	State: WA	Zip: 99130
Lender: NewRez LLC		

State of Washington
DEPARTMENT OF LICENSING
APPRAISER PROGRAM
PO Box 9021
Olympia, WA 98507-9021



Angie Braun
2418 SHELBY LN
MOSCOW ID 83843-9660



(R/7/19)

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. G30622CH
Case No. 562-3137098

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

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 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. It's 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 are 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.*

Liberty Appraisals of the Palouse, LLC

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. G30622CH
Case No. 562-3137098

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 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 residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3
Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4
Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5
Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6
Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - 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 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.

Liberty Appraisals of the Palouse, LLC

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. G30622CH
Case No. 562-3137098

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Client Specific Requirements - The client requires these items be corrected to receive a "pass".

- EAD - IMPROVEMENTS - Building Attachment Type - is required. (ref. FHA5015)

Errors - These items must be corrected to receive a "pass".

- 1004C_05 - REPORT - Fair Lending - Comments in the Neighborhood Market Conditions contain (SCHOOL) "The real estate market follows the school year with most activity occurring between May and September.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004C_05 - HUD DATA PLATE - 'Is a HUD Certification Label Attached to the Exterior of Each Section of the Dwelling': Yes - is checked. Photo of the HUD Label for each section is required.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004C_05 - IMPROVEMENTS - Building Type - boxes are blank.
- 1004C_05 - IMPROVEMENTS - Quality of Construction Rating - boxes are blank.

Warnings - These items may be incorrect and require your review.

- REQ - REPORT - Primary form type, 1004C_05, does not match form type as ordered, 1004_05UAD.
- CRX - 1004C_05 - SUBJECT - Legal Description - on report (GFD GILLS 2ND ADD LOTS 4-7 BLK 61), differs from PUBLIC RECORDS (GFD GILLS 2ND ADD, LOT 07, BLOCK 61).
- REQ - LENDER/CLIENT - Name - on report NewRez LLC does not match Lender/Client Name as ordered Caliber Home Loans.
- REQ - LENDER/CLIENT - Company Address - on report 1100 VIRGINIA DRIVE SUITE 125, FORT WASHINGTON, PA 19034 does not match Lender/Client Address as ordered 1525 S Belt Line Rd Coppell TX 75019.
- 1004C_05 - IMPROVEMENTS - Date Installed - does not contain a date in the format of mm/dd/yyyy.
- 1004C_05 - HUD DATA PLATE - Model Year - does not contain a 4 digit year.
- 1004C_05 - REPORT - The keyword "ANSI" was not found in the Additional Features, Condition of the Property, Additional Comments, Sales Comments, or the Beginning or Ending Addendum. The Fannie Mae Selling Guide requires that the ANSI method be used to measure, calculate, and report GLA and non-GLA areas of Subject properties and that all footprint sketches and floor plans must be computer-generated (not hand-drawn) for appraisals with an effective date of April 1, 2022 or later. Please include a comment in the report confirming that the Subject Property was measured according to the ANSI standard.
- 1004C_05 - SALES COMPARISON APPROACH - High Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- 1004C_05 - SALES COMPARISON APPROACH - Comparable Sales within the Past 12 Months: High Price - is greater than the Neighborhood High Price. Please reconcile.
- 1004C_05 - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- CRX - 1004C_05 - SALES COMPARISON APPROACH - Subject - Age (22yrs; Year Built: 2000) differs from PUBLIC RECORDS (25; Year Built: 2000).
- 1004C_05 - SALES COMPARABLE(S) #1 - Actual Age - differs by more than 8 years from the subject property and no adjustment has been entered.
- 1004C_05 - SALES COMPARABLE(S) #1, 5 - Gross Living Area - is 15% greater or less than the Subject's Gross Living Area.
- 1004C_05 - SALES COMPARISON APPROACH - Date of Prior Sale/Transfer - My research did reveal prior sales or transfers for the year prior is indicated, yet comparable prior sale has not been entered. Please reconcile.
- 1004C_05 - SALES COMPARISON APPROACH - 'My Research Did Reveal Prior Sales or Transfers of the Comparable Sales for the Year Prior to the Date of Sale' - is checked and Date of Prior / Sale Transfer of all Comparable Sales is older than 12 months from the Date of Sale of the Comparable Sale. Please reconcile.
- 1004C_05 - INCOME APPROACH - Indicated Value by Income Approach - is blank.
- 1004C_05 - SALES COMPARABLE(S) #4, 5 - Gross Adjustment Percentage - exceeds 15% of Sales Price.

Information - These items typically require comment.

- EAD - SUBJECT - Property Address - should be a valid USPS address.