File No. 514 57TH ST SW
Case No. 12933171

Manufactured Home Appraisal Report

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 514 57Th St Sw | City Albuquerque | State NM | Zip Code 87121-2502
Borrower Cesar Quintana | Owner of Public Record Azucena Castillo, Saul Rivera | County BERNALILLO
Legal Description * 164 RIO GRANDE HTS ADD
Assessor's Parcel # 101105732315941627 | Tax Year 2021 | R.E. Taxes $ 754.00
Neighborhood Name SOUTHWEST | Map Reference K-11 | Census Tract 0024.02
Occupant [ ] Owner [X] Tenant [ ] Vacant | Project Type (if applicable) [ ] PUD [ ] Condominium [ ] Cooperative [ ] Other (describe)
Special Assessments $ 0 | HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client WELLS FARGO BANK, NA. | Address 1525 WEST W.T. HARRIS BLVD., CHARLOTTE, NC 28262
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? [X] Yes [ ] No
Report data source(s) used, offerings price(s), and date(s). DOM Unk;Subject property was listed for sale by owner.;Original Price $122,500;Original Date 05/20/2022;SWMLS#

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 [X] 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. Arms length sale;THERE WERE NO UNUSUAL TERMS OR CONDITIONS NOTED IN THE CONTRACT. OWNER TO RENTER

Contract Price $ 122,500 | Date of Contract 05/20/2022 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) tax records
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 [X] No
If Yes, report the total dollar amount and describe the items to be paid. $0;;THERE WAS NO FINANCIAL ASSISTANCE, LOAN CHARGES, SALES CONCESSIONS GIFTS OR DOWN PAYMENT ASSISTANCE NOTED IN THE CONTRACT OR STATED BY THE LOAN ORIGINATOR

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.
NOT MADE AVAILABLE
Retailer's Name (New Construction) NOT MADE AVAILABLE

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	[X] Urban	[ ] Suburban	[ ] Rural	Property Values	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE		One-Unit	80 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$ (000)	(yrs)		2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	87	Low	1	Multi-Family	5 %
Neighborhood Boundaries	CENTRAL ON THE NORTH, UNSER ON THE WEST, RIO GRANDE RIVER ON THE EAST							235	High	60	Commercial	10 %
AND RIO BRAVO ON THE SOUTH.								173	Pred.	30	Other	%

Neighborhood Description SEE ATTACHED COMMENTS

Market Conditions (including support for the above conclusions) see page 3

SITE

Dimensions SUBJECT TO SURVEY | Area 4661 sf | Shape Irregular | View N;Res;
Specific Zoning Classification R-1C | Zoning Description R-1C RESIDENTIAL
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. THE CURRENT USE SUPPORTS THE HIGHEST AND BEST USE WHICH IS THE MOST REASONABLE, LEGAL AND PROBABLE USE.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 35001C0329H | FEMA Map Date 08/16/2012
Are the utilities and/or 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
THERE ARE NO APPARENT ADVERSE EASEMENTS, ENCROACHMENTS, OR SITE CONDITIONS NOTED. THE UTILITIES WERE ON AND WORKING AT THE TIME OF THE APPRAISAL.

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? [ ] Yes [X] No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. CERT ATTACHED TO ACB IN KITCHEN AND HUD DATA PLATES COVERED BY STUCCO.
Is a HUD Certification Label attached to the exterior of each section of the dwelling? [ ] Yes [X] No If No, provide the data source(s) for the HUD Certification Label #'s COVERED BY STUCCO

Manufacturer's Serial #(s)/VIN #(s) CRH-ITX8019 A/B
HUD Certification Label #(s) NTA 736985 AND NTA 736986
Manufacturer's Name CREST RIDGE | Trade/Model 4805 | Date of Manufacture 11/19/1997
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	[ ] Poured Concrete [X] Concrete Runners	Skirting STUCCO/A	Floors Lam/tile/cpt/A-G
# of Stories [X] 1 [ ] 2 [ ] Other	[ ] Block and Pier [ ] Other-att.description	Exterior Walls FR-STUCCO/A	Walls DW/A
Design (Style) MH	[ ] Full Basement [ ] Partial Basement	Roof Surface Asphalt/A	Trim/Finish Wood/A
# of Sections [ ] 1 [X] 2 [ ] 3	Basement Area sq. ft.	Gutters & Downspouts OH/A	Bath Floor TILE/G
[ ] Other	Basement Finish %	Window Type SH/A	Bath Wainscot Fiber/A
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	[ ] Outside Entry/Exit [ ] Sump Pump	Storm Sash/Insulated THERM/G	Car Storage [ ] None
[X] Existing [ ] Proposed [ ] Under Const.	Evidence of [ ] Infestation	Screens SCREENS/A	[X] Driveway # of Cars 2
Year Built 1997 Effective Age (Yrs) 15	[ ] Dampness [ ] Settlement	Doors Hollow/A	Driveway Surface DIRT
Attic [X] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] Woodstove(s)# 0	[ ] Garage # of Cars
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel GAS	[X] Fireplace(s)# 1 [X] Fence yes	[ ] Carport # of Cars
[ ] Floor [ ] Scuttle	Cooling [ ] Central Air Conditioning	[ ] Patio/Deck none [X] Porch open	[ ] Attached [ ] Detached
[ ] Finished [ ] Heated	[ ] Individual [X] Other EVAP	[ ] Pool [ ] Other	[ ] Built-in

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

Finished area **above** grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,296 Square Feet of Gross Living Area Above Grade

Describe any additions or modifications (decks, rooms, remodeling, etc.) NONE

Installer's Name NOT AVAILABLE Date Installed 11/19/2097 Model Year 1997

Is the manufactured home attached to a permanent foundation system? [X] Yes [ ] No If No, describe the foundation system 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.) NONE

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 [X] Average [ ] Good [ ] Excellent Identify source of quality rating MARSHALL SWIFT

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years; THE STRUCTURE IS IN AVERAGE CONDITION, THERE ARE NO APPARENT ROOF REPAIRS NEEDED, THE FLOOR PLAN IS FUNCTIONAL AND THERE ARE NO ADVERSE EXTERNAL CONDITIONS NOTED.

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 THERE ARE NO NOTED PHYSICAL DEFIECNIES OR ADVERSE CONDITIONS THAT WOULD AFFECT LIVABILITY, SOUNDNESS OR STRUCTURAL INTEGRITY OF THE PROPERTY.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe THE PROPERTY DOES CONFORM TO THE GENERAL NEIGHBORHOOD AS RELATING TO FUNCTIONAL UTILITY, CONDITION, USE AND CONSTRUCTION.

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) THE ESTIMATED LAND VALUE IS BASED ON THE ALLOCATION METHOD AND FOR PURPOSES OF THIS REPORT, THE LAND TO VALUE RATIO IS 15% the median sales prices of homes within this market segment is $185K THIS APPROACH IS TAKEN DUE TO INSUFFICIENT LAND SALES WITHIN THE NEIGHBORHOOD. THE LAND TO VALUE RATIO OF 23% FOR THE SUBJECT IS TYPICAL FOR THE AREA.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data: MARSHALL AND SWIFT RE HANDBOOK. Effective date of cost data 06/01/2022 Quality rating from cost service AVG

OPINION OF SITE VALUE					$ 27,750
Section One	648	Sq. ft. @ $	80.00	=	$ 51,840
Section Two	648	Sq. ft. @ $	80.00	=	$ 51,840
Section Three		Sq. ft. @ $		=	$ 0
Section Four		Sq. ft. @ $		=	$
		Sq. ft. @ $		=	$ 0
					$ 0
FOUNDATION					$ 30,000
			Sub-total:		133,680
			Cost Multiplier (if applicable):	X	0.92
			Modified Sub-total:		122,986
21 %			Physical Depreciation or Condition Modifier:	(	27,079)
			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.):	$	
			Other Depreciated Site Improvements:	$	20,000
			Market Value of Subject Site (as supported above):	$	27,750
			Indicated Value by Cost Approach:	$	143,657

Exterior Dimensions of the Subject Unit

13.5	X	48.0	=	648	Sq. ft.
13.5	X	48.0	=	648	Sq. ft.
	X		=		Sq. ft.
	X		=		Sq. ft.
			Total Gross Living Area:	1,296	Sq. ft.

Other Data Identification

N.A.D.A. Data Identification Info: Edition Mo: Yr.
MH State: Region: Size: ft. x ft.
Gray pg. White pg. Black SVS pg.
15 years and older Conversion Chart pg. Yellow pg.
Comments:

Estimated Remaining Economic Life (HUD and VA only) 55 Years

Summary of Cost Approach THE COST APPROACH WAS BASED ON MARSHALL AND SWIFT RESIDENTIAL COST HANDBOOK. and local cost

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There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 136,500 to $ 180,000 .

There are 35 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 68,500 to $ 235,000 .

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	514 57Th St Sw Albuquerque, NM 87121-2502	1801 RAYO DEL SOL Drive SW ALBUQUERQUE, NM 87121		2404 JERRY Road SW ALBUQUERQUE, NM 87121		1502 BARCELONA Road SW ALBUQUERQUE, NM 87105	
Proximity to Subject		2.06 miles S		2.46 miles S		3.43 miles SE	
Sale Price	$ 122,500	$ 134,900		$ 128,000		$ 160,000	
Sale Price/Gross Liv. Area	$ 94.52 sq. ft.	$ 100.37 sq. ft.		$ 121.90 sq. ft.		$ 112.68 sq. ft.	
Manufactured Home		[X] Yes [ ] No		[X] Yes [ ] No		[X] Yes [ ] No	
Data Source(s)		SWMLS# 996414;DOM 2		SWMLS# 996792;DOM 2		SWMLS# 998219;DOM 6	
Verification Source(s)		VIEW 07/08/2022-REALTOR		VIEW 07/08/2022-REALTOR		VIEW 07/08/2022-REALTOR	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		FHA;0		REC;0	
Date of Sale/Time		s08/21;c07/21	+6,700	s09/21;c07/21	+6,400	s09/21;c08/21	+8,000
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	4661 sf	4356 sf	0	29185 sf	-12,262	5662 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;MH	DT1;MH		DT1;MH		DT1;MH	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	25	22	0	27	0	37	0
Condition	C4	C4		C4		C3	-32,000
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 2.0	6 / 3 / 2.0		6 / 2 / 2.0		6 / 3 / 2.0	
Gross Living Area	1,296 sq. ft.	1,344 sq. ft.	0	1,050 sq. ft.	+12,300	1,420 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FWA/EVAP	FWA/EVAP		FWA/EVAP		FWA/EVAP	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2dw	2dw		2dw		2dw	
Porch/Patio/Deck	Porch	Porch		Porch		Porch	
Net Adjustment (Total)		[X] + [ ] -	$ 6,700	[X] + [ ] -	$ 6,438	[ ] + [X] -	$ -24,000
Adjusted Sale Price of Comparables		Net Adj: 5% Gross Adj : 5%	$ 141,600	Net Adj: 5% Gross Adj: 24%	$ 134,438	Net Adj: -15% Gross Adj: 25%	$ 136,000

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

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) SWMLS

My research [ ] did [X] 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) SWMLS

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 # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	SWMLS	SWMLS	SWMLS	SWMLS
Effective Date of Data Source(s)	07/08/2022	07/08/2022	07/08/2022	07/08/2022

Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT PROPERTY HAS NOT SOLD IN THE LAST 3 YERAS PER SWMLS.

Summary of Sales Comparison Approach see comment page 1

Indicated Value by Sales Comparison Approach $ 141,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 141,000 **Cost Approach $** 143,657 **Income Approach (if developed) $** 0

The subject is a single-family residence located in a predominantly owner-occupied area. The lack of rental data and the lack of rented dwellings make meaningful rental and gross-rent multiplier conclusions impossible; therefore, the income approach was not applied. The cost approach was not relied upon due to the estimated depreciated value which is un-reliable. The sales comparison approach will be considered the most reliable indicator of market value and was therefore given the greatest consideration.

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:

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 $ 141,000 **, as of** 07/08/2022 **, which is the date of inspection and the effective date of this appraisal.**

Manufactured Home Appraisal Report

ADDITIONAL COMMENTS

NEIGHBORHOOD:

The neighborhood property values ARE INCREASING ACCORDING TO THE MC REPORT with marketing times of 1 to 3 months. A review of Albuquerque multiple listing service indicates there have been 33 sales of MANUFACTURED HOMES in the market area in the past 12 months. There are currently 4 active SFR listings and there are 6 sales of a SFR which are presently pending closings. These figures support an INCREASING market segment growth for homes in the neighborhood. There is adequate conventional, VA and FHA financing from all Albuquerque lenders at current market interest rates from 3.00% to 4.50%. Within the present real estate market seller are not known to pay any discount points as a normal part of a sale transaction and no other unusual seller concessions are found in this market. Both buyer and sellers are presently paying normal closing cost.

Average DOM ARE 14 days. Over supply is measured by the ABSORPTION RATE Within the area average inventory of 16 homes (6 mo. inventory), there are 4 active homes approx. <3 mo. Inventory .

The appraiser has reviewed closed sales over the 12 months (or year), as well as, current available listings from within the subject's market area. My analysis indicated approximately 33 closed sales over the past 12 months. 1 was found to be REO/foreclosure sales. There are currently 4 active listings in the subject's market area. 0 were found to be REO/foreclosure listings. Thus, REO/foreclosure activity is not considered prevalent at this time.

MARKET SEGMENT:

The appraiser has prepared this appraisal in full compliance with the Appraiser Independence requirements developed by FNMA and has not performed , participated in , or been associated with any activity in violation of those requirements

EXPOSURE TIME: Is defined as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. REASONABLE EXPOSURE TIME IS 14 DAYS

The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

USPAP 3 Year disclosure I have not performed any services regarding the subject property within the 3 year period preceding acceptance of this assignment..

DISCLOSURE FEE
Appraiser Fee: $ 650.00 and SERVICELINK FEE $ 170.00
amc # 1028

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent $ X Gross Multiplier =$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) DUE TO THE LACK OF RENTAL INFORMATION WITHIN THE AREA THE INCOME APPROACH WAS NOT PERFORMED

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's 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

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 Homeowner's Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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Borrower Cesar Quintana
Property Address 514 57Th St Sw
City Albuquerque County BERNALILLO State NM Zip Code 87121-2502
Lender/Client WELLS FARGO BANK, NA. Address 1525 WEST W.T. HARRIS BLVD., CHARLOTTE, NC 28262

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	514 57Th St Sw Albuquerque, NM 87121-2502	728 RIVERSIDE Drive SW Albuquerque, NM 87121		2620 Katrina Drive SW, ALBUQUERQUE, NM 87121		1624 EL PATIO Place SW Albuquerque, NM 87121	
Proximity to Subject		2.52 miles SE		2.89 miles S		2.83 miles SE	
Sale Price	$ 122,500	$ 160,000		$ 136,500		$ 200,000	
Sale Price/Gross Liv. Area	$ 94.52 sq. ft.	$ 104.64 sq. ft.		$ 115.87 sq. ft.		$ 182.15 sq. ft.	
Manufactured Home		[X] Yes [ ] No		[X] Yes [ ] No		[ ] Yes [ ] No	
Data Source(s)		SWMLS# 1008749;DOM 15		SWMLS# 1009819;DOM 129		SWMLS# 1017642;DOM 4	
Verification Source(s)		VIEW 07/08/2022-REALTOR		VIEW 07/08/2022-REALTOR		VIEW 07/08/2022-REALTOR	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		Listing		Listing	
Concessions		REC;0		None;0		None;0	
Date of Sale/Time		s04/22;c04/22		Active		c06/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	4661 sf	9583 sf	0	5227 sf	0	5662 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;MH	DT1;MH		DT1;MH		DT1;MH	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	25	28		36	0	21	
Condition	C4	C4		C4		C3	-40,000
Above Grade Room Count	Total 6 / Bdrms. 3 / Baths 2.0	Total 6 / Bdrms. 3 / Baths 2.0		Total 6 / Bdrms. 3 / Baths 2.0		Total 6 / Bdrms. 3 / Baths 2.0	
Gross Living Area	1,296 sq. ft.	1,529 sq. ft.	-11,650	1,178 sq. ft.	0	1,098 sq. ft.	+9,900
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FWA/EVAP	FWA/EVAP		FWA/EVAP		FWA/EVAP	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2dw	2dw		1gd1dw	-5,000	2cp2dw	-2,000
Porch/Patio/Deck	Porch	Porch		Porch		Pat/Por	
Net Adjustment (Total)		[ ] + [X] -	$ -11,650	[ ] + [X] -	$ -5,000	[ ] + [X] -	$ -32,100
Adjusted Sale Price of Comparables		Net Adj: -7% Gross Adj : 7%	$ 148,350	Net Adj: -4% Gross Adj: 4%	$ 131,500	Net Adj: -16% Gross Adj: 26%	$ 167,900

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	SWMLS	SWMLS	SWMLS	SWMLS
Effective Date of Data Source(s)	07/08/2022	07/08/2022	07/08/2022	07/08/2022

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

Summary of Sales Comparison Approach

APPRAISAL COMPLIANCE ADDENDUM

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Borrower/Client Cesar Quintana
Address 514 57Th St Sw Unit No.
City Albuquerque County BERNALILLO State NM Zip Code 87121-2502
Lender/Client WELLS FARGO BANK, NA.

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

[ ] Restricted Appraisal Report — This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

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

PRIOR SERVICES

- [X] I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I [X] **HAVE** made a personal inspection of the property that is the subject of this report.
- I [ ] have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 12 day(s) utilizing market conditions pertinent to the appraisal assignment.

[X] A reasonable exposure time for the subject property is 14 day(s).

APPRAISER

Signature
Name Thomas R. Lukes
Date of Signature 07/08/2022
State Certification # 02127-R
or State License #
State NM
Expiration Date of Certification or License 04/30/2024

Effective Date of Appraisal 07/08/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

Supervisory Appraiser Inspection of Subject Property:
[ ] Did Not [ ] Exterior Only from street [ ] Interior and Exterior

Produced by ClickFORMS Software 800-622-8727

Market Conditions Addendum to the Appraisal Report

File No. 514 57TH ST SW
Case No. 12933171

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 514 57Th St Sw City Albuquerque State NM ZIP Code 87121-2502

Borrower Cesar Quintana

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 that data in the analysis. If data sources provide all 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)	18	10	7	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	3.00	3.33	2.33	[ ] Increasing [X] Stable [ ] Declining
Total # of Comparable Active Listings	3	5	2	[ ] Declining [X] Stable [ ] Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	1.00	1.50	0.86	[ ] Declining [X] Stable [ ] Increasing

Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Median Comparable Sales Price	166,000	178,500	185,000	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Sales Days on Market	2	4	3	[ ] Declining [X] Stable [ ] Increasing
Median Comparable List Price	175,000	190,000	158,250	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Listings Days on Market	11	36	112	[ ] Declining [X] Stable [ ] Increasing
Median Sale Price as % of List Price	101.00	101.00	108.00	[ ] Increasing [X] Stable [ ] Declining
Seller-(developer, builder, etc,) paid financial assistance prevalent?	[ ] Yes	[X] No		[ ] Declining [X] Stable [ ] Increasing

Explain in detail 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 and discounts of 0 to 0% have been fairly common in recent years. Current market trends indicate STABLE housing demand.

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).

The appraiser has reviewed closed sales over the 12 months (or year), as well as, current available listings from within the subject's market area. My analysis indicated approximately 35 closed sales over the past 12 months. o were found to be REO/foreclosure sales. There are 2 active listings in the subject's market area. 0 WERE found to be REO/foreclosure listings. Thus, REO/foreclosure activity is NOT considered prevalent at this time within the market segment.

Cite data sources for above information.

SWMLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The market segment property values ARE STABLE ACCORDING TO THE MC REPORT with marketing times of 1 to 3 months. A review of Albuquerque multiple listing service indicates there have been 35 sales of residences in the market area in the past 12 months. There is currently 2 active SFR listings and there are 7 sales of manufactured homes which are presently pending closings. These figures support a STABLE market segment growth.

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 foreclosures 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

Signature	Signature
Appraiser Name Thomas R. Lukes	Supervisor Name
Company Name Dominion Appraisal Associates	Company Name
Company Address 1121 CUATRO CERROS TRAIL SE, ALBUQUERQUE, NM 87123	Company Address
State License/Certification # 02127-R State NM	State License/Certification # State
Email Address TRLUKES@HOTMAIL.COM	Email Address

ANSI (American National Standards Institute) Code that was used to determine your calculations GLA calculated based on ANSI® Z765-2021. ANSI method were used to measure, calculate, and report GLA and non-GLA areas of Subject properties and all footprint sketches and floor plans are computer-generated.

No personal property was included in this appraisal.

sales comparison analysis:

DATA PARAMETERS:

The subject is compatible with the neighborhood and surrounding development. The subject's competitive market is defined as MLS AREAS 90 and 92 and with location being the most significant comparable sales selection factor all the reported sales within the area were reviewed and the displayed sales selected were considered the most reliable. The initial sales comparison factors focused on closed manufactured home sales, listings and pending within the subject area with closed transaction dates within the past 12 months. The selection process was based on the following qualitative analysis which considered factors such as: sale dates: within 12mo., appeal/design: 1 story manufactured homes, quality of construction: fair–average, age: 4–40 yrs., condition: average to good, room count: 6+ rooms, GLA size: 920–2090/SF, amenities: AC, and overall residential appeal. There were 2 listings, 7 pending sales, and 35 closed sales.

Exceptions:

Comps over 6 mo. Old were used , The GLA spread and sales/list price spread of the Comps exceeded 20%. Comps extended 1 + miles past major geographic boundaries . Extending out 1+ miles beyond major geographic boundaries did not measure any market difference. The line, net and gross percentage adjustment of 10%, 15% and 25% respectively were exceeded. This excess is due to condition adjustments. Comps with 5yr +/- age difference were used.

Analysis:

Adjustments:

GLA adjustment: The $50/SF was derived from the market using paired sales. Comp #2 compared to Comp #3.

Condition adjustment was derived from the market using paired sales. Comp #1 compared to Comp #3.

Lack of Age adjustment was derived from the market using paired sales. Comp #2 compared to Comp #1.

Time adjustment was derived from the market using paired sales. Comp #1 compared to Comp #4.

Site size adjustment was derived from the market using paired sales. Comp #2 compared to Comp #5.

Garage/CP adjustment was derived from the market using historical paired sales.

Sold Comps:

Comp #1 was selected for its quality of construction, condition, age, site size and GLA size. This comp was adjusted for its close date.

Comp #2 was selected for its quality of construction and condition . This Comp was adjusted for its close date , its larger site size and its smaller GLA.

Comp #3 was selected for its site size, quality of construction and its GLA size. This Comp was adjusted its close date , its superior condition.

Comp #4 was selected for its close date. This Comp was adjusted for its larger GLA.

Comp #5 was selected for its status. This Comp was adjusted for its garage.

Comp #6 was selected for its status. This Comp was adjusted for its superior condition, its smaller GLA and its CP's.

File No. 514 57TH ST SW
Case No. 12933171

Borrower Cesar Quintana
Property Address 514 57Th St Sw
City Albuquerque County BERNALILLO State NM Zip Code 87121-2502
Lender/Client WELLS FARGO BANK, NA. Address 1525 WEST W.T. HARRIS BLVD., CHARLOTTE, NC 28262

Conclusion:

Comp #1 best represent the subject due to its site size, its GLA size, its condition and its age. Therefore, Comp #1 will carry the most weight in estimating market value under this approach. The estimated market value is below the predominate value for the area which does not affect its marketability. The subject is not under or over built for the area.

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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 the Definition of Market Value. No additional intended Users are identified by the appraiser.

.Zoning:

Highest & Best Use is defined as the reasonably probable and legal use of vacant land or an improved property, which is physically possible appropriately supported, financially feasible and that results in the highest value. The present use is deemed to meet that test as of the effective date of this appraisal.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

This Is a APPRAISAL REPORT which Is Intended to comply with the reporting requirements set forth under Standards Rule 2-2(b)of the Uniform Standards of Professional Appraisal Practice for a Appraisal Report. As such, it presents only summary discussions of the scope of work used to develop the appraisal to disclose to the client the extent of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that Is not provided with the report concerning the data, reasoning, and analyses is retained In the appraiser's work file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

This appraisal report is a document of several pages, including the two page Uniform Residential Appraisal Report (URAR) form, the narrative addendum the "Statement of Limiting Conditions and Appraiser's Certification" (FHLMC Form 439/FNMA Form 1004B), photos, maps, and various exhibits. Authentic copies of the report are signed. No changes are to be made to or in the report by anyone other than the appraiser and the appraisal must be considered invalid if disassembled so the reader has only a part of the report. The appraiser assumes no liability for harm caused by reliance upon an incomplete or altered copy of an appraisal report (including all addenda and attachments) given out by others.

IDENTIFICATION OF THE CLIENT AND INTENDED USERS:

This appraisal is made for the exclusive use of the client, its successors and/or assigns. The use of this report by others is not intended, or authorized, by the appraiser. Your acceptance of this appraisal report constitutes acceptance of responsibility for payment of the appraisal fee and any costs incurred by the appraiser In the collection of the fee.

Appraisal reports made for lenders are technical documents specifically made to lender requirements and the specific technical needs of the client and are subject to misinterpretation or misunderstanding. A party receiving a report copy from the client does not, as a consequence, become a party to the appraiser-client relationship; parties who receive a copy of the appraisal report as a consequence of disclosure requirements applicable to the client do not become intended users of the report unless the client has specifically Identified them at the time of the assignment and they are named above as intended users. Casual readers are cautioned about their limitations and are cautioned against possible misinterpretation of the information contained in this report. It is suggested that those who possess this appraisal report should not give copies to others. Certainly, legal advice should be obtained on potential liability issues before this is done; the appraiser assumes no responsibility for unauthorized use of this report.

DISCLOSURE OF THE CLIENT'S INTENDED USE:

The purpose of this appraisal is to estimate the market value, as defined, of the fee simple interest In the subject property, as of the effective date of the appraisal; the appraiser is neither qualified nor attempting to go beyond that narrow scope. This report presents a summary of the appraiser's scope of work, a summary of the data and reasoning employed by the appraiser, and communicates the appraiser's conclusions to the client. The intended use of the report is to facilitate underwriting or mortgage lending decisions by the client.

The reader should be aware that there are inherent limitations to the accuracy of the information and analysis contained in this appraisal. Before making any decision based on the information and analysis contained in this report, it is critically important to read the entire report, including the addenda and attachments, In order to understand these limitations. Opinions and estimates expressed herein represent the appraiser's best judgment but should not be construed as advice or a recommendation to act. Any actions taken should be based on the client's own judgment and the decision process should consider many factors other than just the value estimate and information given in this report.

CONFIDENTIALITY:

All conclusions and opinions concerning the analysis as set forth in this report were prepared by the appraiser signing the report. The appraiser will not disclose confidential factual data obtained from the client or the results of the assignment to anyone other than the client and persons specifically authorized by the client; state enforcement agencies and such third parties as may be authorized by due process of law; or duly authorized professional peer review committees.

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APPRAISAL ANALYSIS:

.Site Comments:

The subject site is a fairly typical "SOUTHWEST " site which appears well suited as a residential dwelling site with typical size, shape, landscaping and topography for the immediate neighborhood. Landscaping has Average appeal. All normal utilities and services are available to the site.

No apparent adverse easements or encroachments were reported. Normal utility and drainage easements, generally located on the lot lines, have no effect on value. Drainage appears adequate under normal conditions.

Overall, this is typical neighborhood site bordered by mostly housing sites.

.Zoning:

Highest & Best Use is defined as the reasonably probable and legal use of vacant land or an improved property, which is physically possible appropriately supported, financially feasible and that results in the highest value. The present use is deemed to meet that test as of the effective date of this appraisal.

.Cost Approach Comments:

The cost approach is based on a comparative unit cost method developed from the Marshall & Swift Residential Cost Handbook, modified from local cost sources. For this assignment, the cost approach considers an estimated REPLACEMENT cost rather than reproduction cost new. Because of the subject's age, condition, accrued depreciation, and estimated site value, the cost approach has little reliance as a value indicator. It is not possible to reliably estimate the reproduction cost new or to reliably estimate accrued depreciation, Including any functional obsolescence that may be present In the property. However, because of the diversity of the market data, the cost approach is included to provide additional support. Market activity is the most reliable value indicator for this class of residential property.

Physical depreciation estimates are based on a variation of the age/life depreciation method (based on observed condition).

Replacement cost estimates effectively reduce any functional obsolescence which may be found in the subject property.

No external obsolescence Is applicable.

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SCOPE OF THE APPRAISAL (SCOPE OF WORK):

Physical and Economic Factors and Data Research:

The scope of the appraisal included a number of independent investigations and analyses. Research sources include: office files maintained by the appraiser and Interviews with local public officials, appraisers, brokers and other market participants. Government sources include research publications from the State of New Mexico, the University of New Mexico and New Mexico State University, Bernalillo County, the City of Albuquerque, and planning and zoning agencies from Bernalillo County, the City of Albuquerque, and surrounding municipalities.

Market data was obtained from some or all of the following sources: office files, the multiple listing records from the Albuquerque Board of Realtors, other appraisers, brokers, and/or Independent investigations by the appraiser. Information provided to the appraiser by sources such as government agencies, financial Institutions, accountants, attorneys, architects, surveyors, engineers, brokers, contractors and others is
assumed to be true, correct and reliable. No responsibility is assumed for the accuracy of information provided by others. Information from the client is usually trusted, unless given specific reason for doubt, in which case further confirmation Is usually attempted.

The client Is advised that this appraisal has been performed with a limited amount of data. Data limitations can result from the appraiser's lack of expertise in certain areas that go beyond the scope of the ordinary knowledge of an appraiser, the Inability of the appraiser to view portions of the property, the diverse nature of the data discovery process and the Inherent limitations of relying upon information provided by others. There is also an economic constraint. The appraisal budget (and the fee for this appraisal) did not contain unlimited funds for investigation. Inevitably, there is a significant possibility that the appraiser does not possess all information concerning the subject property and the relevant market.

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In the appraiser's opinion, the scope of work is adequate for the clients intended use of this report, as identified above. In the following paragraphs the scope of work is treated In more detail for separate sections of the report. The readers attention is also directed to the assumptions and limiting conditions of the report stated in FHLMC Form 4391FNMA Form 10048 (revised 6193) which are attached as an addendum to this appraisal report as well as the supplementary certifications that are included as part of this report addendum.

Questions from authorized users of the report will be welcomed if any aspect of our research or analysis requires clarification. Before relying on any statement made in this appraisal report, the client is advised to contact the appraiser for the exact extent of our scope of work, Including the extent of data research and analysis, on any point which they believe to be important to their decision making.

Physical Inspection of the Property:

The physical inspection of the subject property included a casual, walk through inspection, both inside and out. The appraiser did not inspect areas accessible only by ladder, by crawling or other equivalent means and did not move furniture, boxes or other personal property for access to various areas of the property. No inspection was made of areas which may present an unreasonable risk of injury. The appraiser did not operate the mechanical equipment or open panels, doors, or covers for access to the mechanical systems and equipment. It is assumed that all mechanical, electrical, plumbing, components are operable, in good working order, and suitable for the intended use, unless otherwise stated.

The age of any improvements to the subject property should be considered only as a rough estimate. The appraiser is not sufficiently skilled in the construction trades to be able to reliably estimate the age of the improvements by observation. We therefore rely on circumstantial evidence or information from those who might be somewhat familiar with the history of the property. The structures were not checked for building code violations and it is assumed that the improvements meet all applicable codes unless so stated in the report. Since insulation is usually not exposed to view, the accuracy of any statements about insulation cannot be guaranteed.

If no legal description was furnished the legal description indicated is based on the county tax records. If no survey was provided the appraiser relied on recorded plat maps or county tax maps to estimate the physical dimensions and area of the property. Should a survey prove this information to be inaccurate, it may be necessary for this appraisal to be adjusted.

The size of the improvements to the subject property is based on measurements made by the appraiser (or another source deemed reliable if so indicated in the report). Sizes and dimensions are usually rounded. Sketches, maps, and other illustrations are not "to scale" and are only intended to assist the client in visualizing the property. The square footage calculations should be considered an estimate only.

This appraisal does not consider any water rights that may be appurtenant to the subject property.

The well and septic systems, if any, are assumed to be in good working order and of sufficient size and capacity for the stated highest and best use.

This appraisal is not, and should not be considered, a report on the physical items that are a part of the subject property. Although the report may contain information about the physical items being appraised, it should be clearly understood that this information is only to be used as a general guide for valuation purposes and not as a complete or detailed physical report. The appraiser does not have the technical knowledge. skills or training possessed by third party inspectors and is not qualified to evaluate the mechanical and structural systems and components. Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any observed condition or other comments given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no warranty is made or implied regarding the physical condition or adequacy of the structural, mechanical, plumbing or electrical systems and equipment. The client is urged to retain an expert in these areas, if desired. Any obvious defects have been identified in the depreciation and improvement sections of the report.

Detrimental Conditions:

There are a wide variety of detrimental conditions that can impact property values. These include, but are not limited to: non-market motivations, future temporary disruptions, stigmas, convicted criminals who reside in the neighborhood, neighborhood nuisances, future unannounced surrounding developments, structural and engineering conditions, construction conditions, soils and geo-technical issues, environmental conditions and natural conditions. The appraiser has inspected the subject property on a level that is consistent with the typical responsibilities of the appraisal profession; however, the appraiser does not have the expertise of soils, structural or environmental engineers, scientists, and specialists in these various fields. Unless otherwise stated within the report, the appraiser assumes no responsibilities for the impact that the variety of detrimental conditions may cause.

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Adverse Environmental Conditions:

In this appraisal assignment, the existence of any adverse environmental conditions has not been considered. No such conditions were observed during the inspection of the property and the appraiser has no specific knowledge of any hidden or un-apparent environmental conditions that would make the property more or less valuable. It should be noted, however, that there is a high probability that houses built prior to 1978 contain lead based paint and that asbestos was a common component in building materials used in many older homes.

The presence of substances such as asbestos, lead based paint, petroleum leakage, urea-formaldehyde foam insulation, radon gas or other environmental conditions, which mayor may not be present on the property, may have a negative influence on the value of the subject property. However, the appraiser is not qualified to detect or test such substances or conditions and the consideration of the effects of such substances on the value of the subject property is beyond the purpose and scope of this appraisal.

The client is advised that the estimated value reported herein reflects the total value of the subject property, as if unaffected by any potentially hazardous materials. The appraiser cautions against the use of this appraisal without knowledge of the intended purpose and limited scope of the appraisal. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.
The client is urged to retain an expert in this field, if desired.

Discovery of Comparable sales:

Comparable sales is generally limited to a search of the multiple listing service records of the Albuquerque Board of Realtors. When deemed necessary and possible, additional sources are investigated. In the appraiser's opinion, the research sources used were sufficient for the discovery of comparable market data and the sales recited and analyzed are sufficient to provide a reliable estimate of value for the property being appraised. However, because of the diversity of the data discovery process, there may be other sales which may be more comparable, more recent, or more proximate to the subject property which were not discovered and which were, therefore, not included in the sales analysis. The comparable sales data relied upon in the appraisal is believed to be from reliable sources; the value conclusions are subject to the accuracy of said data.

An exterior inspection (from the public street) was made of the comparable sales by the appraiser. However, it was not possible to inspect them all in detail. Unless otherwise indicated, no interior inspection was made of the comparable sales. Photographs of the comparable sales may not accurately reflect their actual condition as of their dates of sale. In most cases, photographs were not taken until some time after the closing of the transaction and therefore may reflect changes to the property which have occurred during the intervening time period. In same cases street pictures of the comparables were impossible to take due to distance or other obstacles. Therefore the photos from MLS were relied upon.

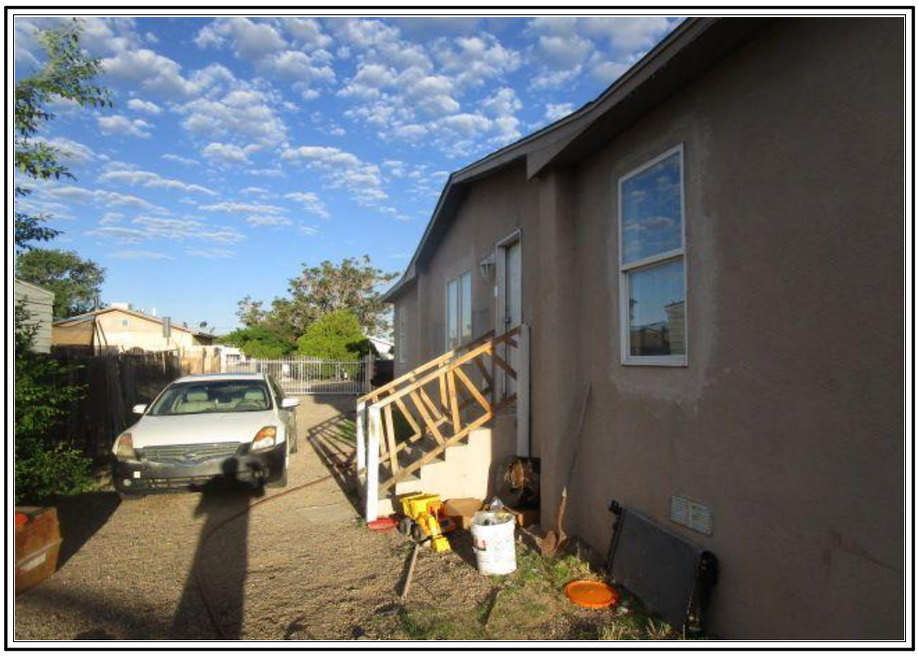
Analysis of Sales History:

Analysis of prior sales of the subject property and the comparable sales is limited to a search of the multiple listing service records of the Albuquerque Board of Realtors. In the appraiser's opinion, this analysis is sufficient to meet the intent of the discovery process. However, because of the limited scope of investigation, there is a significant possibility that a prior sale of the subject or the comparable sales has occurred within the past three years that the appraiser is not aware of

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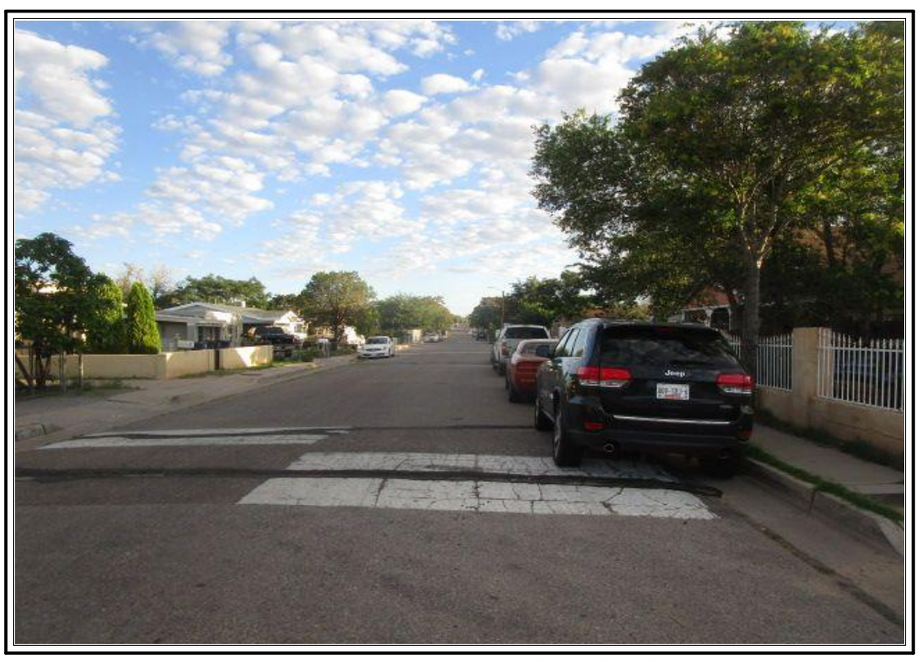
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FRONT OF SUBJECT PROPERTY
514 57Th St Sw
Albuquerque, NM 87121-2502



REAR OF SUBJECT PROPERTY



STREET SCENE

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street



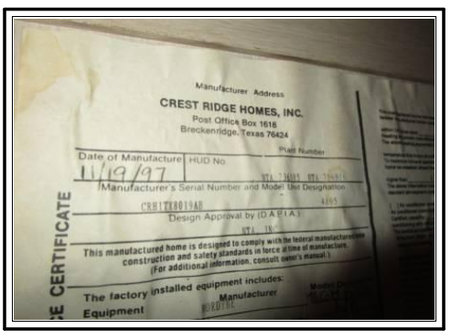
side



side



foundation



CERT



FWA



H20



LR



DR



BR



KITCHEN



BR



BA



BR



BA

Borrower Cesar Quintana
Property Address 514 57Th St Sw
City Albuquerque County BERNALILLO State NM Zip Code 87121-2502
Lender/Client WELLS FARGO BANK, NA. Address 1525 WEST W.T. HARRIS BLVD., CHARLOTTE, NC 28262



LAUNDRY



CO2

Borrower Cesar Quintana
Property Address 514 57Th St Sw
City Albuquerque County BERNALILLO State NM Zip Code 87121-2502
Lender/Client WELLS FARGO BANK, NA. Address 1525 WEST W.T. HARRIS BLVD., CHARLOTTE, NC 28262



COMPARABLE SALE # 1
1801 RAYO DEL SOL Drive SW
ALBUQUERQUE, NM 87121



COMPARABLE SALE # 2
2404 JERRY Road SW
ALBUQUERQUE, NM 87121



COMPARABLE SALE # 3
1502 BARCELONA Road SW
ALBUQUERQUE, NM 87105

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COMPARABLE SALE # 4
728 RIVERSIDE Drive SW
Albuquerque, NM 87121



COMPARABLE SALE # 5
2620 Katrina Drive SW,
ALBUQUERQUE, NM 87121



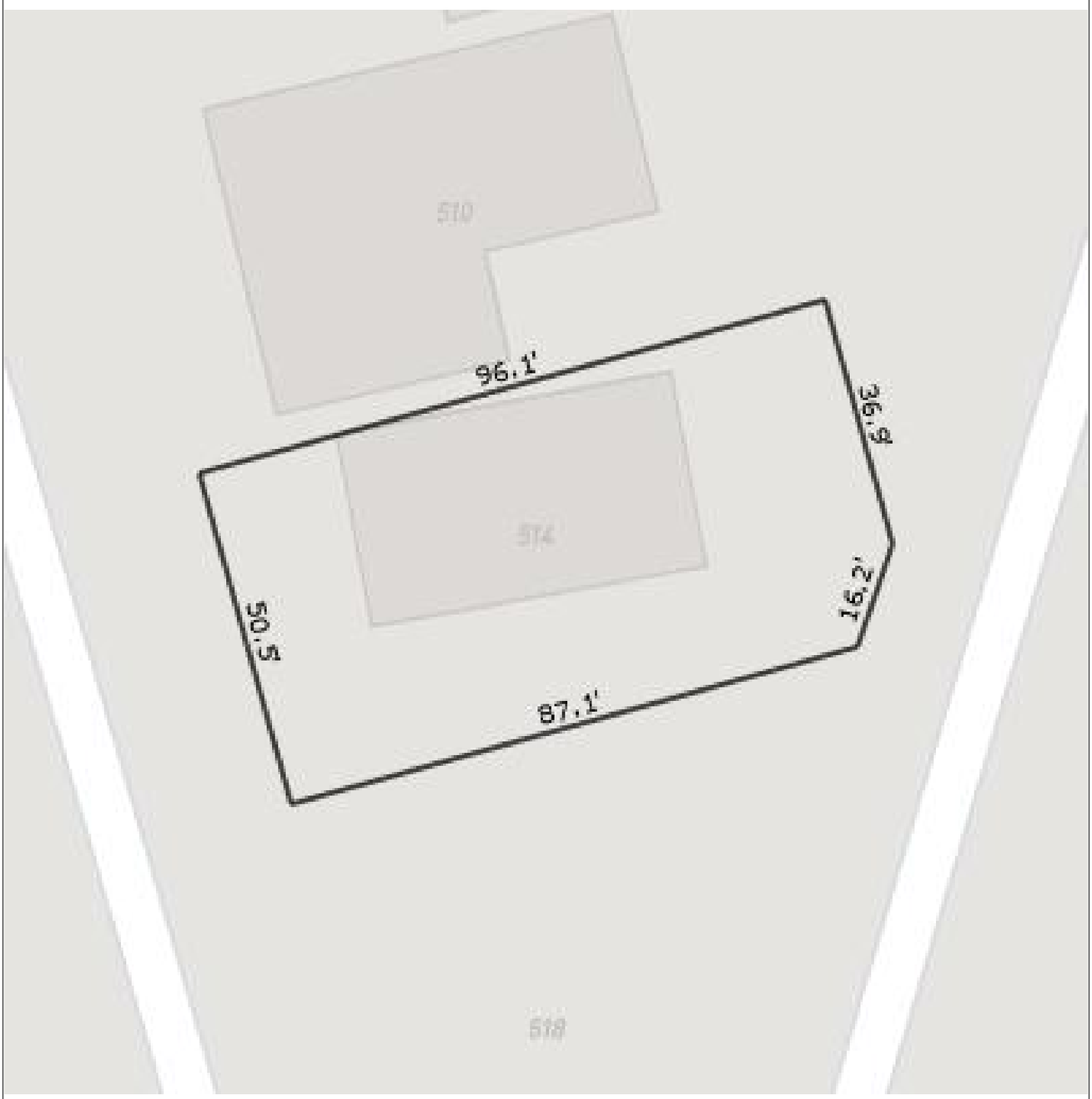
COMPARABLE SALE # 6
1624 EL PATIO Place SW
Albuquerque, NM 87121

Dominion Appraisal Associates

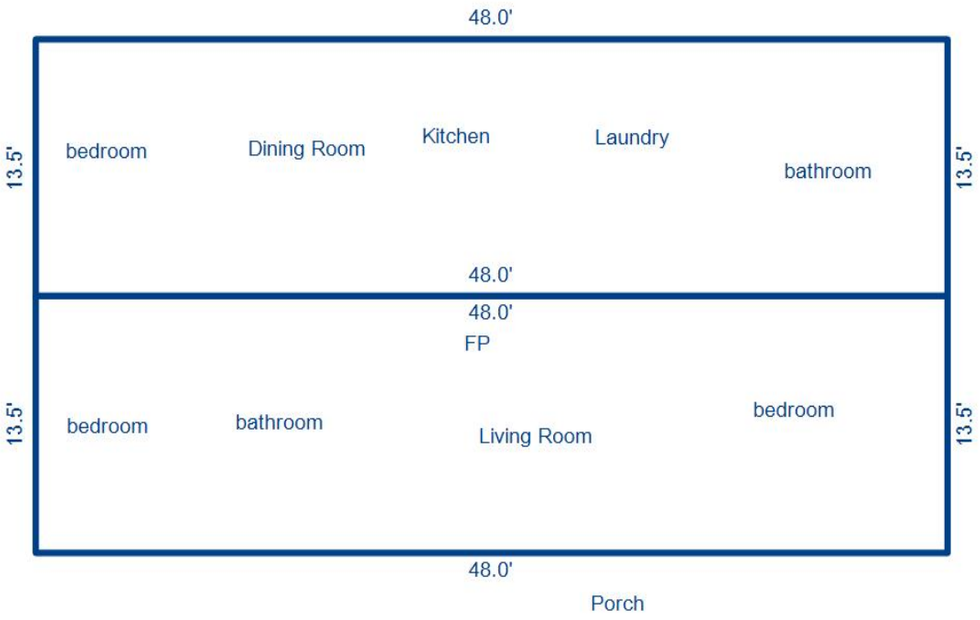
SITE LOCATION MAP

File No. 514 57TH ST SW
Case No. 12933171

Borrower Cesar Quintana
Property Address 514 57Th St Sw
City Albuquerque County BERNALILLO State NM Zip Code 87121-2502
Lender/Client WELLS FARGO BANK, NA. Address 1525 WEST W.T. HARRIS BLVD., CHARLOTTE, NC 28262



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Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	first floor	1.0	648.0	123.0	
	first floor	1.0	648.0	123.0	1296.0
	Net LIVABLE	cnt	2	(rounded)	1,296

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
first floor			48.0	x	13.5	=	648.0
first floor			48.0	x	13.5	=	648.0
2 total items					(rounded)		1,296

© iLOOKABOUT (US) Inc. dba Apex Software

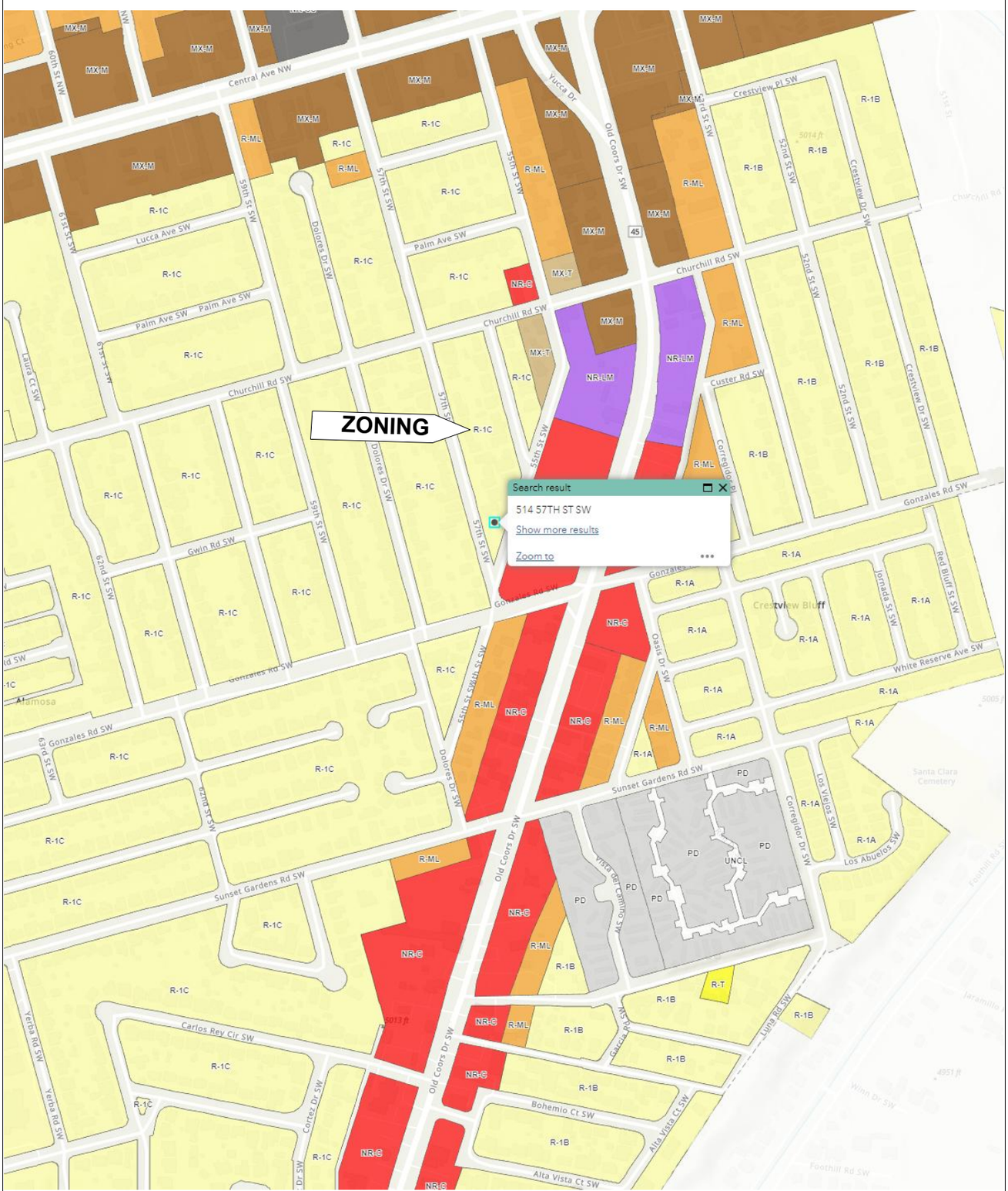
Dominion Appraisal Associates

ZONING LOCATION MAP

File No. 514 57TH ST SW

Case No. 12933171

Borrower	Cesar Quintana						
Property Address	514 57Th St Sw						
City	Albuquerque	County	BERNALILLO	State	NM	Zip Code	87121-2502
Lender/Client	WELLS FARGO BANK, NA.			Address	1525 WEST W.T. HARRIS BLVD., CHARLOTTE, NC 28262		

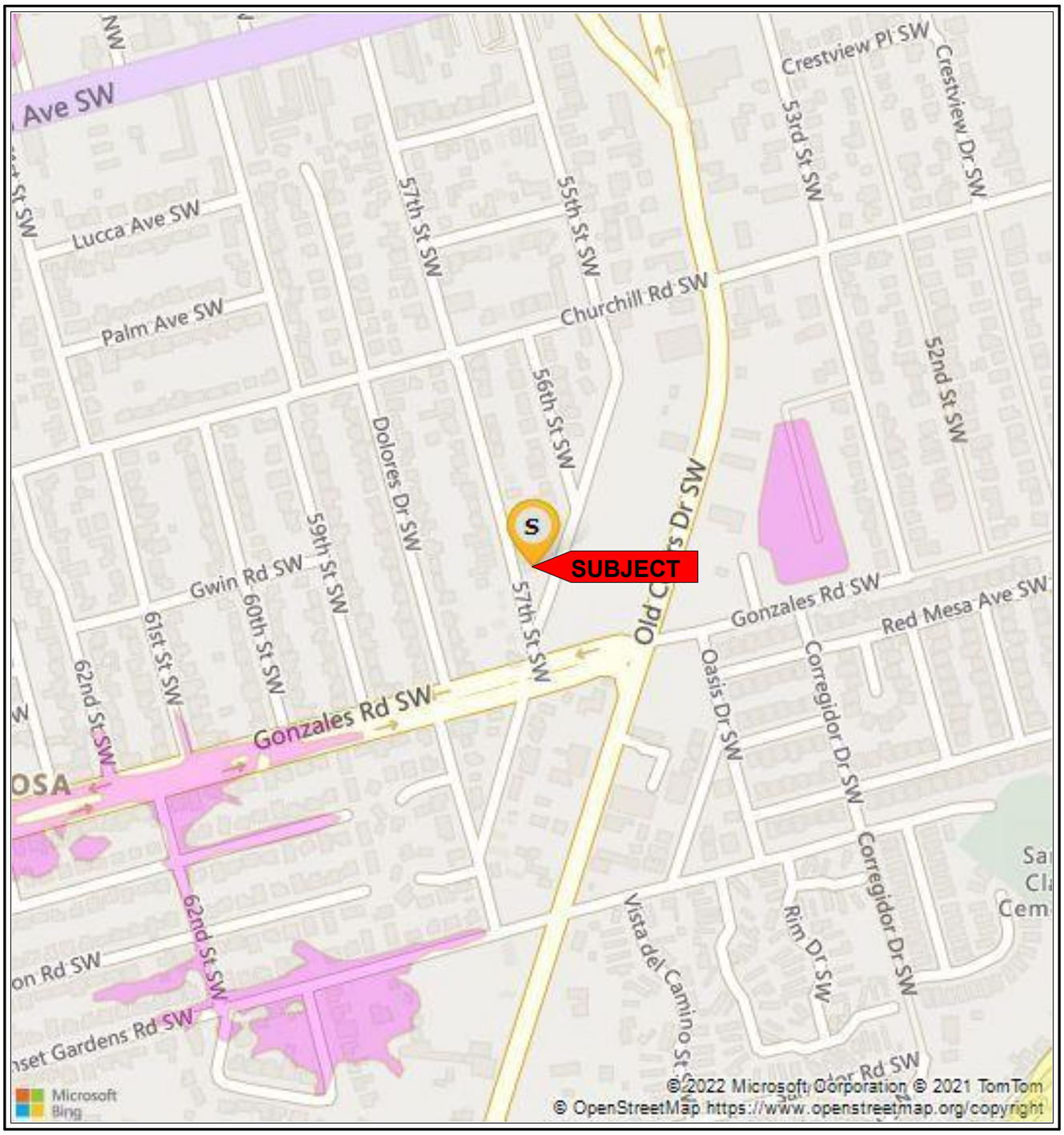


Dominion Appraisal Associates

FLOOD MAP ADDENDUM

File No. 514 57TH ST SW
Case No. 12933171

Borrower Cesar Quintana
Property Address 514 57Th St Sw
City Albuquerque County BERNALILLO State NM Zip Code 87121-2502
Lender/Client WELLS FARGO BANK, NA. Address 1525 WEST W.T. HARRIS BLVD., CHARLOTTE, NC 28262



Flood Map Legends

Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

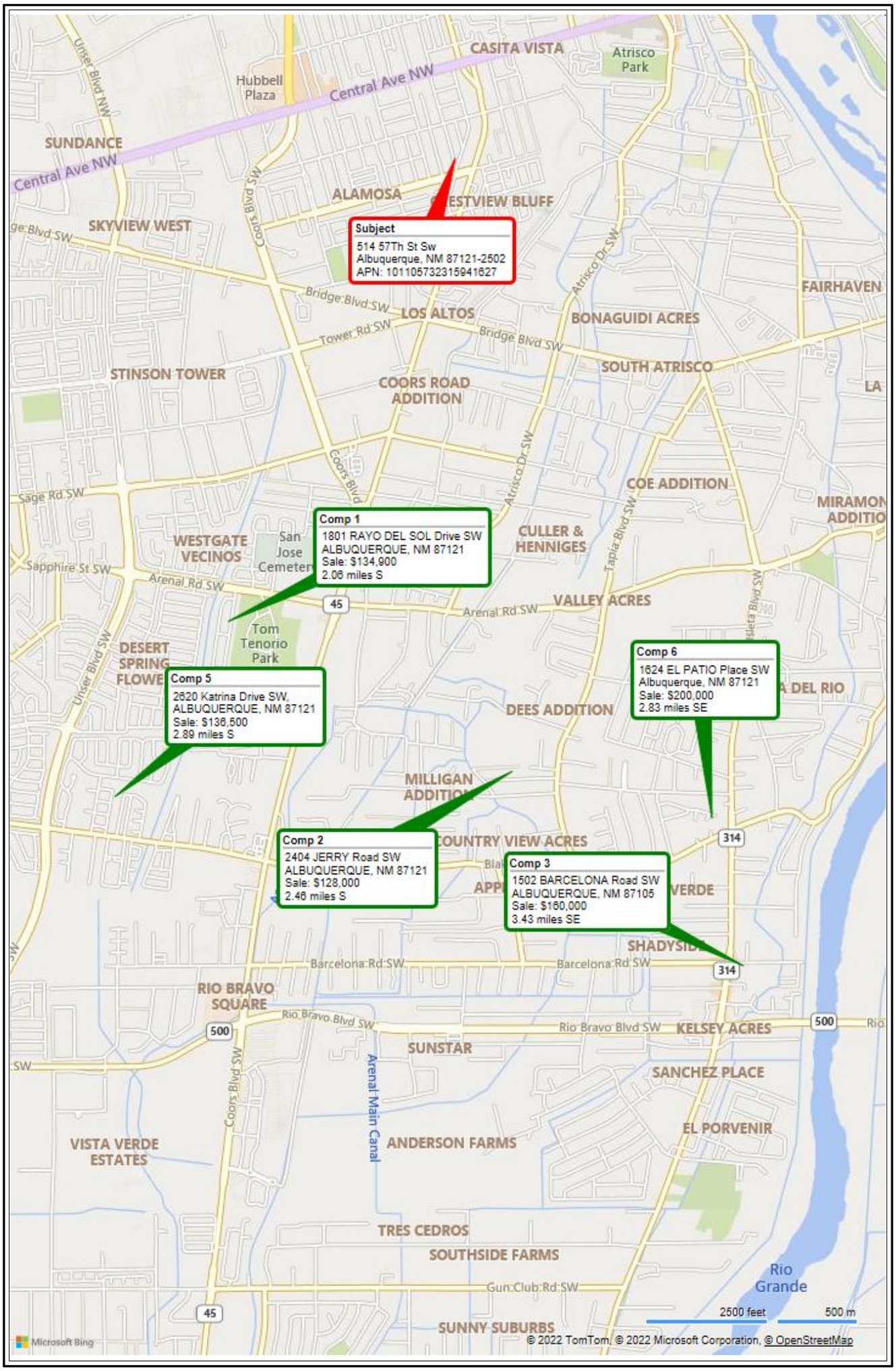
In Special Flood Hazard Area (Flood Zone): Out
Within 250 ft. of multiple flood zones? Not within 250 feet
Community: 350002
Community Name: ALBUQUERQUE, CITY OF
Map Number: 35001C0329H
Zone: X Panel: 0329H Panel Date: 08/16/2012
FIPS Code: 35001 Census Tract: 0024.02

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

LOCATION MAP ADDENDUM

File No. 514 57TH ST SW
Case No. 12933171

Borrower	Cesar Quintana						
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City	Albuquerque	County	BERNALILLO	State	NM	Zip Code	87121-2502
Lender/Client	WELLS FARGO BANK, NA.			Address	1525 WEST W.T. HARRIS BLVD., CHARLOTTE, NC 28262		



Appraiser License Certificate



State of New Mexico

REAL ESTATE APPRAISERS BOARD

PO Box 25101 Santa Fe, NM 87505 (505) 476-4622

This is to certify that

Thomas R. Lukes#02127-R

Having complied with the provisions of the New Mexico Real Estate Appraisers Act is hereby granted a license to practice as a

Residential Certified Appraiser

This appraiser is eligible to perform in Federally Related Transactions

Issue Date: 12/22/2003 Date Expires: 04/30/2024

THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS

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HUDSON INSURANCE COMPANY
100 William Street, 5th Floor
New York, NY 10038

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-1AX-1000829 **Renewal of:**

1. **Named Insured:** Thomas R. Lukes DBA Dominion Appraisal Associates
2. **Address:** 1121 Cuatro Cerros Trail SE
   Albuquerque, NM 87123
3. **Policy Period:** **From:** September 3, 2021 **To:** September 3, 2022

   12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above
4. **Limit of Liability**

	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**A.** $1,000,000	**B.** $2,000,000
Claims Expense Limit of Liability	**C.** $1,000,000	**D.** $2,000,000

5. **Deductible** (Inclusive of **Claims Expenses**):
   5A. $ 500 Each **Claim** **5B.** $ 1,000 Aggregate
6. **Policy Premium:** $520.00 **State Taxes/Surcharges:** $0.00
7. **Retroactive Date:** September 3, 2003
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
   Hudson Insurance Group
   100 William Street, 5th Floor
   New York, NY 10038
   Fax: 646-216-3786
   Email: hudsonclaims300@hudsoninsgroup.com
   On weekends or holidays: **866-546-3981 (Toll Free)**
9. **A. Program Administrator:** Riverton Insurance Agency Corp.
   B. Agent/Broker: ALIA (Riverton Insurance Agency Corp.

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President Secretary

Manufactured Home Appraisal Report

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.

Manufactured Home Appraisal Report

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.

Manufactured Home Appraisal Report

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

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

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

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

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

SUPERVISORY APPRAISER'S CERTIFICATION:

The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

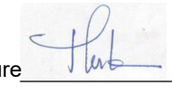
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

APPRAISER



Signature
Name Thomas R. Lukes
Company Name Dominion Appraisal Associates
Company Address 1121 CUATRO CERROS TRAIL SE
ALBUQUERQUE, NM 87123
Telephone Number 505-880-0009
Email Address TRLUKES@HOTMAIL.COM
Date of Signature and Report 07/08/2022
Effective Date of Appraisal 07/08/2022
State Certification # 02127-R
or State License #
or Other (describe) State #
State NM
Expiration Date of Certification or License 04/30/2024

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

514 57Th St Sw
Albuquerque, NM 87121-2502

APPRAISED VALUE OF SUBJECT PROPERTY $ 141,000

LENDER/CLIENT

Name SERVICELINK
Company Name WELLS FARGO BANK, NA.
Company Address 1525 WEST W.T. HARRIS BLVD.
CHARLOTTE, NC 28262
Email Address SERVICELINK

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