LN#1224318845
File No. 16635005

APPRAISAL OF



LOCATED AT:

7911 Joel Ave
Stanton, CA 90680

FOR:

Bank of America
70 Batterson Park Rd
Farmington, CT, 06032

BORROWER:

Kathy Tran/Khanh Tran

AS OF:

August 10, 2024

BY:

Louvonia Thompson

Uniform Residential Appraisal Report

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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 7911 Joel Ave | City Stanton | State CA | Zip Code 90680
Borrower Kathy Tran/Khanh Tran | Owner of Public Record Tran Khanh/Tran Kathy | County Orange
Legal Description N-TRACT: 2434 BLOCK: LOT: 102
Assessor's Parcel # 131-072-20 | Tax Year 2023 | R.E. Taxes $ 5,244
Neighborhood Name Stanton | Map Reference CO-07 | Census Tract 879.01
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 [ ] PUD HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) HEL
Lender/Client Bank of America | Address 70 Batterson Park Rd, Farmington, CT 06032
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). CRMLS

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.

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE	One-Unit	85 %
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	870 Low	64	Multi-Family	5 %
Neighborhood Boundaries	The subject's neighborhood is delineated, by Katella Ave to the North, Orangewood							925 High	70	Commercial	5 %
Ave to the South, Western Ave to the West, Beach Blvd to the East								910 Pred.	68	Other	%

Neighborhood Description The subject property is located in a residential area among properties of various ages, size and style homes, Commercial activity, schools, parks, freeways, employment and shopping found within a ten-mile radius.

Market Conditions (including support for the above conclusions) Marketing time for the area is under 3 mos, concluded/verified per MLS. Property values within the subject's market area appear to be increasing, over the last 36+ months. Conventional and FHA financing have been noted as the main methods to purchase homes. Concessions appear to be limited.

SITE

Dimensions 72 x 101 | Area 7272 sf | Shape Rectangular | View N;Res;
Specific Zoning Classification SFR | Zoning Description Single Family Residential
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	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X500 | FEMA Map # 06059C0136J | FEMA Map Date 12/03/2009
Are the utilities and off-site improvements typical for the market area? [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.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[X] Crawl Space	Foundation Walls	Concrete/Conform	Floors	Wd/Tile/Normwe
# of Stories	1	[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Stucco/Normwear	Walls	Drywall/Conform
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	0 sq. ft.	Roof Surface	Compshg/Norwear	Trim/Finish	Paint/Normwear
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	Alum/Normwear	Bath Floor	Tile/Normwear
Design (Style)	Traditional	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Vinyl/Normwear	Bath Wainscot	Tile/Normwear
Year Built	1956	Evidence of [ ] Infestation		Storm Sash/Insulated	None	Car Storage	[ ] None
Effective Age (Yrs)	34	[ ] Dampness	[ ] Settlement	Screens	Nylon/Normwear	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) # 0	Driveway Surface	Concrete
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) # 1	[X] Fence Blk	[X] Garage	# of Cars 2
[ ] Floor	[X] Scuttle	Cooling	[ ] Central Air Conditioning	[X] Patio/Deck Patio	[X] Porch Cvd	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[X] Other None	[X] Pool Pool	[ ] Other None	[X] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [ ] Dishwasher [X] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 6 Rooms | 4 Bedrooms | 2.0 Bath(s) | 1,298 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). None

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-six to ten years ago;Bathrooms-updated-six to ten years ago;The subject was noted to have received adequate care and maintenance. Subject has ctrl heat, rec ltg, inter paint, flooring, dbl pn windows, and kitchen w/granite countertops. Subject water heater was noted to be double strapped at time of inspection. Smoke and carbon monoxide detectors were observed. The utilities were checked and noted to be on and working at time of inspection.

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.

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There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 899,000 to $ 925,000 .
There are 14 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 870,000 to $ 920,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	7911 Joel Ave Stanton, CA 90680	7871 Santa Rita Ave Stanton, CA 90680		7712 Davmor Ave Stanton, CA 90680		8671 Salish Rd Garden Grove, CA 92841	
Proximity to Subject		0.60 miles SW		0.25 miles SW		0.79 miles SE	
Sale Price	$		$ 920,000		$ 910,000		$ 900,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 634.48 sq. ft.		$ 574.49 sq. ft.		$ 751.88 sq. ft.	
Data Source(s)		CRMLS #PW24092621;DOM 5		CRMLS #MB24028039;DOM 20		CRMLS #OC24138110;DOM 3	
Verification Source(s)		NDC/Doc #128402		NDC/Doc #76107		NDC/Doc #000000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		ArmLth Conv;0		ArmLth Cash;8500	-8,500
Date of Sale/Time		s05/24;c05/24		s03/24;c02/24		s07/24;c07/24	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7272 sf	7210 sf	0	7541 sf	0	7360 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional		DT1;Traditional	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	68	69	0	68		70	0
Condition	C3	C2	-30,000	C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 4 / 2.0	6 / 4 / 2.0		6 / 4 / 2.0		6 / 4 / 2.0	
Gross Living Area	1,298 sq. ft.	1,450 sq. ft.	-6,800	1,584 sq. ft.	-12,900	1,197 sq. ft.	4,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Conforms	Conforms		Conforms		Conforms	
Heating/Cooling	FWA None	FWA None		Wall None	2,500	Wall None	2,500
Energy Efficient Items	None Noted	None Noted		None Noted		None Noted	
Garage/Carport	2ga2dw	None	20,000	2ga2dw		1ga1dw	10,000
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Fireplace	1 F/P	None	1,500	1 F/P		None	1,500
Pool	Pool	None	15,000	Pool		None	15,000
Net Adjustment (Total)		[ ] + [X] -	$ 300	[ ] + [X] -	$ 10,400	[X] + [ ] -	$ 25,000
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 8.0%	$ 919,700	Net Adj. -1.1% Gross Adj. 1.7%	$ 899,600	Net Adj. 2.8% Gross Adj. 4.7%	$ 925,000

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

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Real List/NDC	Real List/NDC	Real List/NDC	Real List/NDC
Effective Date of Data Source(s)	08/10/2024	08/10/2024	08/10/2024	08/10/2024

Analysis of prior sale or transfer history of the subject property and comparable sales No known Transfers or sales to the subject were noted in the three years prior to the effective date of this appraisal. No known Tranfers or sales to the comparable sales were noted in the year prior to the date of sale of the comparable sale

Summary of Sales Comparison Approach. The sales selected compete directly with the subject and should adequately reflect market tendencies. All comparables included represent the most recent and relevant data available in the subject's immediate market area, with comparables #2 given the most weight in the final determination of value, since it's similar to subject in age, condition, room count, site pool amenity and recent sale in the area. Comp #3 was given next weight due to site, age, condition, room count and most recent sale. Comp #1 was given second weight due to similar age, site, room count and recent sale. Comp #6 was given least weight.

Indicated Value by Sales Comparison Approach $ 910,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 910,000 Cost Approach (if developed) $ 839,300 Income Approach (if developed) $
See Addendum

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 $ 910,000 as of 08/10/2024 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Depreciation:
Based on an observation of the improvements, the overall condition is considered to be conforming for the market area as compared to surrounding properties.

The subject is considered to be free from functional obsolescence. The residence is functionally similar to other buildings in the area.

Flood data reported in the appraisal was obtained for FEMA guidelines; and a "No" designation in the "FEMA Flood Hazard" section of the report does not mean that the property cannot suffer damage from flooding.
No other apparent adverse factors relating to the subject's site, topography, shape, size, or drainage were noted.

Sales Comparison Comments:
All comparables were verified closed with Real List and are considered to be the most similar available at the time of observation. The reported date of sale is the date of recording. Sales data was verified with MLS. If the appraiser had noticed any differences in sale information between assessor's records and MLS records, the appraiser will make every effort to verify the information contained in this report. However, any discrepancies, which could not be fully verified, the appraiser would rely on the listing agent's information.

Financing: All comparables have been considered for cash equivalency and appropriate adjustments have been applied.

Site: $1 adjustment is applied to the difference in site square footage (no adjustments for differences of less than $1,000).

Age: No adjustment is given for variation in age, since the comparables effective age is similar to the subject.

Condition: Although the appraiser did not go into the comparable sales homes, this appraiser judges the common condition of each of these homes through review of the sales sheets, MLS photos, when available, and personal observations of the exterior of the residences

Livable: Variation in livable square footage is based at $45 SF.

All adjustments are based on a combination of paired sales analysis and market extraction. All comparables are within the subject's competitive market area.

The Direct Sales Comparison Approach is considered to be the best indicator of present market value. The Cost Approach is used as a check on the Direct Sales Comparison Approach. The Income Approach was not considered due to the lack of income producing properties in the area.

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 is for mortgage finance transaction for subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

The appraiser has 18 years of geographic competency in the subject area.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The indicated land value, in this method, was based upon an extraction process which is considered to be professionally acceptable. However, it is inferior to the direct sales comparison means of estimating land value.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE	= $ 450,000
Source of cost data Local Builders/Suppliers	Dwelling 1,298 Sq. Ft. @ $ 295.00	= $ 382,910
Quality rating from cost service Normal Effective date of cost data 06/2024	0 Sq. Ft. @ $	= $ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
Physical depreciation based on Modified Age/Life. Estimated	Garage/Carport 400 Sq. Ft. @ $ 25.00	= $ 10,000
remaining economic life is approximately 36 years. Land to value	Total Estimate of Cost-New	= $ 392,910
ratio is high, however, appears to be conforming for the area.	Less 70 Physical / Functional / External	
	Depreciation $78,582	= $ (78,582)
	Depreciated Cost of Improvements	= $ 364,328
	"As-is" Value of Site Improvements	= $ 25,000
Estimated Remaining Economic Life (HUD and VA only) 36 Years	INDICATED VALUE BY COST APPROACH	= $ 839,300

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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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.

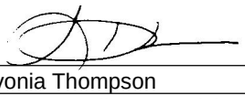
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 Louvonia Thompson
Company Name Sterling Appraising of OC, Inc
Company Address 25301 Cabot Road Suite #210
Laguna Hills, CA 92653
Telephone Number 949-234-6624
Email Address ocorders@sterlingapp.com
Date of Signature and Report 08/10/2024
Effective Date of Appraisal 08/10/2024
State Certification #
or State License # AL031732
or Other (describe) State #
State CA
Expiration Date of Certification or License 10/11/2025

ADDRESS OF PROPERTY APPRAISED
7911 Joel Ave
Stanton, CA 90680

APPRAISED VALUE OF SUBJECT PROPERTY $ 910,000

LENDER/CLIENT
Name ServiceLink Valuation Solutions LLC
Company Name Bank of America
Company Address 70 Batterson Park Rd
Farmington, CT 06032
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

Uniform Residential Appraisal Report

LN#1224318845
File No. 16635005

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	7911 Joel Ave Stanton, CA 90680	7752 Ruthann Ave Stanton, CA 90680		7692 Laurelton Ave Garden Grove, CA 92841		10830 Hamden Ave Stanton, CA 90680	
Proximity to Subject		0.16 miles NW		0.89 miles SW		0.78 miles NW	
Sale Price	$		$ 899,000		$ 924,999		$ 870,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 578.14 sq. ft.		$ 537.17 sq. ft.		$ 721.99 sq. ft.	
Data Source(s)		CRMLS #PW24138814;DOM 25		CRMLS #DW24158550;DOM 4		CRMLS #PW24015365;DOM 12	
Verification Source(s)		Exterior Observation		Exterior Observation		NDC/Doc #104937	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing ;0		Listing ;0		ArmLth Conv;2500	-2,500
Date of Sale/Time		Active		Active		s04/24;c04/24	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7272 sf	7200 sf	0	8132 sf	0	7830 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional		DT1;Traditional	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	68	67	0	65	0	64	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 4 / 2.0	7 / 5 / 2.0	0	6 / 4 / 2.0		5 / 3 / 2.0	0
Gross Living Area	1,298 sq. ft.	1,555 sq. ft.	-11,600	1,722 sq. ft.	-19,100	1,205 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Conforms	Conforms		Conforms		Conforms	
Heating/Cooling	FWA None	Wall None	2,500	FWA None		FWA C/Air	-2,500
Energy Efficient Items	None Noted	None Noted		None Noted		None Noted	
Garage/Carport	2ga2dw	2ga2dw		None	20,000	2ga2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Fireplace	1 F/P	1 F/P		1 F/P		None	1,500
Pool	Pool	None	15,000	None	15,000	Pool	
Net Adjustment (Total)		[X] + [ ] -	$ 5,900	[X] + [ ] -	$ 15,900	[ ] + [X] -	$ 3,500
Adjusted Sale Price of Comparables		Net Adj. 0.7% Gross Adj. 3.2%	$ 904,900	Net Adj. 1.7% Gross Adj. 5.8%	$ 940,899	Net Adj. -0.4% Gross Adj. 0.7%	$ 866,500

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)	Real List/NDC	Real List/NDC	Real List/NDC	Real List/NDC
Effective Date of Data Source(s)	08/10/2024	08/10/2024	08/10/2024	08/10/2024

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

LN#1224318845
File No. 16635005

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

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

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

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

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

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

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

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

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring 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.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

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

Remodeled

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

Explanation of Bathroom Count

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

Uniform Appraisal Dataset Definitions

LN#1224318845
File No. 16635005

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Kathy Tran/Khanh Tran		File No.: 16635005
Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
Lender: Bank of America		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: August 10, 2024
Appraised Value: $ 910,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Kathy Tran/Khanh Tran		File No.: 16635005
Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
Lender: Bank of America		



COMPARABLE SALE #1

7871 Santa Rita Ave
Stanton, CA 90680
Sale Date: s05/24;c05/24
Sale Price: $ 920,000



COMPARABLE SALE #2

7712 Davmor Ave
Stanton, CA 90680
Sale Date: s03/24;c02/24
Sale Price: $ 910,000



COMPARABLE SALE #3

8671 Salish Rd
Garden Grove, CA 92841
Sale Date: s07/24;c07/24
Sale Price: $ 900,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Kathy Tran/Khanh Tran		File No.: 16635005
Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
Lender: Bank of America		



COMPARABLE SALE #4

7752 Ruthann Ave
Stanton, CA 90680
Sale Date: Active
Sale Price: $ 899,000



COMPARABLE SALE #5

7692 Laurelton Ave
Garden Grove, CA 92841
Sale Date: Active
Sale Price: $ 924,999



COMPARABLE SALE #6

10830 Hamden Ave
Stanton, CA 90680
Sale Date: s04/24;c04/24
Sale Price: $ 870000.0

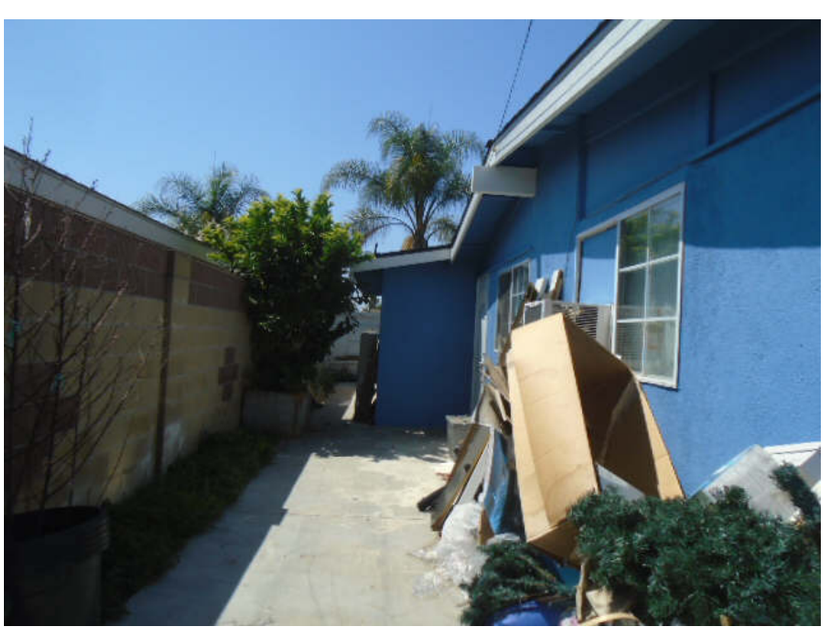
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Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
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rt street

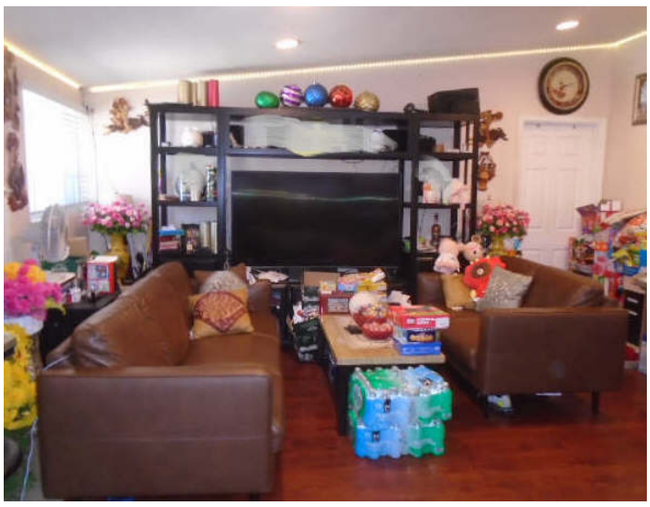


lt side

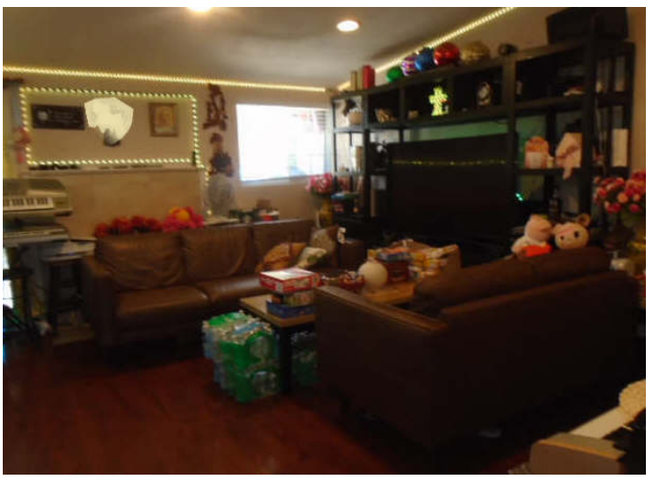


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Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
Lender: Bank of America		



living



liv ang



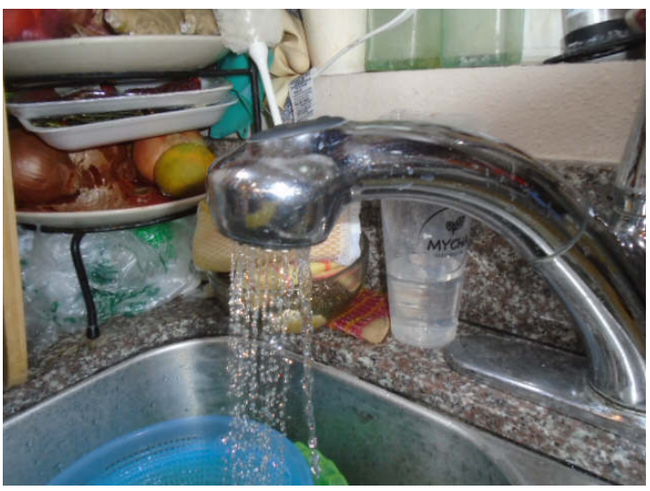
Kitchen



kit ang



dine area

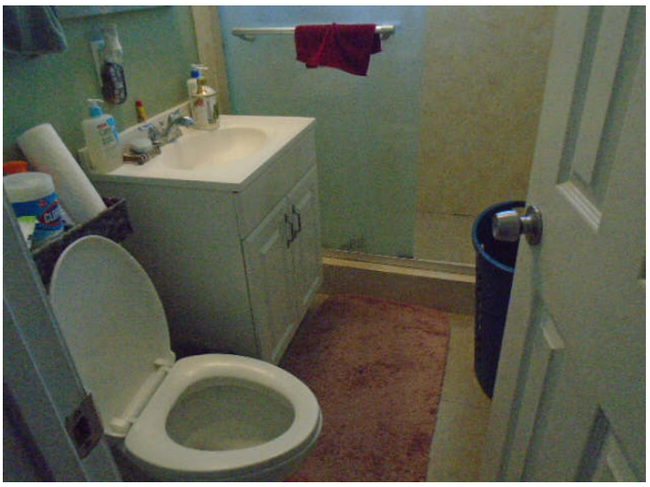


water on

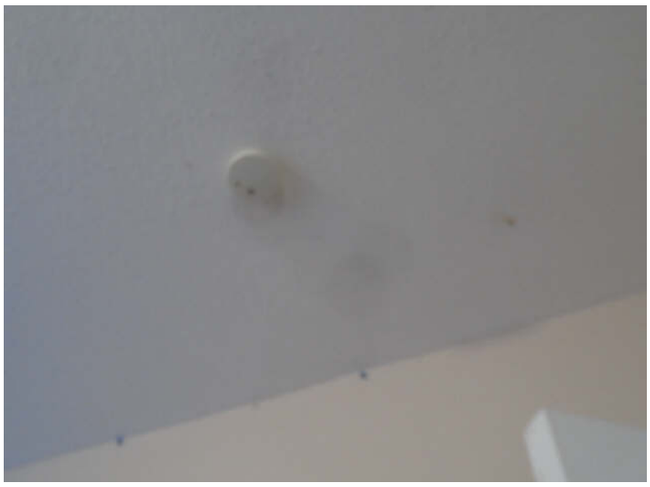
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Property Address: 7911 Joel Ave			Case No.: LN#1224318845
City: Stanton	State: CA		Zip: 90680
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bath 1



bath 2

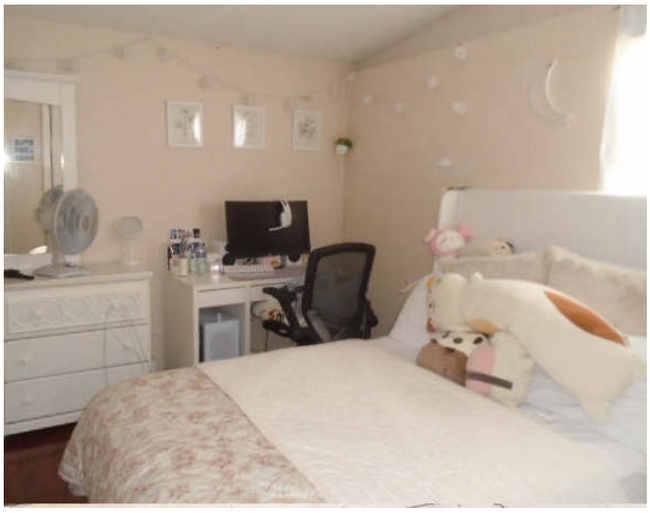


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carb

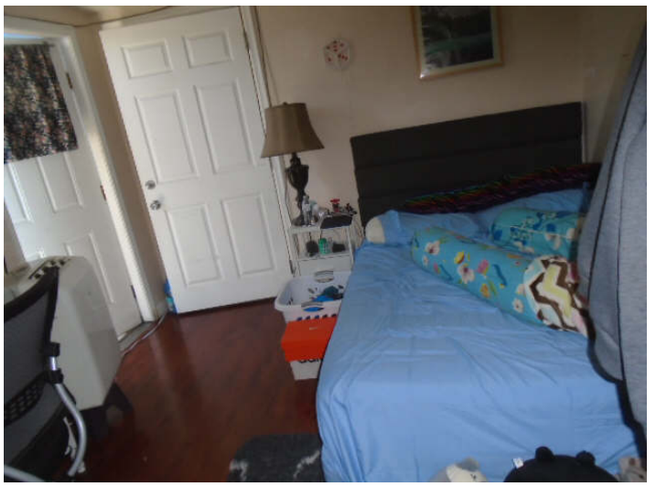
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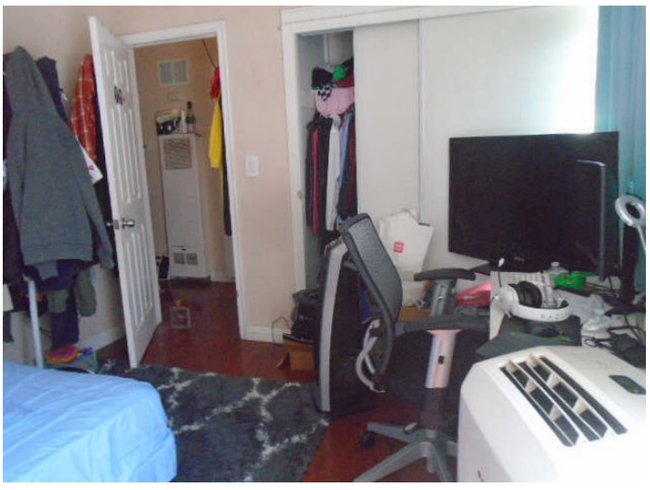
bed 1



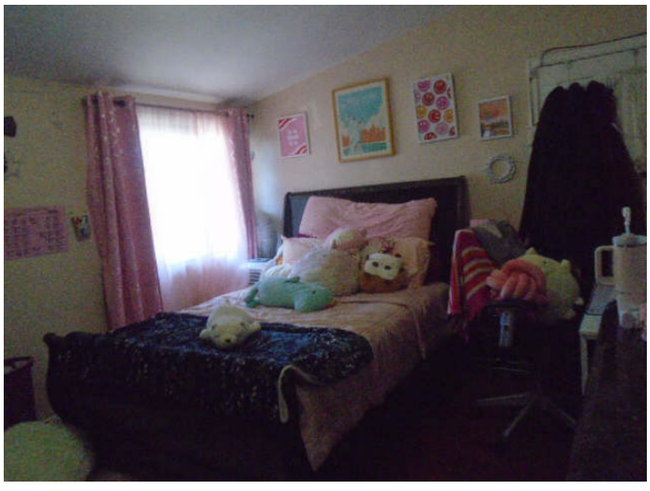
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bed 2



bed 2 ang



bed 3



bed 3 ang

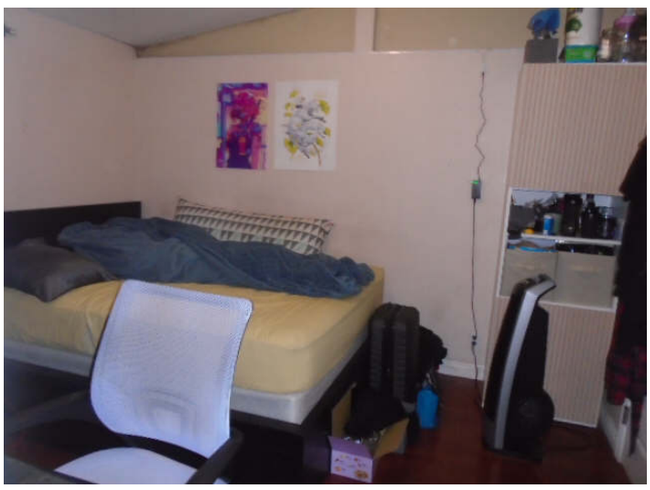
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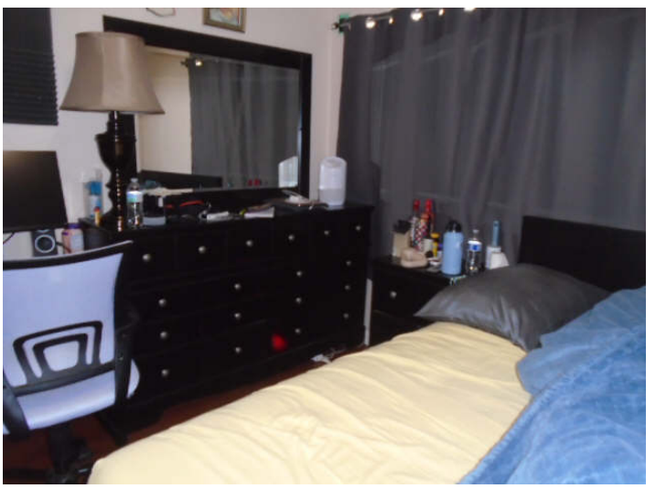
address



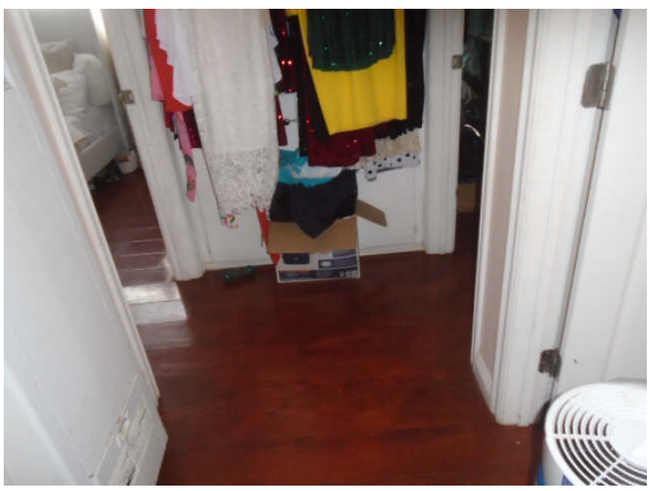
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bed 4



bed 4 ang



hall



water heater

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Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
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garage



garage inter



elect



gas



patio



rear yd

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subjvfrt



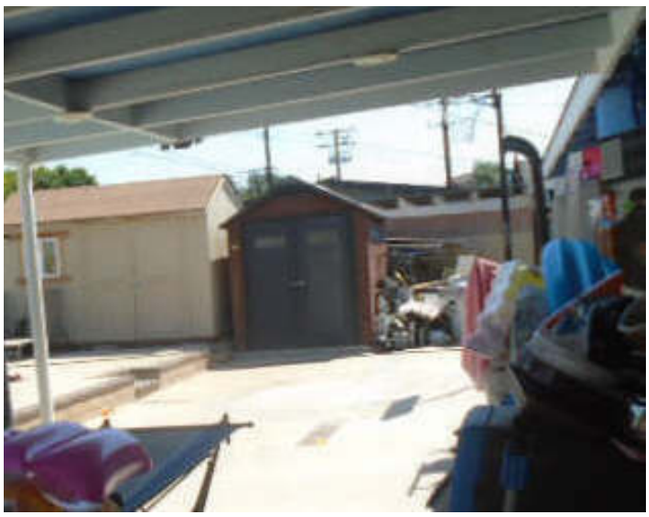
pool



shed 1



shed 1 inter



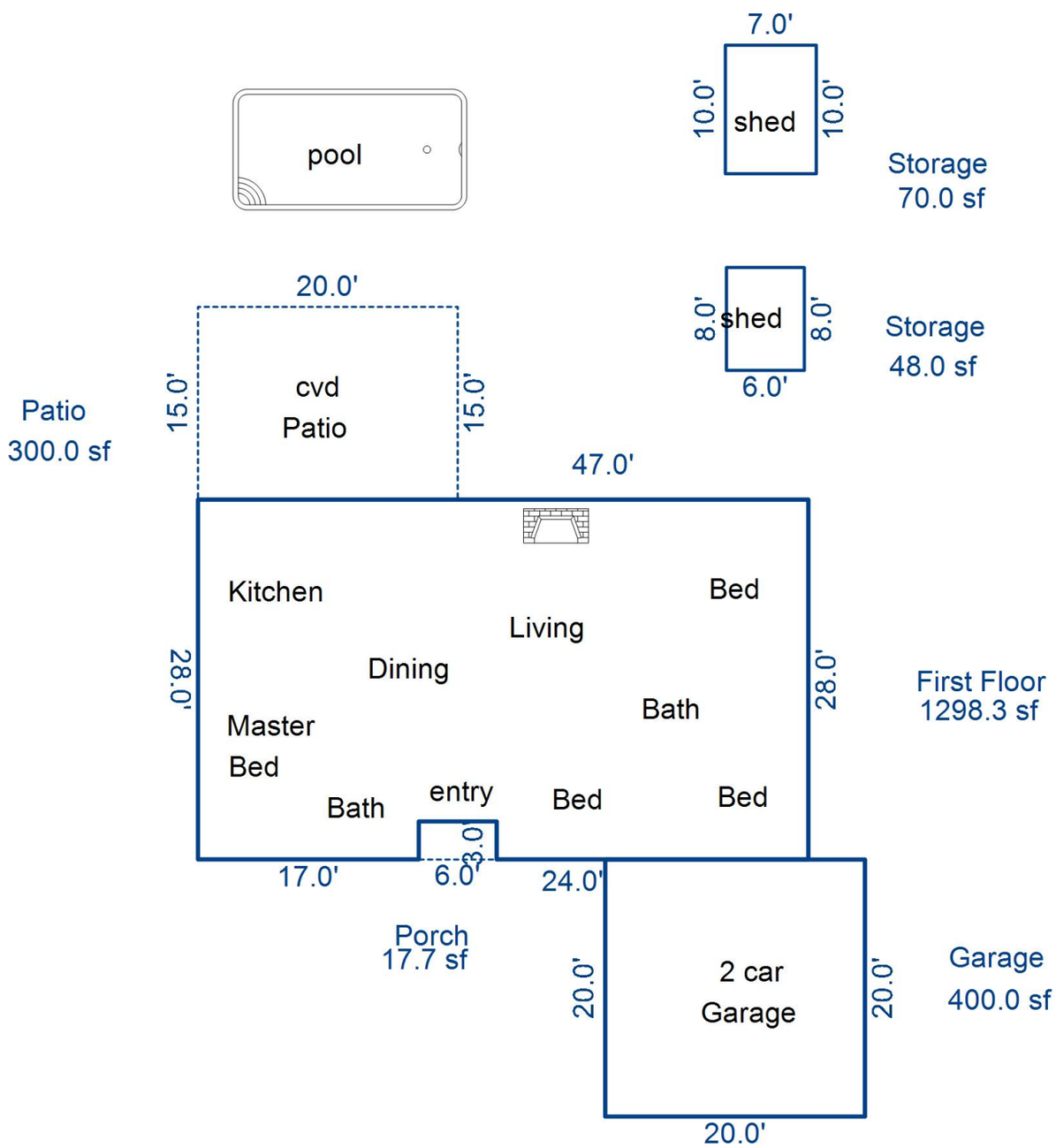
shed 2



shed 2 inter

FLOORPLAN SKETCH

Borrower: Kathy Tran/Khanh Tran		File No.: 16635005
Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
Lender: Bank of America		



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1298.3	155.9	1298.3
GAR	Garage	1.0	400.0	80.0	400.0
OTH	Storage	1.0	70.0	34.0	70.0
OTH	Storage	1.0	48.0	28.0	48.0
P/P	Porch	1.0	17.7	17.9	17.7
P/P	Patio	1.0	300.0	70.0	300.0
	Net LIVABLE			(rounded)	1,298

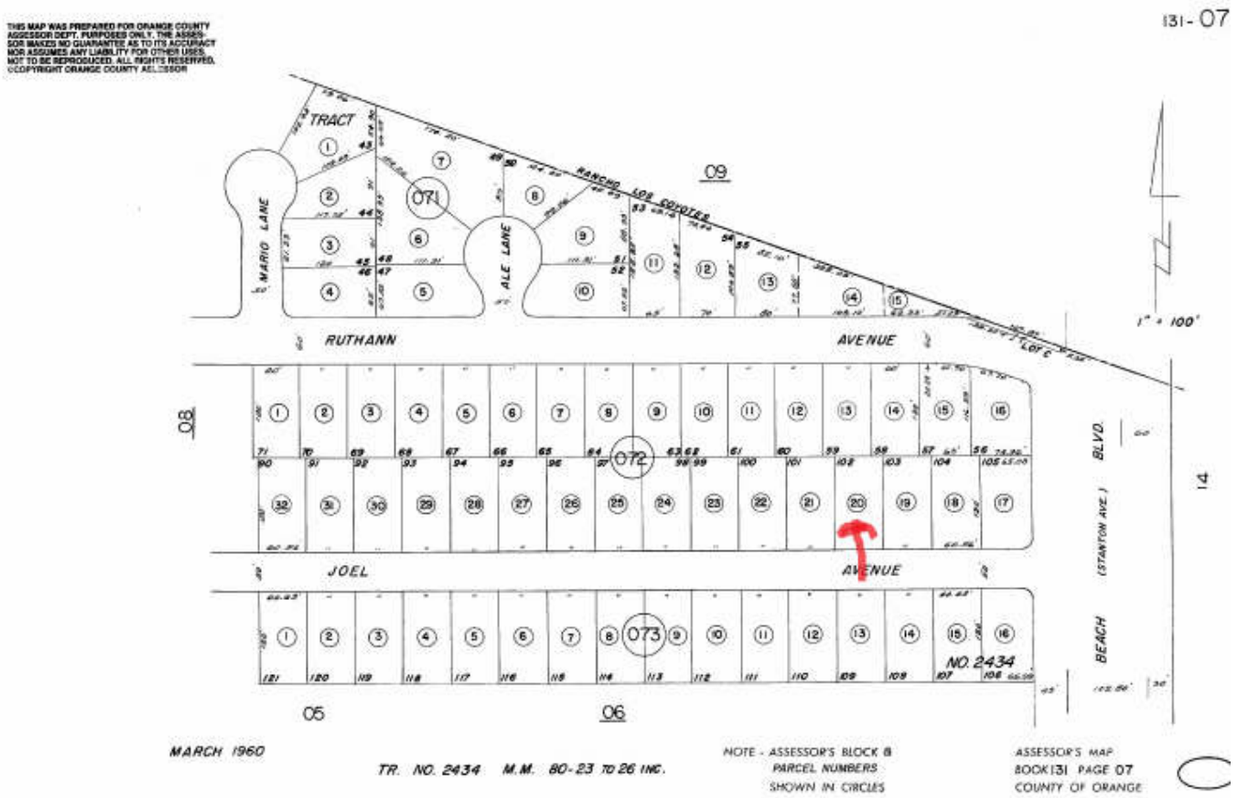
AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			47.0	x	25.0	=	1177.1
			24.0	x	3.0	=	70.9
			17.0	x	3.0	=	50.2
3 total items					(rounded)		1,298

© Starcap Marketing, LLC. dba Apex Software

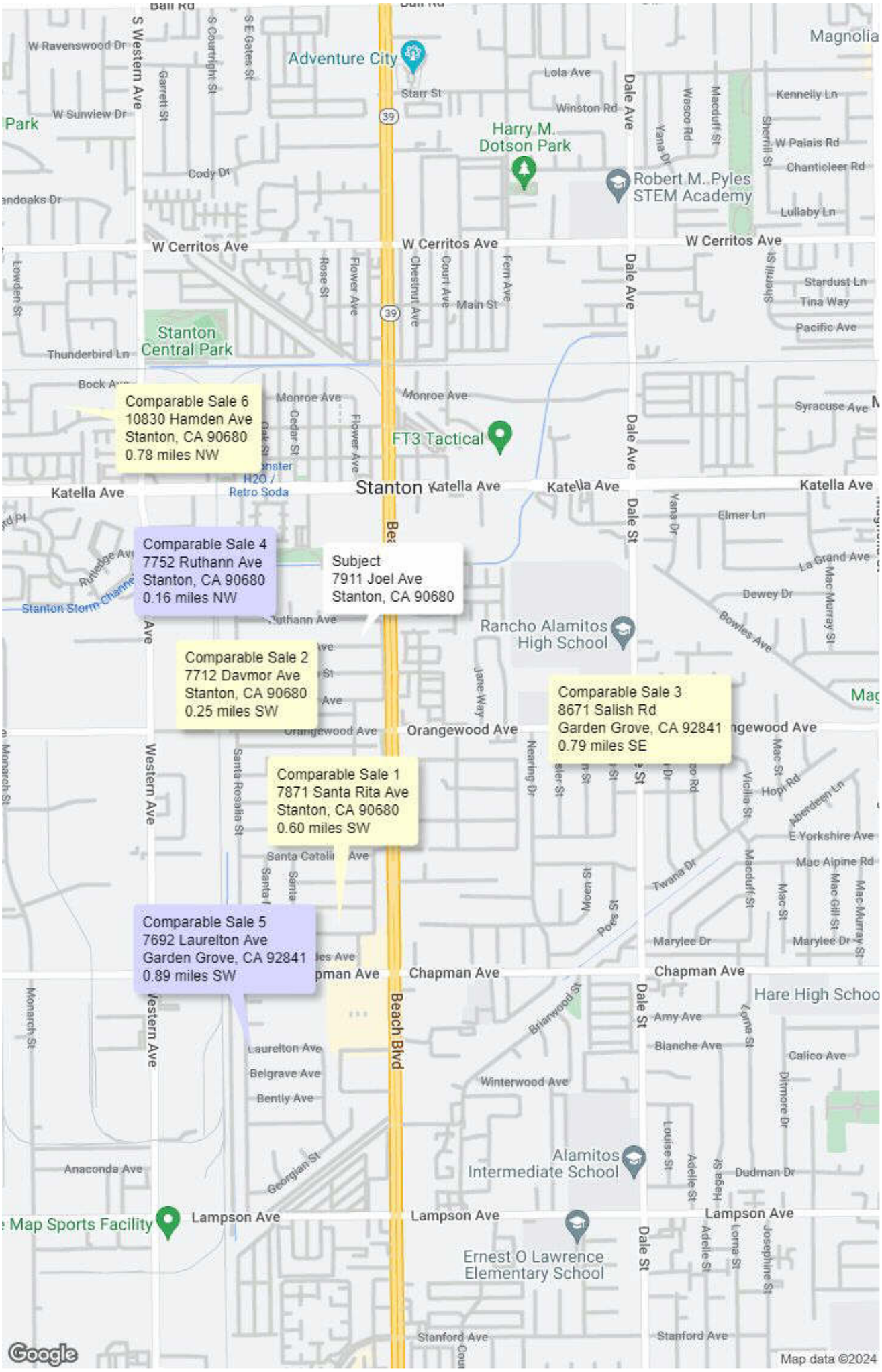
PLAT MAP

Borrower: Kathy Tran/Khanh Tran		File No.: 16635005
Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
Lender: Bank of America		



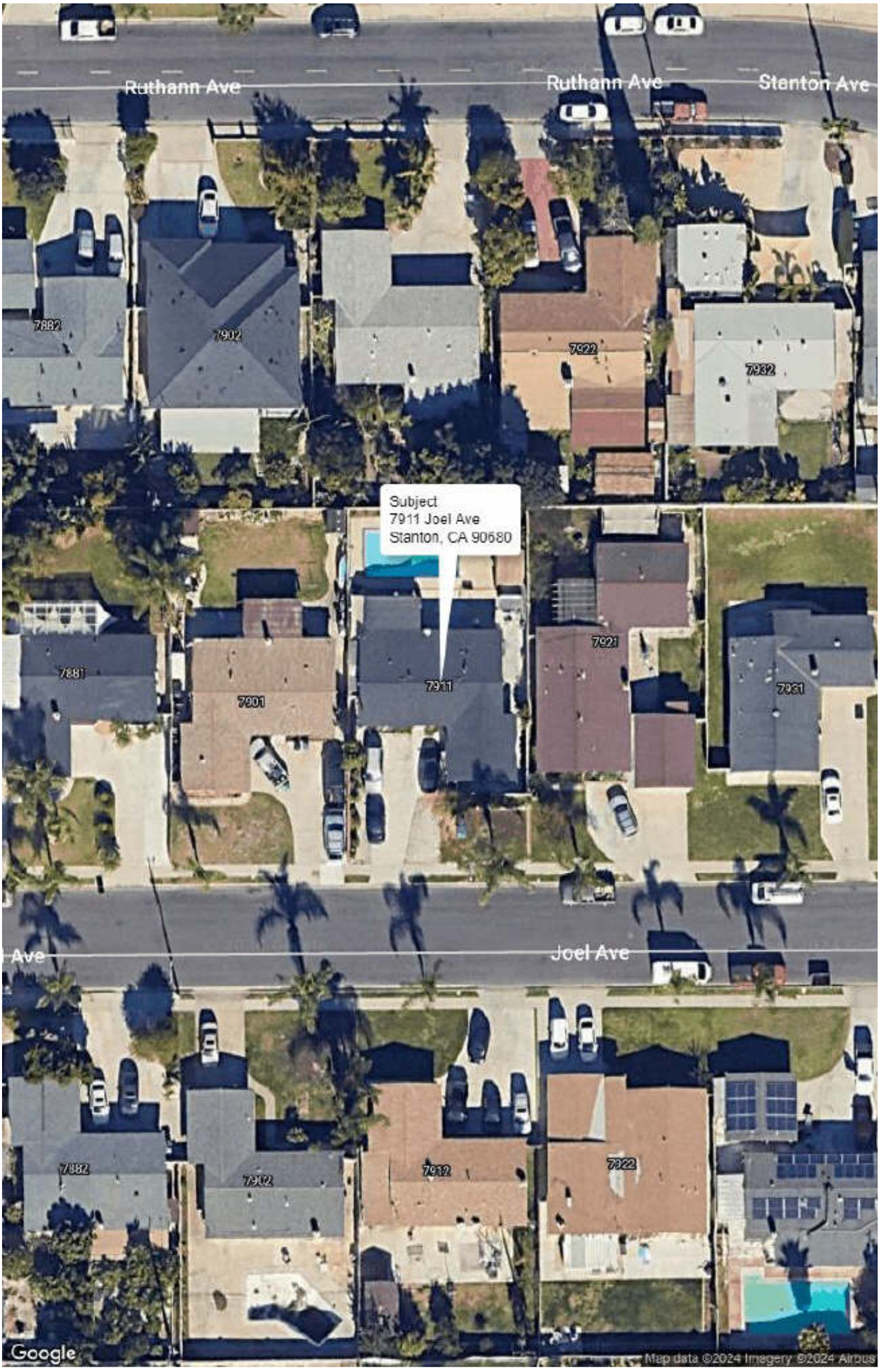
LOCATION MAP

Borrower: Kathy Tran/Khanh Tran		File No.: 16635005
Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
Lender: Bank of America		



AERIAL MAP

Borrower: Kathy Tran/Khanh Tran		File No.: 16635005
Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
Lender: Bank of America		



LN#1224318845

USPAP ADDENDUM

File No. 16635005

Borrower: Kathy Tran/Khanh Tran
Property Address: 7911 Joel Ave
City: Stanton County: Orange State: CA Zip Code: 90680
Lender: Bank of America

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 30-90 Days

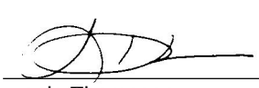
The estimated exposure time, for the subject property, would it have been offered on the market, prior to the hypothetical consummation of a sale at market value, on the effective date of the appraisal is approx. 30-90 days. Exposure time is a retrospective opinion based on an analysis of the recent past events, assuming a competitive and open market.

Additional Certifications

- [X] 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 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.

Additional Comments

APPRAISER:

Signature: 
Name: Louvonia Thompson
Date Signed: 08/10/2024
State Certification #:
or State License #: AL031732
or Other (describe): State #:
State: CA
Expiration Date of Certification or License: 10/11/2025
Effective Date of Appraisal: August 10, 2024

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

Borrower: Kathy Tran/Khanh Tran		File No.: 16635005
Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
Lender: Bank of America		

My comparable Search and Results:
A comprehensive search for comparable sales was made utilizing parameters within a one mile radius and within six months of the subject in an attempt to find sales which bracket the subject property. After consideration of location, date of sales, physical differences and any special condition, in the appraiser's opinion and judgement, the comparables selected are considered to be the best indicators and will support the subject's estimate of value herein.

MLS comments on Comparables:
comp #1
4 bed, 2 bath home, remodeled 2 years ago. Features include: Tiled flooring throughout house, Quartz countertops in kitchen, fine cabinets with ample storage space, dining room, vinyl dual pane windows all around, cooling fans in each room, newer composition roof. Main bedroom is spacious approx. 19' .5" by 13'. Inside laundry. Recently painted inside and out. Smooth block wall all around, long stone driveway encircles the house, providing ample parking space and enhancing the curb appeal. The front and backyards have been transformed into beautiful landscapes, with new soil

comp #2
2 bedrooms, 1 bathroom, 1 office, and an open-concept layout that seamlessly blends comfort and functionality. Freshly painted walls throughout and new carpets in the rooms creating an inviting ambiance. The kitchen stands out with sleek granite countertops that beautifully contrast the rich cabinetry. Towards the rear of the home, you'll discover an office space that can easily be converted into a third bedroom, providing versatility to suit your needs. Iron gates grace both the front and back entrances, Additionally, a new Panasonic bathroom fan and thermostat have been installed. The detached 2-car garage

comp #3
4-bedroom, 2-bath. The home features a large living room with attached bonus room, which leads directly into the dining area. The kitchen is adjacent to the dining area and has granite countertops and backsplash. Natural light throughout. The tile floors have been well maintained. French doors from the bonus room open onto the patio with an oversized backyard, which boasts 2 avocado trees

comp #6
3 bedroom, 2 bathroom, 2 car garage home with Long driveway & R.V. access parking. This property features a Spacious living area, Freshly painted interior with scraped ceilings & crown molding. Central air conditioning & Heating, inside laundry room, & wood flooring throughought. Separated dining area with remodeled kitchen featuring bar top seating, Corian counter top's, Wood cabinets, & stainless steel appliances. Lastly but not least a spectacular large backyard with covered patio area & Pool g

The appraiser has adjusted dissimilarities between the subject and comparables according to the market reaction. Therefore, the dissimilarities that have a 0 indicated in the adjustment column means the appraiser has acknowledged the difference; however, the market does not support any adjustment.

AT THE TIME OF INSPECTION THE SUBJECT AND COMPARABLES HAD SIMILAR EFFECTIVE AGE OR OTHERWISE WERE ADJUSTED FOR CONDITION THEREFORE NO AGE ADJUSTMENTS WERE MADE UNLESS OTHERWISE NOTED. ADJUSTMENTS WERE BASED ON PHOTOS AND REMARKS WITHIN MLS

"This appraisal was ordered in compliance with Appraisal Independence "AIR" and Mortgagee Letter 2009-28."

****
The subject nor market area has been impacted by recent disasters to CA (involving wildfires, flooding, mudflows, and debris flows)

COVID-19 natural disaster impact on market conditions. 'The global outbreak of a 'novel coronavirus' known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.

Appraiser has measured the subject under ANSI methodology. Appraiser cannot warrant that comp's reported sizes were measured under the same method. Further explanation of livable area are made in the comparison sales comments

The land value will always be over 35% is typical for the market area and there is no adverse affect on marketability.

Appraiser:	Supervisory Appraiser:
Name: Louvonia Thompson	Name:

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Louvonia A. Thompson

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

"Residential Real Estate Appraiser"

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

BREA APPRAISER IDENTIFICATION NUMBER: AL 031732

Effective Date: October 12, 2023
Date Expires: October 11, 2025

Angela Jemmott

Angela Jemmott, Bureau Chief, BREA

3073547

COPY COPY COPY

Borrower: Kathy Tran/Khanh Tran		File No.: 16635005
Property Address: 7911 Joel Ave		Case No.: LN#1224318845
City: Stanton	State: CA	Zip: 90680
Lender: Bank of America		

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

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 EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL107500-00 **Renewal of: New**

1. **Named Insured: Louvonia A Thompson**

2. **Address:** 1284 Prospect Dr
Pomona, CA 91766

3. **Policy Period:** **From: January 30, 2024** **To: January 30, 2025**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.

4. **Limit of Liability:**

	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**4A. $ 1,000,000**	**4C. $ 1,000,000**
Claim Expenses Limit of Liability	**4B. $ 1,000,000**	**4D. $ 1,000,000**

5. **Deductible** (Inclusive of **Claims Expenses**):

Each **Claim**	Aggregate
5A. $500	**5B. $1,000**

6. **Policy Premium: $ 680**

7. **Retroactive Date: January 30, 2015**

8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sentto:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org

10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: January 6, 2024 By: Isaac Peck
Authorized Representative

Rating: Fail

Review Master: PAR Logic Review

File No. 16635005

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Text Addendum form contain "The front and backyards have been transformed into beautiful landscapes, with new soil comp #2 2 bedrooms, 1 bathroom, 1 office, and an open-concept layout that seamlessly blends comfort and functionality.", 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.

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

- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the SUBJECT_FRONT, page contains street_number, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- REQ - LENDER/CLIENT - Company Address - on report 70 BATTERSON PARK RD, FARMINGTON, CT 06032 does not match Lender/Client Address as ordered 7105 Corporate Drive, Plano TX 75024.
- 1004_05UAD - 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.
- GSE - SALES COMPARABLE NO. 1 - Condition - C2 rating is indicated, but property age is greater than 25 years. (ref. FNM0486)
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the SUBJECT_REAR, page contains patio_deck_damage, cluttered, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_1_PHOTO_3, page contains cluttered, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA4_2_PHOTO_2, page contains floor_damage, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_2_PHOTO_5, page contains cross, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_2_PHOTO_6, page contains cluttered, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_3_PHOTO_1, page contains street_number, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_3_PHOTO_2, page contains street_number, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_4_PHOTO_2, page contains ceiling_missing, cluttered, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_4_PHOTO_4, page contains wall_damage, floor_damage, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_4_PHOTO_5, page contains cluttered, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_5_PHOTO_1, page contains license_plate, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_5_PHOTO_3, page contains fascia_damage, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_5_PHOTO_4, page contains cluttered, fascia_damage, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_5_PHOTO_6, page contains cluttered, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRAIMAGEPAGE2, page contains email, text, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.