File No. 400783765

APPRAISAL OF



LOCATED AT:

20 Mohawk Drive
Livingston, NJ 07039

FOR:

Loan Depot
26642 Towne Centre Dr.
Foothill Ranch, CA, 92610

BORROWER:

Bental, Shahar

AS OF:

May 5, 2022

BY:

Gary Glomb

Loan Depot
26642 Towne Centre Dr.
Foothill Ranch, CA, 92610

File Number: 400783765

In accordance with your request, I have appraised the real property at:

20 Mohawk Drive
Livingston, NJ 07039

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of May 5, 2022 is:

$1,082,000
One Million Eighty-Two Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Gary Glomb

Uniform Residential Appraisal Report (Desktop)

File No. 400783765

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 20 Mohawk Drive | City Livingston | State NJ | Zip Code 07039

Borrower Bental, Shahar | Owner of Public Record Hauptman, Yale S. & Laurie A. | County Essex

Legal Description Block 3702, Lot 40

Assessor's Parcel # 1610-03702-0000-00040-0000 | Tax Year 2022 | R.E. Taxes $ 17,086

Neighborhood Name Broadlawn | Map Reference Geographia 8, F-1 | Census Tract 0205.00

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 [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe) Construction

Lender/Client Loan Depot | Address 26642 Towne Centre Dr., Foothill Ranch, CA 92610

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, offering price(s), and date(s). DOM 15;The subject was listed for sale on 04/07/2022 with a list price of $1,050,000. GSMLS#3773980. It spent 15 days on the market and i currently under contract. Realtor, MLS, tax data.

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;Standard financing is being utilized. No personal property included in the sale. The transaction appears to be Arms length sale.

Contract Price $ 1,082,000 | Date of Contract 04/18/2022 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Tax Ass.NJACTB

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;;No financial assistance was noted in the sales contract.

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	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	70 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[ ] Under 3 mths	[X] 3-6 mths	[ ] Over 6 mths	372 Low	1	Multi-Family	0 %
								6,500 High	120	Commercial	5 %
								923 Pred.	65	Other Open	25 %

Neighborhood Boundaries The subject is bounded by Walnut Street to the South, Eisenhower Parkway to the West, Route 10 to the North, and Hillside Avenue to the East.

Neighborhood Description The subject is located on a suburban street consisting of a various mix of single family dwellings. Neighboring homes are generally well maintained. Major employment centers, shopping facilities, most amenities, public transportation, places of worship, and schools are located within close proximity. Access to major highways are located nearby.

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions 100 X 182 | Area 18200 sf | Shape Rectangle | View N;Res;

Specific Zoning Classification R-3 | Zoning Description See Attached Addendum

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. See Attached Addendum

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 X | FEMA Map # 34013C0091F | FEMA Map Date 06/04/2007

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. See Attached Addendum

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units [X] One [ ] One with Accessory Unit		[X] Concrete Slab [ ] Crawl Space		Foundation Walls	Cinder Block, Avg.	Floors	Hrdwd, Tile, Avg. +
# of Stories 2		[ ] Full Basement [X] Partial Basement		Exterior Walls	Vinyl, Avg. +	Walls	Drywall, Avg. +
Type [X] Det. [ ] Att. [ ] S-Det./End Unit		Basement Area 1235 sq. ft.		Roof Surface	Asph. Shingle, Avg. +	Trim/Finish	Wd, Pnt, Avg. +
[ ] Existing [X] Proposed [ ] Under Const.		Basement Finish 85 %		Gutters & Downspouts	Aluminum, Avg. +	Bath Floor	Ceramic, Avg. +
Design (Style) Colonial		[X] Outside Entry/Exit [ ] Sump Pump		Window Type	Vinyl, D.H., Avg. +	Bath Wainscot	Ceramic, Avg. +
Year Built 1971		Evidence of [ ] Infestation		Storm Sash/Insulated	Yes, Ins., Avg. +	Car Storage	[ ] None
Effective Age (Yrs) 15		[ ] Dampness [ ] Settlement		Screens	Combo, Avg. +	[X] Driveway	# of Cars 4
Attic	[ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant		Amenities	[ ] WoodStove(s) #0	Driveway Surface	Asphalt
[X] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) # 1	[X] Fence C- Link	[X] Garage	# of Cars 2
[ ] Floor	[ ] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck Comp	[ ] Porch None	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[ ] Other None	[X] Att.	[ ] Det. [ ] Built-in

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

Finished area **above** grade contains: 8 Rooms | 4 Bedrooms | 2.1 Bath(s) | 2,524 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). Additional features include a deck, fireplace, master bedroom suite, central air conditioning, finished basement and a 2 car garage. The windows are energy efficient.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;Kitchen-remodeled-less than one year ago;Bathrooms-remodeled-less than one year ago;All systems and utilities were on and operational with no repairs noted. The subject is new construction. Everything is going to be new from the foundation up. Please see builders plans at the rear of report. The subject offers ample closet space. Layout and livability are more than acceptable.

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 does not appear to be any physical deficiencies or adverse conditions to effect the habitability, soundness or structural integrity of the property, however the appraiser is not a licensed home inspector or structural engineer.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. The subject property conforms with the neighborhood in construction, style, and condition and is typical of surrounding dwellings in the area.

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There are 27 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 479,000 to $ 5,400,000 .

There are 441 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 372,000 to $ 6,500,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	20 Mohawk Drive Livingston, NJ 07039	38 Amelia Avenue Livingston, NJ 07039		3 Downing Place Livingston, NJ 07039		28 Cornell Drive Livingston, NJ 07039	
Proximity to Subject		0.39 miles SW		1.87 miles SW		1.83 miles SE	
Sale Price	$ 1,082,000		$ 1,068,000		$ 1,090,000		$ 1,092,000
Sale Price/Gross Liv. Area	$ 428.68 sq. ft.	$ 424.65 sq. ft.		$ 495.45 sq. ft.		$ 417.27 sq. ft.	
Data Source(s)		GSMLS #3724239;DOM 26		GSMLS #3739305;DOM 1		GSMLS #3765951;DOM 1	
Verification Source(s)		GSMLS, Ext. Insp., Realtor		GSMLS, Ext. Insp., Realtor		GSMLS, Ext. Insp., Realtor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s09/21;c09/21		s09/21;c09/21		s03/22;c02/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	18200 sf	8600 sf	0	17442 sf	0	33750 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Colonial	DT2;Colonial		DT3;Split Level	0	DT1;Ranch	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	51	96	0	60	0	60	0
Condition	C2	C2		C2		C2	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 2.1	8 / 4 / 2.0	-7,500	9 / 5 / 3.1	-15,000	8 / 4 / 3.1	-15,000
Gross Living Area 45	2,524 sq. ft.	2,515 sq. ft.	0	2,200 sq. ft.	14,600	2,617 sq. ft.	0
Basement & Finished Rooms Below Grade	1235sf1049sfin 1rr0br1.0ba2o	1200sf200sfwo 0rr0br1.0ba0o	0 +15,000	1200sf400sfin 1rr0br0.0ba0o	0 +15,000	1300sf1000sfin 1rr0br1.0ba2o	0
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	Insul. Windows	Insul. Windows		Insul. Windows		Insul. Windows	
Garage/Carport	2ga4dw	2gd4dw	0	2ga4dw		2ga4dw	
Porch/Patio/Deck	Deck	Deck		Deck, Patio	-10,000	PAtio	0
Fireplace	1 Fireplace	None	+6,000	None	+6,000	1 Fireplace	
Amenities	Fence	Fence		Fence		None	+5,000
Net Adjustment (Total)		[X] + [ ] -	$ 13,500	[X] + [ ] -	$ 10,600	[ ] + [X] -	$ 10,000
Adjusted Sale Price of Comparables		Net Adj. 1.3% Gross Adj. 2.7%	$ 1,081,500	Net Adj. 1.0% Gross Adj. 5.6%	$ 1,100,600	Net Adj. -0.9% Gross Adj. 1.8%	$ 1,082,000

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) Owner, Tax Data, Tax Assessor, GSMLS, NJACTB

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) Tax Data, Tax Assessor, GSMLS, NJACTB

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)	NJACTB Tax records	NJACTB Tax records	NJACTB Tax records	NJACTB Tax records
Effective Date of Data Source(s)	05/05/2022	05/05/2022	05/05/2022	05/05/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property and all comparables have not sold in the past three years except where noted.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 1,082,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,082,000 **Cost Approach (if developed) $** 1,090,300 **Income Approach (if developed) $** 0

Upon re-examining each approach for it's respective merits, most weight is given to the sales comparison approach as it best reflects the actions of the buyers and sellers in this area.

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: The appraisal is made "as is" with no conditions.

No personal property considered in final estimate of market value.

Based on the defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 1,082,000 **as of** 05/05/2022 **, the effective date of this appraisal.**

Uniform Residential Appraisal Report (Desktop)

File No. 400783765

Appraisal Assignment Type: Hybrid	Subject Property Data Collection Date: 2022-05-05
Subject Property Data Collection Method: Virtual	Subject Property Data Collection Workforce: Other

ADDITIONAL COMMENTS

See Attached Addendum

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) Site value developed using the extraction method along with local builder's estimates.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE			= $	425,000
Source of cost data Marshall & Swift Handbook	Dwelling 2,524 Sq. Ft. @ $	270.00		= $	681,480
Quality rating from cost service Avg. Effective date of cost data Current	Bsmt: 1235 Sq. Ft. @ $	45.00		= $	55,575
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Amenities				30,000
The Marshall and Swift cost manual was used to calculate the	Garage/Carport 522 Sq. Ft. @ $	30.00		= $	15,660
cost approach. Land value was derived from tax assessments,	Total Estimate of Cost-New			= $	782,715
market information, and the sales extraction or allocation	Less 100 Physical	Functional	External		
methods. Estimated remaining economic life is 80 years.	Depreciation $117,407			= $ (	117,407)
	Depreciated Cost of Improvements			= $	665,308
	"As-is" Value of Site Improvements			= $	
Estimated Remaining Economic Life (HUD and VA only) 80 Years	INDICATED VALUE BY COST APPROACH			= $	1,090,300

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) obtain and review adequate and reliable information for the subject property including, but not limited to, public and/or private data records, and information as described by the appraiser in the appraisal report (2) research, verify, and analyze adequate and reliable data from public and/or private sources for the subject market area including data for each comparable property reported, and (3) 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 included a floor plan in this appraisal report that shows the approximate dimensions of the improvements. The floor plan is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has relied on data provided by third-parties in this appraisal report. Such data may include, but is not limited to, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions and makes no guarantees, express or implied, regarding the accuracy of this data.

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.) 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 did not perform a personal visual inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information from third party data sources. I 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.

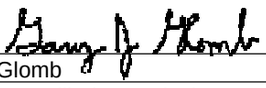
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 Gary Glomb
Company Name Allied Appraisal Inc
Company Address 121 Griffith Drive
Whippany, NJ 07981
Telephone Number 973-884-1820
Email Address Allied7@Verizon.net
Date of Signature and Report 05/05/2022
Effective Date of Appraisal 05/05/2022
State Certification # 42RC00214300
or State License #
or Other (describe) State #
State NJ
Expiration Date of Certification or License 12/31/2023

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
20 Mohawk Drive
Livingston, NJ 07039

APPRAISED VALUE OF SUBJECT PROPERTY $ 1,082,000

LENDER/CLIENT
Name Valuation Connect
Company Name Loan Depot
Company Address 26642 Towne Centre Dr.
Foothill Ranch, CA 92610
Email Address

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

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

Uniform Residential Appraisal Report (Desktop)

File No. 400783765

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	20 Mohawk Drive Livingston, NJ 07039	70 Elmwood Drive Livingston, NJ 07039		27 Manor Road Livingston, NJ 07039		55 West Cedar Street Livingston, NJ 07039	
Proximity to Subject		0.69 miles NE		1.25 miles SW		0.42 miles SW	
Sale Price	$ 1,082,000		$ 1,130,000		$ 1,150,000		$ 1,100,000
Sale Price/Gross Liv. Area	$ 428.68 sq. ft.	$ 393.04 sq. ft.		$ 359.15 sq. ft.		$ 396.40 sq. ft.	
Data Source(s)		GSMLS #3686568;DOM 9		GSMLS #3735295;DOM 14		GSMLS #3774112;DOM 26	
Verification Source(s)		MLS, Ext. Insp., Realtor		GSMLS, Ext. Insp., Realtor		GSMLS, Ext. Insp., Realtor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		Listing ;0	
Date of Sale/Time		s05/21;c05/21		s10/21;c09/21		c05/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	18200 sf	8750 sf	0	13090 sf	0	11900 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Colonial	DT2;Colonial		DT2;Contemp	0	DT2;Colonial	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	51	71	0	33	0	72	0
Condition	C2	C2		C2		C2	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 2.1	10 / 5 / 3.1	-15,000	10 / 4 / 3.1	-15,000	9 / 4 / 3.0	-7,500
Gross Living Area	45 2,524 sq. ft.	2,875 sq. ft.	-15,800	3,202 sq. ft.	-30,500	2,775 sq. ft.	-11,300
Basement & Finished Rooms Below Grade	1235sf1049sfin 1rr0br1.0ba2o	1300sf1000sfin 1rr0br1.0ba2o	0	1400sf1000sfin 1rr0br1.0ba2o	0	1300sf1000sfin 1rr0br1.0ba2o	0
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	Insul. Windows	Insul. Windows		Insul. Windows		Insul. Windows	
Garage/Carport	2ga4dw	2gbi4dw	0	4gbi4dw	-15,000	1gbi2dw	+7,500
Porch/Patio/Deck	Deck	Porch, Patio	-10,000	Deck		Deck	
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
Amenities	Fence	Fence		Fence		None	+5,000
						100% of list	0
Net Adjustment (Total)		☐ + ☒ -	$ 40,800	☐ + ☒ -	$ 60,500	☐ + ☒ -	$ 6,300
Adjusted Sale Price of Comparables		Net Adj. -3.6% Gross Adj. 3.6%	$ 1,089,200	Net Adj. -5.3% Gross Adj. 5.3%	$ 1,089,500	Net Adj. -0.6% Gross Adj. 2.8%	$ 1,093,700

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)	NJACTB Tax records	NJACTB Tax records	NJACTB Tax records	NJACTB Tax records
Effective Date of Data Source(s)	05/05/2022	05/05/2022	05/05/2022	05/05/2022

Summary of Sales Comparison Approach

Uniform Residential Appraisal Report (Desktop)

File No. 400783765

FEATURE	SUBJECT	COMPARABLE SALE NO. 7		COMPARABLE SALE NO. 8		COMPARABLE SALE NO. 9	
Address	20 Mohawk Drive Livingston, NJ 07039	8 Byron Place Livingston, NJ 07039					
Proximity to Subject		1.45 miles SW					
Sale Price	$ 1,082,000		$ 1,150,000		$		$
Sale Price/Gross Liv. Area	$ 428.68 sq. ft.	$ 368.00 sq. ft.		$ 0.00 sq. ft.		$ 0.00 sq. ft.	
Data Source(s)		GSMLS #3776574;DOM 15					
Verification Source(s)		GSMLS, Ext. Insp., Realtor					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing ;0					
Date of Sale/Time		Active					
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	18200 sf	9825 sf	0				
View	N;Res;	N;Res;					
Design (Style)	DT2;Colonial	DT2;Colonial					
Quality of Construction	Q4	Q4					
Actual Age	51	65	0				
Condition	C2	C2					
Above Grade Room Count	Total 8 / Bdrms. 4 / Baths 2.1	Total 9 / Bdrms. 5 / Baths 3.1	-15,000	Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area 45	2,524 sq. ft.	3,125 sq. ft.	-27,000	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	1235sf1049sfin 1rr0br1.0ba2o	1400sf1000sfin 1rr0br1.0ba2o	0				
Functional Utility	Good	Good					
Heating/Cooling	FWA C/Air	FWA C/Air					
Energy Efficient Items	Insul. Windows	Insul. Windows					
Garage/Carport	2ga4dw	1ga2dw	+7,500				
Porch/Patio/Deck	Deck	Deck					
Fireplace	1 Fireplace	1 Fireplace					
Amenities	Fence	None	+5,000				
		100% of list	0				
Net Adjustment (Total)		☐ + ☒ -	$ 29,500	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. -2.6% Gross Adj. 4.7%	$ 1,120,500	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 7	COMPARABLE SALE NO. 8	COMPARABLE SALE NO. 9
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	NJACTB Tax records	NJACTB Tax records		
Effective Date of Data Source(s)	05/05/2022	05/05/2022		

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

File No. 400783765

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

File No. 400783765

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

ADDENDUM

Borrower: Bental, Shahar	File No.: 400783765	
Property Address: 20 Mohawk Drive	Case No.:	
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		

Valuation connect NJ license #42AC00000600.

Appraiser fee $400.

The appraiser did not inspect the subject property. Floor plans and dimensions were supplied by a third party.

Subject photos included in the report were obtained from the MLS listing.

Neighborhood Market Conditions

The World Health Organization identified COVID-19 (Coronavirus) as a public health emergency on January 30, 2020 and subsequently classified the outbreak as a pandemic on March 11, 2020. The United States Federal Reserve cut the federal funds rate on March 3, 2020, by 0.5%, and further reduced rates 1% on March 15, 2020, to offset the expected severe economic impact of government restrictions and consumer response.

There is insufficient data to determine the impact of these rapid changes on the housing market. While the most current data is being used, a large portion of the market data utilized in this report was created prior to measures implemented by the Federal Reserve and the subsequent response of consumers. 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.

Zoning Description

Single family residential, minimum lot size 7500 square feet. Minimum lot frontage 40 square feet.

Highest and Best Use

The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Site Comments

Information obtained from the township's zoning office. No survey was available for review. There were no apparent adverse easements or encroachments noted upon inspection. All municipal services are available to the subject at time of inspection. The subject site is considered to be typical of the neighborhood and immediate market area. This appraiser is not an environmental expert and cannot adequately provide an opinion on environmental issues. It is upon the Lender's discretion to determine whether or not an environmental expert is needed to to adequately determine whether or not any adverse environmental conditions exist within the immediate vicinity of the subject property. This appraiser did not detect any "visual" concerns upon the inspection of the property, however as noted prior, this appraiser is no an environmental expert and cannot adequately determine the impact of other detected contaminated sites located within the subject's municipality.

Comments on Sales Comparison

The subject is larger than the typical dwelling and is considered in C2 condition. These were the biggest factors in choosing comparables. A search was made for comps in similar condition, utility, and GLA with few similar comps found. The best and most similar were utilized.

In order to utilize the most similar sales and listings it was necessary to exceed the one mile and six month guidelines. No time adjustments deemed necessary as the market has been stable over the past year. No location adjustments as the areas are considered equal in utility and appeal. The Townships are considered equal as well.

The GLA of comps was estimated based on exterior inspection and MLS information and/or was information derived from the tax assessor's record and was adjusted for $45.00 per square foot in excess of 100 square feet. All comps are considered good value indicators and the best available at the time of inspection. All appropriate adjustments have been made to reflect the current market value. The age of the subject and comps was information from the tax assessor's record. The number of days utilized in this report represents the number of days the property was exposed to the open market before it went under contract. The subject and comps are in a similar and competing neighborhoods and buyers would see all neighborhoods equally when making purchasing choices. In selecting the comparables, the appraiser considered among other criteria, the location, GLA, condition, age, style, and amenity and determined that the comparables utilized in this report are the best at the time of this appraisal. The comparable basement sq. ft. and finished areas of the basements sq. ft. are estimated due to the fact that the appraiser did not inspect the comparables basements to measure them hence no adjustment was made for basement sq. ft. difference. The below grade room count is information from the MLS and/or Realtor. No adjustment was made for difference in room and/or bedroom count difference due to the fact that it was considered in the GLA. No adjustment was made for style due to the fact that it has no significant effect on value.

No adjustments deemed necessary due to similar functionality of the lots.

Although the subject's estimated market value is higher than the predominant value, it is similar and in line with dwellings of similar age, GLA and appeal.

Fireplace adjustments were made at $6000 per fireplace.

Amenity adjustments were made at $10,000 per amenity.

Basement adjustments were made at $5,000 per room.

Bathroom adjustments were made at $15,000 per full bath.

Additional Comments

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		

Chinese Drywall

As an appraiser I am not qualified to determine the chemical composition of the subject properties building materials, but based on conversations with owners, occupants and or professionals involved in this transaction there seems to be no “chinese drywall” on the property. It is recommended that a certified inspector would be better suited to make this determination.

The only concern regarding the subjects value in relation to the low, high and predominant prices would be if the value was below the low price or above the high price for the area. The value of the subject is well within the established range of prices for the area .

The comps used in the report are the best comps available in the market and size and time requirements had to be expanded in order to stay within the subject neighborhood for comparable properties for the purposes of comparison for this report.

Clarification of Assumptions, Limiting Conditions, Certifications and Scope of Work

This addendum defines terms used in the appraisal process. It is not a modification of the assumptions, limiting conditions or certifications, but a "clarification" of the appraiser's actions with respect to generally accepted practice and USPAP. The explanations discussed here (and in the body of the report), reference by number and page, the Scope of Work,

Assumptions and Limiting Conditions and Certifications from page 4-6 of the Fannie Mae Form 1004/Freddie Mac Form 70. The intent is to further define, clarify and document what the appraiser(s) did or did not do in order to develop the value opinion, based on the complexity of this assignment and or because of a supplementary agreement identified within the appraisal report.

Absent a written supplemental Scope of Work from the client (prior to the assignment, by formal engagement letter), the Scope of Work outlined here and within the report, is considered to be representative of what typical users of appraisal services would require and in general, what appraisers would provide as reasonable, acceptable and sufficient for the stated intended user’s needs.

Comparable Sales Basements Information: Basements square footage and amenities of comparable sales is not available through public record. All square footage and amenities of comparable sale basements is estimated and should not be relied on as accurate. If it is determined that the square footage or amenities of the comparable sale basements is different than reported this appraiser reserves the right to amend the report.

Exposure Time: 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.

Disclosure/Distribution (pg. 6, Cert. 21 & Cert. 23): Regardless of who paid for this assignment, the intended user is only the lender/client stated within this report. This report may be inappropriate for use by parties other than the intended user and could place them at risk. Certification 23- Per Fannie Mae- "The intended user of this appraisal report is the lender/client. The intended user is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser". It is not to be relied upon by any third party for any purpose, whatsoever. Neither all, nor any part of the contents of the report, or copy thereof shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors or assigns, without the express written consent of this appraiser. Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's or firm's client, through advertising, solicitation materials, public relations, news, sales or other media without the written consent and approval of the authors, particularly as to valuation

conclusions, the identity of the appraiser or firm with which the appraiser is connected, or any reference to any affiliation with any professional appraisal organization or designation. Further, the appraiser or firm assumes no obligation, liability or accountability to any third party. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions, limiting conditions and additional language of the assignment.

Housing Market Trends & Conditions (Pg. 1): Under "One-Housing Trends", the boxes selected are based on an analysis of the neighborhood, as specified in "The Appraisal of real estate" (by the Appraisal Institute) and outlined in "Essential of real estate Economics" Fifth Edition. For the 1004MC, the analysis reports trends of properties "competitive to the subject". See

1004MC Section.

Scope of Work (Pg. 4 & Pg. 5, Cert. 2): Item (1)- The appraiser(s) conducted a visual inspection of only the readily accessible areas of the property, viewing only those components of the property which were clearly visible from the ground or floor level.

No tests were made of the mechanical, plumbing and electrical systems. Such tests are not within the standard guidelines of Fannie Mae or Freddie Mac. Comments on the condition of the foundation, roof, exterior, interior, floors, mechanical, plumbing, electrical, insulation and all other matters relating to the construction of the subject are based on a casual observation only, which have been limited by the placement of personal property, furnishings, etc. so as to preclude observation of the items blocked by same. There was no observation of the attic, crawl space, or components that are hidden within walls or other areas that would not be visible by a typical visitor to the home.

The report may rate the adequacy and or condition of various items (based on observation only) however, it should be clearly understood that these statements are a guide for comparison purposes (as part of the valuation process) and do not represent a detailed analysis of the physical or operational condition of these items. The appraiser(s) is not an expert in these matters and any opinion stated is advisory based only upon observation. This report is not a home inspection. The reader or intended user should not rely on this report to disclose condition and defects. Such knowledge goes beyond the scope of this appraisal and as such, comments on observed conditions given in this report should not be taken as a guarantee that a problem does not exist.

Market Conditions Addendum to the Appraisal Report

File No. 400783765

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 20 Mohawk Drive City Livingston State NJ Zip Code 07039

Borrower Bental, Shahar

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	250	96	95	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	41.67	32.00	31.67	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	44	28	27	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.06	0.88	0.85	☐ Declining	☒ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	921,500	924,000	923,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	14	19	17	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	922,500	926,000	924,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	44	39	37	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	100.00%	100.00%	100.00%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

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

Although concessions are found in the market, information regarding sellers concessions are generally not posted in the local MLS, nor available elsewhere & therefore can not be analyzed.

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

Although there are some foreclosures in the market, they are not prevalent and therefor not an influencing factor.

Cite data sources for above information. Real estate agents, brokers, local multiple listing services, public information, and appraiser's local knowledge.

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 overall trends reported on the grid, inventory analysis, median sale and list price, D.O.M., and list to sale ratio indicate a stable trend for properties that are competitive to the subject. However, this is not conclusive evidence that all comparable properties in the neighborhood are mirroring this trend. This information has been confirmed with the local MLS and tax data.

CONDO / CO-OP PROJECTS

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

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

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

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

APPRAISER

APPRAISER

Signature Gary J Glomb

Name Gary Glomb

Company Name Allied Appraisal Inc

Company Address 121 Griffith Drive

Whippany, NJ 07981

State License/Certification # 42RC00214300 State NJ

Email Address Allied7@Verizon.net

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

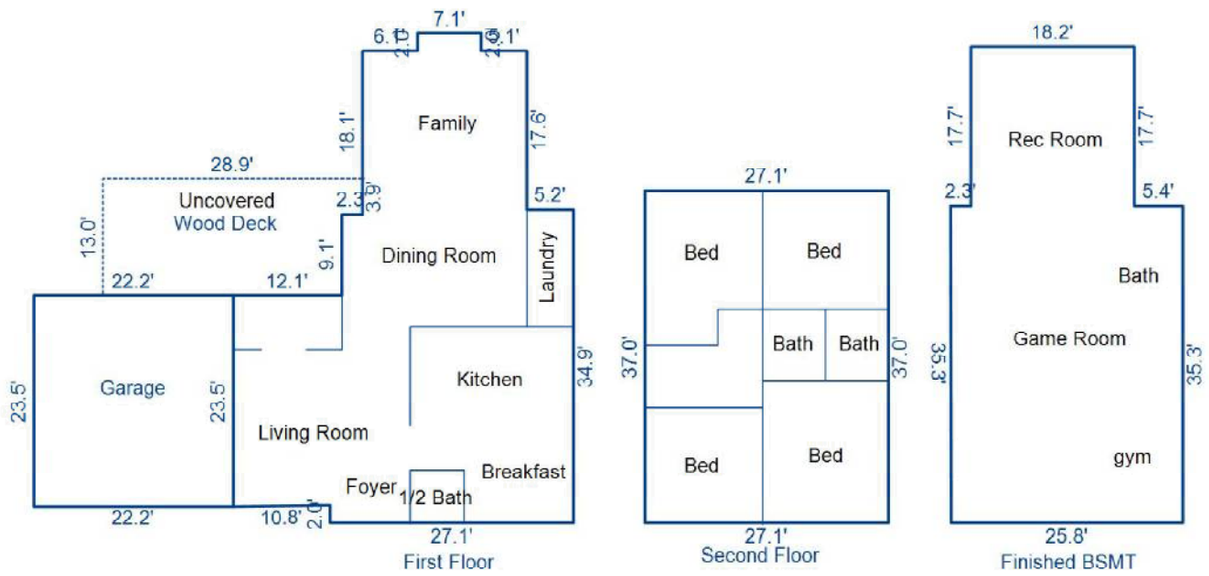
Company Address _____

State License/Certification # _____ State _____

Email Address _____

FLOORPLAN SKETCH

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1521.4	185.0	1521.4
GLA2	Second Floor	1.0	1002.9	128.2	1002.9
BSMT	Finished BSMT	1.0	1235.1	157.7	1235.1
GAR	Garage	1.0	522.2	91.4	522.2
P/P	Wood Deck	1.0	355.2	83.9	355.2
	Net LIVABLE			(rounded)	2,524

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			7.1	x	2.0	=	14.2
			32.4	x	25.8	=	835.9
			23.3	x	12.1	=	282.2
	0.5	x	10.8	x	0.2	=	1.1
			27.1	x	2.0	=	54.2
			18.3	x	18.1	=	331.2
			5.2	x	0.5	=	2.6
Second Floor	0.5	x	37.0	x	0.0	=	0.2
			37.0	x	27.1	=	1002.7
9 total items					(rounded)		2,524

© Starcap Marketing, LLC. dba Apex Software

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: May 5, 2022
Appraised Value: $ 1,082,000



REAR VIEW OF SUBJECT PROPERTY

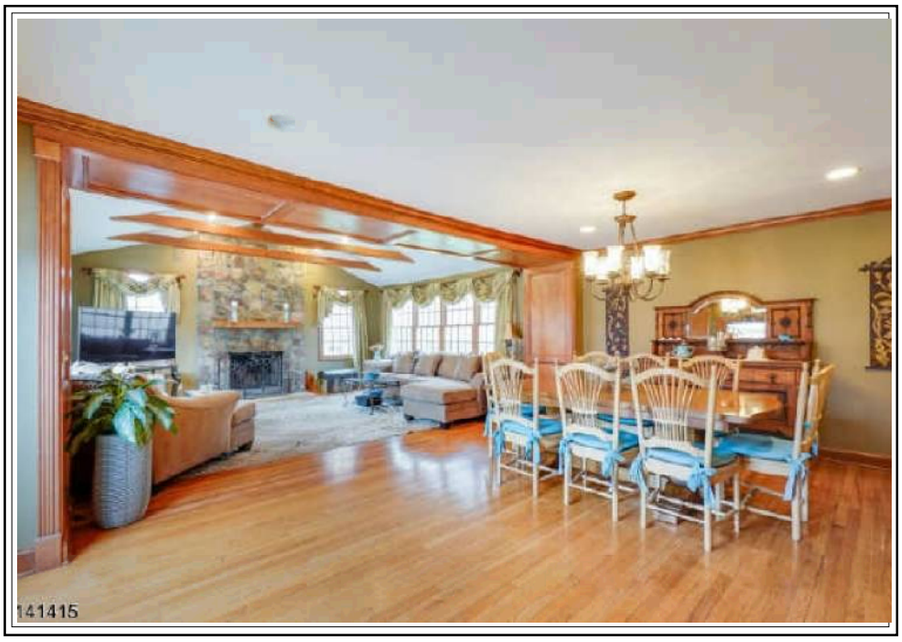


STREET SCENE

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



Subject Great Room



Subject Dining Room



Subject Kitchen

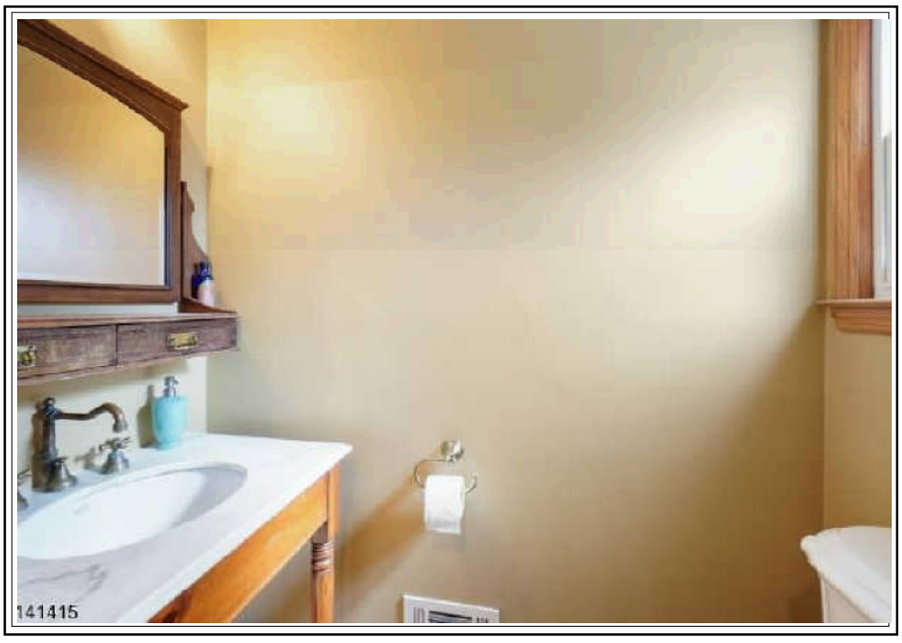
Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



Subject Kitchen & Breakfast Area



Subject Living Room

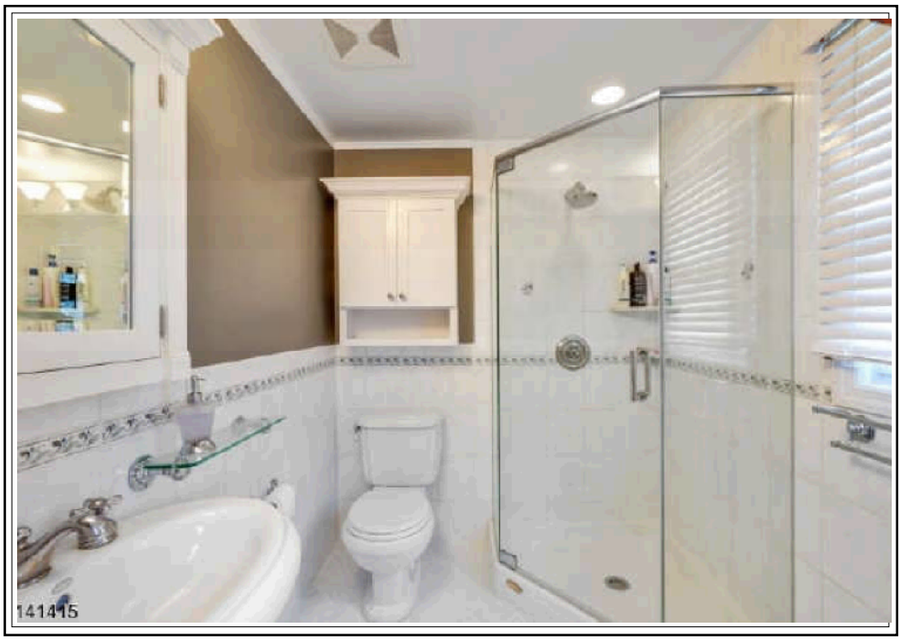


Subject Half Bathroom

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



Subject Bedroom



Subject Bathroom

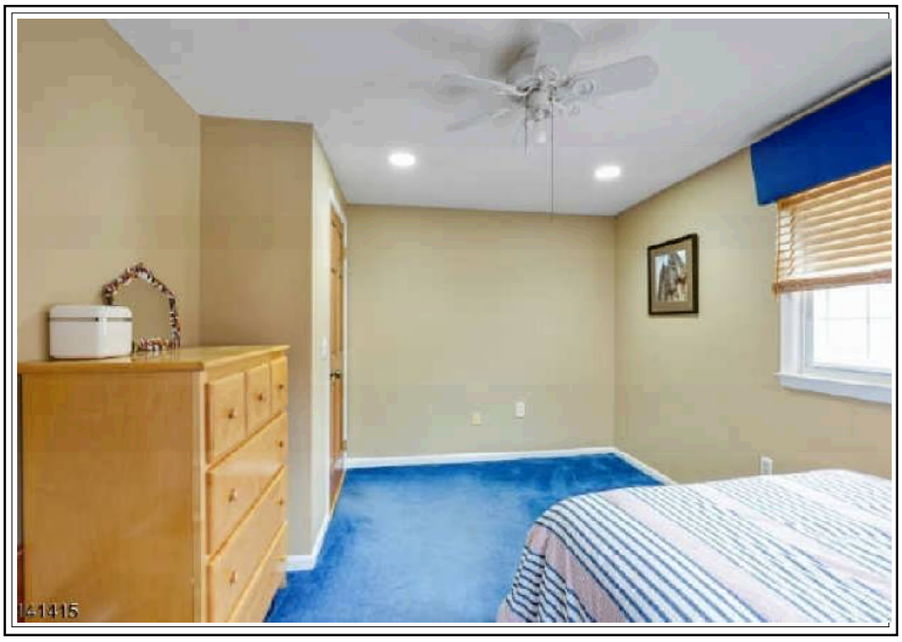


Subject Bedroom

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



Subject Bathroom



Subject Bedroom



Subject Bedroom

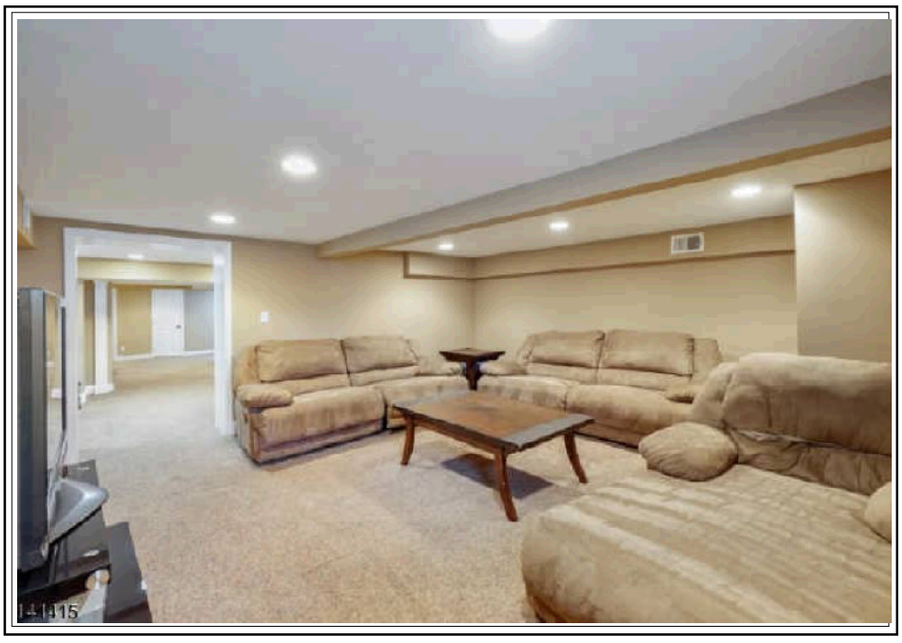
Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



Subject Finished Basement



Subject Finished Basement



Subject Finished Basement

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



Subject Basement Bathroom



Subject Deck



Left Side Of Dwelling

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



Right Side Of Dwelling

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



COMPARABLE SALE #1

38 Amelia Avenue
Livingston, NJ 07039
Sale Date: s09/21;c09/21
Sale Price: $ 1,068,000



COMPARABLE SALE #2

3 Downing Place
Livingston, NJ 07039
Sale Date: s09/21;c09/21
Sale Price: $ 1,090,000



COMPARABLE SALE #3

28 Cornell Drive
Livingston, NJ 07039
Sale Date: s03/22;c02/22
Sale Price: $ 1,092,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



COMPARABLE SALE #4

70 Elmwood Drive
Livingston, NJ 07039
Sale Date: s05/21;c05/21
Sale Price: $ 1,130,000



COMPARABLE SALE #5

27 Manor Road
Livingston, NJ 07039
Sale Date: s10/21;c09/21
Sale Price: $ 1,150,000



COMPARABLE SALE #6

55 West Cedar Street
Livingston, NJ 07039
Sale Date: c05/22
Sale Price: $ 1,100,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



COMPARABLE SALE #7

8 Byron Place
Livingston, NJ 07039
Sale Date: Active
Sale Price: $ 1,150,000

COMPARABLE SALE #8

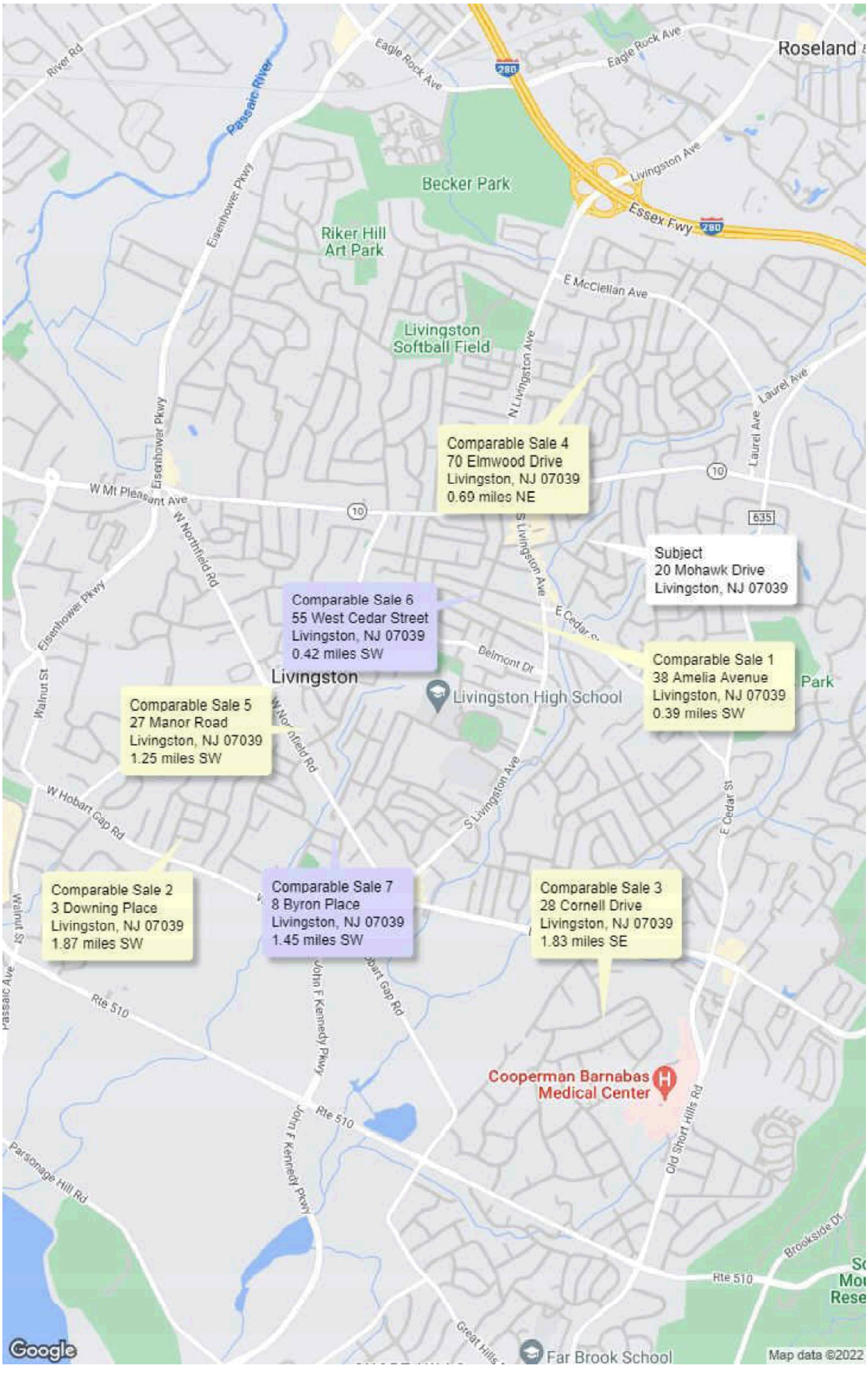
Sale Date:
Sale Price: $

COMPARABLE SALE #9

Sale Date:
Sale Price: $

LOCATION MAP

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



FLOOD MAP

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



FLOOD INFORMATION

Community: Township of Livingston

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 34013C0091F

Panel: 34013C0091

Zone: X

Map Date: 06-04-2007

FIPS: 34013

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		



THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER, WITH A MULTI-COLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.

State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board

HAS CERTIFIED

Gary J. Glomb
121 Griffith Drive
Whippany NJ 07981

FOR PRACTICE IN NEW JERSEY AS A(N): Cert Residential Appraiser

11/09/2021 TO 12/31/2023
VALID

42RC00214300
LICENSE/REGISTRATION/CERTIFICATION #

Signature of Licensee/Registrant/Certificate Holder

ACTING DIRECTOR

New Jersey Office of the Attorney General
Division of Consumer Affairs
THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board
HAS CERTIFIED
Gary J. Glomb
Cert Residential Appraiser

11/09/2021 TO 12/31/2023
VALID

SIGNATURE

42RC00214300
License/Registration/Certificate #

ACTING DIRECTOR

PLEASE DETACH HERE

IF YOUR LICENSE/REGISTRATION/ CERTIFICATE ID CARD IS LOST PLEASE NOTIFY:
Real Estate Appraisers Board
P.O. Box 45032
Newark, NJ 07101

PLEASE DETACH HERE

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		

GREAT AMERICAN INSURANCE GROUP

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

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

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

☒ Great American Assurance Company

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

Policy Number: **RAP4116518-22** Renewal of: **RAP4116518-21**

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

Item 1. **Named Insured**: **Gary Glomb**

Item 2. **Address**: **121 Griffith Dr**
City, State, Zip Code: **Whippany, NJ 07981**

Item 3. **Policy Period**: From **03/18/2022** *(Month, Day, Year)* To **03/18/2023** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**:

A. $ **1,000,000** **Damages** Limit of Liability – Each **Claim**

B. $ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. $ **1,000,000** **Damages** Limit of Liability – Policy Aggregate

D. $ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of **Claim Expenses**):

A. $ **0.00** Each **Claim**

B. $ **0.00** Aggregate

Item 6. **Premium: $ 598.00** **Additional 0.6% NJ Guaranty Fund Surcharge $3.59**

Item 7. **Retroactive Date** (if applicable): **03/18/2004**

Item 8. **Forms, Notices and Endorsements attached:**
D42100 (03/15) D42300 NJ (05/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Authorized Representative

USPAP ADDENDUM

File No. 400783765

Borrower: Bental, Shahar
Property Address: 20 Mohawk Drive
City: Livingston County: Essex State: NJ Zip Code: 07039
Lender: Loan Depot

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☒ **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 to 90 days

Additional Certifications

☒ 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: Gary J Glomb
Name: Gary Glomb
Date Signed: 05/05/2022
State Certification #: 42RC00214300
or State License #:
or Other (describe): State #:
State: NJ
Expiration Date of Certification or License: 12/31/2023
Effective Date of Appraisal: 05/05/2022

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

AERIAL MAP

Borrower: Bental, Shahar		File No.: 400783765
Property Address: 20 Mohawk Drive		Case No.:
City: Livingston	State: NJ	Zip: 07039
Lender: Loan Depot		

