Individual Condominium Unit Appraisal Report

Loan #1819201311
File # 1128567

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	927 Corte Augusta	Unit #	-	City	Camarillo	State	CA	Zip Code	93010
Borrower	Tammy Amick	Owner of Public Record	Tammy L. Amick			County	Ventura		
Legal Description	That portion of Lot 1 of Tract No. 4901, in the City of Camarillo....Please see addenda for details as text cutting off.								
Assessor's Parcel #	152-0-020-375			Tax Year	2024	R.E. Taxes $	10,360		
Project Name	Golf Villas 2	Phase #	1	Map Reference	37100	Census Tract	0052.05		

Occupant: [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | HOA $ 407 [ ] per year [X] per month

Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type: [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)

Lender/Client: JP Morgan Chase | Address: 1111 Polaris Pkwy, Columbus, OH 43240

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 42;As per local CRMLS service, MLS #P1-20325, Listed 01/03/2025, Original List Price $999,000, Current List Price $999,000, Modified 02/18/2025, Current Status is "Closed".

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				Condominium Unit Housing Trends				Condominium Housing			Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE		One-Unit	79 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$ (000)	(yrs)		2-4 Unit	4 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	685	Low	5	Multi-Family	2 %
Neighborhood Boundaries	E. Los Angeles Avenue to the North, Arnell Road on the East, Freeway 101 to the South and N Rose Avenue on the West.							1,450	High	55	Commercial	10 %
								1,220	Pred.	30	Other	5 %

Neighborhood Description: The subject is located in an established neighborhood of primarily single family residences of varying design, age and condition. it is located in an area of close proximity to necessary services, such as schools, shopping, public transportation and parks. Additionally, Freeway 101 access is approximately 2-3 miles to the South. Other land use includes vacant lands, parks and community centers.

Market Conditions (including support for the above conclusions): There is currently low inventory and demand is up creating an environment of multiple offers on most properties with stable property values. Foreclosure activities are not common, traditional sales have come back into the market with multiple offers and stable prices. Overall, the market appears to be fairly stable. Marketing time is 0-90 days when competitively priced.

PROJECT SITE

Topography: Rolling/Hilly | Size: 1928 sf | Density: Average | View: B;Mtn;

Specific Zoning Classification: RPD-10U | Zoning Description: Condominium

Zoning Compliance: [X] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [ ] Yes [ ] No

[ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe: Please see addenda as text overflow.

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

FEMA Special Flood Hazard Area: [ ] Yes [X] No | FEMA Flood Zone: X | FEMA Map #: 06111C0927F | FEMA Map Date: 01/07/2015

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

No external inadequacies noted. No adverse easements or encroachment noted. No active drilling noted within 200 feet of the subject property. Title policy and soils reports were reviewed by the appraiser. Exhibit A of the Title is attached to this report.

PROJECT INFORMATION

Data source(s) for project information: Realist/CRMLS.

Project Description: [X] Detached [ ] Row or Townhouse [ ] Garden [ ] Mid-Rise [ ] High-Rise [ ] Other (describe)

General Description		General Description		Subject Phase		If Project Completed		If Project Incomplete	
# of Stories	2	Exterior Walls	Stucco	# of Units	43	# of Phases	1	# of Planned Phases	
# of Elevators	0	Roof Surface	Tile	# of Units Completed	43	# of Units	43	# of Planned Units	
[X] Existing	[ ] Proposed	Total # Parking	2	# of Units For Sale	1	# of Units for Sale	1	# of Units for Sale	
[ ] Under Construction		Ratio (spaces/units)	2:1	# of Units Sold	43	# of Units Sold	43	# of Units Sold	
Year Built	1997	Type	Garage	# of Units Rented	1	# of Units Rented	1	# of Units Rented	
Effective Age	25	Guest Parking	Street	# of Owner Occupied Units	42	# of Owner Occupied Units	42	# of Owner Occupied Units	

Project Primary Occupancy: [X] Principal Residence [ ] Second Home or Recreational [ ] Tenant

Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [X] No

Management Group - [X] Homeowners' Association [ ] Developer [ ] Management Agent - Provide name of management company.

Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [ ] Yes [X] No If Yes, Describe

Was the project created by the conversion of existing building(s) into a condominium? [ ] Yes [X] No If Yes, describe the original use and date of conversion.

Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [X] Yes [ ] No If No, describe

Is there any commercial space in the project? [ ] Yes [X] No If Yes, describe and indicate the overall percentage of the commercial space.

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PROJECT INFORMATION

Describe the condition of the project and quality of construction. Subject project improvements are conforming to surrounding area and other nearby condominium projects. Quality and unit mix are considered competitive with average appeal to the typical buyer.

Describe the common elements and recreational facilities. Pool, Spa/Hot Tub, Clubhouse, Common RV Parking and Controlled Access.

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

Is the project subject to a ground rent? ☐ Yes ☒ No If Yes, $ per year (describe terms and conditions)

Are the parking facilities adequate for the project size and type? ☒ Yes ☐ No If No, describe and comment on the effect on value and marketability.

PROJECT ANALYSIS

I ☒ did ☐ did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. Appraiser was provided with project budget. Adequacy of fees and reserves is in line with the current market.

Are there any other fees (other than regular HOA charges) for the use of the project facilities? ☐ Yes ☒ No If Yes, report the charges and describe.

Compared to other competitive projects of similar quality and design, the subject unit charge appears ☐ High ☒ Average ☐ Low If High or Low, describe

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?
☐ Yes ☒ No If Yes, describe and explain the effect on value and marketability.

UNIT DESCRIPTION

Unit Charge $ 407 per month X 12 = $ 4,884.00 per year Annual assessment charge per year per square feet of gross living area = $ 2.53

Utilities included in the unit monthly assessment ☒ None ☐ Heat ☐ Air Conditioning ☐ Electricity ☐ Gas ☐ Water ☐ Sewer ☐ Cable ☐ Other (describe)

General Description		Interior materials/condition		Amenities		Appliances		Car Storage	
Floor #	1	Floors	Wood/Good	☒ Fireplace(s) #	1	☐ Refrigerator		☐ None	
# of Levels	2	Walls	Drywall/Good	☐ WoodStove(s) #	0	☒ Range/Oven	1	☒ Garage ☐ Covered ☐ Open	
Heating Type	FAU Fuel Gas	Trim/Finish	Wood/Good	☒ Deck/Patio	Open	☒ Disp ☐ Microwave		# of Cars	2
☒ Central AC ☐ Individual AC		Bath Wainscot	Tile/Good	☒ Porch/Balcony	Balc	☒ Dishwasher	1	☐ Assigned ☒ Owned	
☐ Other (describe)		Doors	Hollow/Average	☐ Other	None	☐ Washer/Dryer		Parking Space #	N/A

Finished area **above** grade contains: 8 Rooms 3 Bedrooms 2.1 Bath(s) 1,927 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? ☒ Yes ☐ No If No, describe and comment on compatibility to other projects in the market area.

Additional features (special energy efficient items, etc.) No special energy efficient items were noted. The subject was measured according to ANSI® Z765-2021 Standards per FNMA requirements.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-timeframe unknown;Bathrooms-remodeled-timeframe unknown;No apparent functional or external inadequacies, necessary repairs or deferred maintenance was noted. The subject was found to be of average construction and in good condition.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe
No apparent physical inadequacies or adverse conditions were observed by appraiser at time of inspection unless stated above. Appraiser is not a home inspector. Appraisals are no guarantee that the property is free from defects. The appraisal only establishes the value of the property. Borrowers / intended users need to secure their own home inspections through the services of a qualified inspector and satisfy themselves about the condition of the property.Expert inspections are advisable. Utilities: On and functioning.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe
The subject conforms to the neighborhood in functional utility, style and condition.

PRIOR SALE HISTORY

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) Realist/CRMLS

My research ☒ did ☐ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) Realist/CRMLS

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	02/14/2025			
Price of Prior Sale/Transfer	$1,230,000			
Data Source(s)	CRMLS/Realist	CRMLS/Realist	CRMLS/Realist	CRMLS/Realist
Effective Date of Data Source(s)	03/01/2025	03/01/2025	03/01/2025	03/01/2025

Analysis of prior sale or transfer history of the subject property and comparable sales. Subject prior sale or transfer(s) in the last 36 months as per Realist/CRMLS are sold on 02/14/2025 for $1,230,000, Doc #10825 (Grant Deed), transferred twice on 02/14/2025 with Doc #'s 10824 (Affidavit) and 10823 (Affidavit). Comparable Sales #1: No prior sale or transfer(s) in past 12 months. Source: Realist/CRMLS. Comparable Sales #2: No prior sale or transfer(s) in past 12 months. Source: Realist/CRMLS. Comparable Sales #3: No prior sale or transfer(s) in past 12 months. Source: Realist/CRMLS.

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There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 847,500 to $ 1,169,000

There are 40 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 685,000 to $ 1,450,000

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address and Unit #	927 Corte Augusta -, Camarillo, CA 93010	990 Corte Augusta -, Camarillo, CA 93010		966 Corte Augusta -, Camarillo, CA 93010		938 Corte Augusta -, Camarillo, CA 93010	
Project Name and Phase	Golf Villas 2 1	Golf Villas 2 1		Golf Villas 2 1		Golf Villas 2 1	
Proximity to Subject		0.06 miles N		0.04 miles NW		0.03 miles SW	
Sale Price	$		$ 1,230,000		$ 1,198,000		$ 1,136,000
Sale Price/Gross Liv. Area	$ sq. ft.	$ 637.97 sq. ft.		$ 738.14 sq. ft.		$ 589.21 sq. ft.	
Data Source(s)		CRMLS #224003949;DOM 25		CRMLS #V1-23670;DOM 23		CRMLS #V1-25342;DOM 65	
Verification Source(s)		Doc #71972/Dated: 10/25/24		Doc #43043/Dated: 06/26/24		Doc #82816/Dated: 12/12/24	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Cash;0		ArmLth Conv;0		ArmLth Cash;0	
Date of Sale/Time		s10/24;c10/24		s06/24;c05/24		s12/24;c10/24	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
HOA Mo. Assessment	407	407		407		407	
Common Elements and Rec. Facilities	Common Areas Pool/Gated	Common Areas Pool/Gated		Common Areas Pool/Gated		Common Areas Pool/Gated	
Floor Location	1	1		1		1	
View	B;Mtn;	B;Mtn;		B;Glfvw;	0	N;Res;	+57,000
Design (Style)	DT2L;Contemp	DT2L;Contemp		DT2L;Contemp		DT2L;Contemp	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	28	28		28		28	
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 3 / 2.1	8 / 3 / 2.1		7 / 3 / 2.1	0	8 / 4 / 2.1	0
Gross Living Area	1,927 sq. ft.	1,928 sq. ft.	0	1,623 sq. ft.	+23,000	1,928 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC		FAU/CAC	
Energy Efficient Items	None Noted	None Noted		None Noted		None Noted	
Garage/Carport	2g;Owned	2g;Owned		2g;Owned		2g;Owned	
Porch/Patio/Deck	Patio Area	Patio Area		Patio Area		Patio Area	
Unit Location	Inside Location	Inside Location		Inside Location		Inside Location	
Other Items	None	None		None		None	
Property Type	DetachedCondo	DetachedCondo		DetachedCondo		DetachedCondo	
Net Adjustment (Total)		☐ + ☐ -	$ 0	☒ + ☐ -	$ 23,000	☒ + ☐ -	$ 57,000
Adjusted Sale Price of Comparables		Net Adj. 0.0 % Gross Adj. 0.0 %	$ 1,230,000	Net Adj. 1.9 % Gross Adj. 1.9 %	$ 1,221,000	Net Adj. 5.0 % Gross Adj. 5.0 %	$ 1,193,000

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach: Unless otherwise indicated, the comparables in this report are located within the subject market area. They are similar to subject and are reliable indicators of its value. Adjustments were made based on general market observations, sales analysis, and interviews with market participants. The sales comparison analysis adequately brackets the value within an acceptable range and sufficiently supports an estimated value of $1,225,000. The estimated market value of the subject property falls well within the range of values for the neighborhood. It is similar to the predominant value. A reasonable exposure time for the subject property developed independently from the stated marketing time is 0-90 days. **Note:** Please see end of addenda under "Determination of Opinion of Final Value" for explanation on wide range of adjusted/unadjusted range of comparable prices.

Indicated Value by Sales Comparison Approach $ 1,225,000

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): Not applicable. The direct sale comparison approach is generally considered to be the best indicator of value for this type of property because it typifies the buyer/seller motivation on the open market.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,225,000 **Income Approach (if developed) $**

The direct sale comparison approach is generally considered to be the best indicator of value for this type of property because it typifies the buyer/seller motivation on the open market. For that reason, it was given the most weight in the valuation process which was based upon confirmed sales within the area. The income approach and cost approach is not applicable. The sales comparison approach was given primary consideration as it best reflects the marketplace. The cost approach was not utilized as this a condominium project. The income approach was considered but not utilized as the subject property is located in a neighborhood of predominantly owner occupied properties.

The comparables utilized reflects an after adjustments value range of $1,177,000 (rounded) and $1,308,000 (rounded). The opinion of value concluded at $1,225,000 which is bracketed both before and after adjustments. Most emphasis in the sales comparison approach is given to the closed sales for the consideration in the final opinion of value. **AMC:** Fee paid to Appraiser: N/A - Staff Appraiser AMC Registration: 1289.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: No conditions.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 1,225,000 , as of 03/01/2025 , which is the date of inspection and the effective date of this appraisal.

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This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 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 unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) 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.

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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APPRAISER

Signature
Name Aatif Akhtar
Company Name The Property Sciences Group, Inc.
Company Address 395 Taylor Boulevard, Suite 250
Pleasant Hill, CA 94523
Telephone Number (925) 246-7300
Email Address aatif.akhtar@propsci.com
Date of Signature and Report 03/04/2025
Effective Date of Appraisal 03/01/2025
State Certification #
or State License # AL027825
or Other (describe) State #
State CA
Expiration Date of Certification or License 03/05/2026

ADDRESS OF PROPERTY APPRAISED
927 Corte Augusta
-, Camarillo, CA 93010
APPRAISED VALUE OF SUBJECT PROPERTY $ 1,225,000

LENDER/CLIENT
Name The Property Sciences Group, Inc
Company Name JP Morgan Chase
Company Address 1111 Polaris Pkwy, Columbus, OH 43240
Email Address Not Provided

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

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Individual Condominium Unit Appraisal Report

Loan #1819201311
File # 1128567

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address and Unit #	927 Corte Augusta -, Camarillo, CA 93010	1174 Corte Riviera -, Camarillo, CA 93010		1188 Corte Riviera -, Camarillo, CA 93010			
Project Name and Phase	Golf Villas 2 1	Golf Villas 1 1		Golf Villas 1 1			
Proximity to Subject		0.18 miles S		0.17 miles S			
Sale Price	$		$ 1,050,000		$ 1,117,500		$
Sale Price/Gross Liv. Area	$ sq. ft.	$ 594.56 sq. ft.		$ 632.79 sq. ft.		$ sq. ft.	
Data Source(s)		CRMLS #SR23203947;DOM 164		CRMLS #225000622;DOM 18			
Verification Source(s)		Doc #33790/Dated: 05/31/24		LA:805-404-9653/Dated: 02/24/25			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Cash;0		ArmLth Conv;0			
Date of Sale/Time		s05/24;c04/24		s02/25;c02/25			
Location	N;Res;	N;Res;		N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
HOA Mo. Assessment	407	240	0	309	0		
Common Elements and Rec. Facilities	Common Areas Pool/Gated	Common Areas Pool/Gated		Common Areas Pool/Gated			
Floor Location	1	1		1			
View	B;Mtn;	N;Res;	+52,500	N;Res;	+56,000		
Design (Style)	DT2L;Contemp	DT1L;Contemp	+26,500	DT1L;Contemp	+28,000		
Quality of Construction	Q4	Q4		Q4			
Actual Age	28	29	0	29	0		
Condition	C3	C3		C3	+56,000		
Above Grade Room Count	Total 8 / Bdrms. 3 / Baths 2.1	Total 7 / Bdrms. 3 / Baths 2.0	+5,000	Total 7 / Bdrms. 3 / Baths 2.0	+5,000	Total / Bdrms. / Baths	
Gross Living Area	1,927 sq. ft.	1,766 sq. ft.	+12,000	1,766 sq. ft.	+12,000	sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf			
Functional Utility	Average	Average		Average			
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC			
Energy Efficient Items	None Noted	None Noted		None Noted			
Garage/Carport	2g;Owned	2g;Owned		2g;Owned			
Porch/Patio/Deck	Patio Area	Patio Area		Patio Area			
Unit Location	Inside Location	BacksArterialSt	+31,500	BacksArterialSt	+33,500		
Other Items	None	None		None			
Property Type	DetachedCondo	DetachedCondo		DetachedCondo			
Net Adjustment (Total)		☒ + ☐ -	$ 127,500	☒ + ☐ -	$ 190,500	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 12.1 % Gross Adj. 12.1 %	$ 1,177,500	Net Adj. 17.0 % Gross Adj. 17.0 %	$ 1,308,000	Net Adj. % Gross Adj. %	$

SALE / TRANSFER HISTORY

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

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	02/14/2025	05/31/2024	08/02/2024	
Price of Prior Sale/Transfer	$1,230,000	$0	$0	
Data Source(s)	CRMLS/Realist	CRMLS/Realist	CRMLS/Realist	
Effective Date of Data Source(s)	03/01/2025	03/01/2025	03/01/2025	

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

Subject prior sale or transfer(s) in the last 36 months as per Realist/CRMLS are sold on 02/14/2025 for $1,230,000, Doc #10825 (Grant Deed), transferred twice on 02/14/2025 with Doc #'s 10824 (Affidavit) and 10823 (Affidavit). Comparable Sales #4: Prior sale or transfer(s) in past 12 months is transferred on 05/31/2024, Doc #33789 (Affidavit). Source: Realist/CRMLS. Comparable Sales #5: Prior sale or transfer(s) in past 12 months is transferred on 08/02/2024, Doc #52293 (Affidavit). Source: Realist/CRMLS.

ANALYSIS / COMMENTS

Analysis/Comments

Transaction: This report is intended for use in a mortgage finance transaction only not to exceed loan amount/transaction value of US $1,000,000 (one million dollars).

Clarification Of Intended Use and Intended User: The intended use of this appraisal is for the named Lender/Clients evaluation of the subject property as collateral for a mortgage loan to the borrower identified in the report, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No other use is intended or authorized by the appraiser, no additional Intended Users are identified by the appraiser.

Prior Service Disclosure Statement: In accordance with 2024-2025 USPAP (see Rules 2-3, 6-9, 9-3 and 10-3): 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.

Reasonable Exposure Time: The estimated length of times 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 an appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. The appraiser has determined that the property would have to be exposed for 0-90 days on the open market in order to have a market value of $1,225,000 as of the effective date of this appraisal.

Comparables Adjustments: Appraiser has utilized historical paired sales analysis and extraction from market reaction (buyers reaction based on Sensitivity Analysis - Please see addenda for detail) in determining the adjustment amounts.

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Market Conditions Addendum to the Appraisal Report

Loan #1819201311

File No. 1128567

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 927 Corte Augusta City Camarillo State CA ZIP Code 93010

Borrower Tammy Amick

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)	19	10	11	☐ Increasing ☒ Stable ☐ Declining
Absorption Rate (Total Sales/Months)	3.17	3.33	3.67	☒ Increasing ☐ Stable ☐ Declining
Total # of Comparable Active Listings	22	11	4	☒ Declining ☐ Stable ☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6.9	3.3	1.1	☒ 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	855,000	850,000	870,000	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Sales Days on Market	27	43	15	☐ Declining ☒ Stable ☐ Increasing
Median Comparable List Price	850,000	849,950	879,000	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Listings Days on Market	50	48	40	☒ Declining ☐ Stable ☐ Increasing
Median Sale Price as % of List Price	101	100	99	☐ 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.). The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the market conditions report. Occasional sales concessions noted, usually 0-3% of sales price for closing costs.

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).

The local CRMLS indicates there were 40 closed sales during the past 12 months and approximately none (0%) were distress sales, such as either foreclosures, REO, auction or short sales. Foreclosure properties are not a competing factor in the subject's market.

Cite data sources for above information. The Realist/CRMLS was the data source used to complete the Market Conditions Addendum.

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.

It appears that number of listings has stabilized over the last year and the number of sales has also stabilized. This resulted in a shortage of housing supply. Demand outweighs supply; There is a shortage of available properties. Please see addenda for search criteria details. The estimate of market value falls outside of the median sales price found in the appraisers search for comparable properties due to nature of subject such as GLA, condition rating (C3), bedroom/bathroom count and stable property values. Sales prices in the subjects market area have been fairly stable due to stable demand though shrinking inventory for properties similar to the subject. The median sale price has been fairly stable to increasing over the last year. Median list prices have fluctuated over the last year showing an increase this year.

Overall, the market appears to be fairly stable.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: Condominium (Det) **Project Name:** Golf Villas 2

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	2	2	2	☐ Increasing ☒ Stable ☐ Declining
Absorption Rate (Total Sales/Months)	0.33	0.67	0.67	☐ Increasing ☒ Stable ☐ Declining
Total # of Active Comparable Listings	2	2	1	☒ Declining ☐ Stable ☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)	6.1	3.0	1.5	☒ 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. The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the market conditions report. Occasional sales concessions noted, usually 0-3% of sales price for closing costs.

Summarize the above trends and address the impact on the subject unit and project. The MC addenda is based on residences in the subject's market area with specific search criteria explained in Extensive Supplemental Addenda as some homes.

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APPRAISER

Signature		Signature	
Appraiser Name	Aatif Akhtar	Supervisory Appraiser Name	
Company Name	The Property Sciences Group, Inc.	Company Name	
Company Address	395 Taylor Boulevard, Suite 250, Pleasant Hill, CA 9	Company Address	
State License/Certification #	AL027825 State CA	State License/Certification #	State
Email Address	aatif.akhtar@propsci.com	Email Address	

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. 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 residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

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

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

Example:
3.2 indicates three full baths and two half baths.

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

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

Serial# 90180E72
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Supplemental Addendum

File No. 1128567

Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						

1073 ADDENDUM

Appraiser's Assignment: In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached. The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership. The appraiser's assignment and the purpose of this report is to represent a reasonable and defensible opinion of the market value of the fee simple interest in the subject for the express purpose of assisting with a lending decision regarding said property. This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

A full definition of market value is contained in the attached Certification and Statement of Limiting Conditions. The opinion of value expressed herein is in terms of United States dollars as of the effective date of this report. The appraiser assumes no responsibility for the economic or physical factors occurring at some later date which may affect the opinions stated herein. The appraiser reserves the right to make such adjustments to the value herein reported as may be required by consideration of additional or more reliable data that becomes available.
In the event this report is placed in the hands of a third party, such party must be made cognizant of any and all limiting conditions resulting from the basis of our employment and discussions related thereto as well as those set forth herein.

- Inspect the subject property's interior and exterior from the street level as described in the appraisal report.
- Inspect the neighborhood in which the subject is located.
- Research all appropriate data.
- Provide at least 3 closed sales from the subject's market area when available.
- Verify the data in the appraisal report using all reliable sources.
- Assume the property condition is accurate, unless there is evidence to the contrary.
- Subject Photographs: Provide live photographs of subject front, interior and street scene (both sides when possible).
- Comparable Photographs: Provide photographs for all the comparable analyzed in this report. In the event a comparable photograph is deemed unacceptable by the client/lender or not available from public source such as CRMLS, live photo(s) will be provided by the appraiser. Additionally, it has been noted occasionally, the appraisers has found it necessary to incorporate photographs provided by the local CRMLS service when available because of circumstances beyond the appraisers' control. Such circumstances could be but not limited to gated properties, guard gated community and access to the subject and/or comparable(s) denied by the security, people at site, construction activity, traffic influence, or unable to see property from street level due to high walls/gates or site influence (long driveways, unpaved roads, etc). At minimum, the appraiser will inspect the subject/comparable used in the report from the street level when possible.
- A map locating the subject and the comparable in the report.
- Appropriate certifications and limiting conditions that are Uniform Standards of Professional Appraisal Practice (USPAP) compliant.

Transaction: This report is intended for use in a mortgage finance transaction only not to exceed loan amount/transaction value of US $1,000,000 (one million dollars).

Clarification Of Intended Use and Intended User: Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Contract Price/Short Sale/Loan Modification/Distress Properties Vs Appraised Value: Appraiser's utilize historic sales. Fair market value is determined by comparable sales in the area. Home value and appraisals are driven by local real estate market activity and arrived at through the use of recently sold comparable property, most similar available at time of effective date.

A short sale is simply an agreement between the borrower and the lender to sell for less than the outstanding balance of the loan.

As an appraiser appraise the property, not the contract or a pending short sale, it is not a reflective of Market Value.

In a short sale, usually, seller is under extreme duress, therefore, it cannot meet the definition of Market Value.

A BPO/CMA is essentially a price valuation conducted by a licensed real estate broker or designated agent. The BPO/CMA can be either exterior or interior. Since there is no required training for BPO's, the valuations can vary greatly. Listing below market value can speed up the process because buyers will typically see it along other similar properties, priced higher, assuming the competing listing agents priced the listings at or above market value.

Prior Service Disclosure Statement : In accordance with 2024-2025 USPAP (see Rules 2-3, 6-9, 9-3 and 10-3)**:** 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.

Comments on Subject Property

Data Source: Attached Realist Sheet/Attached CRMLS Sheet/Interior and Exterior Inspection.

Owner of Public Record: Tammy L. Amick, Trustee of The Amick Trust dated February 21, 2023

Occupancy Type: Homeowner.

Legal Description: As per attached Exhibit A, the legal description is as follows -

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM COMPRISED OF:

PARCEL 1: That portion of Lot 1 of Tract No. 4901, in the City of Camarillo, County of Ventura, State of California, nal

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Supplemental Addendum

File No. 1128567

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Subdivision Map recorded in Book 129, Pages 7 and 8 of Maps, in the Office of the County Recorder of said Ventura County, California and defined as Unit No. 37 on that certain Condominium Plan ("Plan") recorded on August 21,1996 as Document No. 96-114672 in official Records of Ventura County, California ("Official Records")

PARCEL 2: An undivided 1/15th fee simple interest as tenant in common in and to the Common Area of Module III on Lot 1 of Tract No. 4901, as more particularly described and delineated on said Plan.

EXCEPT from said land all oil, gas, minerals and other hydrocarbon substances in and under and that may be produced from said land as conveyed to Shumate and as reserved by Robert Sump, Lawrence Barker, Jr., Robert B. McLain and Kenneth Q. Volk, in deed recorded May 9,1958 in Book 1616 Page 219, Official Records. By instruments recorded October 1,1962 in Book 2212 Page 344, and in Book 2212 Page 351, both of Official Records, the owners of the mineral rights quitclaimed to the record owners the right to enter the surface or the subsurface to a depth of 500 feet below the surface of said land.

Being the same property as conveyed from Richard Malott, Successor Trustee of The Gerald Hughes Massey Inter Vivos Trust dated September 8, 2000, and Richard Malott, Successor Trustee of The Hubert Charles Branden Inter Vivos Trust dated December 10, 1999 to Tammy L. Amick, Trustee of The Amick Trust dated February 21, 2023 as set forth in Deed Instrument #2025000010825 dated 02/07/2025, recorded 02/14/2025, Ventura County, CALIFORNIA.

Subject's City: Subject is located in the City of Camarillo. This is verified by physical inspection, local CRMLS, Realist and software vendor provided USPS Standardization tool.

Community: Subject is a Detached (Site) Condo.

The appraiser contacted HOA at 800-999-6468. Appraiser requested the information but no reply till time of report delivery.

As "time is the essence", appraiser could not verify if the HOA is under a pending litigation or if any single entity owns 10% or more of the units in the community as of report writing.

The following information is provided by CRMLS / Realist and visual exterior inspection.

Street Maintenance: HOA covered.
Condition of Amenities: Well maintained.
HOA Dues: No buyer's reaction noted.
Amenities for Subject's Community Compared to Competing Communities: No buyer's reaction noted.
Builder Controlled HOA: No.

Condition: As at time of appraiser's (interior and exterior) inspection, the subject is in average to good condition (C3).

Improvements: The subject improvements are assumed to be in compliance with all governmental regulations such as fire, building and safety, earthquake and occupancy codes unless otherwise stated within this report or unless the appraiser is provided with specific professional or governmental inspection reports.

This report assumes that all appliances, heating and cooling apparatus, as well as the mechanical, electrical and plumbing systems located on the subject premises are in good working order.

The subject features 3 bedrooms, a den (possible 4th bedroom) and 2.1 bathrooms in approximately 1,927 sq.ft of gross living area (GLA).

The exterior dimensions and gross living areas of the subject property and the comparable, reported throughout this report, are often estimated due to the existence of various items which may impede direct measurement of exterior walls.

Furthermore, the measurements of upper-levels are estimated from the ground level and interior which may not be accurate. Areas open to the floor below are not included in the calculated area. So, in the case of a two-story foyer, only the actual floor area is calculated. The direct measurement of the comparable is often difficult due to the objection of home owners.

If direct measurement was not possible, the appraiser based the gross living area figures on square footage reported on public records or estimates from similar models located in the same neighborhood. Building sketches in this report are not drawn to scale and are utilized to show the exterior dimensions and general layout of the subject interior (illustrative purpose only). The sketch provided may not be exact measurements.

The square footage of the gross living area as per public records and physically measured by the appraiser may not be exact but that is normal per industry standards as each person measures the property with different round-up footage.

Other features are as follows:

Living room features wood floor and recessed lights.
Family room features wood floor, recessed lights and a fireplace.
Kitchen features wood floor, granite counter-tops and built-ins.
Bedrooms features wood floor and a walk-in closet in bedroom 1.
Bathrooms features wood floor and tile wainscot.
Others features are 2 car built-in garage and tile roof.

Smoke Detector(s): Installed.

Carbon Monoxide Alarm(s): Installed.

Water Heater: Double Strapped.

Utilities: Working and functioning.

FNMA Design Guide:

- Garden Project: 1 to 3 stories; contains units with communal walls, floors, and/or ceilings.
- Mid-Rise Project: 4 to 7 stories; contains units with communal walls, floors, and/or ceilings.
- High-Rise Project: 8+ stories; contains units with communal walls, floors, and/or ceilings.
- Other Town House or Row House: common side wall(s), no common wall above or below.

Cost-to-Cure (based on local builders/advertised materials)**:** No apparent physical inadequacies or adverse conditions were observed by appraiser at time of inspection.

Supplemental Addendum

File No. 1128567

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Appraiser is not a home inspector. Appraisals are no guarantee that the property is free from defects. The appraisal only establishes the value of the property. Borrowers / intended users need to secure their own home inspections through the services of a qualified inspector and satisfy themselves about the condition of the property. Expert inspections are advisable.

Site: No apparent encroachment or slide area were noted. No opinion is expressed herein as to the value, if any, of the subsurface oil, gas or mineral deposits or rights and the property is assumed not to be subject to surface entry for exploration or removal of such material except as expressly stated.

Highest and Best Use: The current improved use of the subject meets the four criteria for the highest and best use in that it is physically possible, legally permissible, financially feasible and maximally productive.

Comments on Appraiser's Provided Comparable

FNMA Guidelines for Use of Dated Sales in Market Approach: The appraiser must report a minimum of three comparable sales as part of the sales comparison approach. The appraiser may submit more than three comparable sales to support his or her estimate of market value, as long as at least three are actual settled or closed sales. Generally, the appraiser should use comparable sales that have been settled or closed within the last 12 months. However, the appraiser may use older comparable sales as additional supporting data if he or she believes that it is appropriate. The appraiser must comment on the reasons for using any comparable sales that are more than six months old. In addition, the appraiser may use the subject property as a fourth comparable sale or as supporting data if the property previously was sold (and closed or settled). If the appraiser believes that it is appropriate, he or she also may use contract offerings and current listings as supporting data.

Guidelines and Search Criteria for Closed Sales Comparable: The appraiser's comparable search parameters began with CRMLS/Realist search for quality homes sold within the prior 3 months, located within 1 mile from the subject property, with similar effective age. However, due to lack recent sale activity within this criteria in subject's market area, the closed sales comparable criteria was extended to beyond 3 months but within 1 mile where similar homes exist.

Comparable used required adjustments due to the subject characteristics. However, they are considered to be among the most recent, similar, credible in the subject's market area.

This report does not exceeds typical industry guidelines of 1 mile proximity and desired 12 month timeframe.

Closed Sales Distance/Radius: Within 1 mile of the subject property.
Closed Sales Distance/Radius for 1004MC Form: Within 1 mile of the subject property to get credible results.
Closed Sales Property Type: Detached condominiums only.
Closed Sales Year Built: Similar age.
Closed Sales GLA Range: 1,927 sf > 1,446 sf-2,408 sf (+/-25%).
Closed Sales Date Range: Within 12 months (03/02/2024-03/01/2025) of the effective date of this report.
Closed Sales Market Area: City of Camarillo within specific boundaries.

Because of the subject's property characteristics such as GLA, condition rating (C3) and bedroom/bathroom count, it is reasonable to assume the subject's appeal is much broader than the typical homes in the area. All comparable reside in the same zip code and same city and they all benefit from the same market influences.

Comparable Over 6 Months Closed Date: Appraiser utilized 2 additional comparable closed over 6 months from the effective date of the report as a) to locate an additional closed sale within the subject's community and b) to locate an additional closed sale outside the subject's community.

Distance: The subject is in the City of Camarillo where major boulevards intertwine throughout the area. The comparable selected for this appraisal are considered to be the nearest and most similar properties in the area that have sold recently. The market reflected no value differential for properties located in different sides of the area as they are similar properties located in the same city. Location adjustment was not warranted. The area for a considerable distance is all considered as the neighborhood. Distance is not considered a factor in the adjustment process.

Reasonable Exposure Time: The estimated length of times 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 an appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. The appraiser has determined that the property would have to be exposed for 0-90 days on the open market in order to have a market value of $1,225,000 as of the effective date of this appraisal.

1004MC Form: Please note the total Active Listings utilized on the 1004MC Form are from the 12 months period. They are maybe closed, expired or withdrawn but Active at time of the period reported. The Active comparable reported on top of Page 2 of main report are "currently active". Active comparable "current" and historically will not be same, most of the time.

The estimate of market value may fall outside of the median sales price found in the appraisers search for comparable properties due to nature of subject such as GLA, condition rating (C3), bedroom/bathroom count and stable property values.

Variance In Sales Price: Due to changing market conditions and distressed market activity, there exists a large range in property values of similar comparable properties within the subject property's neighborhood; the variance between the adjusted sales prices of the comparable sales appears to be significant and excessive. This variance is not only significant and excessive, but more typical and/or consistent with property value differences in this neighborhood area. However, comparable sales at the lower end of this range are typically non arm's length and not appropriate when considering comparable sales for the use when estimating current market value within the current market in this market area.

Verification of Term and Sale of Comparable of Appraiser Provided Comparable: The appraiser has verified the information through CRMLS when available, and Realist as source. The only ways to confirm a condition of properties are physical inspection and CRMLS. With this assignment, because of scope of work, condition can be only verified by CRMLS. Realist does not provide condition as it is a title search, not a CRMLS accessory. Where CRMLS is not provided, we have no choice other than to give the benefit of reporting it correctly.

CRMLS Sales versus Non-CRMLS Sales: Please note the FNMA guidelines provided above. The guidelines requires closed sales, and at time of effective date, some homes were selling outside CRMLS (or pocket listings) in sync with CRMLS sales. Occasional sales concessions noted, usually 2-3% of sales price for closing costs. Median list prices have fluctuated over the last year. This was mainly due to a few outliers (very high listings).

Similar Age: Subjects effective age and comparable effective ages appear to be similar and no age adjustments were given. Market analysis did not indicate an adjustment for age, this was considered outside the overall condition adjustment. The appraiser judged the effective age of the improvement based upon the level of maintenance and periodic upgrading which the property has received. Comparable sales were selected based upon their effective age and their relationship to the subject property when applicable.

GLA Calculation Based on Sensitivity Analysis: Sensitivity analysis is a method that can be used to support adjustments. The purpose of this is to provide basic information on sensitivity analysis and give an example of its application.

Selling Guide - B4-1.1-04 Unacceptable Appraisal Practices (04/15/2014): Use of adjustments to comparable sales :t market

Serial# 90180E72
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reaction to the differences between the subject property and the comparable sales.

Selling Guide -B4-1.3-09 Adjustments to Comparable Sales (04/15/2014): Ideally, the best and most appropriate comparable would require no adjustment, however, this is rarely the case as typically no two properties, or transactions details, are identical. Adjustments must reflect the market's reaction to the difference in the properties, not necessarily the cost of the difference. For example, swimming pools, elaborately finished basements, and other special amenities generally do not affect value to the extent of their cost. Comparable properties with few adjustments are preferable and often indicate a high degree of comparability with the subject property.

Background: Fannie Mae has expressed concern that appraisers are using unsupported adjustments, using adjustment rates that are too low (particularly for gross living area), and, in some cases, are using small adjustments to keep net and gross adjustment percentages within certain guidelines.

The Method: Sensitivity analysis begins by placing sales of comparable properties onto an adjustment grid. Any adjustment rates that have already been supported are applied. Then, for any adjustment that is unknown, or any adjustment that the appraiser wishes to test, an estimated adjustment is applied and the results are analyzed. The appraiser then changes the adjustment, using both higher and lower adjustments to see the effect of each change on the indicated value range. The goal is to find the adjustment that produces the smallest variance in indicated value range.

Appraisal forms software is an excellent tool to assist an appraiser in conducting sensitivity analysis. It can also be done using spreadsheet software, or it can be done manually.

Conclusion: Sensitivity analysis is an excellent tool for use in many appraisal assignments. Once appraiser derived good support for an adjustment rate, that analysis may be applied to other similar assignments. Note that while the adjustment rate derived for condominium units appraisal likely would not be applicable to detached homes in the same area, it might be used as support for GLA adjustments in future appraisal assignments in the same or competing complexes. It is recommended that appraisers maintain, and constantly update, a record of such data that might be used in future assignments.

However, effective 12/14/2014, as a result of an analysis of Uniform Appraisal Dataset data specific to comparable adjustments, Fannie Mae has eliminated the 15% net and 25% gross adjustment guidelines and has provided clarification with respect to Fannie Mae's expectations for the appraiser to analyze the market for competitive properties and provide appropriate market based adjustments without regard to limits on the size of the adjustments.

Comparable #1: 990 Corte Augusta (Subject's Community)

Data Source: Realist/CRMLS/Exterior Inspection.

No differences noted and no adjustments are necessary.

Comparable #2: 966 Corte Augusta (Subject's Community)

Data Source: Realist/CRMLS/Exterior Inspection.

A positive adjustment is given for less gross living area than subject.

Comparable #3: 938 Corte Augusta (Subject's Community)

Data Source: Realist/CRMLS/Exterior Inspection.

A positive adjustment is given for inferior view than subject.

Comparable #4: 1174 Corte Rivera (Outside Subject's Community)

Data Source: Realist/CRMLS/Exterior Inspection.

Positive adjustments are given for inferior view, inferior design (please see below for details), 1/2 bathroom less, less gross living area and inferior location than subject.

Comparable #5: (Outside Subject's Community)

Data Source: Realist/CRMLS/Exterior Inspection.

Positive adjustments are given for inferior view, inferior design (please see below for details), inferior condition (not updated/remodeled recently with outdated bathroom), 1/2 bathroom less, less gross living area and inferior location than subject.

Adjustments and Criteria Utilized For Comparable
Please Note: All adjustments were derived by market estimates when applicable.

Market Condition Adjustment:

Please note: In collaboration with Freddie Mac, Fannie Mae has released a Selling Guide Announcement (SEL-2024-07), which standardizes the definitions of the terms "Neighborhood" and "Market Area" and provides appraisers with guidance on applying appreciation and depreciation adjustments to comparable sales with the note points below:

The overall market trend must be derived using data from a minimum timeframe of 12 months.

7-12 months: Starting point.
4-6 months: +/-0.04% (+/-0.5% per year) Market Decline.
0-3 months: +/-0.21% (+/-2.5% per year) Market Incline.

As per FNMA Selling Guide Section B4-1.3-09, time adjustment to the sales comparison approach are measured from the contract date of the comparable sale(s) to the effective date of the appraisal.

Additionally, the typical value variance less than 7-10% could be considered stable, as noted, the pool includes many variables and sizes of sales. Based on above reference, time adjustment is not warranted and deemed not necessary based on the last 12 months.

This is based on with rounded dollar amount based on the actual "meeting of the minds" , that is the contract date. This is the date upon which time adjustment is assessed. This is the standard appraisal practice by all appraisers. The contract date is the date which needs to be the basis for time adjustments. Because a sale can go under contract in a particular month but will close later. But that contract price is based on the "meeting of the minds" in earlier at time of contract signed, not at closed date. This is why the time adjustments are assessed on the contract dates, not closing dates. This assessing time adjustments on the contract dates is prescribed by industry standards.

Serial# 90180E72
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Supplemental Addendum

File No. 1128567

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Lender/Client	JP Morgan Chase						

National Websites: Appraiser utilized market condition is based on criteria as utilized above and as per 1004MC form attached, not an averaged-out market condition. City of Camarillo condominium units are sold for lower/higher are also based on gross living area and other market factors. Some national websites such as Zillow or DQnews.com are not reliable sources for appraisals as they are based on macro data and take in to account all homes regardless different sides of the town, size, bedroom/bathrooms count, lot size, etc. They usually take the whole zip code into account as appraisers are specifically looking at market condition based on similar homes as subject (based on the search criteria utilized).

Zestimates (Zillow) has median error rate of 8% on nationwide error (LA Times).

As per Zillow's website:

The Zestimate® home valuation is Zillow's estimated market value, computed using a proprietary formula. It is not an appraisal. It is a starting point in determining a home's value. The Zestimate is calculated from public and user-submitted data, taking into account special features, location, and market conditions. We encourage buyers, sellers, and homeowners to supplement Zillow's information by doing other research such as:

- Getting a comparative market analysis (CMA) from a real estate agent
- Getting an appraisal from a professional appraiser
- Visiting the house (whenever possible)

The Zestimate's accuracy depends on location and availability of data in an area. Some counties have deeply detailed information on homes such as number of bedrooms, bathrooms and square footage and others do not. The more data available, the more accurate the Zestimate value. Zillow's accuracy has a median error rate of 4.5%. This means half of the home values in the area are closer than the error percentage. For example, in Seattle, Zestimate values for half of the homes are within 4.7% of the selling price, and half are off by more than 4.7%. To improve Zestimate accuracy, we allow homeowners to edit their home facts and then we incorporate this information into our Zestimate calculations.

Additionally, The FHFA HPI measures "average price" changes in sales or refinancing's on the same properties. This information is obtained by reviewing mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac. The FHFA HPI is updated as additional mortgages are purchased or securitized by Fannie Mae and Freddie Mac. The new mortgage acquisitions are used to identify repeat transactions for the most recent period and for each subsequent period since 1975.

The report itself clearly states " When using the FHFA House Price Calculator, please note that it does not project the actual value of any particular house. Rather, it projects what a given house purchased at a point in time would be worth today if it appreciated at the average appreciation rate of all homes in the area. The actual value of any house will depend on the local real estate market, house condition and age, home improvements made and needed, and many other factors. Consult a qualified real estate appraiser in your area to obtain a professional estimate of the current value of your home".

Location: Similar. No adjustment is deemed necessary.

HOA Dues: No buyer's reaction noted and no adjustment is deemed necessary.

Common Elements and Recreation Amenities: Similar. No adjustment is deemed necessary.

Floor Location: Similar. No adjustment is deemed necessary.

View: +/-5%. Based on the list/sold price.

Design/Style: +/-2.5%. Based on the list/sold price.

As per market research, homes that are two story or more demand more price compared to single story homes, with other adjustments also taken in to consideration. Unadjusted sale price are not based on just single factor, such as number of stories, other factors are also considered such as location, bedroom/bathroom count, condition, GLA, etc. Adjustment for design (number of stories) was warranted. Whether someone is building their dream house or are buying a house they are planning to eventually re-sell, they may have wondered if you should look into a single-story home or a two-story home instead. The choice is partially a matter of fashion. Ranch-style homes were all the rage after the Second World War but lost steam in favor of two-story homes in the early 2000'. Most of the rebuilt homes in the subject's market area are 2 story homes. Since the footprint of the house is typically smaller than a similar sized one-story home, the outdoor space available is more important. Two-story homes allow for a separation between private spaces (like the bedrooms) and the reception areas, like the dining room and guest bedrooms for more privacy. More design options than cookie-cutter ranch-style homes. However, when it comes to value, appraisers try to stick as much as possible to similar types of housing as far as comparable. Stairs are only issue when someone has difficulty climbing, which is a miniscule fraction of home buyers as of current market shoppers. Appraiser's warranted adjustment based on dominant market force.

Quality of Construction: Similar. No adjustment is deemed necessary.

Actual Age: Similar. No adjustment is deemed necessary.

Condition: +/-5%. Based on the list/sold price and information obtained from CRMLS/Exterior inspection.

Room Count: No buyer's reaction noted for number of rooms and no adjustment is necessary as it is included in GLA.

Bedroom Count: No buyer's reaction noted for number of bedrooms and no adjustment is necessary as it is included in GLA.

Full Bathroom: Similar. No adjustment is deemed necessary.

1/2 Bathroom: $5,000.

Gross Living Area: Approximately $75 per sq.ft adjusted for approximately or almost near 100 sq.ft or more difference.

Functional Utility: Similar. No adjustment is deemed necessary.

Central Heating and Cooling System: Similar. No adjustment is deemed necessary.

Energy Efficient Items: Similar. No adjustment is deemed necessary.

Garage/Carport: Similar. No adjustment is deemed necessary.

Porch/Patio/Deck: Similar. No adjustment is deemed necessary.

Unit Location: +/-5% for backing an arterial street. Based on the list/sold price.

Serial# 90180E72
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File No. 1128567

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Other Items: Similar. No adjustment is deemed necessary.

Reconciliation

Determination of Opinion of Final Value:

This is to comment on the wide range of sale prices and adjusted sale prices, providing a detailed reconciliation of the sales comparison approach, indicating how each sale was weighted, including the percentage applied to each sale and why, and what logic was used to determine the final opinion of value.

The subject property is remodeled/upgraded for the area. Typical neighborhood condominiums are of average quality. This property is similar in construction and in size to other similar condominiums which are scattered throughout the area with a wide range of prices due to location, bedroom/bathroom count, condition and unit location. Due to lack of sales in subject's immediate market area, wide range of adjusted and unadjusted price range is unavoidable.

The direct sale comparison approach is generally considered to be the best indicator of value for this type of property because it typifies the buyer/seller motivation on the open market. For that reason, it was given the most weight in the valuation process which was based upon confirmed sales within the area.

The sales comparison approach was given primary consideration as it best reflects the marketplace.

The Market Approach yields the best indicator of market value. All comparable sales were given equal consideration by the appraiser and are all supportive of the final value estimate.

Prior Sale: There is a stability in value since the last sale in February 2025 as subject's neighborhood has seen a stability in sold price as evident with attached 1004MC Form. As an appraiser appraises the property, not the prior sale price, prior sale price is not reflective of Current Market Value. Fair market value is determined by comparable sales in the area. Home value and appraisals are driven by local real estate market activity and arrived at through the use of recently sold comparable property, most similar available at time of effective date. Additionally, that Opinion of Value is based on closed sales, not on active or pending sales as it is not confirmed how much they will close for if they close, if they are outlier, etc. Appraiser utilized market value, given appraised value is not based on specific closed sales in the subject's project or market area. It is based on overall value based on reconciliation of all 5 comparable utilized. Fair market value is determined by comparable sales in the area. Home value and appraisals are driven by local real estate market activity and arrived at through the use of recently sold comparable property, most similar available at time of effective date.

The comparable utilized reflects an after adjustments value range of $1,177,000 (rounded) and $1,308,000 (rounded). The opinion of value concluded at $1,225,000 which is bracketed both before and after adjustments. Most weight is given to comparable #1 and #2 due to lowest gross adjustments.

Comparable #1	I	Adjusted Value $1,230,000	I	Weight 25%	I	Weighted Value $307,500
Comparable #2	I	Adjusted Value $1,221,000	I	Weight 25%	I	Weighted Value $305,250
Comparable #3	I	Adjusted Value $1,193,000	I	Weight 20%	I	Weighted Value $238,600
Comparable #4	I	Adjusted Value $1,177,500	I	Weight 15%	I	Weighted Value $176,625
Comparable #5	I	Adjusted Value $1,308,000	I	Weight 15%	I	Weighted Value $196,200

Total $1,224,175. Appraiser's opinion of value is $1,225,000 (rounded to nearest $5,000).

Income Approach: The income approach was considered but not utilized as the subject property is located in a neighborhood of predominantly owner occupied properties and due to the lack of rental data collected within the scope of this report.

Cost Approach: This approach is impractical in the valuation of attached/detached condominium. Cost figures cannot be reasonably derived at without compromising the integrity of adjacent units. Therefore, it is not completed by the appraiser.

Remaining Economic Life: The Economic Age/Life Method (also called the straight-line method) is the most common depreciation technique employed by residential appraisers. It is easy to use and easy to explain. Depreciation is calculated by multiplying replacement cost by the effective age of the improvements divided by the total economic of the subject. The underlying assumption of the economic age/life method is that deterioration occurs at a constant average annual rate.

Effective Age 25 years / Lifespan 60 years = Depreciation 41.67%.

Total Remaining Economic Life is 35 years.

Land value is not developed as this approach is impractical in the valuation of attached/detached condominiums. Cost figures can not be reasonably derived at without compromising the integrity of adjacent units. Therefore, it is not completed by the appraiser.

AMC: Property Sciences Group, California AMC Number - 1289.

Signature: Please be advised this report has been electronically signed.

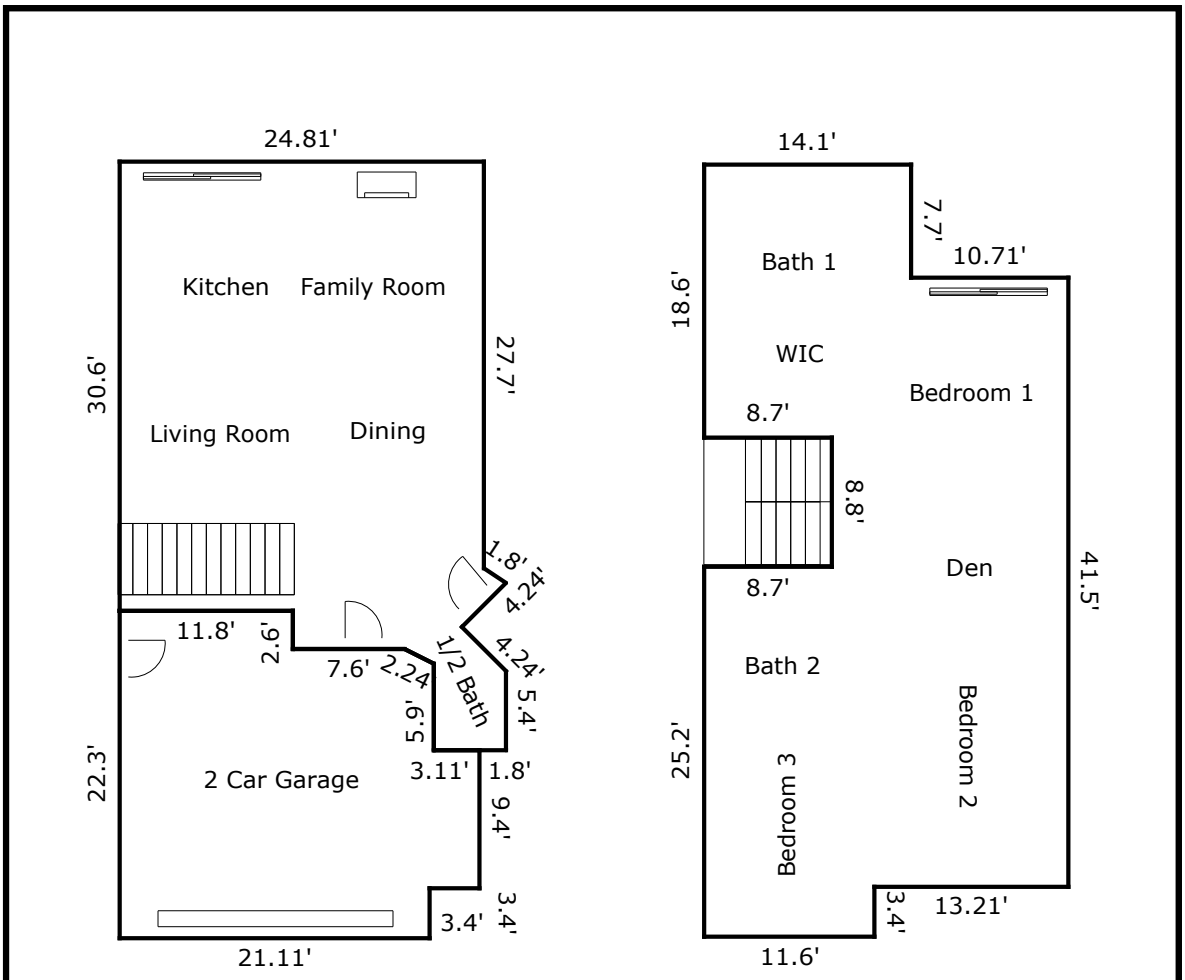
All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. No person can alter the appraisal with the exception of the original signing appraiser(s)'.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

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Building Sketch

Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						



TOTAL Sketch by a la mode

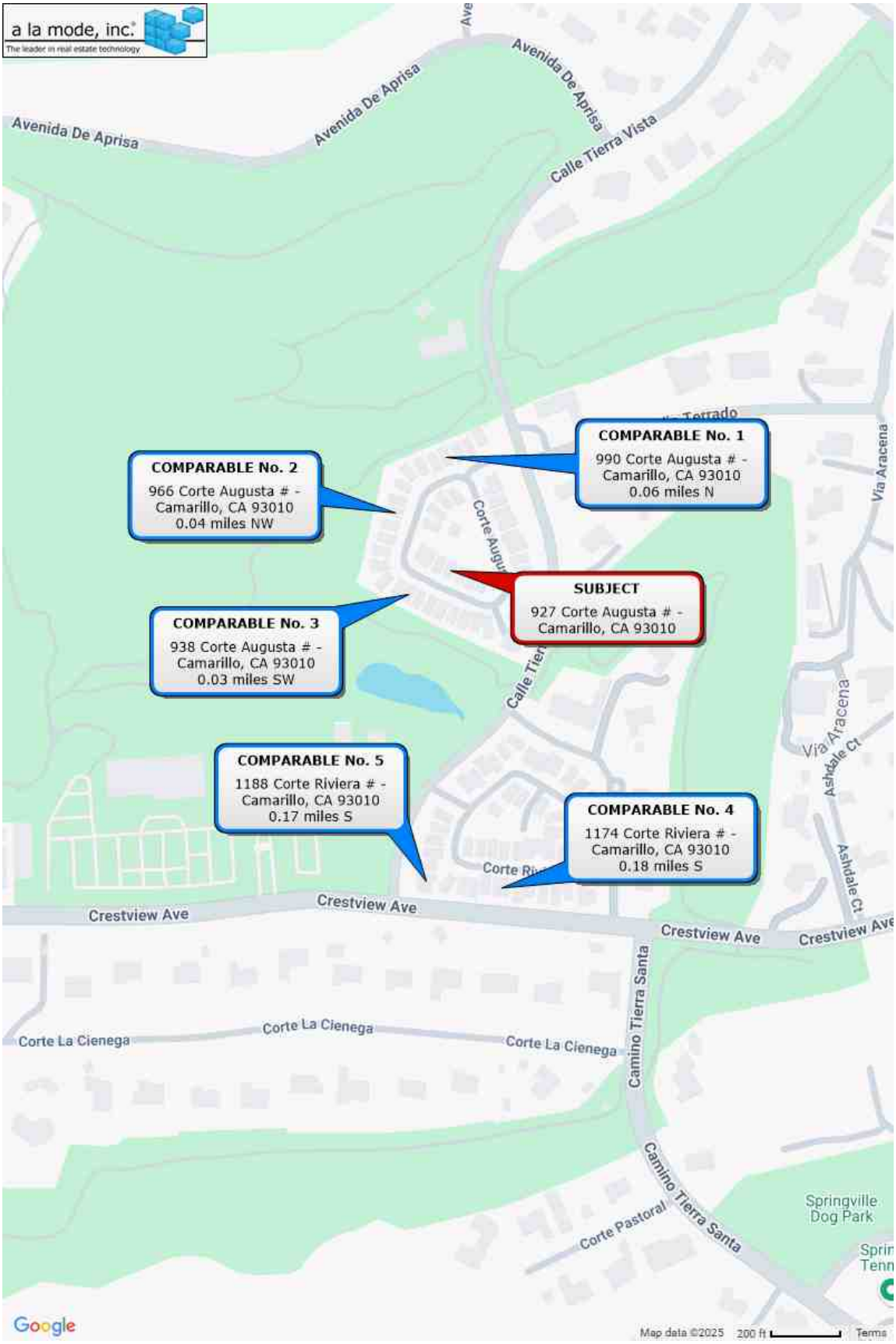
Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	826.39 Sq ft	30.6 × 11.8	= 361.08
		33.2 × 7.6	= 252.32
		0.5 × 1 × 2	= 1
		33.2 × 2	= 66.4
		40.1 × 1.91	= 76.59
		0.5 × 3 × 3	= 4.5
		5.4 × 3	= 16.2
		0.5 × 1.5 × 1.5	= 1.12
		30.2 × 1.5	= 45.3
		0.5 × 2.5 × 1.5	= 1.88
Second Floor	1101.06 Sq ft	14.1 × 7.7	= 108.57
		24.81 × 10.9	= 270.43
		16.11 × 8.8	= 141.77
		24.81 × 21.8	= 540.86
		3.4 × 11.6	= 39.44
Total Living Area (Rounded):	**1927 Sq ft**		
Non-living Area			
2 Car Built-in Garage	479.51 Sq ft	22.3 × 11.8	= 263.14
		19.7 × 7.6	= 149.72
		1.71 × 3.4	= 5.81
		5.11 × 9.4	= 48.03
		2 × 5.9	= 11.8
		0.5 × 2 × 1	= 1

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Location Map

Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						



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Aerial Map

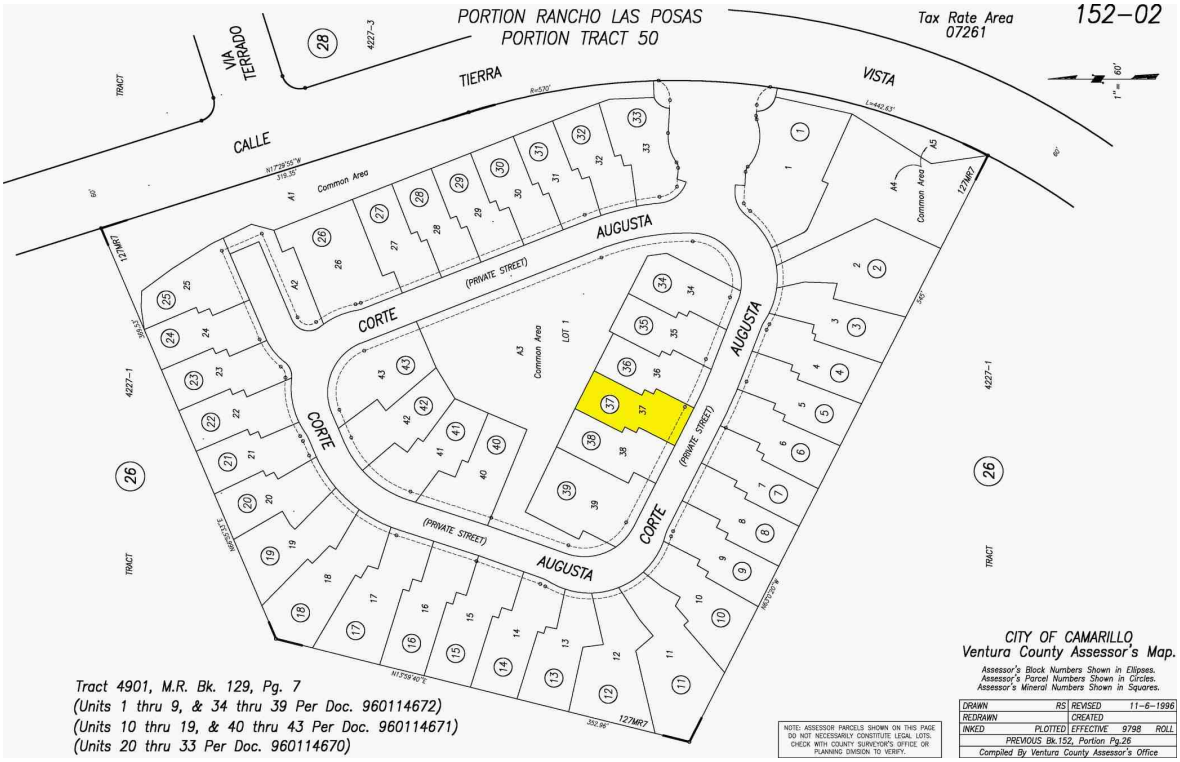
Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						



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Plat Map

Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						



Serial# 90180E72
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Subject Photograph Addendum

Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						



Subject Front

927 Corte Augusta
Sales Price

Gross Living Area	1,927
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	B;Mtn;
Site	0 sf
Quality	Q4
Age	28



Subject Rear



Subject Street

Serial# 90180E72
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Subject Photograph Addendum

Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						



Front Door



Entry



Living Room (Angle 1)



Living Room (Angle 2)



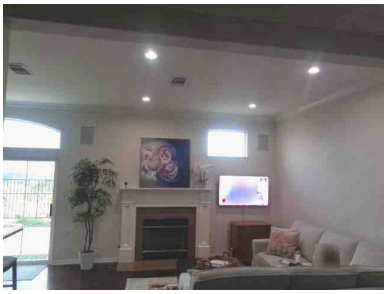
Dining Area



Kitchen (Angle 1)



Kitchen (Angle 2)



Family Room



Stairs



Stairs



Bedroom 1



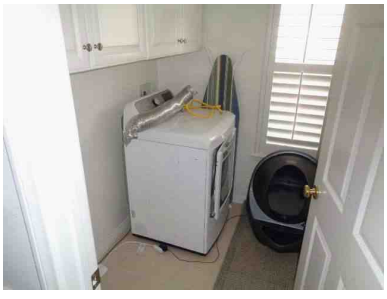
Bedroom 2



Bedroom 3



Den



La n

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Subject Photograph Addendum

Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						



Bathroom 1 (Angle 1)



Bathroom 1 (Angle 2)



Bathroom 2



1/2 bathroom



Smoke Detector



Carbon Monoxide Alarm



Water Heater



View



Garage (Inside)



Community Pool



HOA Sign



Street (Another Direction)

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Comparable Photo Page

Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						



Comparable 1

990 Corte Augusta

Prox. to Subject	0.06 miles N
Sales Price	1,230,000
Gross Living Area	1,928
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	B;Mtn;
Site	0 sf
Quality	Q4
Age	28



Comparable 2

966 Corte Augusta

Prox. to Subject	0.04 miles NW
Sales Price	1,198,000
Gross Living Area	1,623
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	B;Glfvw;
Site	0 sf
Quality	Q4
Age	28



Comparable 3

938 Corte Augusta

Prox. to Subject	0.03 miles SW
Sales Price	1,136,000
Gross Living Area	1,928
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	0 sf
Quality	Q4
Age	28

Serial# 90180E72
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Comparable Photo Page

Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						



Comparable 4

1174 Corte Riviera

Prox. to Subject	0.18 miles S
Sales Price	1,050,000
Gross Living Area	1,766
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	0 sf
Quality	Q4
Age	29



Comparable 5

1188 Corte Riviera

Prox. to Subject	0.17 miles S
Sales Price	1,117,500
Gross Living Area	1,766
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	0 sf
Quality	Q4
Age	29

Supplemental CRMLS Photos

Borrower	Tammy Amick						
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						



Comparable #1: 990 Corte Augusta (CRMLS Photo)



Comparable #2: 966 Corte Augusta (CRMLS Photo)



Comparable #3: 938 Corte Augusta (CRMLS Photo)



Comparable #4: 1174 Corte Riviera (CRMLS Photo)



Comparable #5: 1188 Corte Riviera (CRMLS Photo)

Serial# 90180E72
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927 Corte Augusta, Camarillo, CA 93010-7433, Ventura County

APN: 152-0-020-375 CLIP: 3151516852



MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
3	2	1	$1,230,000	02/07/2025
MLS Sq Ft	**Lot Sq Ft**	**MLS Yr Built**	**Type**	
1,999	1,928	1997	CONDO	

OWNER INFORMATION

Owner Name	Amick Trust	Tax Billing Zip	93010
Mail Owner Name	Amick Trust	Tax Billing Zip+4	2248
Tax Billing Address	2343 Aubury Pl	Owner Occupied	No
Tax Billing City & State	Camarillo, CA		

COMMUNITY INSIGHTS

Median Home Value	$1,324,756	School District	PLEASANT VALLEY
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Q1 Home Price Forecast	$1,374,511
[redacted]	[redacted]	Last 2 Yr Home Appreciation	15%

LOCATION INFORMATION

Zip Code	93010	School District	Oxnard Un
Carrier Route	R003	Comm College District Code	Ventura Jt
Zoning	RPD-10U	Census Tract	52.05
Tract Number	490100	Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION

APN	152-0-020-375	Lot	1
% Improved	35%	Water Tax Dist	Calleguas
Tax Area	07261	Fire Dept Tax Dist	Ventura Co
Legal Description	D-TRACT: 490100 CONDOREF: 96 0114672 LOT: 1 MAPNR: 129MR 7 UNIT: -37		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	$854,247	$837,498	$821,077
Assessed Value - Land	$555,557	$544,664	$533,984
Assessed Value - Improved	$298,690	$292,834	$287,093
YOY Assessed Change ($)	$16,749	$16,421	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2022	$10,031		
2023	$10,032	$0	0%
2024	$10,360	$328	3.27%

CHARACTERISTICS

County Land Use	Condominium Or Townhouse	Dining Rooms	1
Universal Land Use	Condominium	Family Rooms	1
Lot Acres	0.0443	Other Rooms	Dining Room, Family Room, Utility Room
Lot Area	1,928	Fireplaces	1
Building Sq Ft	Tax: 1,928 MLS: 1,999	Garage Type	Garage
Gross Area	1,928	Garage Sq Ft	491
2nd Floor Area	1,057	Parking Type	Type Unknown
Stories	2	Parking Spaces	2
Total Rooms	8	Year Built	1997
Bedrooms	Tax: 4 MLS: 3	Other Impvs	Laundry Room, Porch
Total Baths	3	Porch	Porch
MLS Total Baths	3	Porch 1 Area	48
Full Baths	2	Porch Type	Porch
Half Baths	1	# of Buildings	1

SELL SCORE			
Rating	**Very High**	Value As Of	**2025-02-23 04:32:56**
Sell Score	**877**		

ESTIMATED VALUE			
RealAVM™	**$982,300**	Confidence Score	**97**
RealAVM™ Range	**$904,700 - $1,059,900**	Forecast Standard Deviation	**8**
Value As Of	**02/10/2025**		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	**4371**	Cap Rate	**2.7%**
Estimated Value High	**5052**	Forecast Standard Deviation (FSD)	**0.16**
Estimated Value Low	**3690**		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	P1-20325	MLS Original List Price	**$999,000**
MLS Status	**Closed**	Closing Date	**01/27/2025**
MLS Source	**CRF**	MLS Sale Price	**$1,230,000**
MLS Area	**VC43 - LAS POSAS ESTATES**	MLS Listing Agent	**P16312-Jason Berns**
MLS Status Change Date	**02/14/2025**	MLS Listing Broker	**KELLER WILLIAMS REALTY**
MLS Current List Price	**$999,000**		

MLS Listing #	V0-214018650
MLS Status	**Closed**
MLS Listing Date	**05/07/2014**
MLS Listing Price	**$765,000**
MLS Orig Listing Price	**$800,000**
MLS Close Date	**03/31/2015**
MLS Listing Close Price	**$725,000**
MLS Source History	**CRF**

LAST MARKET SALE & SALES HISTORY			
Recording Date	**02/14/2025**	Sale Type	**Full**
Sale Date	**Tax: 02/07/2025 MLS: 01/27/2025**	Deed Type	**Grant Deed**
Sale Price	**$1,230,000**	Owner Name	**Amick Trust**
Price Per Square Feet	**$637.97**	Seller	**Massey Gerald H Living**
Document Number	10825		

Recording Date	02/14/2025	02/14/2025	02/14/2025	03/31/2015	06/20/2002
Sale Date	**02/07/2025**	**02/07/2025**	**02/07/2025**	**02/18/2015**	**06/12/2002**
Sale Price	**$1,230,000**			**$725,000**	
Nominal		**Y**	**Y**		**Y**
Buyer Name	**Amick Trust**	**Branden Hubert C Living Trust**	**Massey Gerald H Living Trust**	**Massey Gerald H Trust**	**Walsh Dean & Simone**
Seller Name	**Massey Gerald H Living**	**Braden Hubert C**	**Massey Gerald H**	**Walsh Dean & Simone**	**Walsh Dean**
Document Number	**10825**	**10824**	**10823**	**47066**	**145678**
Document Type	**Grant Deed**	**Affidavit**	**Affidavit**	**Grant Deed**	**Grant Deed**

Recording Date	12/03/1999	12/03/1999	08/29/1997
Sale Date	**11/18/1999**	**11/22/1999**	
Sale Price		**$485,000**	**$295,000**
Nominal	**Y**		
Buyer Name	**Walsh Dean**	**Walsh Dean**	**Appleton Douglas S**
Seller Name	**Walsh Simone**	**Appleton Douglas S**	**Golf Villas Partners #1 Lp**
Document Number	**216257**	**216256**	**110680**

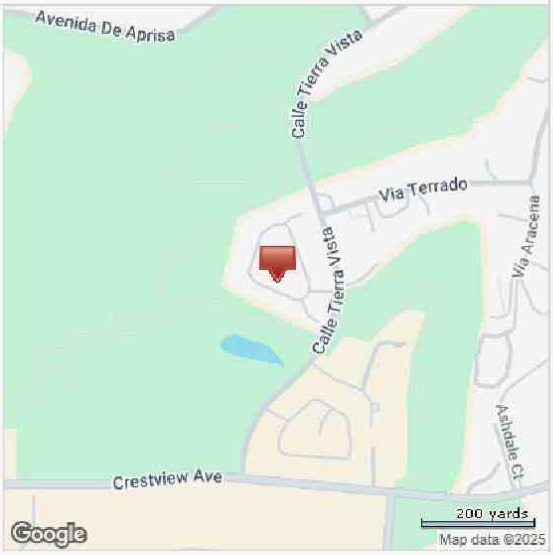
Document Type	Grant Deed	Grant Deed	Grant Deed	

MORTGAGE HISTORY

Mortgage Date	03/31/2015	07/25/2003	06/20/2002	12/03/1999	08/29/1997
Mortgage Amount	**$310,000**	**$322,700**	**$338,000**	**$339,500**	**$206,500**
Mortgage Lender	**On Q Fin'l Inc**	**Washington Mutual Bk Fa**	**Washington Mutual Bk Fa**	**Downey S&L**	**Nationsbanc Mtg Corp**
Mortgage Code	**Conventional**	**Conventional**	**Conventional**	**Conventional**	**Conventional**

PROPERTY MAP





*Lot Dimensions are Estimated

Property Details Courtesy of Aatif Akhtar, Coldwell Banker Exclusive, California Regional MLS

Generated on: 02/27/25

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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Cross Property 360 Property View

927 Corte Augusta, Camarillo, CA 93010

Listing

927 Corte Augusta, Camarillo 93010 STATUS: **Closed** LIST/CLOSE: **$999,000/$1,230,000**

927 Corte Augusta, Camarillo, CA 93010





BED / BATH: **3/2,0,1,0**
SQFT(src): **1,999 (T)**
PRICE PER SQFT: **$615.31**
LOT(src):
LEVELS: **Two**
GARAGE: **2/Attached**
YEAR BUILT(src): **1997 (PUB)**
PROP SUB TYPE: **CONDO/D**
DOM / CDOM: **42/42**
SLC: **Standard**
PARCEL #: **1520020375**
LISTING ID: **P1-20325**

Recent: **02/15/2025 : SOLD : P->S**

Submit Offer

DESCRIPTION

Discover this exceptional home in the [redacted] Golf Villas 2 community, a gated enclave nestled next to the [redacted] Spanish Hills Club in Camarillo. This residence offers stunning views, elegant design & a prime location in one of the area's best neighborhoods. As you approach the charming entry, a wrought iron gate welcomes you to the front door. Venture inside to be greeted by high ceilings, crown molding & recessed lighting. Wood-like laminate flooring flows throughout, enhancing the open floor plan. The home features multiple living spaces, including a cozy family room with a fireplace, stone hearth & wood mantle. The kitchen is a chef's delight, boasting stainless steel appliances, a kitchen island, granite countertops, crown molding & recessed lighting. A sliding glass door opens to a serene flagstone patio & the side yard. This backyard impresses with a fire pit & expansive views of the hills & championship golf course. This level also includes a half-bath & access to the attached 2-car garage. At the top of the stairs, discover a [redacted] den or TV room with wood-louvered shutters & French doors. 2 well-appointed bedrooms are located to the right of the staircase. The first features crown molding, a ceiling fan, louvered shutters & a mirrored closet. The second includes built-in shelving, dual-paned windows & a mirrored closet, making it ideal as a bedroom or office. A nearby full bathroom offers a dual-sink vanity with stone countertops & a tub-shower combo. The second floor also includes a laundry room with washer & dryer hookups, cabinetry & hallway linen storage. At the end of the hall is the expansive primary suite, a luxurious retreat featuring crown molding, recessed lighting & a semi-arched entry to the spa-like ensuite bathroom. The ensuite includes a jetted soaking tub, a separate glass-enclosed shower with stone walls, a private toilet closet & a dual-sink vanity with stone countertops. A walk-in closet with built-in organizers & recessed lighting enhances the suite. Sliding glass doors lead to a private balcony, offering breathtaking views of the mountains, golf course & the association pool below. Residents enjoy access to the community pool & the convenience of nearby restaurants & shopping. This home perfectly blends luxury, comfort & location, making it an incredible opportunity. Come & experience the [redacted] of the Golf Villas community.

EXCLUSIONS:

INCLUSIONS:

AREA: **VC43 - Las Posas Estates**
SUBDIVISION: **/**
COUNTY: **Ventura**
SENIOR COMMUNITY?: **No**
CERTIFIED 433A?:

LIST $ ORIGINAL: **$999,000**
BASEMENT SQFT:
COMMON WALLS: **No Common Walls**
PARKING:
HORSE:
PROBATE AUTHORITY:

SELLER WILL CONSIDER
CONCESSIONS IN OFFER:
ROOM TYPE: **Family Room, Kitchen, Laundry**
EATING AREA:

COOLING: **Central Air**
HEATING: **Central**
VIEW: **None**
WATERFRONT:
LAUNDRY: **Inside**

PROP SUB TYPE: **Condominium (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Condominium**

INTERIOR

INTERIOR: **Built-in Features, Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters**
MAIN LEVEL BEDROOMS:
MAIN LEVEL BATHROOMS:

ACCESSIBILITY:
APPLIANCES: **Range Hood**
KITCHEN FEATURES: **Stone Counters**
BATHROOM FEATURES: **Shower in Tub, Jetted Tub**

FLOORING: **Laminate, Tile**
ENTRY LOC/ENTRY LVL: **/**
FIREPLACE: **Family Room**

EXTERIOR

EXTERIOR:
FENCING: **Wrought Iron**
DIRECTION FACES:

SECURITY:
SEWER: **Unknown**

LOT:
POOL: **Community**

PATIO/PORCH:
SPA: **Community**

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR: **French Doors, Sliding Doors**
WINDOW: **Double Pane Windows, Shutters**

ROOF:
FOUNDATION DTLS:
PROP COND:

CONSTR MTLS:
OTHER STRUCT:
NEW CONSTRUCTION YN:

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
UNCOVERED SPACES:

PARKING TOTAL: **2**
REMOTES:

GARAGE SPACES: **2**
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION:

GREEN VERIFICATION:

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Subject MLS Sheet (Prior) - Page 2

COMMUNITY

HOA FEE: **$407/Monthly**
HOA FEE 2:
HOA FEE 3:
COMMUNITY: **Suburban**

HOA NAME: **Spanish Hills Golf Villas No. 2 Homeowner's Associ**
HOA NAME 2:
HOA NAME 3:
HOA AMENITIES: **Pool, Spa/Hot Tub, Clubhouse, Common RV Parking**

HOA PHONE: **800.999.6468**
HOA PHONE 2:
HOA PHONE 3:

OF UNITS:
UNITS IN COMMUNITY:
STORIES TOTAL:

HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
PARCEL #: **1520020375**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **CFD/Mello-Roos**

TAX LOT:
TAX BLOCK:
TAX TRACT #:
ZONING:
TAX OTHER ASSESSMENT:
TAX OTHER ASSESS SOURCE:

SCHOOL

HIGH SCHOOL DISTRICT:
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?:

DATES

LIST CONTRACT DATE: **01/03/25**
START SHOWING DATE:
ON MARKET DATE: **01/02/25**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **02/14/25**
MOD TIMESTAMP: **02/18/25**
EXPIRED DATE: **02/28/25**
PURCH CONTRACT DATE: **01/21/25**
CLOSE DATE: **01/27/25**

CONTINGENCY:

PRIVATE REMARKS: *Back on the market at no fault of the seller*For questions please text: 626-826-4544. *Please email offers to Offers@TheBernsTeam dot com. Offers to be reviewed as they come in.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Jason Berns (please text)**
SHOW CONTACT PH: **626-826-4544**
SHOW INSTRUCTIONS: ***For questions please text: 626-826-4544.**
DIRECTIONS: **927 Corte Augusta, Camarillo, CA 93010**

LOCK BOX LOCATION:
LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

AGENT / OFFICE

LA: **(p16312) Jason Berns**
CoLA: **Laura Berns**
LO: **(PF5630) Keller Williams Realty**
LO PHONE: **(626) 204-3300**
CoLO: **Keller Williams Realty**
CoLO PHONE: **(626) 204-3300**

LA State License: **01787757**
CoLA State License: **01407023**
LO State License: **01444805**
LO FAX: **(626) 204-3400**
CoLO State License: **01444805**
CoLO FAX: **(626) 204-3400**
Offers Email: **offers@thebernsteam.com**

CONTACT PRIORITY

1. LA DIRECT: **(626) 826-4544**
2. LA EMAIL: **jasonlaura@thebernsteam.com**

COMPARABLE INFORMATION

CLOSE PRICE: **$1,230,000**
LIST PRICE: **$999,000**
LIST $ ORIGINAL: **$999,000**
PURCH CONTRACT DATE: **01/21/25**
COE DATE: **01/27/25**
DOM/CDOM: **42/42**
BUYER FINANCING: **Cash**

BA: **(v211501585) John Heard**
BO: **RE/MAX Gold Coast REALTORS**
BA State License: **01028468**
BO State License: **01220383**

CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

CONCESS FINANCING COSTS $: **$0**
CONCESS PROP IMPROV COSTS $: **$0**
CONCESS BUYER BROKER FEE $: **$30,750**
CONCESS CLOSING COSTS $: **$0**
CONCESS OTHER COSTS $: **$0**
CONCESS AMOUNT **(TOTAL)** $: **$0**
CONCESSION CMTS: **n/a**

AGENT FULL: Residential LISTING ID: P1-20325 Printed by Aatif Akhtar, State Lic: 01275331 on 02/26/2025 4:31:20 PM

Search Criteria
Listing Id is one of P1-20325, V0-214018650
Property Type is 'Residential'
Selected 1 of 2 results.

Serial# 90180E72
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EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

That portion of Lot 1 of Tract No. 4901, in the City of Camarillo, County of Ventura, State of California, as shown on a Final Subdivision Map recorded in Book 129, Pages 7 and 8 of Maps, in the Office of the County Recorder of said Ventura County, California and defined as Unit No. 37 on that certain Condominium Plan ("Plan") recorded on August 21,1996 as Document No. 96-114672 in official Records of Ventura County, California ("Official Records")

PARCEL 2:

An undivided 1/15th fee simple interest as tenant in common in and to the Common Area of Module III on Lot 1 of Tract No. 4901, as more particularly described and delineated on said Plan.

EXCEPT from said land all oil, gas, minerals and other hydrocarbon substances in and under and that may be produced from said land as conveyed to Shumate and as reserved by Robert Sump, Lawrence Barker, Jr., Robert B. McLain and Kenneth Q. Volk, in deed recorded May 9,1958 in Book 1616 Page 219, Official Records. By instruments recorded October 1,1962 in Book 2212 Page 344, and in Book 2212 Page 351, both of Official Records, the owners of the mineral rights quitclaimed to the record owners the right to enter the surface or the subsurface to a depth of 500 feet below the surface of said land.

Being the same property as conveyed from Richard Malott, Successor Trustee of The Gerald Hughes Massey Inter Vivos Trust dated September 8, 2000, and Richard Malott, Successor Trustee of The Hubert Charles Branden Inter Vivos Trust dated December 10, 1999 to Tammy L. Amick, Trustee of The Amick Trust dated February 21, 2023 as set forth in Deed Instrument #2025000010825 dated 02/07/2025, recorded 02/14/2025, Ventura County, CALIFORNIA.

Tax ID: 152-0-020-375

Serial# 90180E72
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CA State License



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Aatif H. Akhtar

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 027825

Effective Date: March 6, 2024
Date Expires: March 5, 2026

Angela Jemmott

Angela Jemmott, Bureau Chief, BREA

3075095

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

Serial# 90180E72
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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Liberty Company Insurance Brokers Lic #0D79653 5955 De Soto Ave, Ste 250 Woodland Hills CA 91367	**CONTACT NAME:** Renee Fazeli **PHONE (A/C, No, Ext):** (888) 918-3960 **FAX (A/C, No):** (866) 835-6983 **E-MAIL ADDRESS:** COIRequest@libertycompany.com
INSURED The Property Sciences Group, Inc. 395 Taylor Blvd., Suite 250 Pleasant Hill CA 94523	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Hudson Excess Insurance Company — 14484 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 24/25 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB ☐ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Professional Liability	N	N	EEB1300707	09/03/2024	09/03/2025	General Aggregate Each Wrongful Act Retention	$10,000,000 $10,000,000 $50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Evidence of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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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 considers his 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 judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report 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 the appraisal report whether 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.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. 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 completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

CalState Appraisal Services (818) 448-0246
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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

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

4. I have no present or prospective interest in the property that is the subject to 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 the estimate of market value in the appraisal report on the race, color, religion, sex, 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.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity 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 as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

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ADDRESS OF PROPERTY APPRAISED: 927 Corte Augusta, Camarillo, CA 93010

APPRAISER:		**SUPERVISORY APPRAISER (only if required):**	
Signature:		Signature:	
Name:	Aatif Akhtar	Name:	
Date Signed:	03/04/2025	Date Signed:	
State Certification #:		State Certification #:	
or State License #:	AL027825	or State License #:	
State:	CA	State:	
Expiration Date of Certification or License:	03/05/2026	Expiration Date of Certification or License:	

☐ Did ☐ Did Not Inspect Property

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Borrower	Tammy Amick					File No.	1128567
Property Address	927 Corte Augusta						
City	Camarillo	County	Ventura	State	CA	Zip Code	93010
Lender/Client	JP Morgan Chase						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

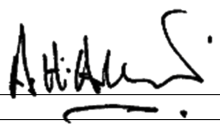
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-90 days.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

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APPRAISER:

Signature: 

Name: Aatif Akhtar

State Certification #:

or State License #: AL027825

State: CA Expiration Date of Certification or License: 03/05/2026

Date of Signature and Report: 03/04/2025

Effective Date of Appraisal: 03/01/2025

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 03/01/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

Serial# 90180E72
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