# APPRAISAL REVIEW SCORECARD

ID#: GTM-1326D

# 158 Branta Cmn,Unit 5

Fremont, CA 94539

Appraised Value

$1,335,000



Not Available

Case #.....
Assignment Type.....Not Available
Client.....BMO Bank, N.A.
Borrower.....
Legal Owner.....
Seller is Owner.....NA
Occupancy.....Not Available
For Sale Last 36 Mo?.....NA
PUD | HOA Fees.....No | /yr
Form.....1073_05AUAD

Appraisal is Made.....N/A
Appraised Value.....$1,335,000

Appraiser.....Peter Gilmour
License Expiration.....AR011824 expires 06/12/2025
Signed Date.....09/13/2024
Site Size.....Not Available

Flood Hazard Area.....Not Available
Zoning.....Not Available
Highest and Best Use.....No
Design | # of Stories..... | Not Available
Year Built.....Not Available |

Legal Desc.....
Listing Desc.....
Contract Price.....
Concessions.....NO

## Condo/Co-Op

Development Name.....N/A
Number of Phases.....N/A
# of Complete Units.....N/A
# of Planned Units.....N/A

# of Units Sold.....
# of Units Rented.....
# of Units for Sale.....

## Additional Details

Tech Review Complete.....No

## Risk Indicators

Accuracy

INSUFFICIENT DATA

## Review Results: 2037 Rules / 298 Findings

| Business | Compliance | Cross-Check | Requirements | Risk |
|---|---|---|---|---|
| Best Practices | Industry Standards | Data Validation | Letter of Engagement | Areas of Concern |
| BUS - 107 Findings | CPL - 191 Findings | CRX - PASS | REQ - PASS | RSK - PASS |

Thank you for your order! This Summary is provided for information purposes and is for internal use only. All information was taken directly from the appraisal report. It is not a technical review nor is it verified for conformity to a specific loan program. Please email comments to us.

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# Additional Report Details

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## Review Checklist: 107 Items

- ✓ Order (1)
- ✗ Subject (13)
- ✗ Neighborhood (8)
- ✗ Site (9)
- N/A Unit Description (3)
- ✗ Sales Comp (22)
- ✗ Reconciliation (4)
- N/A License and E&O (14)
- N/A Photos (8)
- N/A Maps (7)
- N/A Floor plan (4)
- N/A USPAP (3)
- N/A Other (4)

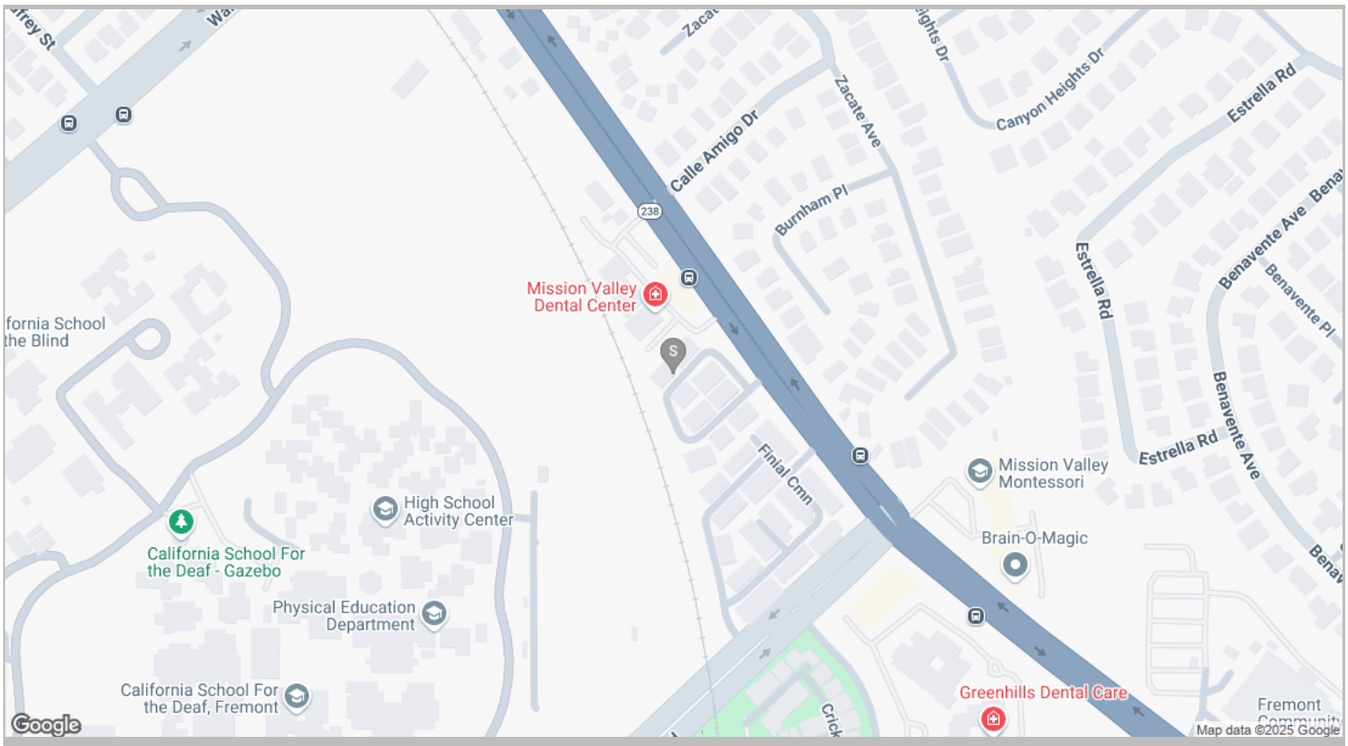
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# Alternative Sales & Listings

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SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS




| # | ADDRESS | PROX. (mi) | SALE/LIST PRICE | SALE/LIST DATE | SITE | GLA (sf) | BD | BA | AGE | CARS |
|---|---|---|---|---|---|---|---|---|---|---|
| S | 158 Branta Cmn,Unit 5<br>Fremont CA, 94539 | – | – | 09/12/2024 | – | – | – | – | – | – |

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# Review Results

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The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

TYPES CF-Confirmation | CM-Completeness | CN-Concern | CR-Correctness | CS-Consistency | CX-Cross Check

IMPORTANCE Ranking 1 lowest to 5 highest

## ERRORS FINDINGS: 95

3 CM
FLOORPLANPAGE1 | DRAW_FILE.1
1073_05AUAD - REPORT - Report does not contain a floorplan sketch.

3 CM
LOCATIONMAPPAGE | LOCATION_MAP.1
1073_05AUAD - REPORT - Location Map - is missing.

3 CR
Signatures | Appraiser Effective Date of Appraisal Update
1004D_05 - APPRAISER - Effective Date of Appraisal Update - is prior to Effective Date of Original Appraisal.

3 CM
Subject | Borrower
1073_05AUAD - SUBJECT - Borrower Name - is blank.

3 CM
Subject | Current Owner
1073_05AUAD - SUBJECT - Owner of Public Record - is blank.

3 CM
Subject | Subject County
1073_05AUAD - SUBJECT - Property County - is blank.

3 CM
Subject | Legal Description
1073_05AUAD - SUBJECT - Legal Description - is blank.

3 CM
Subject | Assessor's Parcel Number
1073_05AUAD - SUBJECT - Assessor's Parcel Number - is blank.

3 CM
Subject | Tax Year
1073_05AUAD - SUBJECT - Tax Year - is blank.

3 CM
Subject | Real Estate Taxes
1073_05AUAD - SUBJECT - Real Estate Taxes - is blank.

3 CM
Subject | Project Phase No.
1073_05AUAD - SUBJECT - Project Phase Number - is blank.

3 CM
Subject | Map Reference
1073_05AUAD - SUBJECT - Map Reference - is blank.

3 CM
Subject | Census Tract
1073_05AUAD - SUBJECT - Census Tract - is blank.

3 CM
Subject | Property Rights Appraised: Fee Simple
1073_05AUAD - SUBJECT - Property Rights Appraised - is blank.

3 CM
Subject | Lender/Client Address
1073_05AUAD - LENDER/CLIENT - Address, City, State, Zip Code - is blank.

3 CM
Subject | Twelve Month Listing History of Subject Property
1073_05AUAD - SUBJECT - Report data source(s) used, offering price(s) and dates - are blank.

3 CM
Neighborhood | Location: Urban
1073_05AUAD - NEIGHBORHOOD - Location - is blank.

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3 CM
Neighborhood | Built up: Over 75%
1073_05AUAD - NEIGHBORHOOD - Built-Up - boxes are blank.

3 CM
Neighborhood | Growth Rate: Rapid
1073_05AUAD - NEIGHBORHOOD - Growth Rate - is blank.

3 CM
Neighborhood | Neighborhood Boundaries
1073_05AUAD - NEIGHBORHOOD - Neighborhood Boundaries - is blank.

3 CM
Neighborhood | Condo housing: Price: Low
1073_05AUAD - NEIGHBORHOOD - Condominium Housing: Low Price - is blank.

3 CM
Neighborhood | Condo housing: Price: High
1073_05AUAD - NEIGHBORHOOD - Condominium Housing: High Price - is blank.

3 CM
Neighborhood | Condo housing: Price: Predominant
1073_05AUAD - NEIGHBORHOOD - Condominium Housing Predominant Price - is blank.

3 CM
Neighborhood | Condo housing: Age: Low
1073_05AUAD - NEIGHBORHOOD - Condominium Housing Low Age - is blank.

3 CM
Neighborhood | Condo housing: Age: High
1073_05AUAD - NEIGHBORHOOD - Condominium Housing High Age - is blank.

3 CM
Neighborhood | Condo housing: Age: Predominant
1073_05AUAD - NEIGHBORHOOD - Condominium Housing Predominant Age - is blank.

3 CM
Neighborhood | Neighborhood Description
1073_05AUAD - NEIGHBORHOOD - Neighborhood Description - is blank.

3 CM
Neighborhood | Neighborhood Market Conditions
1073_05AUAD - NEIGHBORHOOD - Market Conditions - is blank.

3 CM
Project Site | Site Topography
1073_05AUAD - SITE - Site Topography - is blank.

3 CM
Project Site | Site Size
1073_05AUAD - SITE - Site Size - is blank.

3 CM
Project Site | Site Density
1073_05AUAD - SITE - Site Density - is blank.

3 CM
Project Site | Specific Zoning Classification
1073_05AUAD - SITE - Zoning Classification - is blank.

3 CM
Project Site | Zoning Description
1073_05AUAD - SITE - Zoning Description - is blank.

3 CM
Project Site | Zoning Compliance: Legal
1073_05AUAD - SITE - Zoning Compliance - boxes are blank.

3 CM
Project Site | Highest and Best Use is Present Use: Yes
1073_05AUAD - SITE - Highest Best Use - boxes are blank.

3 CM
Project Site | Street Type
1073_05AUAD - SITE - Offsite Improvements: Street Type - is blank.

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3 CM
Project Site | Utilities/Off-Site Improvements Typical: Yes
1073_05AUAD - SITE - Utilities and Offsite Improvements Typical - boxes are blank.

3 CM
Project Site | Adverse Site Conditions: Yes
1073_05AUAD - SITE - Adverse Site Conditions - boxes are blank.

3 CM
Project Information | Project Information Data Source
1073_05AUAD - PROJECT INFORMATION - Data Source(s) for Project Information - is blank.

3 CM
Project Information | Project Type: Detached
1073_05AUAD - PROJECT INFORMATION - Project Description - is blank.

3 CM
Project Information | Project Number of Elevators
1073_05AUAD - PROJECT INFORMATION - Project # of Elevators - is blank.

3 CM
Project Information | Project is Existing
1073_05AUAD - PROJECT INFORMATION - Existing/Proposed/Under Construction - boxes are blank.

3 CM
Project Information | Effective Age(Yrs.)
1073_05AUAD - IMPROVEMENTS - Effective Age - is blank.

3 CM
Project Information | Exterior: Exterior Walls
1073_05AUAD - PROJECT DESCRIPTION - Exterior Walls - is blank.

3 CM
Project Information | Exterior: Roof Surface
1073_05AUAD - PROJECT DESCRIPTION - Exterior Roof Surface - is blank.

3 CM
Project Information | Project Total Number Parking
1073_05AUAD - PROJECT INFORMATION - Project Total # of Parking Spaces - is blank.

3 CM
Project Information | Project Parking Ratio
1073_05AUAD - PROJECT INFORMATION - Parking Spaces to Unit Ratio - is blank.

3 CM
Project Information | Project Type of Parking
1073_05AUAD - PROJECT INFORMATION - Parking Type - is blank.

3 CM
Project Information | Project Guest Parking
1073_05AUAD - PROJECT INFORMATION - Guest Parking - is blank.

3 CM
Project Information | Subject Phase: Total No. of Units
1073_05AUAD - PROJECT INFORMATION - Subject Phase: # of Units - is blank.

3 CM
Project Information | Subject Phase: Units Completed
1073_05AUAD - PROJECT INFORMATION - Subject Phase: # of Units Completed - is blank.

3 CM
Project Information | Subject Phase: No. of Units for Sale
1073_05AUAD - PROJECT INFORMATION - Subject Phase: # of Units for Sale - is blank.

3 CM
Project Information | Subject Phase: No. of Units Sold
1073_05AUAD - PROJECT INFORMATION - Subject Phase: # of Units Sold - is blank.

3 CM
Project Information | Subject Phase: No. of Units Rented
1073_05AUAD - PROJECT INFORMATION - Subject Phase: # of Units Rented - is blank.

3 CM
Project Information | Subject Phase: No. of Owner Occupied Units
1073_05AUAD - PROJECT INFORMATION - Subject Phase: # of Owner Occupied Units - is blank.

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3 CM Project Information | Project Occupancy: Principal Residence
1073_05AUAD - PROJECT INFORMATION - Project Occupancy boxes and comments - are blank.

3 CM Project Information | Management Group is Run by the HOA
1073_05AUAD - PROJECT INFORMATION - The Management Group - boxes are blank.

3 CM Project Information | Does Single Entity Own More Than 10% of Units: Yes
1073_05AUAD - PROJECT INFORMATION - 'Does any Single Entity Own More than 10% of Stock' - boxes are blank.

3 CM Project Information | Was Project Created By Conversion: Yes
1073_05AUAD - PROJECT INFORMATION - 'Was the Project Created by the Conversion of an Existing Building(s) into a Condominium' - boxes are blank.

3 CM Project Information | Units, Common Elements, Recreation Facilities Complete: Yes
1073_05AUAD - PROJECT INFORMATION - 'Are the Units, Common Elements, and Recreation Facilities Complete' - boxes are blank.

3 CM Project Information | Condition of the Project
1073_05AUAD - PROJECT INFORMATION - Describe the Condition of the Project and Quality of Construction - is blank.

3 CM Project Information | Project Common Elements and Recreational Facilities
1073_05AUAD - PROJECT INFORMATION - Describe the Common Elements and Recreational Facilities - is blank.

3 CM Project Information | Are Common Elements Leased To or By the Homeowners' Association: Yes
1073_05AUAD - PROJECT INFORMATION - 'Are the Common Elements Leased to or by the HOA' - boxes are blank.

3 CM Project Information | Ground Rent: Yes
1073_05AUAD - PROJECT INFORMATION - 'Is the Project Subject to Ground Rent '- is blank.

3 CM Project Information | Are Parking Facilities Adequate: Yes
1073_05AUAD - PROJECT INFORMATION - Are the parking facilities adequate for the project size and type - boxes are blank.

3 CM Project Analysis | Condominium Budget Analyzed: Yes
1073_05AUAD - PROJECT ANALYSIS - 'I Did/Did Not Analyze the Condominium Project Budget' - is blank.

3 CM Project Analysis | Condominium Budget Analysis
1073_05AUAD - PROJECT INFORMATION - Analysis of the Cooperative Project Budget Description - is blank.

3 CM Project Analysis | Other Fees for Use of Project Facilities: Yes
1073_05AUAD - PROJECT ANALYSIS - 'Are there any Other Fees for the Use of the Project Facilities' - boxes are blank.

3 CM Project Analysis | Project Special/Unusual Characteristics: Yes
1073_05AUAD - PROJECT ANALYSIS - 'Are there any Special or Unusual Characteristics of the Project' - boxes are blank.

3 CM Unit Description | Unit Charge in Dollars per Month
1073_05AUAD - UNIT DESCRIPTION - Unit Charge per Month - is blank.

3 CM Unit Description | Unit Charge in Dollars per Year
1073_05AUAD - UNIT DESCRIPTION - Unit Charge per Year - is blank.

3 CM Unit Description | No Utilities Included in Monthly Charge
1073_05AUAD - UNIT DESCRIPTION - Utilities Included in Unit Monthly - boxes are blank.

3 CM Unit Description | Unit Floor No.
1073_05AUAD - UNIT DESCRIPTION - Floor Number - is blank.

3 CM Unit Description | Unit Heating Fuel
1073_05AUAD - UNIT DESCRIPTION - Heat Fuel - is blank.

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3 CM
Unit Description | Interior: Floors
1073_05AUAD - UNIT DESCRIPTION - Interior Floors - is blank.

3 CM
Unit Description | Interior: Walls
1073_05AUAD - UNIT DESCRIPTION - Interior Walls - is blank.

3 CM
Unit Description | Interior: Trim/Finish
1073_05AUAD - UNIT DESCRIPTION - Interior Trim - is blank.

3 CM
Unit Description | Interior: Doors
1073_05AUAD - UNIT DESCRIPTION - Interior Doors - is blank.

3 CM
Unit Description | Car Storage: None
1073_05AUAD - IMPROVEMENTS - Car Storage - boxes are blank.

3 CM
Unit Description | Finished area above ground: Square Feet
1073_05AUAD - UNIT DESCRIPTION - Rooms Above Grade: Total Square Feet - is blank or does not contain a numeric value.

3 CM
Unit Description | Heating and Cooling Separately Metered: Yes
1073_05AUAD - UNIT DESCRIPTION - 'Are the Heating and Cooling for the Individual Units Separately Metered' - boxes are blank.

3 CM
Unit Description | Physical Deficiencies or Adverse Conditions: Yes
1073_05AUAD - UNIT DESCRIPTION - 'Are there any Physical Deficiencies or Adverse Conditions that Affect the Livability Soundness or Structural Integrity of the Property' - boxes are blank.

3 CM
Unit Description | Property Conform to Neighborhood: Yes
1073_05AUAD - IMPROVEMENTS - 'Does the Property Conform to the Neighborhood' - boxes are blank.

3 CM
Prior Sale History | Researched Transfer History of Subject and Comparable Sales: Yes
1073_05AUAD - SALES COMPARISON APPROACH - Subject Sales Transfer History Research - boxes are blank.

3 CM
Prior Sale History | Comparable Sales Sold or Transferred Within Prior Year of Sale: Yes
1073_05AUAD - SALES COMPARISON APPROACH - Comparable Prior Sales History - boxes are blank.

3 CM
Prior Sale History | Data Source(s) for Comparable Sales Transfer History
1073_05AUAD - SALES COMPARISON APPROACH - Comparable Prior Sales History Data Source - is blank.

3 CM
Sales Comparison Analysis | Number of Comparable Listings
1073_05AUAD - SALES COMPARISON APPROACH - Count of Comparable Properties Currently Offered for Sale - is blank.

3 CM
Sales Comparison Analysis | Comparable Listings Price Range: Low
1073_05AUAD - SALES COMPARISON APPROACH - Low Price range of Comparable Properties Currently Offered for Sale - is blank.

3 CM
Sales Comparison Analysis | Comparable Listings Price Range: High
1073_05AUAD - SALES COMPARISON APPROACH - High Price range of Comparable Properties Currently Offered for Sale - is blank.

3 CM
Sales Comparison Analysis | Number of Comparable Sales
1073_05AUAD - SALES COMPARISON APPROACH - Count of Comparable Sales in Subject Neighborhood - is blank.

3 CM
Sales Comparison Analysis | Project Phase
1073_05AUAD - SALES COMPARISON APPROACH - Subject Phase - is blank.

3 CM
Sales Comparison Analysis | Leasehold/Fee Simple
1073_05AUAD - SALES COMPARISON APPROACH - Subject Leasehold/Fee Simple - is blank.

3 CM
Sales Comparison Analysis | Functional Utility
1073_05AUAD - SALES COMPARISON APPROACH - Subject Functional Utility - is blank.

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3 CM
Sales Comparison Analysis | Heating/Cooling
1073_05AUAD - SALES COMPARISON APPROACH - Subject Heating/Cooling - is blank.

3 CM
Sales Comparison Analysis | Porch, Patio, Deck
1073_05AUAD - SALES COMPARISON APPROACH - Subject Porch/Patio - is blank.

## CLIENT SPECIFIC

FINDINGS: 130

3 CM
Subject | Address of Property Appraised
UAD - (UCDP Fatal) SUBJECT - Street Address - is blank.

3 CM
Subject | Subject Unit Number
UAD - (UCDP Fatal) SUBJECT - Unit Number - is blank. Please enter Unit Number. If not available, then a "-" (dash) should be entered.

3 CM
Subject | Subject City
UAD - (UCDP Fatal) SUBJECT - City - is blank.

3 CM
Subject | Subject State
UAD - (UCDP Fatal) SUBJECT - State - is blank.

3 CM
Subject | Subject Zip Code
UAD - (UCDP Fatal) SUBJECT - Zip Code - is blank.

3 CM
Subject | Legal Description
GSE - SUBJECT - Legal Description - is blank. Please enter Legal Description. (ref. FRE4340)

3 CM
Subject | Project Name
UAD - SUBJECT - Project Name - is blank.

3 CM
Subject | Occupant: Owner
UAD - SUBJECT - Occupant - is blank.

3 CM
Subject | HOA Fees
UAD - SUBJECT - HOA Fees - is blank.

3 CM
Subject | Transaction Type: Purchase
UAD - SUBJECT - Assignment Type - is blank.

3 CM
Subject | Subject Listed for Sale in Prior 12 Months: Yes
UAD - SUBJECT - Offered for Sale in Past 12 Months - is blank.

3 CM
Subject | Twelve Month Listing History of Subject Property
UAD - SUBJECT - Twelve Month Listing History Description - is blank.

3 CM
Neighborhood | Property Values: Increasing
UAD - NEIGHBORHOOD - One-Unit Housing Trends: Property Values - is blank.

3 CM
Neighborhood | Demand/supply: Shortage
UAD - NEIGHBORHOOD - One-Unit Housing Trends: Demand/Supply - is blank.

3 CM
Neighborhood | Marketing time: Under 3 mos.
UAD - NEIGHBORHOOD - One-Unit Housing Trends: Marketing Time - is blank.

3 CM
Project Site | Site View
UAD - (UCDP Fatal) SITE - View - is blank.

3 CM
Project Site | Utilities: Electric: Public
UAD - SITE - Electricity Public or Other - boxes are blank and the description field does not contain "NONE".

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3 CM
Project Site | Utilities: Gas: Public
UAD - SITE - Gas Public or Other - boxes are blank and the description field does not contain "NONE".

3 CM
Project Site | Utilities: Water: Public
UAD - SITE - Water Public or Other - boxes are blank and the description field does not contain "NONE".

3 CM
Project Site | Utilities: Sanitary: Public
UAD - SITE - Sanitary Sewer Public or Other - boxes are blank and the description field does not contain "NONE".

3 CM
Project Information | No. of Stories
UAD - IMPROVEMENTS - Number of Stories - is blank.

3 CM
Project Information | Year Built
UAD - IMPROVEMENTS - Year Built - is blank.

3 CM
Project Information | Builder Controls HOA
UAD - PUD INFORMATION - 'Is the Developer/Builder in Control of HOA' - is blank.

3 CM
Project Information | Project Contains Commercial Space: Yes
UAD - PUD INFORMATION - 'Is there any Commercial Space in the Project' - is blank.

3 CM
Unit Description | Unit Number of Levels
UAD - UNIT DESCRIPTION - Number of Levels - is blank.

3 CM
Unit Description | Number of Spaces for Car Storage
UAD - UNIT DESCRIPTION - Number of Cars - is blank.

3 CM
Unit Description | Finished area above ground: Rooms
UAD - IMPROVEMENTS - Total Rooms - is blank.

3 CM
Unit Description | Finished area above ground: Bedrooms
UAD - IMPROVEMENTS - Bedroom Count - is blank.

3 CM
Unit Description | Finished area above ground: Baths
UAD - IMPROVEMENTS - Bathroom Count - is blank.

3 CR
Unit Description | Finished area above ground: Baths
UAD - IMPROVEMENTS - Bathroom Count - is not in the proper format. Please enter the number of Full baths followed by the number of Half baths separated by a period. ex: 2.0, 2.1, 3.2

3 CM
Unit Description | Finished area above ground: Square Feet
UAD - (UCDP Fatal) IMPROVEMENTS - Square Feet of Gross Living Area Above Grade - is blank.

3 CM
Unit Description | Condition of the Property
UAD - (UCDP Fatal) IMPROVEMENTS - Describe the condition of the property - is blank.

3 CM
Prior Sale History | Subject Sold or Transferred Within Past Three Years: Yes
UAD - PRIOR SALE HISTORY - 'My Research Did/Did Not Reveal Prior Subject Sales or Transfers' - is blank.

3 CM
Prior Sale History | Comparable Sales Sold or Transferred Within Prior Year of Sale: Yes
UAD - PRIOR SALE HISTORY - 'My Research Did/Did Not Reveal Prior Comparable Sales or Transfers' - is blank

3 CM
Prior Sale History | Data Source of Prior Sale/Transfer
UAD - SALES COMPARISON - Subject Prior Sale Source - is blank.

3 CM
Prior Sale History | Effective Date of Data Source of Prior Sale/Transfer
UAD - SALES COMPARISON - Subject Prior Sale Source Effective Date - is blank.

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3 CM
Prior Sale History | Data Source of Prior Sale/Transfer
UAD - SALES COMP #1 - Prior Sale Source - is blank.

3 CM
Prior Sale History | Effective Date of Data Source of Prior Sale/Transfer
UAD - SALES COMP #1 - Prior Sale Data Source Effective Date - is blank.

3 CM
Prior Sale History | Data Source of Prior Sale/Transfer
UAD - SALES COMP #2 - Prior Sale Source - is blank.

3 CM
Prior Sale History | Effective Date of Data Source of Prior Sale/Transfer
UAD - SALES COMP #2 - Prior Sale Data Source Effective Date - is blank.

3 CM
Prior Sale History | Data Source of Prior Sale/Transfer
UAD - SALES COMP #3 - Prior Sale Source - is blank.

3 CM
Prior Sale History | Effective Date of Data Source of Prior Sale/Transfer
UAD - SALES COMP #3 - Prior Sale Data Source Effective Date - is blank.

3 CM
Sales Comparison Analysis | Address
UAD - (UCDP Fatal) SALES COMPARISON - Subject Street Address - is blank.

3 CM
Sales Comparison Analysis | Unit #
UAD - (UCDP Fatal) SALES COMPARISON - Subject Unit #, City, State, Zip Code - is blank. Please use standard format including Unit #, City, ST ZIP. If Unit # is not available, then a - (dash) should be entered.

3 CM
Sales Comparison Analysis | Project Name
UAD - SALES COMPARISON - Subject Project Name - is blank.

3 CR
Sales Comparison Analysis | Date of Sale/Time
GSE - (UCDP Fatal) SALES COMPARISON APPROACH - Date of Sale - Fewer than 3 settled sales were provided. (ref. FNM0085, FRE4338)

3 CM
Sales Comparison Analysis | Location
UAD - (UCDP Fatal) SALES COMPARISON - Subject Location - is blank.

3 CM
Sales Comparison Analysis | Monthly Maintenance Fee
UAD - SALES COMPARISON APPROACH - Subject HOA Mo. Assessment - is blank.

3 CM
Sales Comparison Analysis | View
UAD - (UCDP Fatal) SALES COMPARISON - Subject View - is blank.

3 CM
Sales Comparison Analysis | Quality of Construction
UAD - (UCDP Fatal) SALES COMPARISON - Subject Quality of Construction - is blank.

3 CM
Sales Comparison Analysis | Age
UAD - SALES COMPARISON - Actual Age - is blank.

3 CM
Sales Comparison Analysis | Condition
UAD - (UCDP Fatal) SALES COMPARISON - Subject Condition - is blank.

3 CM
Sales Comparison Analysis | Total Rooms
UAD - SALES COMPARISON - Subject Total Room Count - is blank.

3 CM
Sales Comparison Analysis | Bedrooms
UAD - SALES COMPARISON - Subject Total Bedroom Count - is blank.

3 CM
Sales Comparison Analysis | Baths
UAD - SALES COMPARISON - Subject Total Bathroom Count - is blank.

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# Review Results

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

3 CR
Sales Comparison Analysis | Baths
UAD - SALES COMPARISON - Subject Bathroom Count - is not in the proper format. Please enter the number of Full baths followed by the number of Half baths separated by a period. ex: 2.0, 2.1, 3.2

3 CM
Sales Comparison Analysis | Gross Living Area Sq.Ft.
UAD - (UCDP Fatal) SALES COMPARISON - Subject Gross Living Area - is blank or 0 (zero).

3 CM
Sales Comparison Analysis | Basement & Finished Rooms
UAD - SALES COMPARISON - Subject Basement Line 1 - is blank.

3 CM
Sales Comparison Analysis | Energy Efficient Items
UAD - SALES COMPARISON - Subject Energy Efficient Items - is blank. Please enter Subject Energy Efficient Items. If there are no Energy Efficient items, enter "None".

3 CM
Sales Comparison Analysis | Garage/Carport
UAD - SALES COMPARISON - Subject Garage/Carport - is blank.

3 CM
Sales Comparison Analysis | Address
UAD - (UCDP Fatal) SALES COMP #1 - Street Address - is blank.

3 CM
Sales Comparison Analysis | Project Name
UAD - SALES COMP #1 - Project Name - is blank.

3 CM
Sales Comparison Analysis | Comparable: Proximity to Subject
UAD - SALES COMP #1 - Proximity to Subject - is blank.

3 CR
Sales Comparison Analysis | Comparable: Proximity to Subject
UAD - SALES COMP #1 - Proximity to Subject - is not in the proper format. Please enter Comparable Proximity in the format of: numeric up to 2 decimal places _ 'miles' + directional( N, NNE, NE, ENE, E, ... ). Example: 1.75 miles NW.

3 CM
Sales Comparison Analysis | Sales Price
UAD - (UCDP Fatal) SALES COMP #1 - Sale Price - is blank.

3 CM
Sales Comparison Analysis | Data & Verification Sources
UAD - SALES COMP #1 - Data Source - is blank.

3 CM
Sales Comparison Analysis | Sales or Financing Concessions
UAD - SALES COMP #1 - Sale or Financing Concessions Line 1 - is blank.

3 CM
Sales Comparison Analysis | Date of Sale/Time
UAD - (UCDP Fatal) SALES COMP #1 - Date of Sale/Time - is blank.

3 CM
Sales Comparison Analysis | Location
UAD - (UCDP Fatal) SALES COMP #1 - Location - is blank.

3 CM
Sales Comparison Analysis | View
UAD - (UCDP Fatal) SALES COMP #1 - View - is blank.

3 CM
Sales Comparison Analysis | Quality of Construction
UAD - (UCDP Fatal) SALES COMP #1 - Quality of Construction - is blank.

3 CM
Sales Comparison Analysis | Age
UAD - SALES COMP #1 - Actual Age - is blank.

3 CM
Sales Comparison Analysis | Condition
UAD - (UCDP Fatal) SALES COMP #1 - Condition - is blank.

3 CM
Sales Comparison Analysis | Total Rooms
UAD - SALES COMP #1 - Total Room Count - is blank.

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# Review Results

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

3 CM
Sales Comparison Analysis | Bedrooms
UAD - SALES COMP #1 - Bedroom Count - is blank.

3 CM
Sales Comparison Analysis | Baths
UAD - SALES COMP #1 - Bathroom Count - is blank.

3 CR
Sales Comparison Analysis | Baths
UAD - SALES COMP #1 - Bathroom Count - is not in the proper format. Please enter the number of Full baths followed by the number of Half baths separated by a period. ex: 2.0, 2.1, 3.2

3 CM
Sales Comparison Analysis | Gross Living Area Sq.Ft.
UAD - (UCDP Fatal) SALES COMP #1 - Gross Living Area - is blank or 0 (zero).

3 CM
Sales Comparison Analysis | Basement & Finished Rooms
UAD - SALES COMP #1 - Basement Line 1 - is blank.

3 CM
Sales Comparison Analysis | Energy Efficient Items
UAD - SALES COMP #1 - Energy Efficient Items - is blank. Please enter Energy Efficient Items. If there are no Energy Efficient items, enter "None".

3 CM
Sales Comparison Analysis | Garage/Carport
UAD - SALES COMP #1 - Garage/Carport - is blank.

3 CM
Sales Comparison Analysis | Comparable: Net Adjustment
UAD - SALES COMP #1 - Net Adjustment Amount - is blank.

3 CM
Sales Comparison Analysis | Address
UAD - (UCDP Fatal) SALES COMP #2 - Street Address - is blank.

3 CM
Sales Comparison Analysis | Project Name
UAD - SALES COMP #2 - Project Name - is blank.

3 CM
Sales Comparison Analysis | Comparable: Proximity to Subject
UAD - SALES COMP #2 - Proximity to Subject - is blank.

3 CR
Sales Comparison Analysis | Comparable: Proximity to Subject
UAD - SALES COMP #2 - Proximity to Subject - is not in the proper format. Please enter Comparable Proximity in the format of: numeric up to 2 decimal places _ 'miles' + directional( N, NNE, NE, ENE, E, ... ). Example: 1.75 miles NW.

3 CM
Sales Comparison Analysis | Sales Price
UAD - (UCDP Fatal) SALES COMP #2 - Sale Price - is blank.

3 CM
Sales Comparison Analysis | Data & Verification Sources
UAD - SALES COMP #2 - Data Source - is blank.

3 CM
Sales Comparison Analysis | Sales or Financing Concessions
UAD - SALES COMP #2 - Sale or Financing Concessions Line 1 - is blank.

3 CM
Sales Comparison Analysis | Date of Sale/Time
UAD - (UCDP Fatal) SALES COMP #2 - Date of Sale/Time - is blank.

3 CM
Sales Comparison Analysis | Location
UAD - (UCDP Fatal) SALES COMP #2 - Location - is blank.

3 CM
Sales Comparison Analysis | View
UAD - (UCDP Fatal) SALES COMP #2 - View - is blank.

3 CM
Sales Comparison Analysis | Quality of Construction
UAD - (UCDP Fatal) SALES COMP #2 - Quality of Construction - is blank.

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# Review Results

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

3 CM
Sales Comparison Analysis | Age
UAD - SALES COMP #2 - Actual Age - is blank.

3 CM
Sales Comparison Analysis | Condition
UAD - (UCDP Fatal) SALES COMP #2 - Condition - is blank.

3 CM
Sales Comparison Analysis | Total Rooms
UAD - SALES COMP #2 - Total Room Count - is blank.

3 CM
Sales Comparison Analysis | Bedrooms
UAD - SALES COMP #2 - Bedroom Count - is blank.

3 CM
Sales Comparison Analysis | Baths
UAD - SALES COMP #2 - Bathroom Count - is blank.

3 CR
Sales Comparison Analysis | Baths
UAD - SALES COMP #2 - Bathroom Count - is not in the proper format. Please enter the number of Full baths followed by the number of Half baths separated by a period. ex: 2.0, 2.1, 3.2

3 CM
Sales Comparison Analysis | Gross Living Area Sq.Ft.
UAD - (UCDP Fatal) SALES COMP #2 - Gross Living Area - is blank or 0 (zero).

3 CM
Sales Comparison Analysis | Basement & Finished Rooms
UAD - SALES COMP #2 - Basement Line 1 - is blank.

3 CM
Sales Comparison Analysis | Energy Efficient Items
UAD - SALES COMP #2 - Energy Efficient Items - is blank. Please enter Energy Efficient Items. If there are no Energy Efficient items, enter "None".

3 CM
Sales Comparison Analysis | Garage/Carport
UAD - SALES COMP #2 - Garage/Carport - is blank.

3 CM
Sales Comparison Analysis | Comparable: Net Adjustment
UAD - SALES COMP #2 - Net Adjustment Amount - is blank.

3 CM
Sales Comparison Analysis | Address
UAD - (UCDP Fatal) SALES COMP #3 - Street Address - is blank.

3 CM
Sales Comparison Analysis | Project Name
UAD - SALES COMP #3 - Project Name - is blank.

3 CM
Sales Comparison Analysis | Comparable: Proximity to Subject
UAD - SALES COMP #3 - Proximity to Subject - is blank.

3 CR
Sales Comparison Analysis | Comparable: Proximity to Subject
UAD - SALES COMP #3 - Proximity to Subject - is not in the proper format. Please enter Comparable Proximity in the format of: numeric up to 2 decimal places _ 'miles' + directional( N, NNE, NE, ENE, E, ... ). Example: 1.75 miles NW.

3 CM
Sales Comparison Analysis | Sales Price
UAD - (UCDP Fatal) SALES COMP #3 - Sale Price - is blank.

3 CM
Sales Comparison Analysis | Data & Verification Sources
UAD - SALES COMP #3 - Data Source - is blank.

3 CM
Sales Comparison Analysis | Sales or Financing Concessions
UAD - SALES COMP #3 - Sale or Financing Concessions Line 1 - is blank.

3 CM
Sales Comparison Analysis | Date of Sale/Time
UAD - (UCDP Fatal) SALES COMP #3 - Date of Sale/Time - is blank.

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# Review Results

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

3 CM
Sales Comparison Analysis | Location
UAD - (UCDP Fatal) SALES COMP #3 - Location - is blank.

3 CM
Sales Comparison Analysis | View
UAD - (UCDP Fatal) SALES COMP #3 - View - is blank.

3 CM
Sales Comparison Analysis | Quality of Construction
UAD - (UCDP Fatal) SALES COMP #3 - Quality of Construction - is blank.

3 CM
Sales Comparison Analysis | Age
UAD - SALES COMP #3 - Actual Age - is blank.

3 CM
Sales Comparison Analysis | Condition
UAD - (UCDP Fatal) SALES COMP #3 - Condition - is blank.

3 CM
Sales Comparison Analysis | Total Rooms
UAD - SALES COMP #3 - Total Room Count - is blank.

3 CM
Sales Comparison Analysis | Bedrooms
UAD - SALES COMP #3 - Bedroom Count - is blank.

3 CM
Sales Comparison Analysis | Baths
UAD - SALES COMP #3 - Bathroom Count - is blank.

3 CR
Sales Comparison Analysis | Baths
UAD - SALES COMP #3 - Bathroom Count - is not in the proper format. Please enter the number of Full baths followed by the number of Half baths separated by a period. ex: 2.0, 2.1, 3.2

3 CM
Sales Comparison Analysis | Gross Living Area Sq.Ft.
UAD - (UCDP Fatal) SALES COMP #3 - Gross Living Area - is blank or 0 (zero).

3 CM
Sales Comparison Analysis | Basement & Finished Rooms
UAD - SALES COMP #3 - Basement Line 1 - is blank.

3 CM
Sales Comparison Analysis | Energy Efficient Items
UAD - SALES COMP #3 - Energy Efficient Items - is blank. Please enter Energy Efficient Items. If there are no Energy Efficient items, enter "None".

3 CM
Sales Comparison Analysis | Garage/Carport
UAD - SALES COMP #3 - Garage/Carport - is blank.

3 CM
Sales Comparison Analysis | Comparable: Net Adjustment
UAD - SALES COMP #3 - Net Adjustment Amount - is blank.

3 CM
Sales Comparison Analysis | Indicated Value by Sales Comparison Analysis
UAD - SALES COMPARISON - Indicated Value by Sales Comparison Approach - is blank.

3 CM
Reconciliation | Indicated Value by Sales Comparison Analysis
UAD - RECONCILIATION - Indicated Value by Sales Comparison Approach - is blank.

3 CM
Reconciliation | The appraisal is made: \
UAD - RECONCILIATION - Appraisal is Made boxes - are blank.

3 CS
Signatures | Appraiser: State
GSE - (UCDP Fatal) APPRAISER - Certification/License State - is not equal to the Subject Property Address State. (ref. FNM0093, FRE4419)

WARNING FINDINGS: 12

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# Review Results

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

3 CM
Summary Appraisal Update Report | Market Value Comments
1004D_05 - SUMMARY APPRAISAL UPDATE - Market Value Comments - is blank.

1073_05AUAD - SUBJECT PROPERTY - Rear View - ACI Insights detected that the Subject Rear photo contains front_house, indicating that it might not be a photo of the rear of the Subject Property. Please review photo for accuracy.

1073_05AUAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_1_PHOTO_3, page contains logo, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.

3 CM
Neighborhood | Present Land use: One family
1073_05AUAD - NEIGHBORHOOD - Present Land Use - section is blank. Please enter percent of present land use.

3 CR
Unit Description | Finished area above ground: Bedrooms
GSE - UNIT DESCRIPTION - Bedrooms - is greater than or equal to total rooms. (ref. FNM0810)

3 CM
Unit Description | Additional Features
1073_05AUAD - UNIT DESCRIPTION - Additional Features - is blank.

3 CM
Sales Comparison Analysis | Floor Location
1073_05AUAD - SALES COMPARISON APPROACH - Subject Floor Location - is blank.

1073_05AUAD - SALES COMPARISON APPROACH - Subject View - is  and ACI Insights indicates that the view is Residential. Please review Subject Property data and photos, and verify the Subject Property's view.

3 CR
Reconciliation | Appraised Value of Subject Property
1073_05AUAD - RECONCILIATION - Estimated Market Value - is greater than the Comparable Adjusted Sales Price of all Comparable Sales.

3 CR
Reconciliation | Appraised Value of Subject Property
GSE - RECONCILIATION - Opinion of Market Value - is ABOVE the unadjusted sales prices of the comparables (settled sales).  (ref. FNM0503, FRE4151)

3 CR
Reconciliation | Appraised Value of Subject Property
GSE - RECONCILIATION - Opinion of Market Value - is ABOVE the adjusted sales prices of the comparables (settled sales). (ref. FNM0501, FRE4168, FRE4152)

3 CR
Reconciliation | Appraiser: Effective Date of Appraisal
1073_05AUAD - RECONCILIATION - Effective Date - is older than 4 months (120 days) from the current date.

## INFORMATIONAL — FINDINGS: 64

3 CS
Subject | Address of Property Appraised
UAD - SUBJECT - Property Address - should be a valid USPS address.

3 CM
Subject | Real Estate Taxes
UAD - SUBJECT - Real Estate Taxes - should be entered. If none then enter zero (0).

3 CM
Subject | Special Assessments
UAD - SUBJECT - Special Assessments - is blank.

3 CM
Subject | Property Rights Appraised: Fee Simple
UAD - SUBJECT - Property Rights Appraised - is required.

3 CM
Neighborhood | Location: Urban
UAD - NEIGHBORHOOD - Location - is required.

3 CM
Neighborhood | Built up: Over 75%
UAD - NEIGHBORHOOD - Built-Up - is required.

3 CM
Neighborhood | Growth Rate: Rapid
UAD - NEIGHBORHOOD - Growth Rate - is required.

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# Review Results

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

3 CM
Project Site | Specific Zoning Classification
UAD - SITE - Specific Zoning Classification - should be entered.

3 CM
Project Site | Zoning Description
UAD - SITE - Zoning Description - should be entered.

3 CM
Project Site | Zoning Compliance: Legal
UAD - SITE - Zoning Compliance - is required.

3 CM
Project Site | Highest and Best Use is Present Use: Yes
UAD - SITE - 'Is the Highest and Best Use of the Subject Property as Improved' - is required.

3 CM
Project Site | Street Type
UAD - SITE - Off-Site Improvements - Street Type - should be entered. If none is present, indicate 'None'.

3 CM
Project Site | Street: Public
UAD - SITE - Offsite Improvements: Street Public/Private - is required.

3 CM
Project Site | Alley Type
UAD - SITE - Alley Type - is required. If none is present, indicate 'None'. Please enter Off-Site Improvements - Alley Type. If none is present, indicate 'None'.

3 CM
Project Site | Alley: Public
UAD - SITE - Alley Type - is required.

3 CM
Project Site | FEMA Special Flood Hazard Area: Yes
UAD - SITE - FEMA Special Flood Hazard Area - is required.

3 CM
Project Site | FEMA Zone
UAD - SITE - FEMA Flood Zone - should be entered. If map does not exist for the area, indicate 'None'.

3 CM
Project Site | FEMA Map No.
UAD - SITE - FEMA Map # - should be entered. If no FEMA map, "None" should be entered in FEMA Map Zone.

3 CM
Project Site | FEMA Map Date
UAD - SITE - FEMA Map Date - should be entered. If no FEMA map, "None" should be entered in FEMA Map Zone

3 CM
Project Site | Utilities/Off-Site Improvements Typical: Yes
UAD - SITE - 'Are the Utilities and Off-Site Improvements Typical for the Market Area' - is required.

3 CM
Project Site | Adverse Site Conditions: Yes
UAD - SITE - 'Are there any Adverse Site Conditions or External Factors' - is required.

3 CM
Project Information | Project Type: Detached
UAD - PROJECT INFORMATION - Project Description - is blank.

3 CM
Project Information | Project Total Number Parking
UAD - PROJECT INFORMATION - Project Total # of Parking - is blank. Please enter Project Total # of Parking Spaces.

3 CM
Project Information | Project Parking Ratio
UAD - PROJECT INFORMATION - Parking Spaces to Unit Ratio - is blank. Please enter a numeric value. If none, enter 0.

3 CM
Project Information | Subject Phase: Total No. of Units
UAD - PROJECT INFORMATION - Subject Phase: # of Units - is blank. Please enter a numeric value.

3 CM
Project Information | Subject Phase: Units Completed
UAD - PROJECT INFORMATION - Subject Phase: # of Units Completed - is blank. Please enter a numeric value.

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# Review Results

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

3 CM
Project Information | Subject Phase: No. of Units for Sale
UAD - PROJECT INFORMATION - Subject Phase: # of Units for Sale - is blank. Please enter a numeric value.

3 CM
Project Information | Subject Phase: No. of Units Sold
UAD - PROJECT INFORMATION - Subject Phase: # of Units Sold - is blank. Please enter a numeric value.

3 CM
Project Information | Subject Phase: No. of Units Rented
UAD - PROJECT INFORMATION - Subject Phase: # of Units Rented - is blank. Please enter a numeric value.

3 CM
Project Information | Subject Phase: No. of Owner Occupied Units
UAD - PROJECT INFORMATION - Subject Phase: # of Owner Occupied Units - is blank. Please enter a numeric value.

3 CM
Project Information | Project completed: Total No. of Phases
UAD - PROJECT INFORMATION - If Project Completed/If Project Incomplete: # of Phases - is blank. Please enter either the # of Phases Completed or the # of Planned Phases.

3 CM
Project Information | Project Occupancy: Principal Residence
UAD - PROJECT INFORMATION - Project Occupancy - boxes and comments are blank.

3 CM
Project Information | Management Group is Run by the HOA
UAD - PROJECT INFORMATION - Management Group - is blank.

3 CM
Project Information | Does Single Entity Own More Than 10% of Units: Yes
UAD - PROJECT INFORMATION - 'Does any Single Entity Own more than 10% of Stock' - is blank.

3 CM
Project Information | Was Project Created By Conversion: Yes
UAD - PROJECT INFORMATION - 'Was the Project Created by the Conversion of an Existing Building(s) into a Condominium' - is blank.

3 CM
Project Information | Units, Common Elements, Recreation Facilities Complete: Yes
UAD - PROJECT INFORMATION - 'Are the Units, Common Elements, Recreation Facilities Complete' - is blank.

3 CM
Project Information | Condition of the Project
UAD - PROJECT INFORMATION - Describe the Condition of the Project and Quality of Construction - is blank.

3 CM
Project Information | Project Common Elements and Recreational Facilities
UAD - PROJECT INFORMATION - Describe the Common Elements and Recreational Facilities - is blank.

3 CM
Project Information | Are Common Elements Leased To or By the Homeowners' Association: Yes
UAD - PROJECT INFORMATION - 'Are the Common Elements Leased to or by the HOA' - is blank.

3 CM
Project Analysis | Condominium Budget Analyzed: Yes
UAD - PROJECT ANALYSIS - 'I Did/Did Not Analyze the Condominium Project Budget' - is blank.

3 CM
Project Analysis | Condominium Budget Analysis
UAD - PROJECT INFORMATION - Analysis of the Condominium Project Budget Description - is blank.

3 CM
Project Analysis | Other Fees for Use of Project Facilities: Yes
UAD - PROJECT ANALYSIS - 'Are there any Other Fees for the Use of the Project Facilities' - is blank.

3 CM
Project Analysis | Unit Charge Appears: High
UAD - PROJECT ANALYSIS - 'Compared to Other Competitive Projects of Similar Quality and Design the Subject Unit Charges Appears High or Low' - is blank.

3 CM
Unit Description | Unit Charge in Dollars per Month
UAD - UNIT DESCRIPTION - Unit Charge per Month - is blank. Please enter a numeric value. If none, enter 0.

3 CM
Unit Description | Unit Charge in Dollars per Year
UAD - UNIT DESCRIPTION - Annual Assessment Charge - is blank. Please enter a numeric value. If none, enter 0.

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# Review Results

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

3 CM
Unit Description | Annual Assessment Charge per sq. ft. of GLA
UAD - UNIT DESCRIPTION - Annual Assessment Charge Per Square Fees of Gross Living Area - is blank. Please enter a numeric value. If none, enter 0.

3 CM
Unit Description | Unit Heating Type
UAD - IMPROVEMENTS - Heating Type - is blank Please enter Heating Type. If there is no heating, enter 'None'

3 CM
Unit Description | Cooling: Other
UAD - IMPROVEMENTS - Cooling Type boxes - are blank. Please check one box. If there is no cooling, indicate 'Other' and enter 'None' in the description.

3 CM
Unit Description | Interior: Floors
UAD - IMPROVEMENTS - Interior Floors - is required.

3 CM
Unit Description | Interior: Walls
UAD - IMPROVEMENTS - Interior Walls - is required.

3 CM
Unit Description | Interior: Trim/Finish
UAD - IMPROVEMENTS - Interior Trim/Finish - is required.

3 CM
Unit Description | Interior: Bath Wainscot
UAD - IMPROVEMENTS - Interior Bath Wainscot - is required.

3 CM
Unit Description | Amenities: Fireplace(s)#
UAD - IMPROVEMENTS - Fireplace(s) # - is blank. If none, enter 0 (zero).

3 CM
Unit Description | Amenities: Wood Stove
UAD - IMPROVEMENTS - Wood Stove(s) # - is blank. If none, enter 0 (zero).

3 CM
Unit Description | Amenities: Deck/Patio
UAD - IMPROVEMENTS - Deck/Patio - description is blank. If none, indicate 'None' in the description field.

3 CM
Unit Description | Amenities: Porch/Balcony
UAD - IMPROVEMENTS - Porch/Balcony - description is blank. If none, indicate 'None' in the description field.

3 CM
Unit Description | Amenities: Other
UAD - IMPROVEMENTS - Other Amenities - description is blank. If none, indicate 'None' in the description field.

3 CM
Unit Description | Physical Deficiencies or Adverse Conditions: Yes
UAD - IMPROVEMENTS - 'Are there any Physical Deficiencies or Adverse Conditions that affect the Livability, Soundness, or Structural Integrity of the Property' - is required.

3 CM
Unit Description | Property Conform to Neighborhood: Yes
UAD - IMPROVEMENTS - 'Does the Property Generally Conform to the Neighborhood' - is required.

3 CM
Prior Sale History | Researched Transfer History of Subject and Comparable Sales: Yes
UAD - SALES COMPARISON APPROACH - Sales Transfer History Research - is reqired.

3 CM
Sales Comparison Analysis | Leasehold/Fee Simple
UAD - SALES COMPARISON APPROACH - Subject Leasehold / Fee Simple - should be entered.

3 CM
Sales Comparison Analysis | Functional Utility
UAD - SALES COMPARISON APPROACH - Subject Functional Utility - should be entered.

3 CM
Sales Comparison Analysis | Heating/Cooling
UAD - SALES COMPARISON APPROACH - Subject Heating / Cooling - should be entered.

3 CM
Sales Comparison Analysis | Porch, Patio, Deck
UAD - SALES COMPARISON APPROACH - Subject Porch / Patio / Deck - should be entered.

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APPRAISAL REVIEW SCORECARD ID#: GTM-1326D

# Review Checklist

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

## Order — FINDINGS: 1

| | | |
|---|---|---|
| 3 CM | Invoice \| Not Included in Report<br>CHK - 1073_05AUAD - REPORT - Is an Invoice not included in the appraisal report? | ✔ Approved |

## Subject — FINDINGS: 13

| | | |
|---|---|---|
| 3 CM | Subject \| Address of Property Appraised<br>CHK - 1073_05AUAD - SUBJECT - Does Subject Property Address match the order and is it USPS verified? | |
| 3 CM | Subject \| Current Owner<br>CHK - 1073_05AUAD - SUBJECT - If Transaction Type is Refinance, did the Owner Name match the Borrower Name? | N/A |
| 3 CM | Subject \| Current Owner<br>CHK - 1073_05AUAD - SUBJECT - If the transaction type is a purchase, does the Owner of Public Record match the name in the Contract? | N/A |
| 3 CM | Subject \| Legal Description<br>CHK - 1073_05AUAD - SUBJECT - Is a complete Legal Description provided? | |
| 3 CM | Subject \| Tax Year<br>CHK - 1073_05AUAD - SUBJECT - Is the Tax Year current? | |
| 3 CM | Subject \| Occupant: Tenant<br>CHK - 1073_05AUAD - SUBJECT - If Occupant: Tenant is checked, did the Appraiser indicate that it is rented? | N/A |
| 3 CM | Subject \| Occupant: Vacant<br>CHK - 1073_05AUAD - SUBJECT - If Occupant: Vacant is selected, is a comment provided to indicate if the utilities are connected and operable? | N/A |
| 3 CM | Subject \| HOA Fees<br>CHK - 1073_05AUAD - SUBJECT - Are dues or fees for private associations or use of facilities provided? | |
| 3 CM | Subject \| Property Rights Appraised: Fee Simple<br>CHK - 1073_05AUAD - SUBJECT - Is Property Rights Appraised Fee Simple? | |
| 3 CM | Subject \| Transaction Type: Purchase<br>CHK - 1073_05AUAD - SUBJECT - Is Assignment Type provided? | |
| 3 CM | Subject \| Lender/Client: Company Name<br>CHK - 1073_05AUAD - CERTIFICATION - Does the Lender /Client Name and Address match client information? | |
| 3 CM | Subject \| Twelve Month Listing History of Subject Property<br>CHK - 1073_05AUAD - SUBJECT - Is MLS the Data Source utilized for researching and documenting Listing History? | N/A |
| 3 CM | Subject \| Twelve Month Listing History of Subject Property<br>CHK - 1073_05AUAD - SUBJECT - If MLS was not utilized as the Data Source, was an explanation provided? | N/A |

## Contract — FINDINGS: 5

| | | |
|---|---|---|
| 3 CM | Contract \| Sales Contract Reviewed: Yes<br>CHK - 1073_05AUAD - CONTRACT - If this is a Purchase transaction, did the appraiser indicate if they did or did not analyze the Contract for Sale? | N/A |
| 3 CM | Contract \| Analysis of the Sales Contract<br>CHK - 1073_05AUAD - CONTRACT - Is the explanation of the results of the analysis of the Contract for Sale, or why the analysis was not performed, provided? | N/A |
| 3 CM | Contract \| Contract Price<br>CHK - 1073_05AUAD - CONTRACT - If a Purchase Transaction, does the price listed in the contract match the Contract Price provided? | N/A |
| 3 CM | Contract \| Date of Contract<br>CHK - 1073_05AUAD - CONTRACT - If this is a Purchase transaction, does the date listed in the Contract match the Date of Contract provided? | N/A |

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# Review Checklist

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

| | | |
|---|---|---|
| 3 CM | Contract \| Contract Data Source<br>CHK - 1073_05AUAD - CONTRACT - Are Data Source(s) provided? | N/A |

## Neighborhood — FINDINGS: 8

| | | |
|---|---|---|
| 3 CM | Neighborhood \| Property Values: Declining<br>CHK - 1073_05AUAD - NEIGHBORHOOD - If Property Values are in a declining market, are the rate and data source(s) used provided? | N/A |
| 3 CM | Neighborhood \| Neighborhood Boundaries<br>CHK - 1073_05AUAD - NEIGHBORHOOD - Does the Location correspond to the Aerial Map (Location: )? | |
| 3 CM | Neighborhood \| Neighborhood Boundaries<br>CHK - 1073_05AUAD - NEIGHBORHOOD - Do the Boundaries include the delineations 'North' 'South' 'East' and 'West'? | |
| 3 CM | Neighborhood \| Condo housing: Price: Low<br>CHK - 1073_05AUAD - NEIGHBORHOOD - Are all Condominium Housing fields (Low High Pred. Price and Age) completed with a numerical value? | |
| 3 CM | Neighborhood \| Present Land use: One family<br>CHK - 1073_05AUAD - NEIGHBORHOOD - Does Present Land Use breakdown add up to 100%? | |
| 3 CM | Neighborhood \| Present Land use: Other Label<br>CHK - 1073_05AUAD - NEIGHBORHOOD - If Present Land Use: Other is indicated, was a comment provided as to land use? | N/A |
| 3 CM | Neighborhood \| Neighborhood Description<br>CHK - 1073_05AUAD - NEIGHBORHOOD - Is the Neighborhood Description completed in detail? | |
| 3 CM | Neighborhood \| Neighborhood Market Conditions<br>CHK - 1073_05AUAD - NEIGHBORHOOD - Is the Neighborhood Market Conditions accurate and do they support statements and the 1004MC? | |

## Site — FINDINGS: 9

| | | |
|---|---|---|
| 3 CM | Project Site \| Specific Zoning Classification<br>CHK - 1073_05AUAD - SITE - Is the Specific Zoning Classification provided? | |
| 3 CM | Project Site \| Zoning Description<br>CHK - 1073_05AUAD - SITE - Is Zoning Description other than residential? | |
| 3 CM | Project Site \| Zoning Compliance: Nonconforming<br>CHK - 1073_05AUAD - SITE - If Zoning Compliance is Legal Non-conforming Grandfathered, are comments included as to why it isn't conforming, whether the Subject can be rebuilt, the impact on marketability, and if no like Comparable Sales are | N/A |
| 3 CM | Project Site \| Utilities: Water: Other<br>CHK - 1073_05AUAD - SITE - Utilities -If Water and / or Sanitary Sewer are marked 'Other', is commentary provided to indicate if it is typical for the market and if it has affect on marketability? | N/A |
| 3 CM | Project Site \| Street: Private<br>CHK - 1073_05AUAD - SITE - Street - If Private Street and not a PUD, are comments provided if it is common and typical for the area, who is responsible for maintaining the road, and permanent legal access? | N/A |
| 3 CM | Project Site \| FEMA Special Flood Hazard Area: Yes<br>CHK - 1073_05AUAD - SITE - Is the FEMA Special Flood Hazard Are section completed? | N/A |
| 3 CM | Project Site \| FEMA Special Flood Hazard Area: Yes<br>CHK - 1073_05AUAD - SITE - If the Subject Property is in a flood zone, are comments included regarding impact and marketability, and is Site Value provided in the Cost Approach? | N/A |
| 3 CM | Project Site \| Utilities/Off-Site Improvements Typical: No<br>CHK - 1073_05AUAD - SITE - If the Utilities and Off-site Improvements are not typical for the market area, is commentary provided? | N/A |
| 3 CM | Project Site \| Adverse Site Conditions: Yes<br>CHK - 1073_05AUAD - SITE - If Adverse Site Conditions are indicated or observed, is a description provided in the report and are photos included? | N/A |

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APPRAISAL REVIEW SCORECARD ID#: GTM-1326D

# Review Checklist

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

## Unit Description — FINDINGS: 3

| | | |
|---|---|---|
| 3 CM | Unit Description \| Finished area above ground: Rooms<br>CHK - 1073_05AUAD - PROJECT INFORMATION - Does the Total number of rooms (), bedrooms (), bathrooms () and square feet of GLA (), match the photos and Sketch? | |
| 3 CM | Unit Description \| Condition of the Property<br>CHK - 1073_05AUAD - UNIT DESCRIPTION - Is the Condition of the Property thoroughly explained? | |
| 3 CM | Unit Description \| Property Conformity to Neighborhood<br>CHK - 1073_05AUAD - PROJECT INFORMATION - If No selected in response to 'Does the Property Generally Conform to the Neighborhood', is a description provided? | N/A |

## Sales Comp — FINDINGS: 22

| | | |
|---|---|---|
| 3 CM | Sales Comparison Analysis \| Number of Comparable Listings<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Listings in the Neighborhood? | |
| 3 CM | Sales Comparison Analysis \| Number of Comparable Sales<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Comparable Sales in the Neighborhood? | |
| 3 CM | Sales Comparison Analysis \| Address<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Is the Net and Gross Adjustment % calculated correctly for all Comparable Sales? | ✔ Approved |
| 3 CM | Sales Comparison Analysis \| Address<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If the Subject Property is a Site Condo, are the Comparable Sales similar? | |
| 3 CM | Sales Comparison Analysis \| Project Name<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Is at least one Comparable Sale located outside of the Subject Property's project? | |
| 3 CM | Sales Comparison Analysis \| Monthly Maintenance Fee<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If a Comparable Sale is in the Subject's Project, has a different HOA amount, and an adjustment is not made, is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| Common Elements<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If a Comparable Sale is outside of the Subject's Project and has different Common Elements, is an adjustment made, or if an adjustment is not made, is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| View<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If a Comparables Sale's View is the same as the Subject's and an adjustment is given, is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| Quality of Construction<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If the Quality of Construction is the same as the Subject's and an adjustment is given, is a comment | N/A |
| 3 CM | Sales Comparison Analysis \| Age<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Is the Actual Age provided for the Subject and all Comparable Sales? | |
| 3 CM | Sales Comparison Analysis \| Age<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If a Comparable Sale's Actual Age is outside of the Neighborhood Housing range, is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| Bedrooms<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If the Subject Property is a 0, 1, or 2 bedroom home, does at least one Comparable Sale have a similar or lower bedroom count? | |
| 3 CM | Sales Comparison Analysis \| Gross Living Area Sq.Ft.<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Is the GLA of all Comparable Sales within 25% of the Subject Property's GLA? | ✔ Approved |
| 3 CM | Sales Comparison Analysis \| Address<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Do all line-item adjustments include a range of positive and negative values, or if any across-the-board adjustments were found, are Appraiser comments included? | |
| 3 CM | Sales Comparison Analysis \| Comparable: Proximity to Subject<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Does the distance between the Subject Property and the Comparable Sales correspond to the location (If 'Urban' within .5 Miles; If 'Suburban' within 1 Mile; If 'Rural' within 5 Miles)? | |

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# Review Checklist

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

| | | |
|---|---|---|
| 3 CM | Sales Comparison Analysis \| Sales Price<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Does the Unadjusted Sale Price of the Comparable Sales bracket the Subject's Contract Price, or is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| Date of Sale/Time<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If the Date of Sale of the Comparable Sales is greater than within 6 months, is a comment provided? | ✔ Approved |
| 3 CM | Sales Comparison Analysis \| Comparable: Net Adjustment Percentage<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If Net Adjustments are greater than 15%, is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| Comparable: Net Adjustment Percentage<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Is the Net Adjustment % of the majority of the Comparable Sales adjusted less than 15%? | ✔ Approved |
| 3 CM | Sales Comparison Analysis \| Comparable: Gross Adjustment Percentage<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If Gross Adjustments are greater than 25%, is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| Comparable: Gross Adjustment Percentage<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Is the Gross Adjustment % of the majority of Comparable Sales adjusted less than 25%? | ✔ Approved |
| 3 CM | Sales Comparison Analysis \| Comparable: Adjusted Sales Price<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - Does the Adjusted Sale Price of the Comparable Sales bracket the Subject's Contract Price, or is a comment provided? | N/A |

## Prior Sales History — FINDINGS: 2

| | | |
|---|---|---|
| 3 CM | Prior Sale History \| Researched Transfer History of Subject and Comparable Sales: Yes<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If prior sales of the Subject or Comparable Sales is given, is a comment including type of sale and why it sold for less / more provided? | N/A |
| 3 CM | Prior Sale History \| Date of Prior Sale/Transfer<br>CHK - 1073_05AUAD - SALES COMPARISON APPROACH - If one or more Comparable Sales had a prior sale within the past year, is a comment provided? | N/A |

## Reconciliation — FINDINGS: 4

| | | |
|---|---|---|
| 3 CM | Reconciliation \| The appraisal is made: subject to repairs<br>CHK - 1073_05AUAD - RECONCILIATION - If report is 'Subject to repairs' is a comment provided indicating if required immediately for health, safety or soundness, or if repairs are for deferred maintenance? | N/A |
| 3 CM | Reconciliation \| Appraised Value of Subject Property<br>CHK - 1073_05AUAD - RECONCILIATION - If Appraised Value does not match Indicated Value by Sales Comparison Approach, is a comment provided? | |
| 3 CM | Reconciliation \| Appraised Value of Subject Property<br>CHK - 1073_05AUAD - RECONCILIATION - If the Subject Property's value is over $1 Million, is the Appraiser Certified? | |
| 3 CM | Reconciliation \| Appraised Value of Subject Property<br>CHK - 1073_05AUAD - RECONCILIATION - Is the Opinion of Market Value ($1,335,000) within the Neighborhood price range ($,000 - $,000) on page 1 of the | |

## License and E&O — FINDINGS: 14

| | | |
|---|---|---|
| 3 CM | Signatures \| Appraiser<br>CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's signature provided? | ✔ Approved |
| 3 CM | Signatures \| Appraiser Date Report Signed<br>CHK - 1004D_05 - CERTIFICATION - Is the Date of Signature and Report reasonable based on the Effective Date of the Report? | ✔ Approved |
| 3 CM | Signatures \| Appraiser Effective Date of Appraisal Update<br>CHK - 1004D_05 - CERTIFICATION - Is the Effective Date of the Appraisal provided? | ✔ Approved |
| 3 CM | Signatures \| Appraiser State Certification #<br>CHK - 1004D_05 - LICENSE IMAGE - If an image of a License is included does it match the information provided on the Certification page (Peter Gilmour, AR011824)? | |

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# Review Checklist

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

| | | |
|---|---|---|
| 3 CM | Signatures \| Appraiser Certification/License State<br>CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's License State a valid 2 character State abbreviation, and does it match the Subject's State? | ✔ Approved |
| 3 CM | Signatures \| Appraiser Expiration Date of Certification or License<br>CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's License Expiration Date a valid date? | ✔ Approved |
| 3 CM | Signatures \| Appraiser Expiration Date of Certification or License<br>CHK - 1004D_05 - CERTIFICATION - Is the Expiration Date of License after the Signature Date? | ✔ Approved |
| 3 CM | Signatures \| Lender/Client Name<br>CHK - 1004D_05 - CERTIFICATION - Does the Lender /Client Name and Address match client information? | |
| 3 CM | Signatures \| Appraiser: Name<br>CHK - 1073_05AUAD - CERTIFICATION - Is the Appraiser's signature provided? | ✔ Approved |
| 3 CM | Signatures \| Appraiser: Date Report Signed<br>CHK - 1073_05AUAD - CERTIFICATION - Is the Date of Signature and Report reasonable based on the Effective Date of the Report? | ✔ Approved |
| 3 CM | Signatures \| Appraiser: State Certification #<br>CHK - 1073_05AUAD - LICENSE IMAGE - If an image of a License is included does it match the information provided on the Certification page (Peter Gilmour, AR011824)? | |
| 3 CM | Signatures \| Appraiser: State<br>CHK - 1073_05AUAD - CERTIFICATION - Is the Appraiser's License State a valid 2 character State abbreviation, and does it match the Subject's State? | N/A |
| 3 CM | Signatures \| Appraiser: Expiration Date<br>CHK - 1073_05AUAD - CERTIFICATION - Is the Appraiser's License Expiration Date a valid date? | ✔ Approved |
| 3 CM | Signatures \| Appraiser: Expiration Date<br>CHK - 1073_05AUAD - CERTIFICATION - Is the Expiration Date of License after the Signature Date? | ✔ Approved |

## Photos

FINDINGS: 8

| | | |
|---|---|---|
| 3 CM | Photo Addendum \| Security Bars<br>CHK - 1073_05AUAD - PHOTO ADDENDUM - If applicable, is a photo of Security Bars included? | |
| 3 CM | Photo Addendum \| Special Features<br>CHK - 1073_05AUAD - PHOTO ADDENDUM - If Special Features exist (Ex. Pool,BBQ, etc.), are photos provided? | |
| 3 CM | Photo Addendum \| Comparable Sales, Listings, Rentals<br>CHK - 1073_05AUAD - PHOTO ADDENDUM - Are photographs of Comparable Sales, Listings, and Rentals original, labeled, and clear, and are MLS / file photos only utilized in extreme circumstances or gated communities? | |
| 3 CM | Photo Addendum \| Items of Bias<br>CHK - 1073_05AUAD - PHOTO ADDENDUM - Are items of bias including people or photos that show clear race or ethnicity, or inclusion of religious artifacts / symbols, excluded from any photographs of Subject? | |
| 3 CM | Photo Addendum \| Subject and Neighborhood<br>CHK - 1073_05AUAD - PHOTO ADDENDUM - Is an aerial photo provided and sufficiently scaled to show the Subject Property and its immediate neighborhood? | |
| 3 CM | Photo Addendum \| Similar Comparables<br>CHK - 1073_05AUAD - PHOTO ADDENDUM - Are photographs included to support the Appraiser's determination of value, and are Comparable Sales similar in design, quality and appeal to the Subject Property? | |
| 3 CM | Photo Addendum \| Required Photos<br>CHK - 1073_05AUAD - PHOTO ADDENDUM - Are all required photos provided: all bathrooms (0) and half-bathrooms (0), kitchen, main living area, updates, renovations, deterioration, front, rear, street view, and exterior side photos? | |
| 3 CM | Photo Addendum \| Beneficial or Adverse Views<br>CHK - 1073_05AUAD - PHOTO ADDENDUM - View is . Are photos included for any view that is beneficial adverse or not a typical residential view? | |

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APPRAISAL REVIEW SCORECARD ID#: GTM-1326D

# Review Checklist

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

## Maps — FINDINGS: 7

3 CM
Location Map | Map Lables
CHK - 1073_05AUAD - LOCATION MAP - Is the map labeled appropriately?

3 CM
Location Map | Subject Property
CHK - 1073_05AUAD - LOCATION MAP - Does the map include the Subject Property?

3 CM
Location Map | Comparable Sales
CHK - 1073_05AUAD - LOCATION MAP - Does the map include all Comparable Sales?

3 CM
Location Map | Comparable Listings
CHK - 1073_05AUAD - LOCATION MAP - Does the map include all Comparable Listings?

3 CM
Location Map | Major Boundary
CHK - 1073_05AUAD - LOCATION MAP - If any Comparable Sale or Listing is separated from the Subject Property by a major boundary (highway, train tracks, mountain ranges, etc.), is commentary provided?

3 CM
Location Map | External Influences
CHK - 1073_05AUAD - LOCATION MAP - Has the Reviewer utilized on-line mapping to verify any potential external influences?

3 CM
Location Map | Market Area
CHK - 1073_05AUAD - LOCATION MAP - Do the Comparable Sales appear to be located in the same market area as the Subject Property?

## Floor plan — FINDINGS: 4

3 CM
Sketch | Measurements
CHK - 1073_05AUAD - SKETCH - Does the Sketch include all measurements?

3 CM
Sketch | Rooms and GLA Match Report
CHK - 1073_05AUAD - SKETCH - Does the Total Number of Rooms (), Bathrooms (), Bedrooms (), and GLA () match the report and photos?

3 CM
Sketch | Digitally Created Sketch
CHK - 1073_05AUAD - SKETCH - Was the Sketch created using a sketching application (hand-drawn sketch or calculations were not provided)?

3 CM
Sketch | Completed Units
CHK - 1073_05AUAD - SKETCH - Are rooms and entry points for each Unit labeled on the floor plan?

## USPAP — FINDINGS: 3

3 CM
USPAP | Clear and Accurate Report
CHK - 1073_05AUAD - USPAP - 2-1(a) - Does the Appraiser clearly and accurately set forth the report in a manner that is not misleading?

3 CM
USPAP | Intended User(s)
CHK - 1073_05AUAD - USPAP - 2-1(b) - Does the Report contain sufficient information to enable the intended users of the appraisal to understand the report properly?

3 CM
USPAP | Extraordinary Assumptions, Hypothetical Conditions, Limiting Conditions
CHK - 1073_05AUAD - USPAP - 2-1(c)- Does the report clearly and accurately disclose any extraordinary assumptions, hypothetical conditions, or limiting conditions that directly affect the appraisal and indicates its impact on value and assignment results?

## Other — FINDINGS: 4

3 CM
SUBJECT | PROP_PHYS_DEFICIENCIES_DESC.1
CHK - 1073_05AUAD - PROJECT INFORMATION - If Physical Deficiencies or Adverse Conditions are noted, is a description provided?
N/A

3 CM
Purpose | Subject Address
CHK - 1004D_05 - SUBJECT - Does Subject Property Address match the order and is it USPS verified?

3 CM
Purpose | Property Rights Appraised: Fee Simple
CHK - 1004D_05 - SUBJECT - Is Property Rights Appraised Fee Simple?
✓ Approved

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# Review Checklist

158 Branta Cmn,Unit 5
Fremont, CA 94539

Appraised Value
$1,335,000
As Of 9/13/2024

3
CM

Required Statement | Three-year Disclosure
CHK - 1073_05AUAD - REQUIRED STATEMENTS - Is a Three-Year Disclosure Statement, indicating if appraiser has done any work on the Subject in the immediate three years prior to the appointment, provided?

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