

INVOICE

FROM:

Shane Meisel
 Southern California Appraisers, Inc.
 31566 Railroad Canyon Rd Suite 2 #1007
 Canyon Lake, CA 92587
 shanem.123@outlook.com
 Telephone Number: 909-223-8085 Fax Number:

INVOICE NUMBER	
26-1008	
DATE	
02/22/2026	
REFERENCE	
Internal Order #:	26-1008
Lender Case #:	
Client File #:	
Main File # on form:	LAPP 44-44-6-3870303
Other File # on form:	26-1008
Federal Tax ID:	
Employer ID:	72-1574585

TO:

NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA
 799 Broadway 8th Floor
 New York, NY 10003

 Telephone Number: Fax Number:
 Alternate Number: E-Mail:

DESCRIPTION

Lender: NRZ MBN Issuer DBA Shellpoint Mtg Servicing / Client: NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA
 Purchaser/Borrower: N/A
 Property Address: 1850 W Greenleaf Ave
 City: Anaheim
 County: Orange State: CA Zip: 92801
 Legal Description: Lot 4 Unit 66; Tract 5438

FEES

AMOUNT

Full Appraisal Liquidation	700.00
----------------------------	--------

*****NOTE***** BILLING INFORMATION*****SEE ATTACHED W-9, last page of appraisal report.

The timely payment on all completed appraisal reports is greatly appreciated, thank you.
 If a payment has not been made within 30 days of receipt, a VA late fee is authorized at \$10 a month.

If you have any questions or need anything else please do not hesitate to call or e-mail anytime, thank you.

Office (909) 223-8085 or Email - shanem.123@outlook.com

SUBTOTAL 700.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:
Check #:	Date:	Description:
Check #:	Date:	Description:

SUBTOTAL

TOTAL DUE \$ 700.00



APPRAISAL OF REAL PROPERTY

LOCATED AT:

1850 W Greenleaf Ave
Lot 4 Unit 66; Tract 5438
Anaheim, CA 92801

FOR:

NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA
799 Broadway 8th Floor
New York, NY 10003

AS OF:

02/22/2026

BY:

Robert Shane Meisel
Southern California Appraisers, Inc.
31566 Railroad Canyon Rd Suite 2 #1007
Canyon Lake, CA 92587
Ph. 909-223-8085
shanem.123@outlook.com

Robert Shane Meisel
Southern California Appraisers, Inc.
31566 Railroad Canyon Rd Suite 2 #1007
Canyon Lake, CA 92587

02/22/2026

NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA
799 Broadway 8th Floor
New York, NY 10003

Re: Property: 1850 W Greenleaf Ave
Anaheim, CA 92801
Borrower: N/A
File No.: 26-1008

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

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 value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

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.

Sincerely,

Individual Condominium Unit Appraisal Report

26-1008
File # LAPP 44-44-6-3870303

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 1850 W Greenleaf Ave Unit # G City Anaheim State CA Zip Code 92801
 Borrower N/A Owner of Public Record Paul Pedro Mendoza County Orange
 Legal Description Lot 4 Unit 66; Tract 5438
 Assessor's Parcel # 930-450-66 Tax Year 2024 R.E. Taxes \$ 4,892
 Project Name Anaheim Village HOA Phase # One Map Reference 11244 Census Tract 0867.02
 Occupant Owner Tenant Vacant Special Assessments \$ 0 HOA \$ 300 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Liquidation
 Lender/Client NRZ MBN Issuer DBA Shellpoint Mtg Ser Address 799 Broadway 8th Floor , New York, NY 10003
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 46; Subject was offered for sale. Original Price \$350,000; Original Date 12/12/2025 thru 01/22/2026; CRMLS/MLS#AR25278002; Realist#350529;

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) Realist
 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	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	183	Low 1	Multi-Family	5 %
Neighborhood Boundaries	Subject is bound by the 91 freeway to the North, Harbor Blvd to the East, the 5 freeway to the West and to the South.						778	High 95	Commercial	5 %	
Neighborhood Description	Subject neighborhood distance and travel time to employment centers, schools, and shopping is typical compared to competing neighborhoods, with adequate access to nearby highways and freeways. The appeal of the subject neighborhood to the marketplace is typical.						580	Pred. 60	Other	0 %	
Market Conditions (including support for the above conclusions)	Market conditions at this time are stable in this area. Reported marketing times are typically one to three months for homes that are competitively priced and aggressively marketed. The predominant value is lower than the subject's value due to condition, year built, amenities, size of condos in the area and type of sale.										

PROJECT SITE

Topography Level Size Unknown Density Unknown View N; CtyStr;
 Specific Zoning Classification R-1 Zoning Description Residential Single Family
 Zoning Compliance 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? Yes No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X500 FEMA Map # 06059C0129J FEMA Map Date 12/03/2009
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

PROJECT INFORMATION

Data source(s) for project information Progressive Mgmt (714) 528-3100
 Project Description 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	100	# of Phases	1	# of Planned Phases	
# of Elevators	0	Roof Surface	Comp	# of Units Completed	100	# of Units	100	# of Planned Units	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed		Total # Parking	Adq	# of Units For Sale	2	# of Units For Sale	2	# of Units For Sale	
<input type="checkbox"/> Under Construction		Ratio (spaces/units)	50/100	# of Units Sold	100	# of Units Sold	100	# of Units Sold	
Year Built	1964	Type	Garage	# of Units Rented	unkn	# of Units Rented	unkn	# of Units Rented	
Effective Age	30	Guest Parking	Adq	# of Owner Occupied Units	unkn	# of Owner Occupied Units	unkn	# of Owner Occupied Units	

Project Primary Occupancy Principal Residence Second Home or Recreational Tenant
 Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No
 Management Group - Homeowners' Association Developer Management Agent - Provide name of management company. Progressive Mgmt (714) 528-3100
 Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? Yes No If Yes, Describe
 Was the project created by the conversion of existing building(s) into a condominium? Yes 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)? Yes No If No, describe
 Is there any commercial space in the project? Yes No If Yes, describe and indicate the overall percentage of the commercial space.

Individual Condominium Unit Appraisal Report

26-1008
File # LAPP 44-44-6-3870303

PROJECT INFORMATION	Describe the condition of the project and quality of construction. Condition of project and quality of construction is typical. The unit mix and appeal to the market is typical.
	Describe the common elements and recreational facilities. Association Pool
	Are any common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe the rental terms and options.
	Is the project subject to a ground rent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, \$ _____ per year (describe terms and conditions)
Are the parking facilities adequate for the project size and type? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on the effect on value and marketability.	

PROJECT ANALYSIS	I <input type="checkbox"/> did <input checked="" type="checkbox"/> 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. Condominium budget documents were not made available for review.
	Are there any other fees (other than regular HOA charges) for the use of the project facilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, report the charges and describe. The CC&R's and other Condo documents were not made available for review.
	Compared to other competitive projects of similar quality and design, the subject unit charge appears <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe and explain the effect on value and marketability. The CC&R's and other Condo documents were not made available for review and HOA meetings were not attended.
Unit Charge \$ 300 per month X 12 = \$ 3,600.00 per year Annual assessment charge per year per square feet of gross living area = \$ 4.32	
Utilities included in the unit monthly assessment <input type="checkbox"/> None <input type="checkbox"/> Heat <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Cable <input type="checkbox"/> Other (describe)	

General Description	Interior materials/condition	Amenities	Appliances	Car Storage
Floor # 2nd Floor	Floors Carpet/Tile/Good	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> None
# of Levels 2	Walls Drywall/Avg	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Covered <input type="checkbox"/> Open
Heating Type FWA Fuel Gas	Trim/Finish Wood/Avg	<input type="checkbox"/> Deck/Patio None	<input checked="" type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars 1
<input type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	Bath Wainscot Tile/Fiberglass/Good	<input checked="" type="checkbox"/> Porch/Balcony Wood	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned
<input checked="" type="checkbox"/> Other (describe) Wall	Doors Wood/Avg	<input type="checkbox"/> Other None	<input type="checkbox"/> Washer/Dryer	Parking Space # N/A
Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 833 Square Feet of Gross Living Area Above Grade				
Are the heating and cooling for the individual units separately metered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on compatibility to other projects in the market area.				
Additional features (special energy efficient items, etc.) Dual-Pane Windows				
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-not updated;Bathrooms-updated-one to five years ago;Improvements are receiving adequate maintenance and upkeep. No functional or external obsolescence was observed. The subject mechanical systems & utilities are operable at time of inspection. The subject property did have a carbon monoxide & smoke detector installed at time of inspection.				
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe				

PRIOR SALE HISTORY	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain				
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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 <input type="checkbox"/> did <input checked="" type="checkbox"/> 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					
Price of Prior Sale/Transfer					
Data Source(s)	Realist	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	02/22/2026	02/22/2026	02/22/2026	02/22/2026	02/22/2026
Analysis of prior sale or transfer history of the subject property and comparable sales. Subject has not transferred ownership in the past 36 months, has not been listed for sale in the last 12 months and is not pending a sale. The comparables have no prior sales in the past 12 months unless noted.					

Individual Condominium Unit Appraisal Report

26-1008
File # LAPP 44-44-6-3870303

There are 20 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 135,000 to \$ 619,000		There are 55 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 183,000 to \$ 777,865			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address and Unit #	1850 W Greenleaf Ave G, Anaheim, CA 92801	1800 W Gramercy Ave 54, Anaheim, CA 92801	527 N Dartmouth Way 40, Anaheim, CA 92801	1866 W Falmouth Ave 36, Anaheim, CA 92801	
Project Name and Phase	Anaheim Village HOA One	Gramercy Park One	Stanford Court One	Wellington Landing One	
Proximity to Subject		0.15 miles E	0.40 miles SW	0.40 miles NW	
Sale Price	\$	\$ 510,000	\$ 610,000	\$ 603,000	
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 572.39 sq. ft.	\$ 561.18 sq. ft.	\$ 609.71 sq. ft.	
Data Source(s)		CRMLS#DW25235084;DOM 13	CRMLS#NDP2509291;DOM 31	CRMLS#25592229;DOM 58	
Verification Source(s)		Realist Public Doc340124	Realist Public Doc329205	Realist Public Doc310142	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;15000	-15,000	ArmLth Conv;5796	-5,798
Date of Sale/Time		s12/25;c10/25		s11/25;c11/25	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
HOA Mo. Assessment	300	266	0	350	0
Common Elements and Rec. Facilities	Pool None	Pool None		Pool None	
Floor Location	2nd Floor	First Floor	0	First Floor	0
View	N;CtyStr;	N;CtyStr;		N;CtyStr;	
Design (Style)	RT2L;Traditional	RT2L;Traditional		RT2L;Traditional	
Quality of Construction	Q4	Q4		Q4	
Actual Age	62	62		42	-10,000
Condition	C3	C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	4 2 1.0	4 2 1.1	-2,000	4 2 1.1	-6,000
Gross Living Area	833 sq. ft.	891 sq. ft.	-2,600	1,087 sq. ft.	-7,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/Wall	FWA/Central	-3,500	FWA/Central	-3,500
Energy Efficient Items	None	None		None	
Garage/Carport	1g;Owned	1g;Owned		2g;Owned	-8,000
Porch/Patio/Deck	Balcony	Patio	0	Patio	0
Fireplace	No Fireplace	No Fireplace		1 Fireplace	-3,500
List Price	\$350000	\$494900	0	\$599999	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -23,100	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -44,198	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -30,000	
Adjusted Sale Price of Comparables		Net Adj. 4.5 % Gross Adj. 4.5 % \$ 486,900	Net Adj. 7.2 % Gross Adj. 7.2 % \$ 565,802	Net Adj. 5.0 % Gross Adj. 5.0 % \$ 573,000	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach A search of the local market for recent sales of properties were considered to compete with the subject. The sales used are reflective of the subject's current estimated market value and compared well in terms of size, location and physical amenities. The appraiser found limited recent sales in close proximity to subject with similar sq ft, lot size, year built & 2 bedrooms. The appraiser has placed primary weight on the comparables # 1,3 as the best evidence to support the opinion of value due to they are the most recent sales with similar features. The adjustment for bedrooms is at \$5000 and bathrooms at \$4000. The lot size adjustment is at \$1 per sq ft for this area of Anaheim. The year built is adjusted at \$500 per year for actual age. The comparables# 1,2,3 are considered arms length transactions. I found no recent smaller condo sales to bracket the subject living area. The homes in this area typically have 1 or 2 car garages which warrants an adjustment for 1 car garage at \$5000 per garage.

Indicated Value by Sales Comparison Approach \$ 510,000

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) N/A

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 510,000 Income Approach (if developed) \$

All approaches considered. Market approach is employed in this report. Market approach emphasized as most representative of the current market.

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:

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 \$ 510,000 , as of 02/22/2026 , which is the date of inspection and the effective date of this appraisal.

Individual Condominium Unit Appraisal Report

26-1008
File # LAPP 44-44-6-3870303

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.

Individual Condominium Unit Appraisal Report

26-1008
File # LAPP 44-44-6-3870303

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.

Individual Condominium Unit Appraisal Report

26-1008
File # LAPP 44-44-6-3870303

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature



Name Robert Shane Meisel

Company Name Southern California Appraisers, Inc.

Company Address 31566 Railroad Canyon Rd Suite 2 #1007
Canyon Lake, CA 92587

Telephone Number (909) 223-8085

Email Address shanem.123@outlook.com

Date of Signature and Report 02/26/2026

Effective Date of Appraisal 02/22/2026

State Certification # AR031111

or State License # _____

or Other (describe) VA#5001532 State # _____

State CA

Expiration Date of Certification or License 06/19/2027

ADDRESS OF PROPERTY APPRAISED

1850 W Greenleaf Ave

G, Anaheim, CA 92801

APPRAISED VALUE OF SUBJECT PROPERTY \$ 510,000

LENDER/CLIENT

Name No AMC

Company Name NRZ MBN Issuer DBA Shellpoint Mtg Servicing / V/

Company Address 799 Broadway 8th Floor , New York, NY 10003

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street
Date of Inspection _____

Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street
Date of Inspection _____

LIQUIDATION APPRAISAL ADDENDUM

26-1008
LAPP 44-44-6-3870303

LIQUIDATION APPRAISAL ADDENDUM Case No.: LAPP 44-44-6-3870303

Address: 1850 W Greenleaf Ave City: Anaheim State: CA Zip Code: 92801
 Legal Description: Lot 4 Unit 66; Tract 5438 County: Orange

INTERIOR ENTERED? Yes No (If unable to gain access, show at least three earnest attempts)

Date	Time	Phone	Contact	Comments
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____

PROPERTY IS: Vacant Occupied Secured

REPAIRS NEEDED? No Yes (Indicate emergency repairs with an asterisk by the number)

* Description	MPR Violation	Estimated Cost	Estimated Contributory Value
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
Totals		\$ _____	\$ _____

ANALYSIS OF LISTINGS AND OFFERS:

No. 1 Address: 1800 W Gramercy Ave Apt 43, Anaheim, CA 92801

Current List or Sales Price	Current List or Sales Date	Previous List or Sales Price	Previous List or Sales Date	Days on Market
\$ <u>525,000</u>	<u>02/18/2026</u>	\$ <u>370,000</u>	<u>09/07/2022</u>	<u>2</u>

Comparison with Subject: Similar sq ft with 2 bedrooms. This property is a recent condo sale located in close proximity to the subject.

No. 2 Address: 1860 W Glenoaks Ave Apt L, Anaheim, CA 92801

Current List or Sales Price	Current List or Sales Date	Previous List or Sales Price	Previous List or Sales Date	Days on Market
\$ <u>570,000</u>	<u>01/21/2026</u>	\$ <u>303,000</u>	<u>02/04/2016</u>	<u>6</u>

Comparison with Subject: Similar sq ft with 2 bedrooms. This property is a recent condo sale located in close proximity to the subject.

No. 3 Address: 1875 W Falmouth Ave Apt 58, Anaheim, CA 92801

Current List or Sales Price	Current List or Sales Date	Previous List or Sales Price	Previous List or Sales Date	Days on Market
\$ <u>579,900</u>	<u>02/17/2026</u>	\$ <u>530,000</u>	<u>12/07/2022</u>	<u>3</u>

Comparison with Subject: Similar sq ft with 2 bedrooms. This property is a recent condo sale located in close proximity to the subject.

COMMENTS/CONTINUATIONS: The 3 listings are a good indication of current listing price for available properties. Due to the limited inventory some properties have been selling higher than the current list price however it mostly depends on the property condition. The properties that need repair are selling below list price.

Robert Shane Meisel

Appraiser: Robert Shane Meisel Date: 02/26/2026

Comment Addendum

File No. LAPP 44-44-6-3870303

Borrower	N/A						
Property Address	1850 W Greenleaf Ave						
City	Anaheim	County	Orange	State	CA	Zip Code	92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA						

Comment Addendum

VA CERTIFICATION:

"I have considered relevant competitive listings and / or contract offerings in the performance of this appraisal and the trending information in this section. If a trend is indicated, I have attached an addendum providing competitive listing / contract offering data."

The subject property meets VA standards and complies with minimum property requirements.

SUBJECT/COMPS Listings History and Data Sources:

All information for the subject property List Price, Sales Price, Days on Market (DOM), Source#1 MLS#, Source #2 Realist# is located on Fannie Mae form 1073 page #1. Comparables #1,2,3 List Price, Sales Price, Days on Market (DOM), Source#1 MLS#, Source #2 Realist# is located on Fannie Mae form 1004 grid page #2.

DESCRIPTION OF IMPROVEMENTS:

Subject features include:wood cabinets, laminate counter tops, vinyl flooring, recessed lighting, dual-pane windows, balcony

Remaining Economic Life is approximately; 45 Years

SALES COMPARISONS ANALYSIS COMMENTS:

The appraiser conducted a thorough search of the local market for recent sales of properties considered to compete with the subject.

The sales used are from competing neighborhoods in the subject's market area and are considered to be the best available and most reflective of the subject's current estimated market value.

All sales compared well with the subject in terms of size, location, physical amenities, and proximity to employment and retail centers. As a result, the Comparables were considered **reliable** indicators of value.

The appraisers comparable search parameter requires for comparables located within a 3 mile proximity to subject (the closest possible with similar features),properties that have sold within the last 6 months and a 25% sq ft range for living area.

SUBJECT:

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 agreement.The appraiser was paid \$700 for the this appraisal report.

APPRAISER INDEPENDENCE:

The report was developed in adherence to the lenders Appraiser Independence Requirements.

SITE:

No litigation in subjects complex per management company.

PURPOSE:

The purpose of this appraisal is to provide an estimate of the market value for the subject property as of the date of value shown on the attached FNMA form report.

SCOPE:

Upon receiving this assignment, I identified the real property being appraised and collected property-specific data available through public records, various data services and or MLS database when available. I completed an interior and exterior inspection of the subject property, noting the condition, quality, utility, amenities and architectural style. Zoning data was obtained from public records, office files, and or city/county planning offices. The collected data was then used to develop a profile of the subject and to perform a search of the market for the most similar closed comparable sales, pending and active listings. The sales were inspected from the street and photos taken. The sales were confirmed and verified from public records, various data services and MLS, and when necessary with an agent or the owner. The sales data was analyzed and a value conclusion derived. This Report was then completed, signed and released to the client. This report is intended to satisfy the requirements of USPAP. Supporting documentation concerning the data, reasoning and analysis is retained in the appraiser's work files.

SALES HISTORY:

See attached Fannie Mae form 1073.

EXPOSURE TIME:

There is an active real estate market in the subject's neighborhood. A reasonable exposure time for the subject property developed independently from the stated marketing time is one to three months. If reasonably priced and aggressively marketed, homes in the area should sell within one to three months.

DATA SOURCES:

The appraisal is based on the information gathered by the appraiser from Realist (online service), California Regional Multiple Listing Services (CRMLS), Marshall and Swift's Residential Cost Handbook (book/CD/quarterly), Thomas Bros Maps (maps/annually), Internet Data Connect (IDC) Internet FEMA Flood information, FEMA Flood Maps (if needed), inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source(s) of the comparables is shown in the Data Source section of the market grid. An extraordinary assumption is made regarding the validity of data obtained from FARES and MLS sources. When conflicting information was provided, the source deemed most reliable has been used, verifying data when possible. Data believed to be unreliable was not included in the report nor used as the basis for the value conclusion.

REPORT TYPE / CONDITIONS OF APPRAISAL:

"Appraisal Report; Prepared in Accordance with USPAP Standards Rule 2-2 (a)" This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP. The appraiser will not accept any assignments from which a family related person has any participation and /or financial interest. A Title Policy on the Subject Property was not reviewed by the appraiser. Personal property was not considered in the final value estimate. The dimensions for the subject property are an approximate measurement using American National Standards Institute (NASI) guidelines. Although due diligence was exercised during this inspection, the appraiser is not an expert in such

Comment Addendum

File No. LAPP 44-44-6-3870303

Borrower	N/A				
Property Address	1850 W Greenleaf Ave				
City	Anaheim	County	Orange	State	CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				

matters as home inspection, pest control, electrical or mechanical devices/systems, structural or soils engineering, hazardous materials, etc. and no warranty is expressed or implied as to these elements.

FIRREA / USPAP ADDENDUM

Borrower N/A
 Property Address 1850 W Greenleaf Ave
 City Anaheim County Orange State CA Zip Code 92801
 Lender/Client NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA

Purpose
 The purpose of this appraisal is to provide an estimate of the market value of the subject property as of the date of value shown on the attached Fannie Mae form 1004.

Scope
 The scope/function of the appraisal is to assist VA in evaluating the subject property for lending purposes only. Upon receiving this assignment, I identified the real property being appraised and collected property-specific data available through public records, various data services and or MLS database when available. I completed an exterior inspection of the subject property, noting the condition, quality, utility, amenities and architectural style. Zoning data was obtained from public records, office files, and or city/county planning offices. The collected data was used to develop a profile of the subject and to perform a search of the market for the most similar closed comparable sales, pending and active listings. The sales were inspected from the street and photos taken. The sales were confirmed and verified from public records, various data services and MLS, and when necessary with an agent or the owner. The sales data was then analyzed and a value conclusion derived. This Report was completed, signed and released to the client. This report is intended to satisfy the requirements of USPAP.

Intended Use / Intended User
 The purpose of this appraisal is to provide an estimate of the market value of the subject property as of the date of value shown on the attached Fannie Mae form 1073

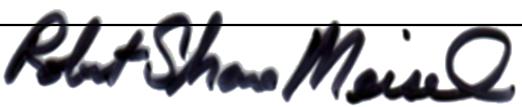
History of Property
 Current listing information: The scope/function of the appraisal is to assist VA in evaluating the subject property for lending purposes only. Upon receiving this assignment, I identified the real property being appraised and collected property-specific data available through public records, various data services and or MLS database when available. I completed an interior and exterior inspection of the subject property, noting the condition and quality.
 Prior sale: The Intended User of this appraisal report is the VA. The Intended Use is to evaluate the property that is 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. The intended use of all appraisals prepared for the VA is to assist in the VA's financial obligations.

Exposure Time / Marketing Time
 See attached Fannie Mae form 1073.

Personal (non-realty) Transfers
 See attached Fannie Mae form 1073.

Additional Comments
 There is an active real estate market in the subject's neighborhood. A reasonable exposure time for the subject property developed independently from the stated marketing time is one to three months. If reasonably priced and aggressively marketed, homes in the area should sell within one to three months. The current typical Marketing Time for this market is 30-90 days. Three Months ago the typical Marketing Time was 30-90 days.

Certification Supplement
 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
 No Personal Property was considered in the valuation of the subject property.



Appraiser(s): Robert Shane Meisel Supervisory Appraiser(s):
 Effective date / Report date: 02/22/2026 Effective date / Report date:

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.

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

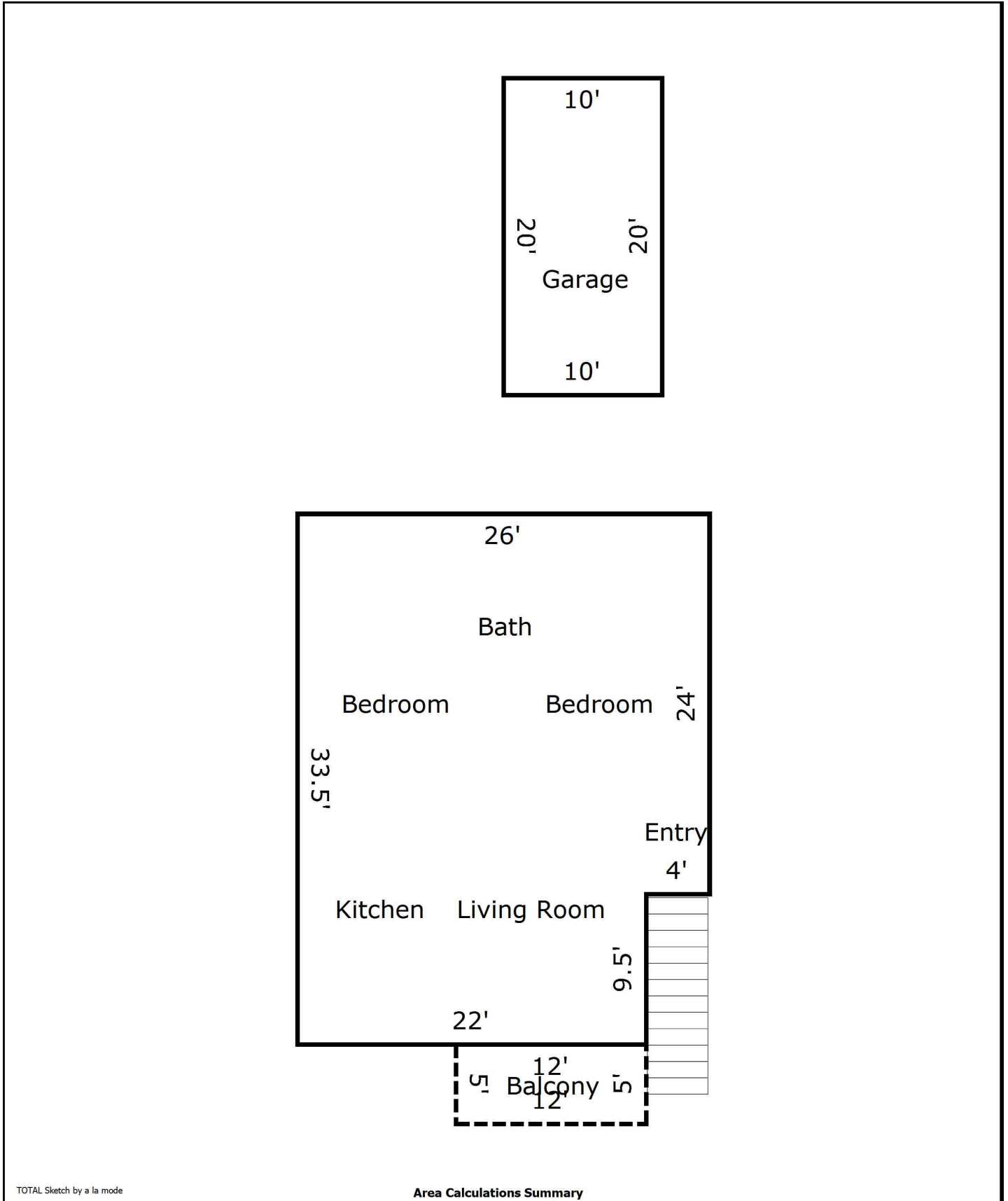
Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the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

Building Sketch

Borrower	N/A			
Property Address	1850 W Greenleaf Ave			
City	Anaheim	County Orange	State CA	Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA			



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
Second Floor	833 Sq ft	26 × 24 = 624 22 × 9.5 = 209
Total Living Area (Rounded):	833 Sq ft	
Non-living Area		
1 Car Attached	200 Sq ft	20 × 10 = 200
Balcony	60 Sq ft	5 × 12 = 60

Subject Tax Records Pg 1

Borrower	N/A		
Property Address	1850 W Greenleaf Ave		
City	Anaheim	County	Orange
		State	CA
		Zip Code	92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA		

1850 W Greenleaf Ave #G, Anaheim, CA 92801-4043, Orange County Pre-foreclosure Active Listing
 APN: 930-450-66 CLIP: 5969505464

	MLS Beds	MLS Full Baths	Half Baths	MLS List Price	Sale Date
	2	1	N/A	\$350,000	10/05/2022
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	830	21,081	1964	CONDO	

OWNER INFORMATION			
Owner Name	Mendoza Paul Pedro	Tax Billing Zip	92801
Mail Owner Name	Paul Pedro Mendoza	Tax Billing Zip+4	4043
Tax Billing Address	1850 W Greenleaf Ave Apt G	Owner Occupied	Yes
Tax Billing City & State	Anaheim, CA		

LOCATION INFORMATION			
Zip Code	92801	Comm College District Code	N Orange Co Jt
Tract Number	5438	Census Tract	867.02
School District	Anaheim Un	Within 250 Feet of Multiple Flood Zone	Yes (X500, A)

TAX INFORMATION			
APN	930-450-66	Tax Area	01030
Alternate APN	272-051-05	Lot	4
% Improved	13%	Water Tax Dist	Southern Calif Jt Re
Legal Description	TR 5438 LOT 4 UNIT 66 OF PROJE CT LOCATED ON AP 272-051-05 T OGETHER WITH AN UND 1.14 INT IN LOTS 1 TO 4		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$418,240	\$410,040	\$402,000
Assessed Value - Land	\$364,985	\$357,829	\$350,812
Assessed Value - Improved	\$53,255	\$52,211	\$51,188
YOY Assessed Change (\$)	\$8,200	\$8,040	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$3,427		
2023	\$4,789	\$1,362	39.74%
2024	\$4,892	\$103	2.15%
Special Assessment		Tax Amount	
Ocsd Sewer User Fee		\$371.00	
Mwd Water StdbY Chg		\$8.54	
Mosq/Fire Ant Assmt		\$5.29	
Vector Control Chg		\$0.67	
Total Of Special Assessments		\$385.50	

CHARACTERISTICS			
County Land Use	Condominium	Total Baths	1
Universal Land Use	Condominium	MLS Total Baths	1
Lot Acres	0.484	Full Baths	1
Lot Area	21,081	Parking Spaces	MLS: 1
Building Sq Ft	830	Year Built	1964
Gross Area	830	Effective Year Built	1964
Stories	MLS: 2	Building Type	Single Family
Bedrooms	2	# of Buildings	1

ESTIMATED VALUE			
RealAVM™	\$414,000	Confidence Score	92
RealAVM™ Range	\$385,400 - \$442,500	Forecast Standard Deviation	7
Value As Of	02/09/2026		

Borrower	N/A				
Property Address					
City	County	State	Realist	Zip Code	
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				

1

(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.

LISTING INFORMATION			
MLS Listing Number	AR25278002	MLS Current List Price	\$350,000
MLS Status	Active Under Contract	MLS Original List Price	\$423,950
MLS Source	CRM	MLS Listing Agent	Ar44954-Manuel Aleja Morales Ena morado
MLS Area	699 - NOT DEFINED	MLS Listing Broker	COMPASS
MLS Status Change Date	01/23/2026		

MLS Listing #	Dw25109615	Dw25029935	Oc22175104	Pw17044131	P728497
MLS Status	Expired	Canceled	Closed	Closed	Closed
MLS Listing Date	05/16/2025	02/05/2025	08/08/2022	03/02/2017	03/31/2010
MLS Listing Price	\$424,000	\$420,000	\$399,999	\$259,900	\$154,900
MLS Orig Listing Price	\$430,000	\$470,000	\$439,999	\$259,900	\$154,900
MLS Close Date			11/01/2022	06/16/2017	08/04/2010
MLS Listing Close Price			\$402,000	\$253,000	\$185,000
MLS Listing Cancellation Date		05/15/2025			
MLS Source History	CRM	CRM	CRM	CRM	CRM

MLS Listing #	P703047	P543414	P423955
MLS Status	Canceled	Expired	Closed
MLS Listing Date	09/11/2009	10/15/2006	10/29/2004
MLS Listing Price	\$109,900	\$345,000	\$239,900
MLS Orig Listing Price	\$109,900	\$345,000	\$239,900
MLS Close Date			12/16/2004
MLS Listing Close Price			\$245,000
MLS Listing Cancellation Date	01/19/2010		
MLS Source History	CRM	CRM	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/31/2022	Sale Type	Full
Sale Date	10/05/2022	Deed Type	Grant Deed
Sale Price	\$402,000	Owner Name	Mendoza Paul Pedro
Price Per Square Feet	\$484.34	Seller	Nguyen Tuan H & Van T
Document Number	350529		

Recording Date	10/31/2022	06/16/2017	12/31/2014	12/31/2014	03/28/2011
Sale Date	10/05/2022	05/05/2017	12/27/2014	12/27/2014	03/25/2011
Sale Price	\$402,000	\$253,000			
Nominal			Y	Y	Y
Buyer Name	Mendoza Paul P	Nguyen Tuan H & Van Thuy	Gonzalez Jeanne J	Gonzalez Jeanne J	Rios Jeanne J
Seller Name	Nguyen Tuan H & Van T	Gonzalez Jeanne J	Rios Jeanne J	Gonzalez Ricardo	Angolo Jeanne M
Document Number	350529	249347	568002	568001	157935
Document Type	Grant Deed	Grant Deed	Grant Deed	Interspousal Deed Transfer	Quit Claim Deed

Recording Date	08/04/2010	08/04/2010
Sale Date	05/03/2010	04/30/2010
Sale Price	\$185,000	
Nominal		Y
Buyer Name	Rios Jeanne J	Rios Jeanne J
Seller Name	Federal Natl Mtg Assn Fnma	Gonzalez Ricardo
Document Number	373690	373689
Document Type	Grant Deed	Interspousal Deed Transfer

MORTGAGE HISTORY					
Mortgage Date	10/31/2022	06/16/2017	03/31/2016	12/31/2014	08/04/2010

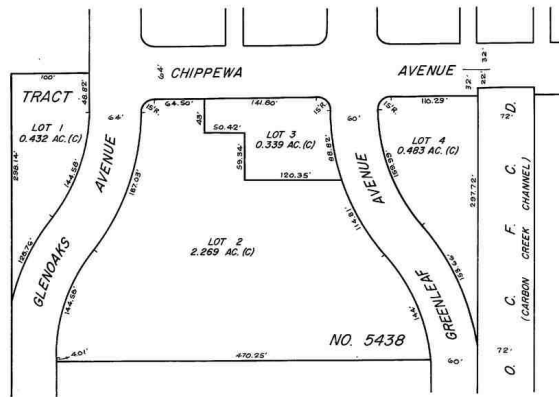
Property Details Courtesy of Robert Meisel, ROBERT SHANE MEISEL, BROKER, California Regional MLS
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 02/20/26
Page 2/3

Borrower	N/A			
Property Address				
City	Anaheim	County	Orange	State CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA			

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR

PROJECT 930-45
LOCATED ON A.P. NO. 272-051-05



Location Map

Borrower	N/A			
Property Address	1850 W Greenleaf Ave			
City	Anaheim	County Orange	State CA	Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA			



Location Map

Borrower	N/A			
Property Address	1850 W Greenleaf Ave			
City	Anaheim	County	Orange	State CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA			



The leader in real estate technology



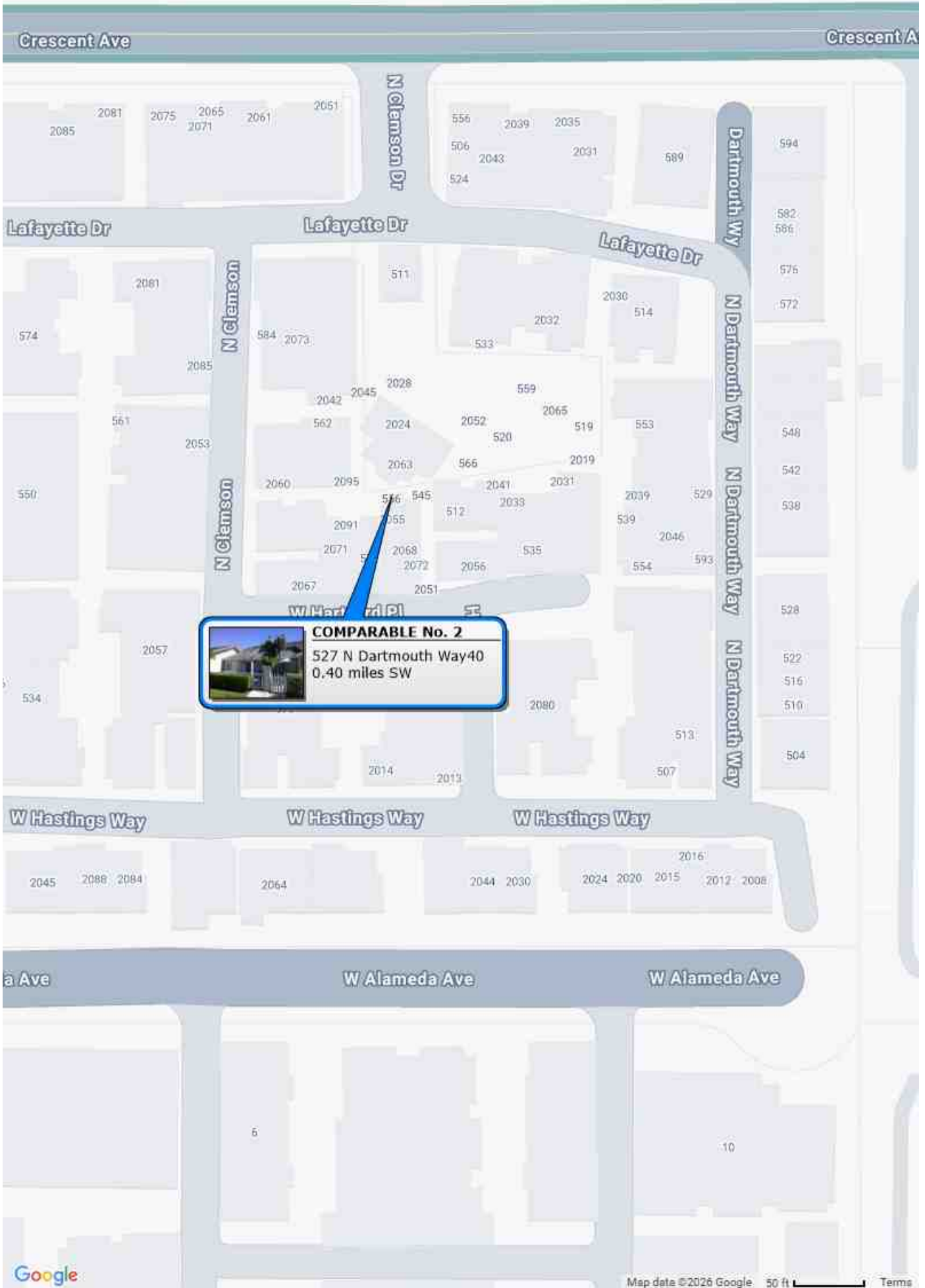
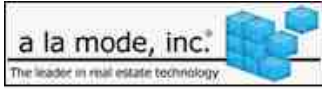
The map displays a grid of streets including W Greenleaf Ave, W Gramercy Ave, and W Glencrest Ave. Two callout boxes are present:

- LISTING No. 1**: 1800 W Gramercy Ave Apt 43, 0.15 miles E. Includes a small photo of a building.
- COMPARABLE No. 1**: 1800 W Gramercy Ave 54, 0.15 miles E. Includes a small photo of a building.

Map data ©2026 Google. Scale: 50 ft. Terms

Location Map

Borrower	N/A						
Property Address	1850 W Greenleaf Ave						
City	Anaheim	County	Orange	State	CA	Zip Code	92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA						



Map data ©2026 Google 50 ft Terms

Location Map

Borrower	N/A			
Property Address	1850 W Greenleaf Ave			
City	Anaheim	County Orange	State CA	Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA			



Location Map

Borrower	N/A		
Property Address	1850 W Greenleaf Ave		
City	Anaheim	County Orange	State CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA		



Subject Photo Page

Borrower	N/A				
Property Address	1850 W Greenleaf Ave				
City	Anaheim	County	Orange	State	CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				



Subject Front

1850 W Greenleaf Ave
Sales Price
Gross Living Area 833
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;CtyStr;
Site
Quality Q4
Age 62



Subject Rear



Street View

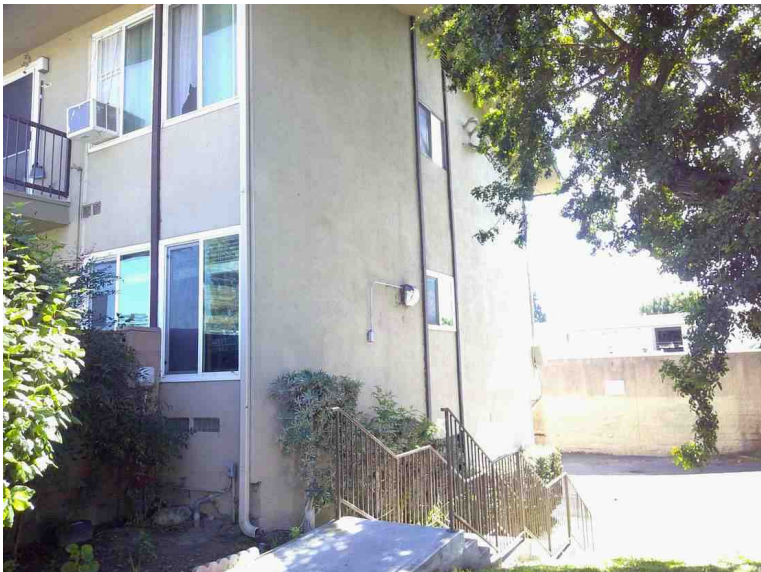
Subject Photo Page

Borrower	N/A				
Property Address	1850 W Greenleaf Ave				
City	Anaheim	County	Orange	State	CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				

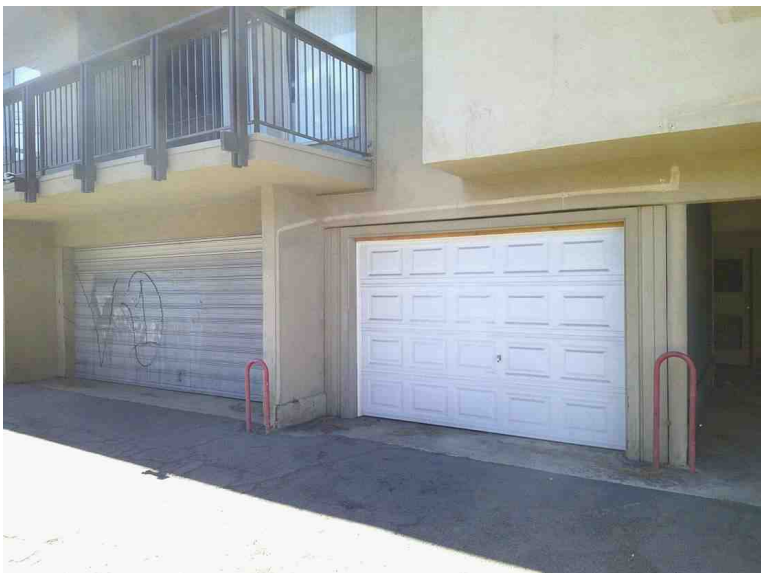


Subject Side

1850 W Greenleaf Ave
Sales Price
Gross Living Area 833
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;CtyStr;
Site
Quality Q4
Age 62



Subject Side

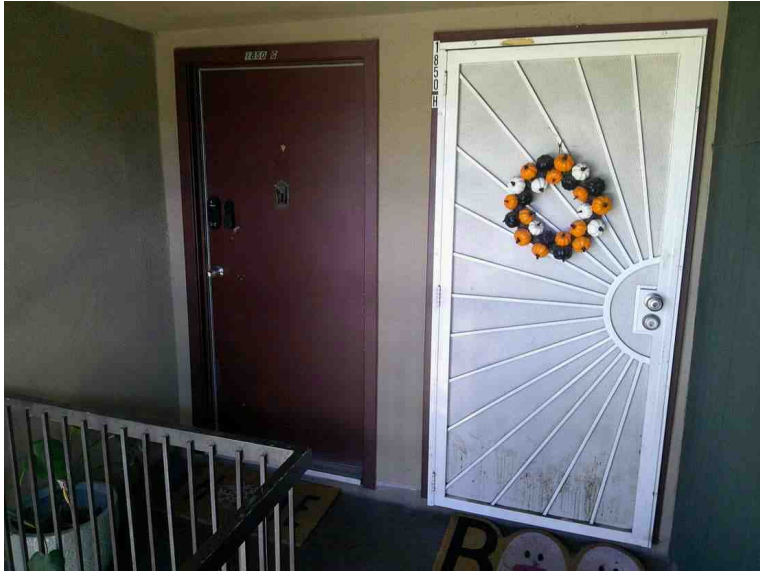


Subject Garage

Subject Photo Page

Borrower	N/A				
Property Address	1850 W Greenleaf Ave				
City	Anaheim	County	Orange	State	CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				

Subject Front Door (Left)



1850 W Greenleaf Ave

Sales Price

Gross Living Area 833

Total Rooms 4

Total Bedrooms 2

Total Bathrooms 1.0

Location N;Res;

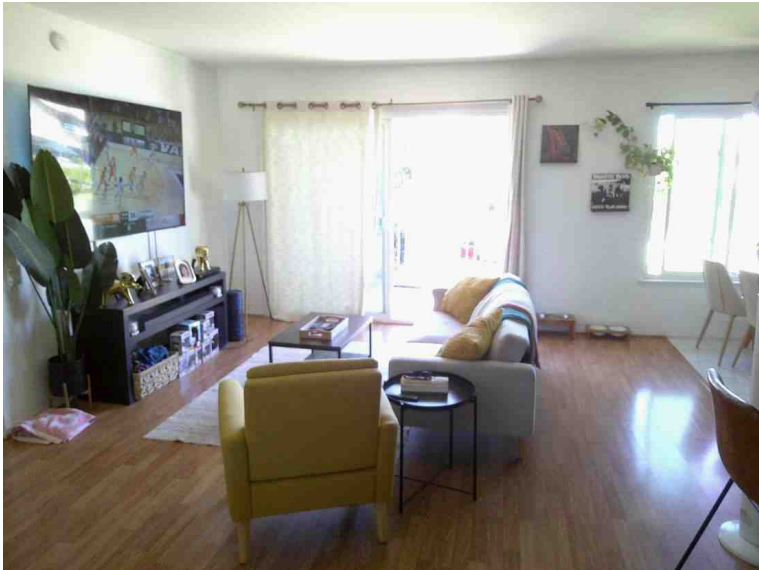
View N;CtyStr;

Site

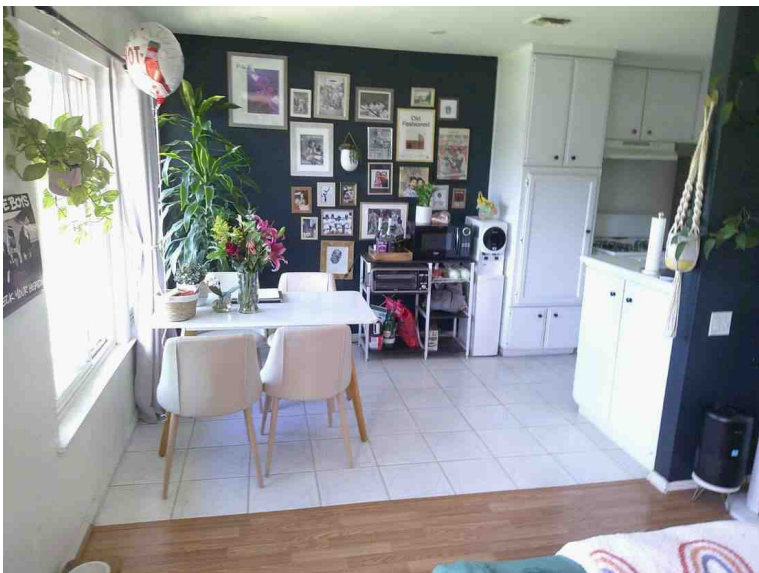
Quality Q4

Age 62

Subject Living Room



Subject Dining



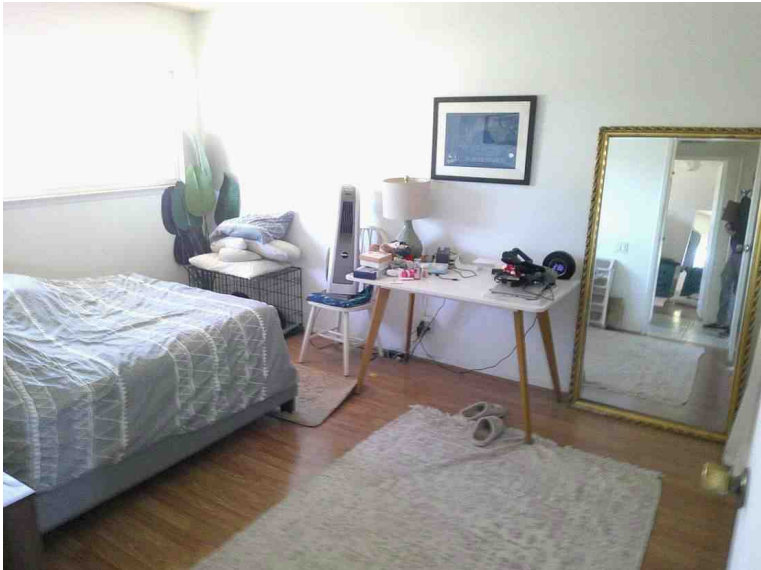
Subject Photo Page

Borrower	N/A				
Property Address	1850 W Greenleaf Ave				
City	Anaheim	County	Orange	State	CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				

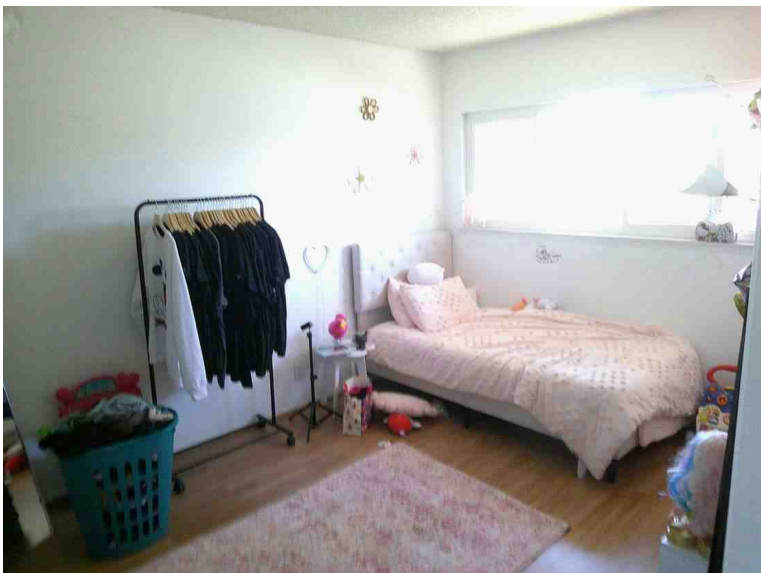


Subject Kitchen

1850 W Greenleaf Ave
Sales Price
Gross Living Area 833
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;CtyStr;
Site
Quality Q4
Age 62



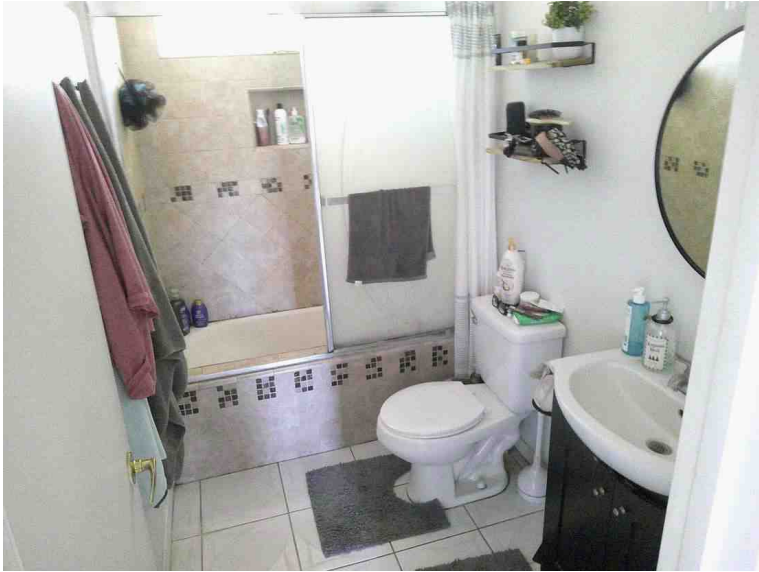
Bedroom #1



Bedroom #2

Subject Photo Page

Borrower	N/A				
Property Address	1850 W Greenleaf Ave				
City	Anaheim	County	Orange	State	CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				



Subject Bath

1850 W Greenleaf Ave
Sales Price
Gross Living Area 833
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;CtyStr;
Site
Quality Q4
Age 62



Subject CO & Smoke Det



Subject CO Det

Subject Photo Page

Borrower	N/A				
Property Address	1850 W Greenleaf Ave				
City	Anaheim	County	Orange	State	CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				



HOA Laundry

1850 W Greenleaf Ave
Sales Price
Gross Living Area 833
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;CtyStr;
Site
Quality Q4
Age 62



HOA Water Heaters



Subject Balcony View

Subject Photo Page

Borrower	N/A				
Property Address	1850 W Greenleaf Ave				
City	Anaheim	County	Orange	State	CA Zip Code 92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				



Subject Building Front

1850 W Greenleaf Ave
Sales Price
Gross Living Area 833
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;CtyStr;
Site
Quality Q4
Age 62



Subject Assoc Pool

Comparables 1-3 Photo Page

Borrower	N/A				
Property Address	1850 W Greenleaf Ave				
City	Anaheim	County	Orange	State	CA
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				
				Zip Code	92801



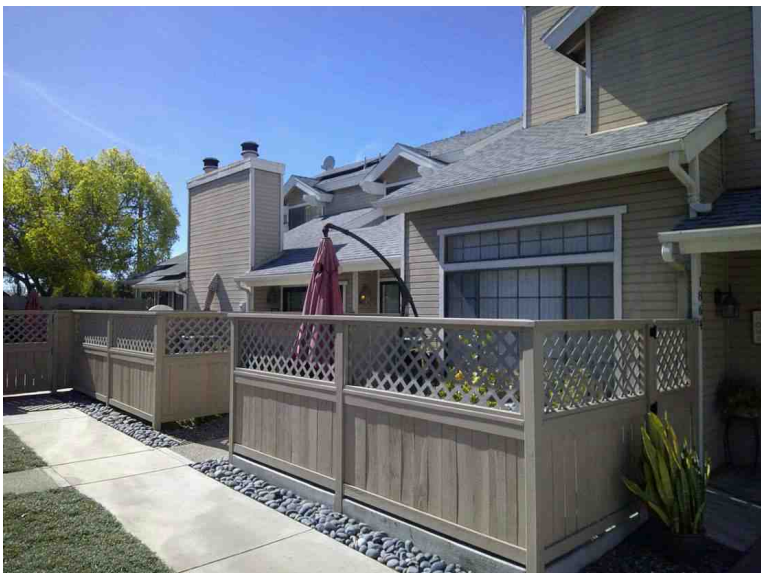
Comparable 1

1800 W Gramercy Ave
 Prox. to Subject 0.15 miles E
 Sale Price 510,000
 Gross Living Area 891
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.1
 Location N;Res;
 View N;CtyStr;
 Site
 Quality Q4
 Age 62



Comparable 2

527 N Dartmouth Way
 Prox. to Subject 0.40 miles SW
 Sale Price 610,000
 Gross Living Area 1,087
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.1
 Location N;Res;
 View N;CtyStr;
 Site
 Quality Q4
 Age 42



Comparable 3

1866 W Falmouth Ave
 Prox. to Subject 0.40 miles NW
 Sale Price 603,000
 Gross Living Area 989
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 2.1
 Location N;Res;
 View N;CtyStr;
 Site
 Quality Q4
 Age 42

Listing Photo Page

Borrower	N/A				
Property Address	1850 W Greenleaf Ave				
City	Anaheim	County	Orange	State	CA
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA				
				Zip Code	92801



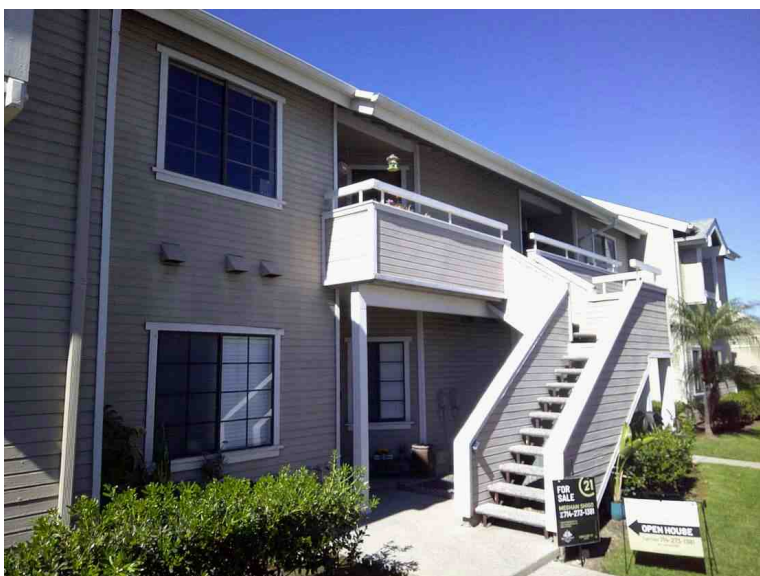
Listing 1

1800 W Gramercy Ave Apt 43
 Proximity to Subject
 List Price 525,000
 Days on Market 2
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Age



Listing 2

1860 W Glenoaks Ave Apt L
 Proximity to Subject
 List Price 570,000
 Days on Market 6
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Age



Listing 3

1875 W Falmouth Ave Apt 58
 Proximity to Subject
 List Price 579,900
 Days on Market 3
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Age

License

Borrower	N/A						
Property Address	1850 W Greenleaf Ave						
City	Anaheim	County	Orange	State	CA	Zip Code	92801
Lender/Client	NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA						



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Robert S. Meisel

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:

“Certified 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:

AR 031111

Effective Date: June 20, 2025
Date Expires: June 19, 2027


Angela Jemmot, Bureau Chief, BREA

3081815

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

W-9

Table with borrower information: Borrower N/A, Property Address 1850 W Greenleaf Ave, City Anaheim, County Orange, State CA, Zip Code 92801, Lender/Client NRZ MBN Issuer DBA Shellpoint Mtg Servicing / VA

Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

Main form body with fields for Name (Southern California Appraisers, Inc.), Business name, Tax classification (S Corporation selected), Exemptions, Address (31566 Railroad Canyon Rd Suite 2 #1007), and City/State/ZIP (Canyon Lake, Ca 92587).

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN, later. Note: If the account is in more than one name, see the instructions for line 1. Also see What Name and Number To Give the Requester for guidelines on whose number to enter.

TIN entry fields showing Social security number and Employer identification number (72-1574585).

Part II Certification

Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person [Signature] Date 5/12/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted. Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following. Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
Form 1099-S (proceeds from real estate transactions)
Form 1099-K (merchant card and third party network transactions)
Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
Form 1099-C (canceled debt)
Form 1099-A (acquisition or abandonment of secured property)
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.