Reconsideration of Value Disclosure

The appraised value of a property is a critical aspect of a mortgage application. If an appraisal is required for your loan application, you will receive a copy of the appraisal report when it is completed. Upon review, if you believe the report is inaccurate, deficient, or reflects discriminatory practices, you have the right to request a Reconsideration of Value ("ROV").

What is a Reconsideration of Value?
A "Reconsideration of Value" is a request to an appraiser to re-assess the appraised value of a property due to potential appraisal reporting deficiencies, inappropriate selection of comparable properties, or based upon additional information the appraiser should consider.

When to Consider a Reconsideration of Value.
You might consider initiating a Reconsideration of Value, or "ROV Request" if:

- You believe the appraised value does not accurately reflect the property's true market value.
- There are factual errors or omissions in the appraisal report.
- The appraiser did not consider relevant information about the property or comparable properties.
- If you suspect that personal characteristics or neighborhood demographics may have improperly influenced the appraised value or there are other indications of bias or discrimination on the part of the appraiser.

Timing and Frequency of a ROV Request.
The ROV Request should be submitted as soon as practical following your review of the appraisal report but must be submitted prior to loan closing. After the loan has closed, an ROV Request is no longer allowed.

For any appraisal, only one (1) ROV Request is permitted.

How to Initiate a ROV Request.
To initiate a ROV Request, please reach out to PMR at AppraisalDepartment@pmrloans.com. We will provide you with the appropriate ROV Form that must be completed in its entirety.

Submit the completed form and any supporting documentation to AppraisalDepartment@pmrloans.com.

ROV Request Turn Time.
You should expect to receive a response on your ROV Request within 5-7 Business Days (excludes Saturday and Sundays).

If your request is approved, the response will be in the form of an amended appraisal report, which will still need to be reviewed and approved by underwriting. If your request is not approved, a response will be provided to you via email by the Appraisal Department.

What Information is Required with the ROV Request?
You will need to provide the following:

- **Borrower(s) Name:** Your full name as listed on your loan application.
- **Property Address:** The complete address of the property being appraised.
- **Effective Date of the Appraisal:** The date on which the appraisal was conducted.
- **Appraiser Name:** The name of the appraiser who performed the appraisal.
- **Date of the ROV Request:** The date you are submitting the ROV request.
- **Identification and Description of Deficiencies:** Clearly specify the data, calculations, commentary or conclusions that you reasonably believe are unsupported, deficient, exhibit unacceptable appraisal practices or reflect prohibited discriminatory practices and provide the rationale for such conclusions.

Additional Support Information for the ROV Request.
You may also submit the following to support your ROV Request.

- **Additional Property and Market Data:** Additional data or documentation on market trends, the condition or quality of the subject property, and features of or fixtures in the subject property that may support your position.
- **Additional or Alternate Comparable Property Sales ("Comps"):** Up to five (5) comparable property sales that you believe more accurately reflect the value of the subject property, provided that such Comps must be valid (including, but not limited to having occurred on or prior to the Effective Date of the Appraisal) as determined by a subject matter expert and should be accompanied by the source of the data (e.g., MLS listing numbers) of such Comp.
- **Additional Explanation**: Additional commentary providing context to the data and Comps provided and support for why such information supports your request for a reconsideration of the appraised value.

PMR takes its responsibility seriously with respect to ensuring the appraisal report and opinion of market value are reliable and adequately supported.

If you have any questions or need further assistance, please do not hesitate to contact PMR at AppraisalDepartment@Pmrloans.com

Patriot Appraisals, Inc.

Uniform Residential Appraisal Report

047-1237750-703
File No. Loan#9570000314

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 2365 Fordham Ave | City Clovis | State CA | Zip Code 93611-4038
Borrower Villasante Rusich Gladys | Owner of Public Record Phelps Curtis Allen Trustee | County Fresno
Legal Description Lot 117 Tract No 2666 Cougar Estates No 11
Assessor's Parcel # 499-343-10 | Tax Year 2025 | R.E. Taxes $ 1,295
Neighborhood Name Cougar Estates No 11 | Map Reference 4-C2 | Census Tract 0058.01
Occupant [ ] Owner [ ] Tenant [X] Vacant | Special Assessments $ 0 | [ ] PUD | HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client Premier Mortgage Resources LLC | Address 3363 E. Presidential Dr.Suite 200, Meridian, ID 83642
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 87;Research indicates the subject property is currently under contract for sale and is reported to be a pending sale per MLS #651182 , listing price $445,000, listing date 06/29/2026, pending < continued in addendum >

CONTRACT

I [X] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Arms length sale;Contract Date:09/24/2026. Contract Price: $440,000.

Contract Price $ 440,000 | Date of Contract 09/24/2026 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) CRSData
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? [X] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid. $8800;;Concession in the amount of $8,800 has no affect on subject's estimated fair market value.

NEIGHBORHOOD

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

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing		Present Land Use %
Location [X] Urban [ ] Suburban [ ] Rural	Property Values [ ] Increasing [X] Stable [ ] Declining	PRICE	AGE	One-Unit 95 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25%	Demand/Supply [ ] Shortage [X] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit 0 %
Growth [ ] Rapid [X] Stable [ ] Slow	Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths	440 Low	39	Multi-Family 0 %
Neighborhood Boundaries South of Bullard, East of Clovis Ave, North of Gettysburg Ave , and West of Temperance Ave.		480 High	51	Commercial 5 %
		455 Pred.	49	Other 0 %

Neighborhood Description Neighborhood consists of a mixture of SFR's similar in age, condition, room count, and GLA. Subject is close to all essential neighborhood amenities.

Market Conditions (including support for the above conclusions) Currently interest rates are stable. There appears to be an average demand and availability of homes priced in the lower and upper price ranges.

SITE

Dimensions 65 x 113 | Area 7345 sf | Shape Rectangular | View N;Res;
Specific Zoning Classification R1 | Zoning Description Single Family Residence - Detached
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone Zone X | FEMA Map # 06019C1595H | FEMA Map Date 02/18/2009
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. There were no adverse easements, encroachments, special assessments, slide areas, or other conditions noted.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[X] Concrete Slab [ ] Crawl Space	Foundation Walls Concrete/avg	Floors Crpt/tile/Lmnt/avg
# of Stories 1	[ ] Full Basement [ ] Partial Basement	Exterior Walls Stucco/avg	Walls Drywall/avg
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface Composition/avg	Trim/Finish Wood/avg
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 0 %	Gutters & Downspouts Painted mtl/avg	Bath Floor Tile/avg
Design (Style) Ranch	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type Dual pane/avg	Bath Wainscot Tile/avg
Year Built 1978	Evidence of [ ] Infestation	Storm Sash/Insulated Yes/Yes/avg	Car Storage [ ] None
Effective Age (Yrs) 21	[ ] Dampness [ ] Settlement	Screens Yes/avg	[X] Driveway # of Cars 2
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) #0	Driveway Surface Concrete
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Gas	[X] Fireplace(s) # 1 [X] Fence Wood	[X] Garage # of Cars 2
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck Open [X] Porch Covered	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool None [ ] Other None	[X] Att. [ ] Det. [ ] Built-in

Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [ ] Microwave [P] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 7 Rooms | 4 Bedrooms | 2.0 Bath(s) | 1,625 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). Subject features granite countertops, painted wood cabinets, dual pane windows, central heat & air, 1 fireplace, 4 bedrooms, 2 baths, and 2 car garage.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;Appraiser notes all utilities (water, gase, & electric) were on at the time of inspection. All installed appliances were operable at the time of inspection. All mechanical systems including the central heating, air conditioning, and hot water heater are in working order. Appraiser notes little to no decrease in water pressure when several faucets are running and toilets were flushed. The subject was built in 1978 and was constructed on a raised foundation. Appraiser notes < continued in addendum >
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe. There are no physical deficiencies or other adverse conditions noted.

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

Uniform Residential Appraisal Report

047-1237750-703
File No. Loan#9570000314

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 445,000 to $ 485,000 .
There are 20 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 440,000 to $ 480,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Address	2365 Fordham Ave Clovis, CA 93611-4038	2239 Sunnyside Ave Clovis, CA 93611-4035	2087 San Jose Ave Clovis, CA 93611-3151	1741 Robinwood Ave Clovis, CA 93611-2049
Proximity to Subject		0.18 miles NW	0.79 miles NE	0.96 miles NE
Sale Price	$ 440,000	$ 440,000	$ 459,000	$ 465,000
Sale Price/Gross Liv. Area	$ 270.77 sq. ft.	$ 270.27 sq. ft.	$ 262.59 sq. ft.	$ 300.97 sq. ft.
Data Source(s)		FARMLS #647880;DOM 19	FARMLS #636552;DOM 10	FARMLS #647379;DOM 4
Verification Source(s)		Agent/CRSData/D026-58257	Agent/CRSData/D025-96875	Agent/CRSData/D026-60290
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) $ Adjustment	DESCRIPTION +(-) $ Adjustment	DESCRIPTION +(-) $ Adjustment
Sale or Financing Concessions		ArmLth FHA;16000 0	ArmLth VA;0 0	ArmLth VA;0 0
Date of Sale/Time		s06/26;c05/26 0	s10/25;c09/25	s06/26;c05/26 0
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	7345 sf	7345 sf	10120 sf 0	8320 sf 0
View	N;Res;	N;Res;	N;Res;	N;Res;
Design (Style)	DT1;Ranch	DT1;Ranch	DT1;Ranch	DT1;Ranch
Quality of Construction	Q4	Q4	Q4	Q4
Actual Age	48	48	40 0	51 0
Condition	C3	C3	C3	C3
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 2.0	7 / 3 / 2.0 0	7 / 4 / 2.0	7 / 3 / 2.0 0
Gross Living Area	1,625 sq. ft.	1,628 sq. ft. 0	1,748 sq. ft. -5,000	1,545 sq. ft. 0
Basement & Finished Rooms Below Grade	0sf	0sf	0sf	0sf
Functional Utility	Good	Good	Good	Good
Heating/Cooling	FAU/CAC	FAU/CAC	FAU/CAC	FAU/CAC
Energy Efficient Items	Dual pn windows	DualPn/SlrOwn 0	DualPn/SlrLease 0	DualPn/SlrOwn 0
Garage/Carport	2ga2dw	2ga2dw	2ga2dw	2ga2dw
Porch/Patio/Deck	Patio/Porch	Patio/Porch	Patio/Porch	Patio/Porch
Fireplace	1-Fireplace	1-Fireplace	1-Fireplace	1-Fireplace
Fence/Pool/Spa	Wood/None	Wood/Pool -10,000	Wood/None	Wood/Pool -10,000
Remod/upgrades	Full Update	Full Update	Full Update	Full Update
Net Adjustment (Total)		[ ] + [X] - $ 10,000	[ ] + [X] - $ 5,000	[ ] + [X] - $ 10,000
Adjusted Sale Price of Comparables		Net Adj. -2.3% Gross Adj. 2.3% $ 430,000	Net Adj. 0.0% Gross Adj. 0.0% $ 454,000	Net Adj. -2.2% Gross Adj. 2.2% $ 455,000

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) CRSData/FARMLS
My research [X] did [ ] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) CRSData/FARMLS
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer			06/17/2025	
Price of Prior Sale/Transfer			$270,000	
Data Source(s)	CRSData/FARMLS	CRSData/FARMLS	CRSData#D025-57873	CRSData/FARMLS
Effective Date of Data Source(s)	09/30/2026	09/30/2026	09/30/2026	09/30/2026

Analysis of prior sale or transfer history of the subject property and comparable sales No prior sale of the subject property in the past 3 years per,CRSData, and FARMLS. Prior sale of comps 2 & 4. The increase in value is due to full modernization and condition upgrade creating a higher market value.

Summary of Sales Comparison Approach. All comps are in the same neighborhood as the subject and are similar in condition and appeal. All closed sales were given equal weight in arriving at the subject's fair market value. Comp 4 adjusted for concessions due to its impact on market values. Bedroom count difference was not determined to effect marketability. Comp 2 & 5 adjusted $40 SqFt for living area difference. Owned solar was not determined to effect marketability. No Credit given to leased solar. Pools were determined to effect marketability. Comps adjusted based on paired analysis, extraction, market analysis of the subjects immediate neighborhood/comp eting neighborhoods, and or cost/depreciation in the market. The Income Approach is not applicable to this report. This report contains an electronic signature that is password protected and is only able to be accessed by the signing appraiser. A reasonable exposure time for the subject property developed independently from the stated marketing time is 0 to 3 months.
Indicated Value by Sales Comparison Approach $ 447,750

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 447,750 **Cost Approach (if developed) $** 454,600 **Income Approach (if developed) $**
Major weight and reliance was given the Market Data Approach as it is the best indicator of value.

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 447,750 **as of** 09/30/2026 **, which is the date of inspection and the effective date of this appraisal.**

ADDITIONAL COMMENTS

Clarification of Intended Use and Intended User:

The intended use of the appraisal is solely to assist FHA/HUD is assessing the risk of the property securing the FHA/HUD-Insured Mortgage (24 CFR200.145 (b)). FHA/HUD and the Mortgagee are the intended users of the appraisal report. The FHA/HUD appraiser does not guarantee that the property is free from defects. The appraisal establishes the opinion of value of the property for mortgage insurance purposes only. No additional Intended Users are identified by the appraiser.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Appraiser notes a reasonable exposure time of approximately 0 to 3 months in the subject's current market.

Appraiser notes all utilities (water, gas, & electric) were on and operating at the time of inspection.

Subject's utilities are typical for the area and have no affect on marketability.

Appraiser notes no obvious agricultural or commercial uses, or derived income, at the subject site.

Appraiser notes the presence of a carbon monoxide detector in the subject's interior. Subject's hot water heater is double strapped per local codes. Appraiser notes an appropriate amount of smoke detectors in the subject's interior per local codes.

Per Reg Z - The appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C 331 et seq.) and any implementing regulations.

The comps used in this report were the best available across the local, Fresno Association of Realtors MLS, Dataquick, Realist, and CoreLogic data sources in the past 12 months within a 1.26 mile radius.

Appraiser has not been unduly influenced in the development of this report as it relates to Dodd Frank or AIR.

Appraiser notes the subject's GLA was measured at 1,625 SqFt, however the county records report 1620 SqFt. Appraiser notes no apparent additions and all of the measured GLA appears to be original. The subject was measured in compliance with ANSI Z765-2021 Measurement Standards. Measured above grade GLA by the appraiser at the time of inspection may be different from the reported county records. Actual measured GLA at the time of inspection is most reliable.

This appraisal is not to be used by any party for insurance purposes.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value was determined by the Abstraction Method and is typical for the area. Land to value ratio is typical for the area.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE	= $ 80,000
Source of cost data Marshall & Swift	Dwelling 1,625 Sq. Ft. @ $ 360	= $ 585,000
Quality rating from cost service Average Effective date of cost data 09/30/2026	Sq. Ft. @ $	= $
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
Cost per square foot is based on data obtained from the Marshall & Swift Residential Cost Handbook and local contractor costs.	Garage/Carport 420 Sq. Ft. @ $ 50	= $ 21,000
	Total Estimate of Cost-New	= $ 606,000
Site value is determined by the Abstraction Method and is typical for the area. Estimated remaining economic life is 34 years.	Less 55 Physical / Functional / External Depreciation $231,381	= $ (231,381)
	Depreciated Cost of Improvements	= $ 374,619
	"As-is" Value of Site Improvements	= $
Estimated Remaining Economic Life (HUD and VA only) 34 Years	INDICATED VALUE BY COST APPROACH	= $ 454,600

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

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

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

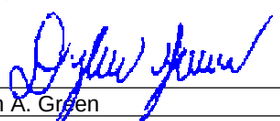
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

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.

Certification Page Ammendment : A full inspection of the subject was performed by Dylan A. Green. The signing appraiser takes full responsibility of the data contained herein.

APPRAISER

Signature 
Name Dylan A. Green
Company Name Patriot Appraisals, Inc.
Company Address 9455 N. Woodrow Ave
Fresno, CA 93720
Telephone Number (559) 285-0507
Email Address dylan.g19@yahoo.com
Date of Signature and Report 10/02/2026
Effective Date of Appraisal 09/30/2026
State Certification # 3008041
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 12/21/2026

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED
2365 Fordham Ave
Clovis, CA 93611-4038

APPRAISED VALUE OF SUBJECT PROPERTY $ 447,750

LENDER/CLIENT
Name Accelerated Appraisal Group, Inc.
Company Name Premier Mortgage Resources LLC
Company Address 3363 E. Presidential Dr.Suite 200
Meridian, ID 83642
Email Address

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

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

Uniform Residential Appraisal Report

047-1237750-703
File No. Loan#9570000314

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	2365 Fordham Ave Clovis, CA 93611-4038	2627 Stanford Ave Clovis, CA 93611-4535		1517 Lincoln Ave Clovis, CA 93611-2029		2325 Lincoln Ave Clovis, CA 93611-6213	
Proximity to Subject		0.14 miles SE		0.88 miles NW		1.26 miles NE	
Sale Price	$ 440,000		$ 470,000		$ 459,879		$ 472,000
Sale Price/Gross Liv. Area	$ 270.77 sq. ft.	$ 299.36 sq. ft.		$ 302.55 sq. ft.		$ 303.54 sq. ft.	
Data Source(s)		FARMLS #645606;DOM 6		FARMLS #650679;DOM 41		FARMLS #654934;DOM 14	
Verification Source(s)		Agent/CRSData/D026-38674		Agent/CRSData/Active		Agent/CRSData/Active	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth FHA;8000	-8,000	Listing ;0	0	Listing ;0	0
Date of Sale/Time		s04/26;c03/26	0	c07/26	0	Active	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7345 sf	8250 sf	0	7000 sf	0	8056 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	48	49	0	50	0	39	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 2.0	7 / 3 / 2.0	0	7 / 4 / 2.0		7 / 3 / 2.0	0
Gross Living Area	1,625 sq. ft.	1,570 sq. ft.	0	1,520 sq. ft.	4,000	1,555 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC		FAU/CAC	
Energy Efficient Items	Dual pn windows	DualPn/SlrLease	0	DualPn/SlrLease	0	Dual pn windows	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/Porch		Patio/Porch	
Fireplace	1-Fireplace	1-Fireplace		1-Fireplace		1-Fireplace	
Fence/Pool/Spa	Wood/None	Wood/Pool	-10,000	Wood/Pool	-10,000	Wood/None	
Remod/upgrades	Full Update	Full Update		Full Update		Full Update	
Net Adjustment (Total)		☐ + ☒ -	$ 18,000	☐ + ☒ -	$ 6,000	☒ + ☐ -	$ 0
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0%	$ 452,000	Net Adj. 0.0% Gross Adj. 0.0%	$ 453,879	Net Adj. 0.0% Gross Adj. 0.0%	$ 472,000

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer		12/24/2025		
Price of Prior Sale/Transfer		$315,000		
Data Source(s)	CRSData/FARMLS	FARMLS#D025-122549	CRSData/FARMLS	CRSData/FARMLS
Effective Date of Data Source(s)	09/30/2026	09/30/2026	09/30/2026	09/30/2026

Summary of Sales Comparison Approach The appraiser has made a judgment determination of the condition of the subject property based on a general interior and exterior inspection of the subject property (not a home inspection) and a general comparison to similar properties in the market area. However, the appraiser is not an expert in determining the extent of defects, damage, worn components, or pest infestation that cannot be determined by an inspection that is only meant for determining the general condition of the subject property for appraisal purposes (to estimate a market value by market comparisons). An appraiser is not an expert in making reliable cost estimates of repairs or corrective measures. It is recommended that a licensed general contractor, certified home inspector, and/or specialty professional be consulted for expert inspections, opinions, advice, and recommendations on these matters, as necessary.

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

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

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

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

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.

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

Explanation of Bathroom Count

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

Uniform Appraisal Dataset Definitions

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields

Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
Property Address: 2365 Fordham Ave		Case No.: 047-1237750-703
City: Clovis	State: CA	Zip: 93611-4038
Lender: Premier Mortgage Resources LLC		

Twelve Month Listing History of Subject Property
Continued from Twelve Month Listing History of Subject Property: date 09/24/2026, 87 days on the market.

Highest and Best Use
The subject does meet the four tests of highest and best use, as it is, legally permissible, physically possible, financially feasible, and maximally productive.

Liability Notes:
The appraiser presumes that there are no concealed or visible issues with the property, including its subsoil or structural components, that would significantly influence its value. Any structural problems that require evaluation beyond a basic visual inspection fall outside the appraiser's responsibilities and should be assessed by a licensed contractor. Should any individuals have additional concerns, it is their obligation to arrange for the necessary inspections by a qualified and licensed professional.

This appraisal report is subject to the defined scope of work, intended purpose, designated users, the provided definition of market value, stated assumptions and limiting conditions, and the required certifications. No alterations to these terms are allowed. The appraiser may broaden the scope of work to incorporate further research or analysis if needed due to the complexity of the assignment.

Approach to Value:
Primary emphasis has been placed on the Sales Comparison Approach, as it most accurately reflects current market conditions and the behavior of typical buyers and sellers. This method provides a direct analysis of recent, comparable property sales, offering the most reliable indication of market value for the subject property. It effectively captures how similar properties are valued in the open market, making it the most appropriate valuation method for this assignment. The Cost Approach was not utilized, as it is less applicable in this instance; estimating land value and depreciation can introduce significant variability and is less reflective of how buyers determine value in this market. Additionally, the Income Approach was not applicable, as the subject property is not designed or intended to generate rental income, and market participants do not rely on income potential when evaluating similar properties.

The subject is pending just below the listing price, while the opinion of market value is above the pending sale price. "Market Value", by accepted definition, is in part, "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale...." In this case, the pending sale contract price appears to reasonably reflect property specific market reaction to the Subject's characteristics and its ability to credibly demand this market price from within the net adjusted range of indicated market value.The fact that the opinion of value is greater than the pending sale price is neither a coincidence nor arbitrarily forced. If this assignment was for a Refinance, this Appraiser would not have the benefit of analyzing property specific market reaction to the Subject, but when a credible range of market value brackets and supports property specific market reaction, unless there is very compelling reason to dispute the negotiated sale price, there is no reasonable basis for concluding that the Subject should realize more or less than what it was actually able to demand.

Appraiser Inspection Notes:

The subject property, as observed at the time of inspection, meets FHA Minimum Property Requirements (MPR) and Minimum Property Standards (MPS) in accordance with HUD Handbook 4000.1. No conditions were observed that would require repair to ensure the property is safe, sound, and secure.

The appraiser conducted a limited inspection of the attic by viewing it through the access opening head and shoulders only, as full entry was restricted and considered unsafe. No obvious issues were observed during this limited inspection. However, the appraiser is not qualified to assess the condition of the roof structure, the effectiveness of the insulation, or the reliability of any mechanical systems present in the attic. If the lender or client has concerns regarding these elements, it is advisable to seek a professional evaluation by a qualified third-party inspector.

The appraiser observed the crawl space through the floor access opening, as full entry was restricted and deemed unsafe beyond a limited head-and-shoulders view. No visible issues were noted during this limited observation. However, the appraiser is not licensed to assess the structural integrity of the foundation. If this aspect is important to the lender or client, it is recommended that a qualified third-party professional conduct a more thorough inspection.

Observation of Central Air Conditioning and Heating is limited by exterior temperatures. The HVAC was turned on at the time of inspection and appeared to be operable.

All built-in appliances were briefly turned on to confirm basic functionality, then promptly turned off. Observing a full operational cycle is beyond the appraiser's scope of work. The appraiser is not licensed to diagnose any underlying or non-visible issues with the appliances, nor to assess their remaining useful life. It should be noted that the appraiser cannot guarantee the continued functionality of these appliances beyond the date of inspection.

The roof was inspected from ground level only. Portions such as the roof peaks and other areas not visible from this vantage point were not observed. No visible or apparent issues were noted during the inspection; however, a comprehensive roof evaluation may uncover conditions not detectable during this limited assessment. If the lender or client has concerns, it is advised to obtain a detailed inspection by a qualified roofing professional.

Appraiser Notes:
The appraiser applied adjustments to the comparable sales based on a thorough paired sales analysis and relevant market data. By comparing pairs of similar properties that differ by characteristics. These quantitative adjustments were then cross-referenced and refined using current market trends, including supply and demand dynamics and price movement indicators. This systematic approach ensures that the adjusted comparable sales more accurately reflect the subject property's attributes, providing a reliable and market-supported basis for the final value opinion.

The appraiser elected to include comparable sales that occurred beyond the typical six-month timeframe, as these

represented the most relevant and reliable market data available for the subject property. These sales were selected based on their similarity to the subject in key attributes such as gross living area (GLA), proximity, quality of improvements, condtion and overall market appeal. While recent sales are generally preferred to reflect current market trends, the appraiser determined that extending the timeframe was necessary and reliable. The older sales remain credible and appropriate for use because they align closely with the subject's characteristics and have been corroborated by broader market condition data. Market condition reports and trends indicate that the local real estate market has experienced stability over the relevant period, supporting the reliability of sales beyond six months. As such, the inclusion of these comparables provides a more comprehensive and accurate basis for estimating the subject property's current market value.

The appraiser acknowledges that it was necessary to extend the search radius beyond the standard one-mile proximity in order to identify the most comparable sales available as of the effective date of this report. This extension was essential due to a limited number of suitable sales within the immediate vicinity that closely matched the subject property's key characteristics.The comparables selected from beyond the one-mile radius are located in neighboring communities that compete directly with the subject's market area. These properties share similar architectural designs, overall appeal, and marketability, making them reliable indicators of value. Expanding the search area in this manner aligns with recognized appraisal standards, ensuring that the valuation is based on the most relevant and representative market evidence available, even when it extends beyond 1 mile radius.

Some of the selected comparable sales required minimal adjustments, as they closely reflect the subject property in terms of location, design, condition, and overall market appeal. The comparables share similar physical and functional characteristics with the subject, and no market evidence indicated that significant adjustments were necessary. As such, the minimal level of adjustment further supports the credibility and reliability of the final opinion of value.

The market conditions report indicates a stable real estate market with no significant changes in predominant property values over the past 12 months. Based on this review, no time adjustments are warranted for the comparable sales, as they accurately reflect current market conditions and support a credible opinion of value.

In accordance with the revised guidelines outlined in FHA Handbook 4000.1, as updated by Mortgagee Letter 2025-18, the appraiser utilized Multiple Listing Service (MLS) photographs for the comparable sales included in this report. The FHA no longer requires original photographs of comparable sales taken by the appraiser, and permits the use of MLS or other third-party imagery, provided the appraiser has adequate knowledge of the market area. The appraiser has extensive familiarity with the subject's neighborhood and the surrounding market areas, having driven these neighborhoods and completed appraisals on occasions in the recent past. This familiarity supports the appraiser's ability to competently analyze and verify the selected comparables and their market relevance.

Condition of the Property
Continued from Condition of the Property: no standing water or dampness around perimeter. A head & shoulders was performed in the ceiling scutlle and no problems, or evidence of any moisture problems or water infiltration was present. There were no physical, functional, or external inadequacies noted. No noted repairs or modernization needed. No deferred maintenance noted. Depreciation is due to normal wear and tear. Subject property meets minimum HUD/FHA Guidelines per Handbook 4000.1. Subject features granite countertops, painted wood cabinets, dual pane windows, central heat & air, 1 fireplace, 4 bedrooms, 2 baths, and 2 car garage. Subject is fully updated to meet current market expectations.

Patriot Appraisals, Inc.

Market Conditions Addendum to the Appraisal Report

File No. 047-1237750-703 Loan#9570000314

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 2365 Fordham Ave City Clovis State CA Zip Code 93611-4038

Borrower Villasante Rusich Gladys

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

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	11	5	4	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	1.83	1.67	1.33	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	4	5	7	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.19	2.99	5.26	☐ Declining	☒ Stable	☐ Increasing

Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	455,000	465,000	455,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	8	19	5	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	461,950	450,000	459,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	24	52	41	☐ Declining	☐ Stable	☒ Increasing
Median Sale Price as % of List Price	100.00%	100.02%	100.70%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
Appraiser notes that currently there appears to be very few seller paid concessions in the subject's neighborhood.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).
REO properties and Short Sales represent a very small percentage of the total properties available within the subject's neighborhood and the impact on the overall market is considered to be minimal.

Cite data sources for above information. CRSData/FARMLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
Currently interest rates are stable. There appears to be an average demand and availability of homes priced in the lower and upper price ranges.

CONDO / CO-OP PROJECTS

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

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

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

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

APPRAISER

APPRAISER

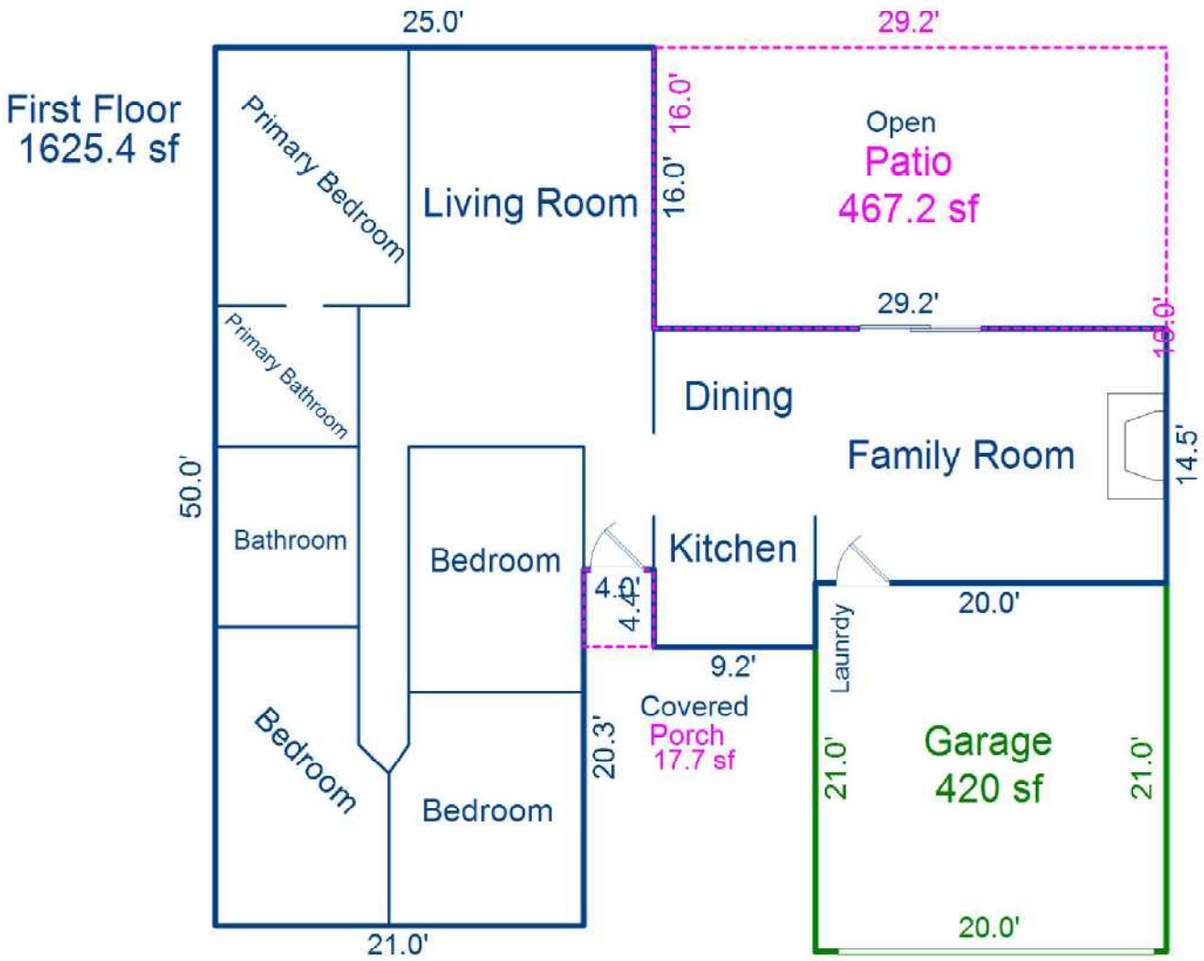
Signature
Name Dylan A. Green
Company Name Patriot Appraisals, Inc.
Company Address 9455 N. Woodrow Ave
Fresno, CA 93720
State License/Certification # 3008041 State CA
Email Address dylan.g19@yahoo.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
State License/Certification # State
Email Address

FLOORPLAN SKETCH

Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
Property Address: 2365 Fordham Ave		Case No.: 047-1237750-703
City: Clovis	State: CA	Zip: 93611-4038
Lender: Premier Mortgage Resources LLC		



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1625.4	217.2	1625.4
GAR	Garage	1.0	420.0	82.0	420.0
P/P	Porch	1.0	17.7	16.8	
	Patio	1.0	467.2	90.4	484.9
	Net LIVABLE	cnt	1	(rounded)	1,625

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
First Floor		29.7 x	25.0 =	742.4
		21.0 x	20.3 =	426.4
		18.1 x	9.2 =	166.6
		20.0 x	14.5 =	290.0
4 total items			(rounded)	1,625

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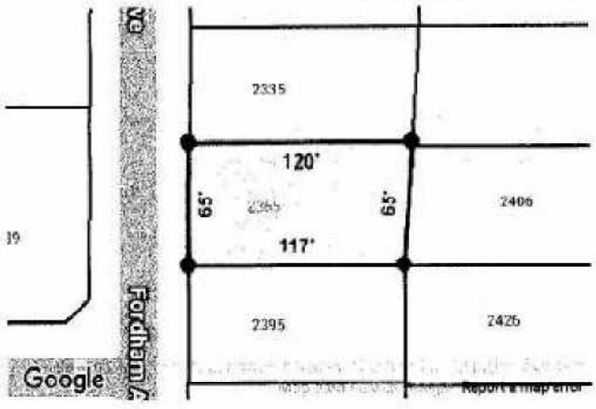
Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
Property Address: 2365 Fordham Ave		Case No.: 047-1237750-703
City: Clovis	State: CA	Zip: 93611-4038
Lender: Premier Mortgage Resources LLC		

MLS Tax™
Powered by CRS Data

Tuesday, September 29, 2026





LOCATION

Property Address	2365 Fordham Ave Clovis, CA 93611-4038		**Zoning Code**	R1	**APN/Tax ID** 499-343-10
County	Fresno County, CA		**Subdivision**		

CURRENT OWNER

Name	Phelps Curtis Allen Trustee	**Mailing Address**	4583 N Arrow Ridge Way Clovis, CA 93619-4860
Owner Occupied	No	**Owner Right Vesting**	Revocable Trust

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	**Condition**		**Units**	
Year Built	1976	**Effective Year**		**Stories**	1
BRs	4	**Baths**	1.75	**Rooms**	
Total Sq. Ft.	1,628				

Building Square Feet (Living Space)
1st Floor 1628

Building Square Feet (Other)
Garage 440

- CONSTRUCTION

Quality	C	**Air Conditioning**	**Refrigeration**
Fireplace / Count	Y / 1	**Heat Type**	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage	2 CAR		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	**Lot Dimensions**	65X113
Block/Lot	/117	**Lot Square Feet**	7,345
Latitude/Longitude	36.804796°/-119.687172°	**Acreage**	0.17

LEGAL DESCRIPTION

Subdivision		**Subdivision Tract**	2666
20202010 Census Tract/Blk	58.01/1	**Tax Area**	1-003
Description	Lot 117 Tract No 2666 Cougar Estates No 11		

SCHOOL ZONE INFORMATION

Jefferson Elementary School	0.4 mi
Primary Middle: K to 6	Distance
Clark Intermediate School	1.4 mi
Middle: 7 to 8	Distance

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
Property Address: 2365 Fordham Ave		Case No.: 047-1237750-703
City: Clovis	State: CA	Zip: 93611-4038
Lender: Premier Mortgage Resources LLC		



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: September 30, 2026
Appraised Value: $ 447,750



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Photo Addendum

Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
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Side View



Side View



Double Strapped Hot Water Heater



Garage Interior



Laundry



Functional Shed

Photo Addendum

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Family Room



Dining



Kitchen



Kitchen



Living Room



Primary Bedroom

Photo Addendum

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Primary Bathroom



Bedroom



Bathroom



Bedroom



Bedroom



Dual Smoke Detector and CO detector

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
Property Address: 2365 Fordham Ave		Case No.: 047-1237750-703
City: Clovis	State: CA	Zip: 93611-4038
Lender: Premier Mortgage Resources LLC		



COMPARABLE SALE #1

2239 Sunnyside Ave
Clovis, CA 93611-4035
Sale Date: s06/26;c05/26
Sale Price: $ 440,000



COMPARABLE SALE #2

2087 San Jose Ave
Clovis, CA 93611-3151
Sale Date: s10/25;c09/25
Sale Price: $ 459,000



COMPARABLE SALE #3

1741 Robinwood Ave
Clovis, CA 93611-2049
Sale Date: s06/26;c05/26
Sale Price: $ 465,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
Property Address: 2365 Fordham Ave		Case No.: 047-1237750-703
City: Clovis	State: CA	Zip: 93611-4038
Lender: Premier Mortgage Resources LLC		



COMPARABLE SALE #4

2627 Stanford Ave
Clovis, CA 93611-4535
Sale Date: s04/26;c03/26
Sale Price: $ 470,000



COMPARABLE SALE #5

1517 Lincoln Ave
Clovis, CA 93611-2029
Sale Date: c07/26
Sale Price: $ 459,879



COMPARABLE SALE #6

2325 Lincoln Ave
Clovis, CA 93611-6213
Sale Date: Active
Sale Price: $ 472,000

PLAT MAP

Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
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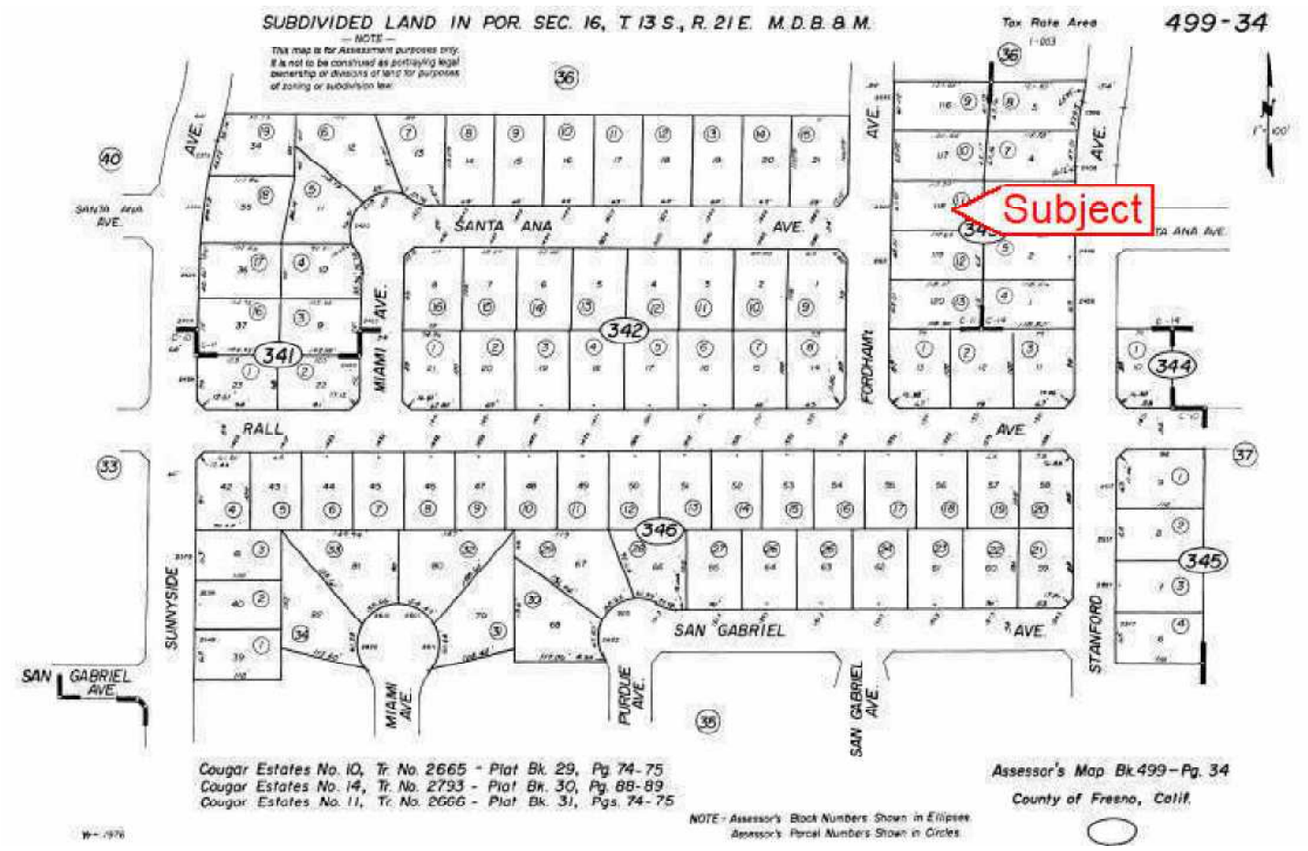

LOCATION MAP

Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
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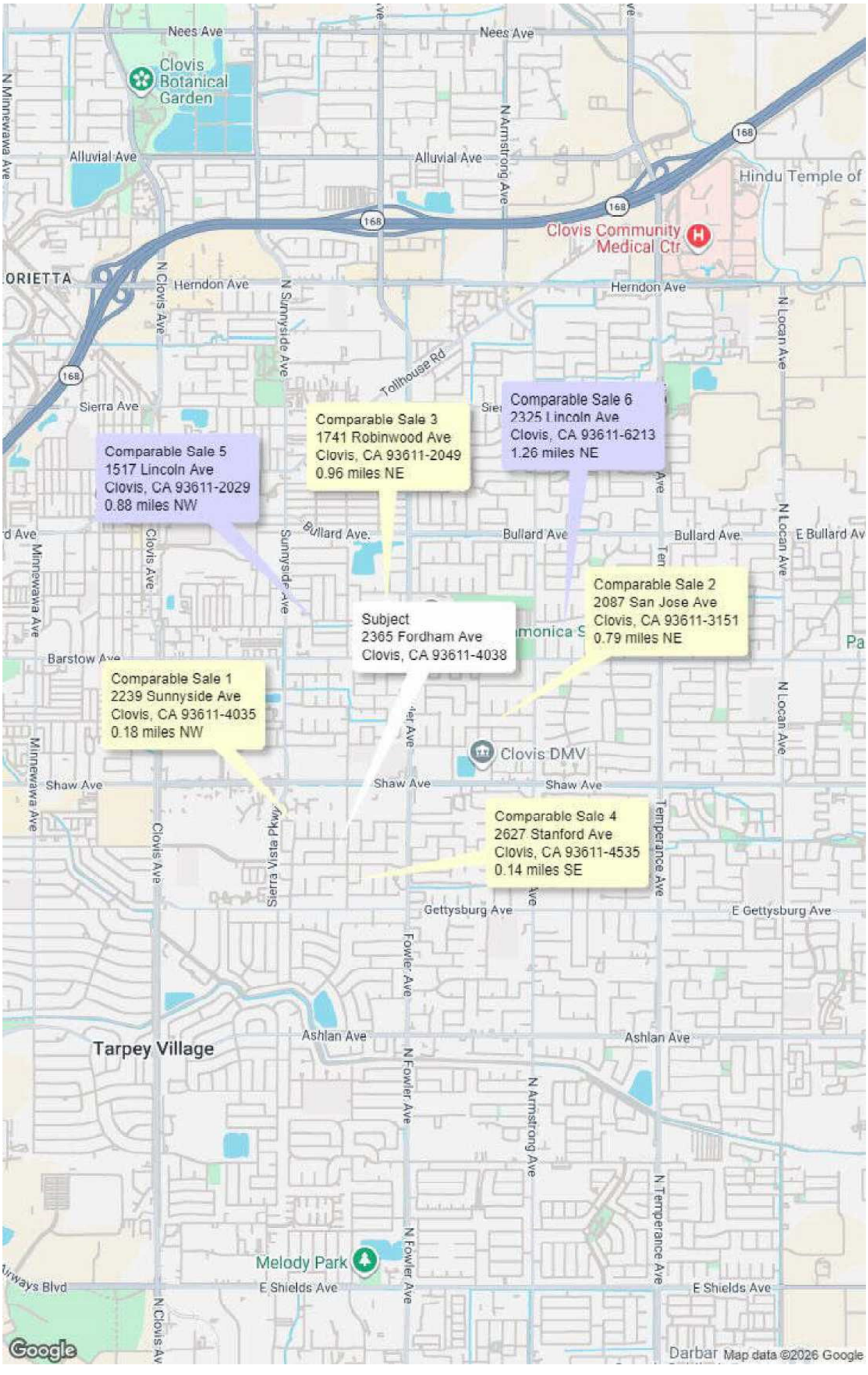

Appraiser's License

Borrower: Villasante Rusich Gladys		File No.:	Loan#9570000314
Property Address: 2365 Fordham Ave		Case No.:	047-1237750-703
City: Clovis	State: CA	Zip:	93611-4038
Lender: Premier Mortgage Resources LLC			

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Dylan A. Green

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: 3008041

Effective Date: December 22, 2024
Date Expires: December 21, 2026

Angela Jemmott, Bureau Chief, BREA

3078855

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

Appraiser's E & O Insurance

Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
Property Address: 2365 Fordham Ave		Case No.: 047-1237750-703
City: Clovis	State: CA	Zip: 93611-4038
Lender: Premier Mortgage Resources LLC		

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/5/2026

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

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

PRODUCER	CONTACT NAME:	
Kerr Insurance Brokers, Inc. 7255 N First St Suite 101 Fresno CA 93720	PHONE (A/C, No, Ext): (559) 277-4771	FAX (A/C, No): (559) 573-8557
	E-MAIL ADDRESS: service@inskerr.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	INSURER A: Hartford Fire Insurance Co., A+ XV	19682
Patriot Appraisals Inc 9455 N Woodrow Ave Fresno CA 93720-4157	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability Retroactive Date: 1/13/2023			51OH0504687-26	01/13/2026	01/13/2027	CLAIM	$1,000,000
							AGGREGATE	$1,000,000
							RETENTION/DED	$5,000

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

Real Estate Appraisal Company

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. The certificate is merely evidence of insurance. Notice of cancellation is 30 days except in the event of cancellation for non-payment or non-reporting which is 10 days.

CERTIFICATE HOLDER	CANCELLATION
Patriot Appraisals Inc 9455 N Woodrow Ave Fresno CA 93720	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Rebecca Kerr

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Market Condition Adjustment Illustration

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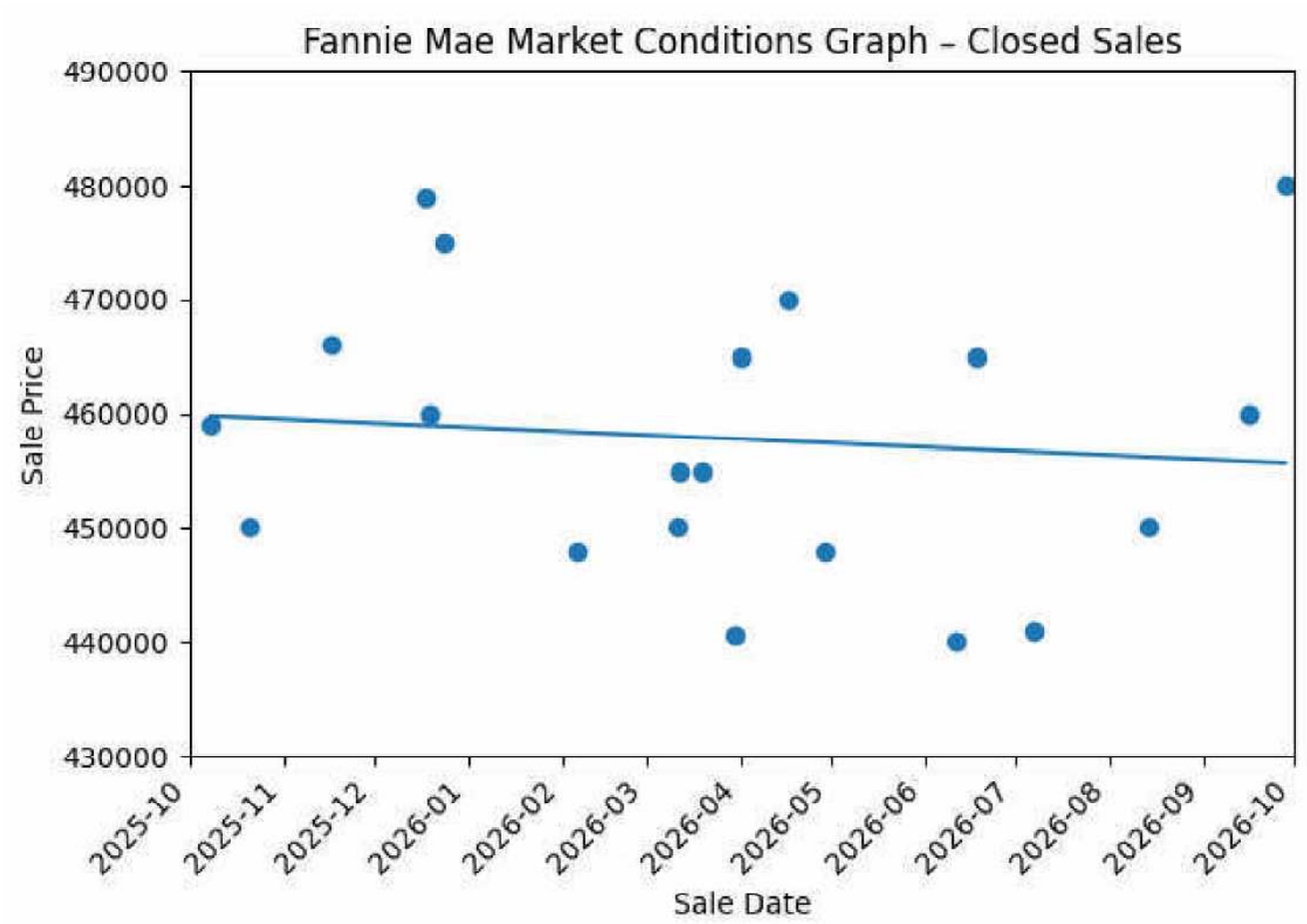

AERIAL MAP

Borrower: Villasante Rusich Gladys		File No.: Loan#9570000314
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