

Uniform Residential Appraisal Report

Case No. SB-VA-4443TRA

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.

Property Address 152 ROBIN CT City GALT State CA Zip Code 95632-2346

Borrower Ronald Regan Owner of Public Record Ronald and Nancy Regan County SACRAMENTO

Legal Description Quail Hollow 01 Amd LOT 16

Assessor's Parcel # 148-0410-016-0000 Tax Year 2010 R.E. Taxes \$ 1,692

Neighborhood Name QUAIL HOLLOW Map Reference 419-D6 Census Tract 0095.02

Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe)

Assignment Type Purchase Transaction Refinance Transaction Other (describe)

Lender/Client Finance Corp/Dept of Veterans Affairs Address 000 Front Street Anywhere, OH 43215

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). NO LISTINGS PER MLS.

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

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 <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 70%
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	100 Low 5	Multi-Family 5%
Neighborhood Boundaries PRINGLE (N), RAIL LINE (E), E STREET/NEW HOPE (S), SARGENT (W) OTHER LAND		500 High 50+	Commercial 10%
USE IS VACANT/LOW DENSITY AGRIC.		150-300 Pred. 10-30	Other 10%

Neighborhood Description The subject property (S/P) immediate NBHD is mostly made up of 1980's-90's Avg to good quality ranch/tract residences in mostly avg to good condition. All services, employment centers, and schools are within in reasonable distances to the S/P. The S/P NBHD is known as Quail Hollow and is noted for it's relatively newer housing stock and proximity to highway 99.

Market Conditions (including support for the above conclusions) Prices peaked in late 2005. Current prices have decreased since 2005, with signs of recent stability. Concessions, REO listings & short sales exist in the market. Currently, DOM for properly priced homes is 1-3 months. Short sales and REO sales typically sell for lower than non-lender involved sales. See 1004MC FORM.

Dimensions SEE ATTACHED PLAT MAP Area 10,019 sf Shape RECTANGULAR View N;Res

Specific Zoning Classification R1B Zoning Description SINGLE FAMILY RESIDENCE

Zoning Compliance 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? Yes No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley NONE	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 0602640002C FEMA Map Date 8/16/1995

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

THE APPRAISER IS NOT TRAINED IN THE DETECTION OF ENVIRONMENTAL HAZARDS.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	CONC:APPEARS AVG	Floors	TILE/LAM/CP:AVG+
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	WOOD SIDING:GD	Walls	DRYWALL:AVG+
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface	TILE:GD	Trim/Finish	WD/PAINT:AVG+
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	METAL:AVG	Bath Floor	TILE:GD
Design (Style) Contemporary	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DUAL PANE:AVG	Bath Wainscot	TILE:GD
Year Built 1989	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	No Storm Shutter	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 18	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	SCREENS/AVERAGE	<input checked="" type="checkbox"/> Driveway	# of Cars 3
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	PAVED
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence WOOD	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	<input checked="" type="checkbox"/> Patio/Deck COVD	<input checked="" type="checkbox"/> Porch SMALL	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool 0	<input checked="" type="checkbox"/> Other RV ACC	<input type="checkbox"/> Att. <input type="checkbox"/> Det.	<input checked="" type="checkbox"/> Built-in

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

Finished area above grade contains: 7 Rooms 4 Bedrooms 2.1 Bath(s) 1,550 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) NEWER FLOORS, TILE ROOF, NEW EXT PAINT, CORIAN COUNTERS, NEWER FRENCH DOOR, TILE COVERED PATIO.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).

C3. THE S/P APPEARS TO EXHIBIT SLIGHTLY LESS THAN TYPICAL OVERALL PHYSICAL DEPRECIATION FOR A PROPERTY OF ITS AGE.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

NONE WERE OBVIOUS TO THE APPRAISER; THE APPRAISER IS NOT A HOME INSPECTOR. NO WARRANTY IS MADE.

THE S/P APPEARS TO MEET MINIMUM VA PROPERTY STANDARDS-NO WARRANTY.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

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There are 54 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$150,900 to \$300,000		There are 166 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$150,000 to \$290,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	152 Robin Ct. GALT, CA 95632	151 PHEASANT DRIVE GALT, CA 95632	146 AMOR COURT GALT, CA 95632
Proximity to Subject		0.02 miles	0.27 miles
Sale Price	\$	\$ 209,900	\$ 220,000
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 116 sq. ft.	\$ 115 sq. ft.
Data Source(s)		MLS/RLST/DC#1175 REO	MLS/RLST/DC#172 NON REO/SHRT
Verification Source(s)		ORIG LP/FINAL LP:210/210 DOM=10	ORIG LP/FINAL LP:235/235 DOM=10
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+(-) \$ Adjustment	+(-) \$ Adjustment
Sale or Financing Concessions		Armlth; LMS FHA;0	Armlth; LMS VA;5000
Date of Sale/Time		s09/10; Unk	s10/1; Unk
Location	B;Res	A;BsvRd	B;Res
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Site	10,019 sf	8494 sf	9496 sf
View	N;Res	N;Res	N;Res
Design (Style)	Contemporary	Contemporary	Ranch
Quality of Construction	Q4	Q4	Q4
Actual Age	21	21	24
Condition	C3	C3	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	7 4 2.1	8 4 2.0	7 3 2.1
Gross Living Area	1,550 sq. ft.	1,815 sq. ft.	1,909 sq. ft.
Basement & Finished Rooms Below Grade	0sf;0sf 0rr;0br;0.0ba;0o	0sf;0sf 0rr;0br;0.0ba;0o	0sf;0sf 0rr;0br;0.0ba;0o
Functional Utility	TYP FOR AREA	TYP FOR AREA	TYP FOR AREA
Heating/Cooling	CENT/CENT	CENT/CENT	CENT/CENT
Energy Efficient Items	TYP FOR AREA	SIMILAR	SIMILAR
Garage/Carport	2-GARAGE+RV	2-GARAGE+RV	2-GARAGE+RV
Porch/Patio/Deck	COV PATIO/LN	COV PATIO/LND	COV PATIO/LND
FIREPLACE	1 FP	2 FP	1 FP
POOL	NONE	NONE	BI POOL
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,950	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 37,360
Adjusted Sale Price of Comparables		Net Adj. 2.8% Gross Adj. 15.8% \$ 195,850	Net Adj. 17.0% Gross Adj. 21.1% \$ 202,640
<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 checked="" type="checkbox"/> did <input 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) MLS & COUNTY RECORDS			
My research <input checked="" type="checkbox"/> did <input 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) MLS & COUNTY RECORDS			
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
Date of Prior Sale/Transfer	NONE	7/27/10	NONE
Price of Prior Sale/Transfer		162K REO	NONE
Data Source(s)	MLS & COUNTY RECORDS	MLS & COUNTY RECORDS	MLS & COUNTY RECORDS
Effective Date of Data Source(s)	12/2010	12/2010	12/2010
Analysis of prior sale or transfer history of the subject property and comparable sales PRIOR SALES OF COMPS WERE DUE TO REO TRANSFERS, NOT MARKET SALES. NO WEIGHT GIVEN.			
Summary of Sales Comparison Approach			
MUCH LARGER COMP 3 WAS USED FOR IT'S SIMILAR 2 STORY FLOORPLAN. MOST PROPERTIES IN THE S/P NBHD ARE 1 STORY.			
Indicated Value by Sales Comparison Approach \$ 200,000			
Indicated Value by: Sales Comparison Approach \$200,000 Cost Approach (if developed) \$204,870 Income Approach (if developed) \$			
SEE ATTACHED ADDENDUM FOR FINAL RECONCILIATION.			
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:			
SEE ATTACHED ADDENDUM FOR STATEMENT OF LIMITING CONDITIONS AND SCOPE OF WORK.			
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 \$ 200,000, as of 12/18/2010, which is the date of inspection and the effective date of this appraisal.			

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SEE ATTACHED NARRATIVE ADDENDUM AND SCOPE OF THE APPRAISAL FOR ADDITIONAL COMMENTS.

ADDITIONAL COMMENTS

COST APPROACH

INCOME APPROACH

PROJECT INFORMATION FOR PUDS

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 IS DERIVED FROM ABSTRACTION AS FEW LAND SALES EXIST. SITE VALUE MAY APPEAR LOW. HOWEVER IT REFLECTS THE LIMITED DEMAND FOR VACANT LOTS GIVEN THE HIGH INVENTORY OF EXISTING SF FOR SALE. ALSO, IT REFLECTS THE FACT THAT THE COST OF CONSTRUCTION INCLUDING PERMITS/ETC, IS HIGHER THAN WHAT A DEVELOPER COULD SELL THE FINISHED HOME FOR. SEE FUNCT. OBS ADJ.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$	20,000
Source of cost data Appraiser Experience/Building-Cost.Net/Contractors	Dwelling	1,550 Sq. Ft. @ \$ 139.00 = \$ 215,450		
Quality rating from cost service AVG/3 Effective date of cost data 2010	NONE Sq. Ft. @ \$		 = \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	F/P-FENCES-PATIO/PORCH ETC		 = \$ 10,000	
THE LAND TO VALUE RATIO IS TYPICAL FOR THE NEIGHBORHOOD. COST APPROACH IS NOT TO BE USED FOR INSURANCE PURPOSES. NO WEIGHT IS GIVEN TO THE COST APPROACH. IT SHOULD NOT BE RELIED ON FOR ANY REASON.	Garage/Carport	443 Sq. Ft. @ \$55.00 = \$ 24,365		
	Total Estimate of Cost-New		 = \$ 249,815	
	Less	Physical	Functional	External	
	Depreciation	74945		 = \$(74,945)
	Depreciated Cost of Improvements.....			= \$ 174,870	
	"As-is" Value of Site Improvements.....			= \$ 10,000	
Estimated Remaining Economic Life (HUD and VA only) 42 Years	Indicated Value By Cost Approach			= \$ 204,870	

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) INCOME APPROACH NOT CONSIDERED AS THE S/P, AS AN SFR, DOES NOT TYPICALLY TRADE BASED ON INCOME PRODUCTION.			

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

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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.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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:

- 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.
- 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.
- 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.
- 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.
- 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 Timothy Burton
 Name TIMOTHY BURTON
 Company Name BURTON APPRAISALS
 Company Address 000 STREET
ANYWHERE, CA 95814
 Telephone Number 555-555-0721
 Email Address tburton@training.sar
 Date of Signature and Report December 21, 2010
 Effective Date of Appraisal 12/18/2010
 State Certification # _____
 or State License # AR009TRA
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 7/10/2011

ADDRESS OF PROPERTY APPRAISED
152 ROBIN CT
GALT, CA 95632-2346

APPRAISED VALUE OF SUBJECT PROPERTY \$ 200,000

LENDER/CLIENT
 Name _____
 Company Name Department of Veterans Affairs
 Company Address Intended User Any VA Approved Lender

 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 _____