

APPRAISAL OF REAL PROPERTY



LOCATED AT

941 Isabella Way
San Luis Obispo, CA 93405
CY SLO TR 2193 LT 27

FOR

Carrington Mortgage Services, LLC
1600 South Douglass Road, Suites 110 & 200-A
Anaheim, CA 92806

OPINION OF VALUE

1,350,000

AS OF

10/22/2018

BY

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Uniform Residential Appraisal Report

Loan #1810562539
File # 533753

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 941 Isabella Way City San Luis Obispo State CA Zip Code 93405
Borrower Stewart, Larry & Segal, Heather Owner of Public Record Segal, Heather County San Luis Obispo
Legal Description CY SLO TR 2193 LT 27
Assessor's Parcel # 053-501-027 Tax Year 2017 R.E. Taxes \$ 12,953
Neighborhood Name Prefumo Creek Estate Map Reference 42020 Census Tract 0113.00
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ 0 [X] PUD HOA \$ 75 [] per year [X] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [X] Refinance Transaction [] Other (describe)
Lender/Client Carrington Mortgage Services, LLC Address 1600 South Douglass Road, Suites 110 & 200-A, Anaheim, CA 92806
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 39; Subject property was listed with MLS for \$1,535,000. Reference number is SP17240661 (See attached). CRMLS

CONTRACT

I [] did [] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract Is the property seller the owner of public record? [] Yes [] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [] Yes [] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [] Urban [X] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 90 %
Built-Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit 5 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 1,000 Low 5 Multi-Family 5 %
Neighborhood Boundaries Market area boundaries are: (North) W Foothill Boulevard, (South) Price Canyon Road, (East) Edna Road, (West) Prefumo Canyon Road 1,600 High 40 Commercial %
Neighborhood Description The subject neighborhood is a suburban residential planned development characterized by predominantly good quality sfrs similar in terms of age, construction quality and marketability. Schools, shopping, employment centers and public facilities are within close proximity.
Market Conditions (including support for the above conclusions) A depleting supply and strong demand for available properties exists in subject market area driving resale prices upward. All types of financing is available; therefore no special financing concessions prevail in this area.

SITE

Dimensions 68x21x79x99x77x166 Area 14601 sf Shape Irregular View N; Woods;
Specific Zoning Classification R1 Zoning Description Residential
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe
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 X FEMA Map # 06079C1064G FEMA Map Date 11/16/2012
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
All utilities are typical for the area. See preliminary title report for easements and assessments. No adverse site conditions were noted at time of inspection. Highway 101 dissects the City of San Luis Obispo and there is no definitive value or marketability difference in either area for similar sized improvements on similar sized sites. Isabella Way is a private street with clear access to subject and public streets.

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 Wd/Carp/Tile/Gd
of Stories 2 [] Full Basement [] Partial Basement Exterior Walls Stucco/Avg Walls Drywall/Gd
Type [X] Det. [] Att. [] S-Det./End Unit Basement Area 0 sq.ft. Roof Surface Tile/Avg Trim/Finish Wood/Gd
[X] Existing [] Proposed [] Under Const. Basement Finish 0 % Gutters & Downspouts Alum/Avg Bath Floor Tile/Gd
Design (Style) Ranch [] Outside Entry/Exit [] Sump Pump Window Type Vinyl/Avg Bath Wainscot Tile/Gd
Year Built 2005 Evidence of [] Infestation Storm Sash/Insulated None Car Storage [] None
Effective Age (Yrs) 13 [] Dampness [] Settlement Screens Fbgl/Avg [X] Driveway # of Cars 3
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 Con/Wd [X] Porch Typical [X] Carport # of Cars 1
[] Finished [] Heated [] Individual [] Other [] Pool None [] Other None [X] Att. [] Det. [] Built-in
Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [] Other (describe)
Finished area above grade contains: 8 Rooms 4 Bedrooms 4.0 Bath(s) 3,347 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). See attached Supplemental Addendum.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3; Kitchen-updated-timeframe unknown; Bathrooms-updated-timeframe unknown; The subject's improvements are in good condition and all mechanicals were in operating condition at the time of inspection. Smoke, CO detectors and an on demand H2O heater were installed in subject property at the time of inspection..
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
The utilities were on and operational at the time of inspection. The appraiser verified that none of the comparables utilized in the analysis referenced "less than arm's length transaction", therefore are assumed to be "arm's length transactions".
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe
The subject's market area is a heterogeneous mix of sites and improvements, therefore a wider range of adjusted and unadjusted values exists.
There is no definitive market data available to determine any value difference for "style and design" of individual residential properties.

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There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,199,000 to \$ 1,489,000				
There are 20 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,031,000 to \$ 1,590,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	941 Isabella Way San Luis Obispo, CA 93405	930 Isabella Way San Luis Obispo, CA 93405-6186	875 Greystone PI San Luis Obispo, CA 93401	1000 Isabella Way San Luis Obispo, CA 93405-6187
Proximity to Subject		0.02 miles NE	5.42 miles SE	0.10 miles E
Sale Price	\$	\$ 1,215,000	\$ 1,560,000	\$ 1,200,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 363.12 sq.ft.	\$ 409.13 sq.ft.	\$ 352.22 sq.ft.
Data Source(s)		CRMLS# SP18111001;DOM 93	CRMLS# SP18126032;DOM 86	CRMLS# SP18070509;DOM 148
Verification Source(s)		Doc# 40133 Olp\$ 1,299,000	Doc# N/A Olp\$ 1,749,000	Doc# NA Olp\$ 1,399,000
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+(-) \$ Adjustment	+(-) \$ Adjustment	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0	ArmLth Conv;0	ArmLth Conv;0
Date of Sale/Time		s09/18;Unk	s10/18;Unk	s09/18;Unk
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	14601 sf	10293 sf +4,300	11029 sf	8873 sf +5,700
View	N;Woods;	N;Woods;	B;Glffw;Panoram	N;Woods;
Design (Style)	DT2;Ranch	DT2;Ranch	DT3;Ranch	DT2;Ranch
Quality of Construction	Q2	Q3 +30,000	Q2	Q3 +30,000
Actual Age	13	13	27	13
Condition	C3	C3	C2 -25,000	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	8 4 4.0	8 4 4.0	8 4 4.1 -3,000	8 4 4.1 -3,000
Gross Living Area	3,347 sq.ft.	3,346 sq.ft.	3,813 sq.ft. -53,600	3,407 sq.ft. 0
Basement & Finished Rooms Below Grade	0sf	0sf	0sf	0sf
Functional Utility	Average	Average	Average	Average
Heating/Cooling	FWA C/Air	FWA C/Air	FWA None +2,500	FWA C/Air
Energy Efficient Items	Fireplaces	Fireplaces	Fireplaces	Fireplaces
Garage/Carport	2ga1cp3dw	3ga1cp4dw -5,000	2ga2dw	3ga3dw -5,000
Porch/Patio/Deck	Patio/Porch/Deck	Patio/Porch/Deck	Patio/Porch/Deck	Patio/Porch/Deck
Kitchen	Built-ins	Built-ins	Built-ins	Built-ins
Amenities/Landscaping	Good Landscape	Average +30,000	Good Landscape	Average +30,000
Apn#	053-501-027	053-501-002	044-572-002	053-501-008
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 59,300	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -99,100	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 57,700
Adjusted Sale Price of Comparables		Net Adj. 4.9 % Gross Adj. 5.7 % \$ 1,274,300	Net Adj. 6.4 % Gross Adj. 6.7 % \$ 1,460,900	Net Adj. 4.8 % Gross Adj. 6.1 % \$ 1,257,700

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain Contract dates are not available in this County, therefore close of escrow (recording date) is utilized to determine any applicable timeline adjustments.

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **SLO County Records/MLS**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **SLO County Records/MLS**

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	SLO County Records	SLO County Records	SLO County Records	SLO County Records
Effective Date of Data Source(s)	10/22/2018	10/22/2018	10/22/2018	10/22/2018

Analysis of prior sale or transfer history of the subject property and comparable sales Through the use of all available data sources, a methodical search of the subject's immediate market area was performed for recent closed sales, pending sales and active listings. This data was then analyzed to determine which of these properties are the most similar to the subject in terms of location, age, room configuration, gross living area and amenities. This data search produced an adequate amount of information to provide a reasonable analysis and determination of value indication that can be applied to the subject property. Subject's gross living area adjustment is 30% (includes typical land cost, fixed components and site improvements) of average price per square foot of the sales utilized in this report.

Summary of Sales Comparison Approach The comparable sales included in analysis are most recent, considered the best available and the most pertinent to an estimate of market value. The comparable sales utilized in this analysis are all considered in final reconciliation. The difference in bedroom count has been considered in the gross living area adjustment. Condition adjustments reflect differences in normal wear and tear of the comparables and/or subject property. Items like upgraded kitchen and baths, flooring, fixtures, etc., interior photos and realtor comments were used to help determine the amount of the adjustment. In many cases, the same quality and condition ratings are used since the differences are minor and do not warrant a full category difference. Due to the low turnover in the subject market area and/or lack of pertinent data, at times it is necessary to exceed the typically recognized gla, 90 day date of sale and 1 mile distance "guidelines" in order to estimate fair market value of the subject.

Indicated Value by Sales Comparison Approach \$ **1,350,000**

Indicated Value by: Sales Comparison Approach \$ 1,350,000 Cost Approach (if developed) \$ 1,354,435 Income Approach (if developed) \$

Most consideration was given to market sales comparison. Cost and income analysis are given supportive consideration when developed. The appraiser has not performed any appraisal valuation service (including appraising, reviewing, bpo's, inspecting or updating) on the subject property within 36 months of the effective date of the current assignment.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,350,000, as of 10/22/2018, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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ADDITIONAL COMMENTS

All comparable sales are from within the subject market area and share similar gross living area, construction quality and market appeal. The information included in the attached appraisal is based only on a visible inspection of the subject property and a review of county records. The findings contained in the appraisal are based on observable conditions noted at the time of inspection and other conditions known to exist at the time of the appraisal. I am not a licensed building inspector. I am not qualified to survey or analyze physical items that are not readily visible. If any of the parties in this transaction have questions or concerns regarding any mechanical, structural, physical condition, infestation, environmental hazards, contamination or other issues regarding the subject property, an expert in that field of specialty should be consulted.

Cost analysis is not intended for insurance purposes.

The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements for this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

No employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor appraisal management company or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result of review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of this report), borrower or designated contact to make an appointment to property. I agree to immediately report any unauthorized contacts either personally, by phone or electronically to the proper authorities.

The appraiser has prepared this appraisal in full compliance with the Appraiser Independence Requirements and has not performed, participated in or been associated with any activity in violation of the code.

This appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended, and any implementing regulations.

Trulia.com and RealtyTrac.com are data sources for general market trends of all sizes and types of properties in the subject's surrounding market area. The MLS search for data included in the MC form is a more defined search in terms of property characteristics similar to the subject property. At times these two data sources conflict as to whether market trends are stable, increasing or declining depending on the search parameters. The data included in the MC form attached is from the more defined MLS search. The general market trends on page 1 are derived from Trulia.com or RealtyTrac.com.

The appraiser's office is located less than 40 miles from subject property and appraiser has worked this market continuously for the past 5 years.

The definition of market exposure is the estimated length of time the property interest being appraised would have been offered on the open market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Photos are original and taken by appraiser.

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) Estimated site value is determined by abstraction due to lack of pertinent individual lot sales in the general market area. Land values typically exceed 30% in California coastal communities.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	390,000
Source of cost data Bluebook appraiser base	DWELLING 3,347 Sq.Ft. @ \$ 250.00	=\$	836,750
Quality rating from cost service Builder Effective date of cost data 10/2018	0 Sq.Ft. @ \$	=\$	0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		=\$	0
Note that estimated site value is determined by abstraction due to lack of pertinent individual lot sales in general market area. Estimated gross living area from field measurements or county records. Buyer or lender to verify gross living area and site area including any zoning restrictions prior to close of escrow.	Garage/Carport 649 Sq.Ft. @ \$ 100.00	=\$	64,900
	Total Estimate of Cost-New	=\$	901,650
	Less Physical Functional External		
	Depreciation 117,215	= \$(117,215)
	Depreciated Cost of Improvements	=\$	784,435
	"As-is" Value of Site Improvements	=\$	30,000
	Outdoor Amenities	=\$	150,000
Estimated Remaining Economic Life (HUD and VA only) 87 Years	INDICATED VALUE BY COST APPROACH	=\$	1,354,435

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) Homes in this price range and neighborhood are typically purchased for use and not income. Thus the income approach lacks rationale and was not developed.

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 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

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.

PUD INFORMATION

INCOME

ADDITIONAL COMMENTS

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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 the 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.

Uniform Residential Appraisal Report

Loan #1810562539
File # 533753

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

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

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


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

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

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

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

APPRAISER

Signature 
 Name Adrienne E. Beck
 Company Name Acumen Appraisals
 Company Address 2865 Ferrocarril Road
Atascadero, CA 93422
 Telephone Number (805) 703-3251
 Email Address adrienne@acumenappraisals.com
 Date of Signature and Report 11/02/2018
 Effective Date of Appraisal 10/22/2018
 State Certification # 3002874
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 01/22/2019

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

941 Isabella Way
San Luis Obispo, CA 93405
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,350,000

LENDER/CLIENT

Name Class Appraisal
 Company Name Carrington Mortgage Services, LLC
 Company Address 1600 South Douglass Road, Suites 110 &
200-A, Anaheim, CA 92806
 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

Loan #1810562539
File # 533753

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	941 Isabella Way San Luis Obispo, CA 93405	911 Isabella Way San Luis Obispo, CA 93405-6186			1269 Hanover Pl San Luis Obispo, CA 93401			230 Country Club Dr San Luis Obispo, CA 93401		
Proximity to Subject		0.06 miles W			5.38 miles SE			5.71 miles SE		
Sale Price	\$	\$ 1,380,000			\$ 1,489,000			\$ 1,395,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 411.20 sq.ft.			\$ 418.73 sq.ft.			\$ 408.37 sq.ft.		
Data Source(s)		CRMLS# SP17204907;DOM 6			CRMLS# SP18148189;DOM 131			CRMLS# SP18226954;DOM 37		
Verification Source(s)		Doc# 48817 Olp\$ 1,380,000			MLS			MLS		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0			Listing			Listing		
Date of Sale/Time		s10/17;Unk			Active	-14,900		Active	-14,000	
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	14601 sf	16758 sf	0		10999 sf	0		10001 sf	+4,600	
View	N;Woods;	N;Woods;			B;Glffw;Panoram	-20,000		N;Mtn;	0	
Design (Style)	DT2;Ranch	DT2;Ranch			DT2;Ranch			DT2;Ranch		
Quality of Construction	Q2	Q2			Q3	+30,000		Q2		
Actual Age	13	6	0		26	0		12	0	
Condition	C3	C2	-25,000		C3			C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	8 4 4.0	8 4 3.1	+3,000		9 5 4.0	0		8 4 5.1	-9,000	
Gross Living Area	3,347 sq.ft.	3,356 sq.ft.	0		3,556 sq.ft.	-24,000		3,416 sq.ft.	0	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA C/Air	FWA C/Air			FWA None	+2,500		FWA C/Air		
Energy Efficient Items	Fireplaces	Fireplaces			Fireplace	0		Fireplaces		
Garage/Carport	2ga1cp3dw	3ga3dw	-5,000		3ga3dw	-5,000		3ga3dw	-5,000	
Porch/Patio/Deck	Patio/Porch/Deck	Patio/Porch/Deck			Patio/Porch/Deck			Patio/Porch/Deck		
Kitchen	Built-ins	Built-ins			Built-ins			Built-ins		
Amenities/Landscaping	Good Landscape	Average	+30,000		Average	+30,000		Guest Casitas	0	
Apn#	053-501-027	053-501-031	0		044-585-004	0		044-422-003	0	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1,400		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -23,400	
Adjusted Sale Price of Comparables		Net Adj. 0.2% Gross Adj. 4.6%	\$ 1,383,000		Net Adj. 0.1% Gross Adj. 8.5%	\$ 1,487,600		Net Adj. 1.7% Gross Adj. 2.3%	\$ 1,371,600	

SALES COMPARISON APPROACH

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

ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	SLO County Records	SLO County Records			SLO County Records			SLO County Records		
Effective Date of Data Source(s)	10/22/2018	10/22/2018			10/22/2018			10/22/2018		

SALE HISTORY

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

Analysis/Comments Comps #5 and #6 are current listings in the subject's general market area. Values and market times vary depending on buyer/seller needs and circumstances. Market data indicates that a 1% sales concession is warranted.

Per MLS, Comp #2 has been recently remodeled and its effective age has been reduced.

Properties that exceed the typical market times are priced beyond current market tolerances or suffer from extraordinary circumstances unknown to appraiser. A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 1-6 months and was derived using the Median Current Comparables Sales Days on Market and Listing Days on Market as noted in the 1004 MC form.

Since "UAD" was instituted by Fannie Mae and definitions of condition and quality have been revised and refined by field experience, the appraiser reserves the right to change a previous rating based on recent inspection and/or other circumstances related to current conditions.

ANALYSIS / COMMENTS

Market Conditions Addendum to the Appraisal Report

Loan #1810562539
File No. 533753

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 **941 Isabella Way** City **San Luis Obispo** State **CA** ZIP Code **93405**

Borrower **Stewart, Larry & Segal, Heather**

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.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	7	6	7	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.17	2.00	2.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	10	9	9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	8.5	4.5	3.9	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> 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	1,255,000	1,375,000	1,200,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	20	64	103	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	1,389,000	1,399,000	1,387,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	122	147	92	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	95	94	99	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> 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.). **Home sales for August 2018 were down 90% compared with the previous month, and up 67% compared with a year ago. The median sales price for homes in San Luis Obispo for Jul 18 to Oct 17 was \$721,000 based on 123 home sales. Average price per square foot for San Luis Obispo was \$452, an increase of 7% compared to the same period last year. The median rent per month for apartments in San Luis Obispo for Sep 22 to Oct 22 was \$2,700.**

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).
There are currently 14 properties in San Luis Obispo, CA that are in some stage of foreclosure (default, auction or bank owned) while the number of homes listed for sale on RealtyTrac is 80.

Cite data sources for above information. **MLS/Trulia.com/RealtyTrac.com**

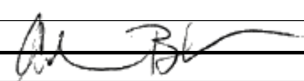
Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
Home sales for August 2018 were down 90% compared with the previous month, and up 67% compared with a year ago. The median sales price for homes in San Luis Obispo for Jul 18 to Oct 17 was \$721,000 based on 123 home sales. Average price per square foot for San Luis Obispo was \$452, an increase of 7% compared to the same period last year. The median rent per month for apartments in San Luis Obispo for Sep 22 to Oct 22 was \$2,700. There are currently 14 properties in San Luis Obispo, CA that are in some stage of foreclosure (default, auction or bank owned) while the number of homes listed for sale on RealtyTrac is 80.

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)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> 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.

Signature 	Signature
Appraiser Name Adrienne E. Beck	Supervisory Appraiser Name
Company Name Acumen Appraisals	Company Name
Company Address 2865 Ferrocarril Road, Atascadero, CA 93422	Company Address
State License/Certification # 3002874 State CA	State License/Certification # State
Email Address adrienne@acumenappraisals.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Supplemental Addendum

File No. Loan #1810562539

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						

• URAR: Improvements - Additional Feature

Granite counter tops, wood cabinets, fireplaces, floor and window coverings. Upgraded landscaping sprinklers, walks and driveway. Subject features detailed, high-quality exterior ornamentation, upgraded high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality

Subject property includes a photovoltaic solar system. As there is no definitive market data available to determine value of solar, this amenity is considered to enhance marketability.

Subject includes upgraded landscaping and outdoor entertainment areas including but not limited to outdoor kitchen and dining area, a 3 tiered koi pond, outdoor fire pits and seating areas (See photos). A \$30,000 premium will be used in this analysis to reflect "Good Landscape" for comparison purposes only.

County records states that owner of subject property is Heather Segal (Unmarried Woman). Borrower listed as Larry Stewart. Per lender, Larry Stewart is husband to Heather Segal who is a co borrower on loan.

Revision - 11/02/2018

- San Luis Obispo County Airport is approximate 5 miles away from subject property. At time of inspection no aircraft noise or low flying aircraft were noted. Marketability of subject property does not appear to be adversely affected by proximity of San Luis Obispo County Airport.

Subject Photo Page

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						

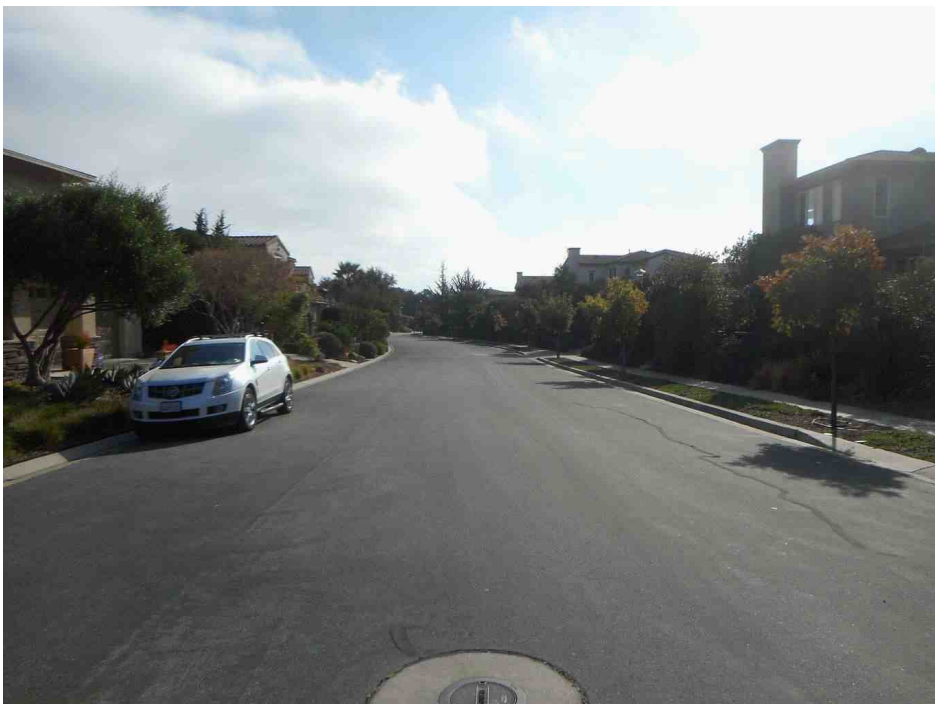


Subject Front

941 Isabella Way
Sales Price
Gross Living Area 3,347
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View N;Woods;
Site 14601 sf
Quality Q2
Age 13



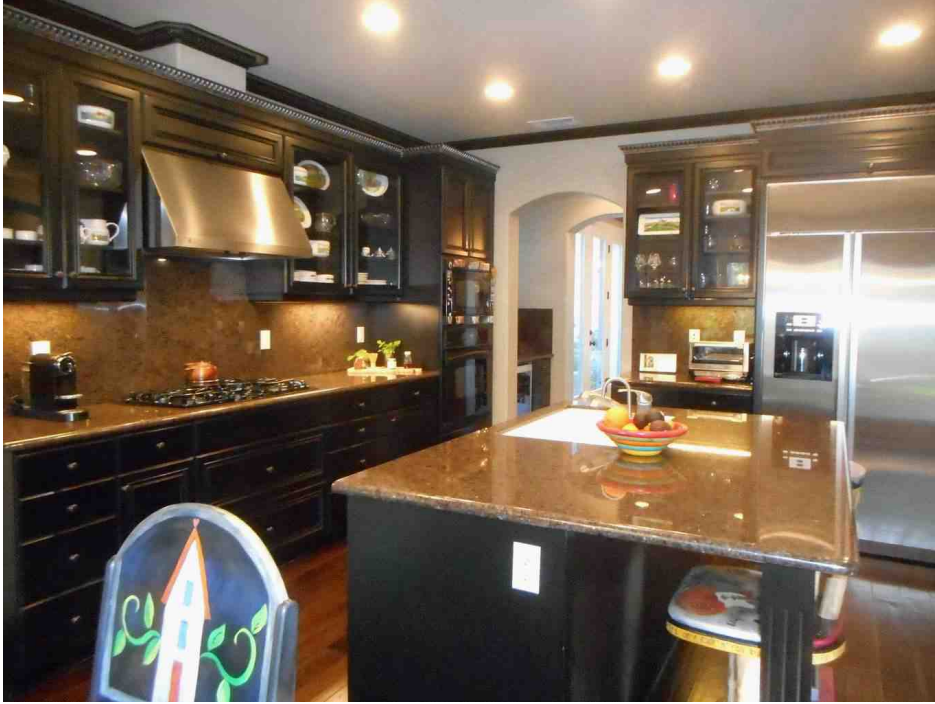
Subject Rear



Subject Street

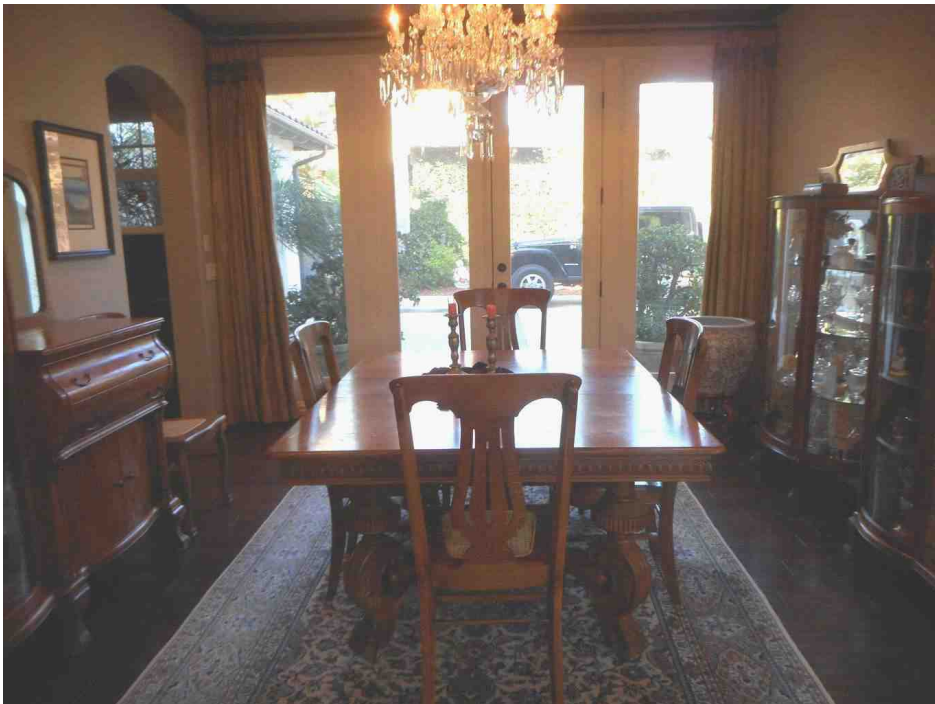
Subject Interior Photo Page

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						



Kitchen

941 Isabella Way
Sales Price
Gross Living Area 3,347
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View N;Woods;
Site 14601 sf
Quality Q2
Age 13



Dining Room



Nook

Subject Interior Photo Page

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						

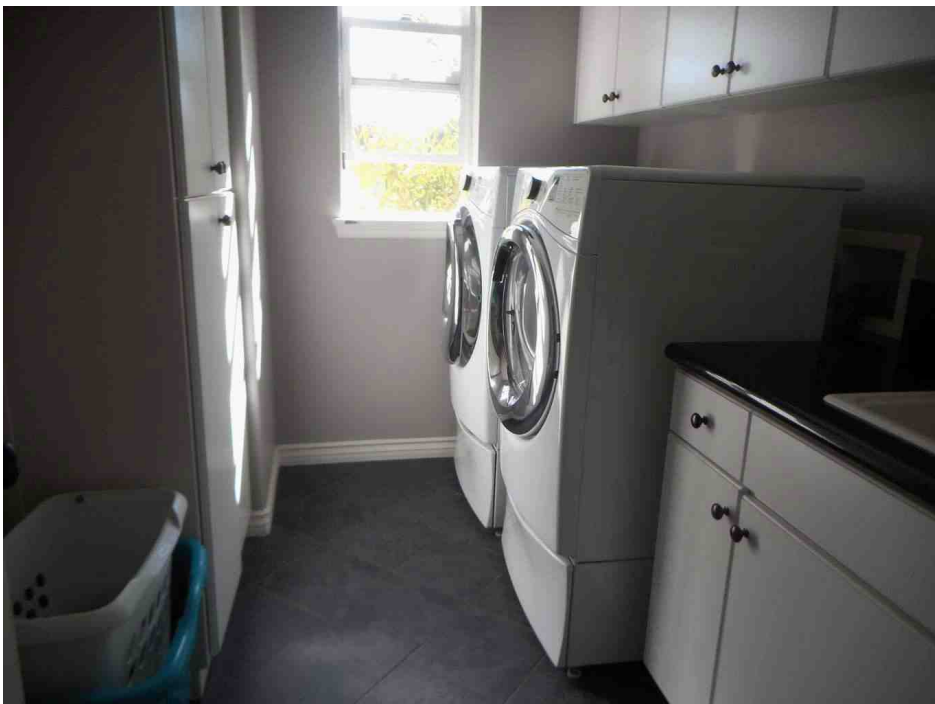


Living Room

941 Isabella Way
Sales Price
Gross Living Area 3,347
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View N;Woods;
Site 14601 sf
Quality Q2
Age 13



Family Room



Laundry

Subject Interior Photo Page

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						

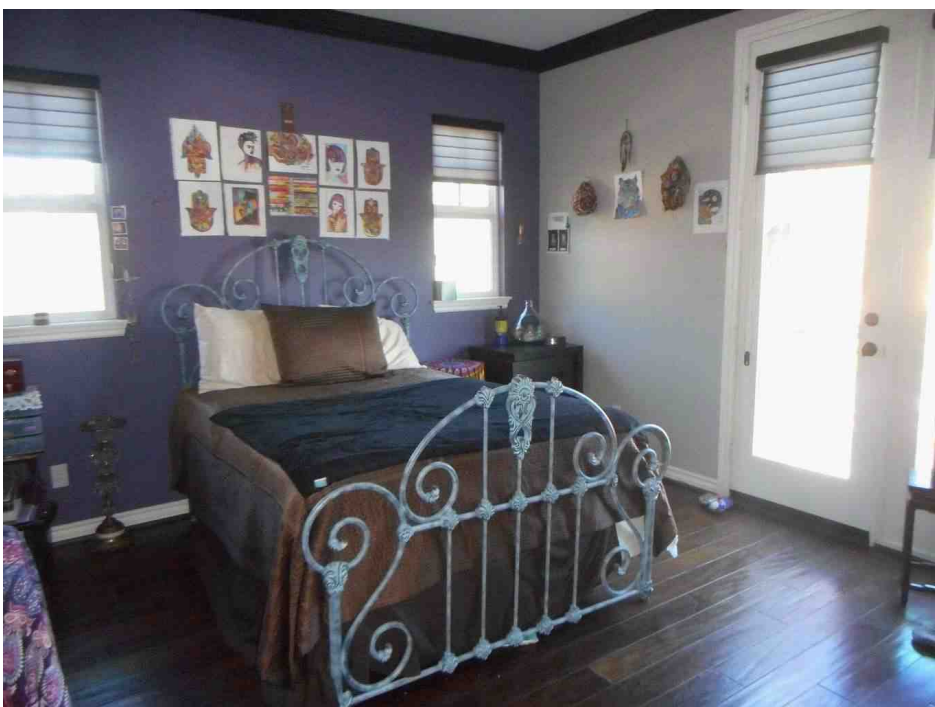


Master Bedroom

941 Isabella Way
Sales Price
Gross Living Area 3,347
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View N;Woods;
Site 14601 sf
Quality Q2
Age 13



Ensuite Bedroom



Ensuite Bedroom

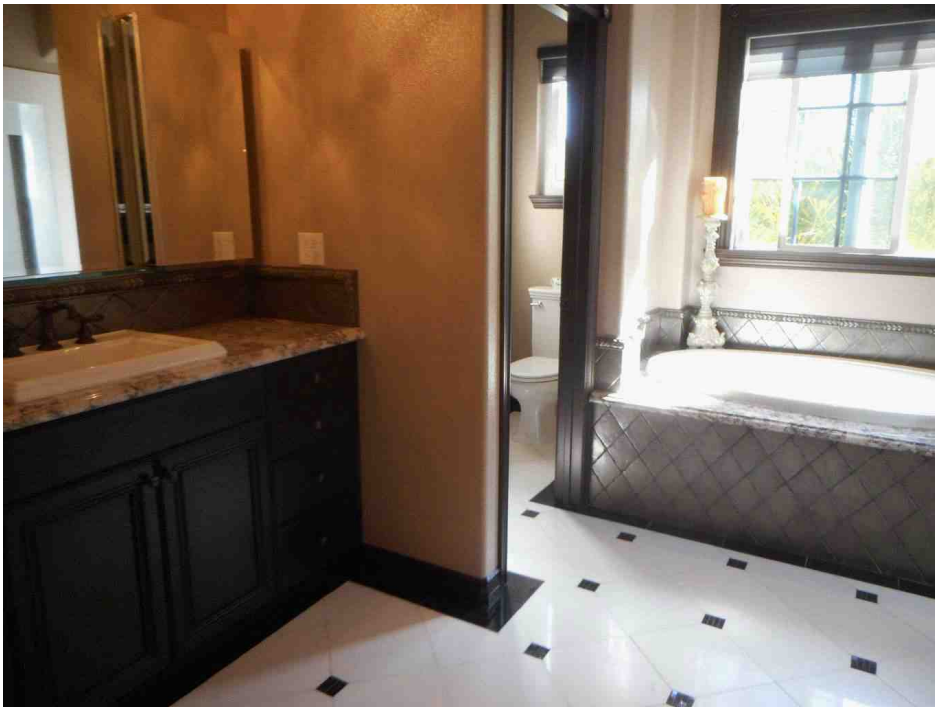
Subject Interior Photo Page

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						

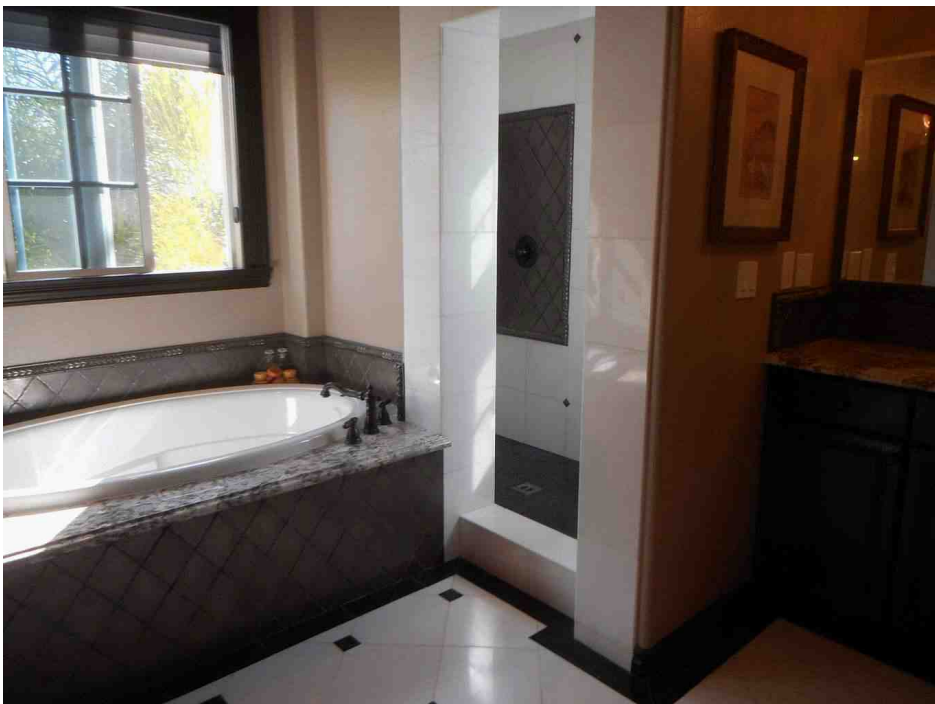


Bedroom

941 Isabella Way
Sales Price
Gross Living Area 3,347
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View N;Woods;
Site 14601 sf
Quality Q2
Age 13



Master Bathroom



Master Bathroom

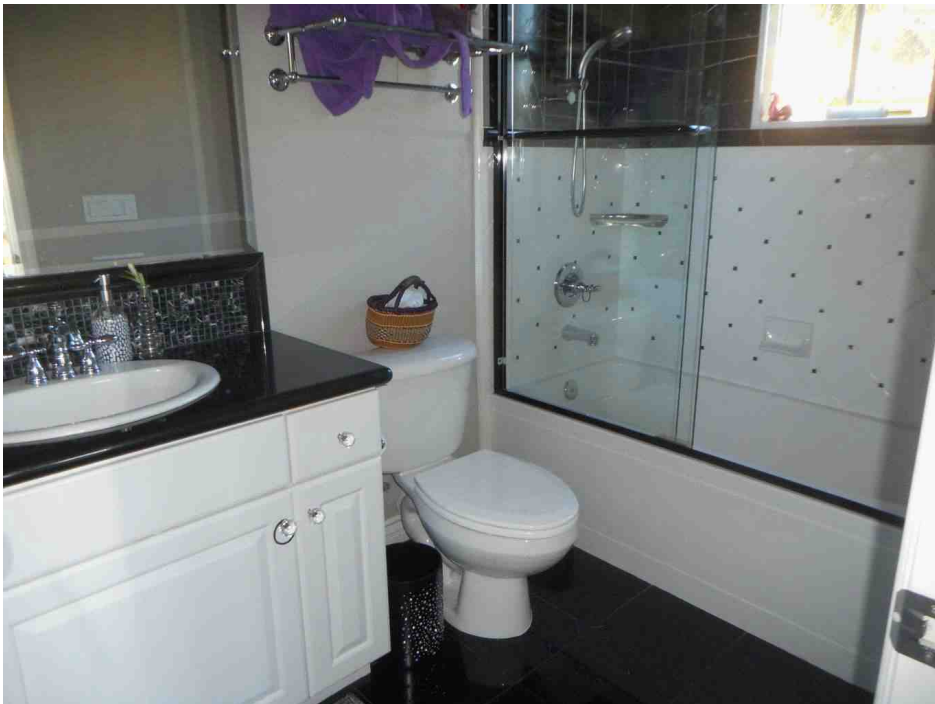
Subject Interior Photo Page

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						

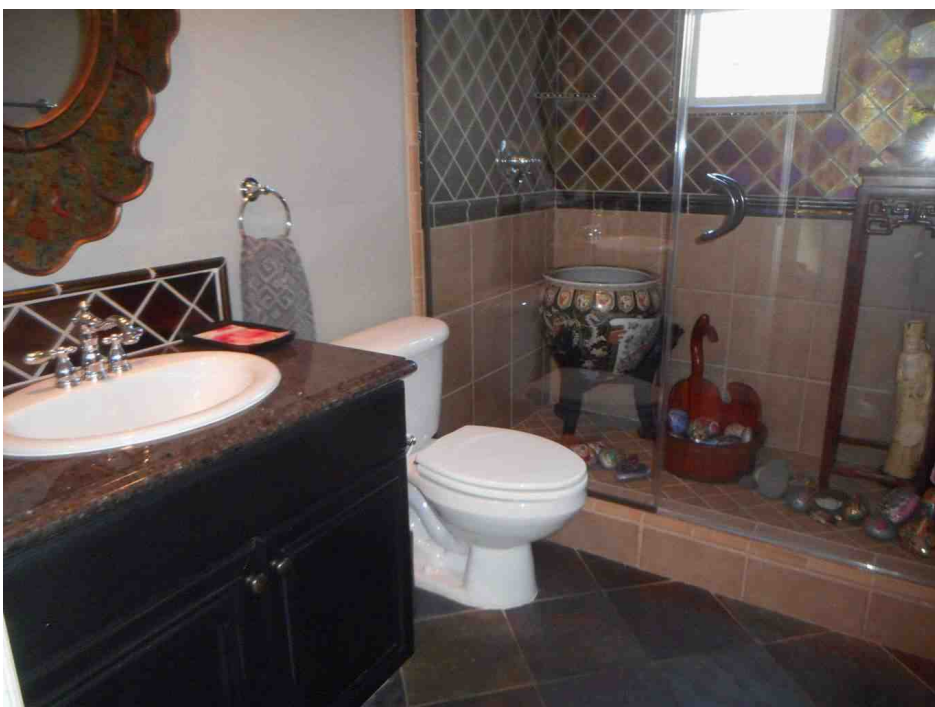


Ensuite Bathroom

941 Isabella Way
Sales Price
Gross Living Area 3,347
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View N;Woods;
Site 14601 sf
Quality Q2
Age 13



Ensuite Bathroom



Bathroom

Subject Interior Photo Page

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						



Master Bedroom Deck

941 Isabella Way
Sales Price
Gross Living Area 3,347
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View N;Woods;
Site 14601 sf
Quality Q2
Age 13



Garage

Subject Interior Photo Page

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						



On Demand H2O Heater

941 Isabella Way
Sales Price
Gross Living Area 3,347
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View N;Woods;
Site 14601 sf
Quality Q2
Age 13



Smoke Detector



CO Detector

Landscaping Photo Page

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						

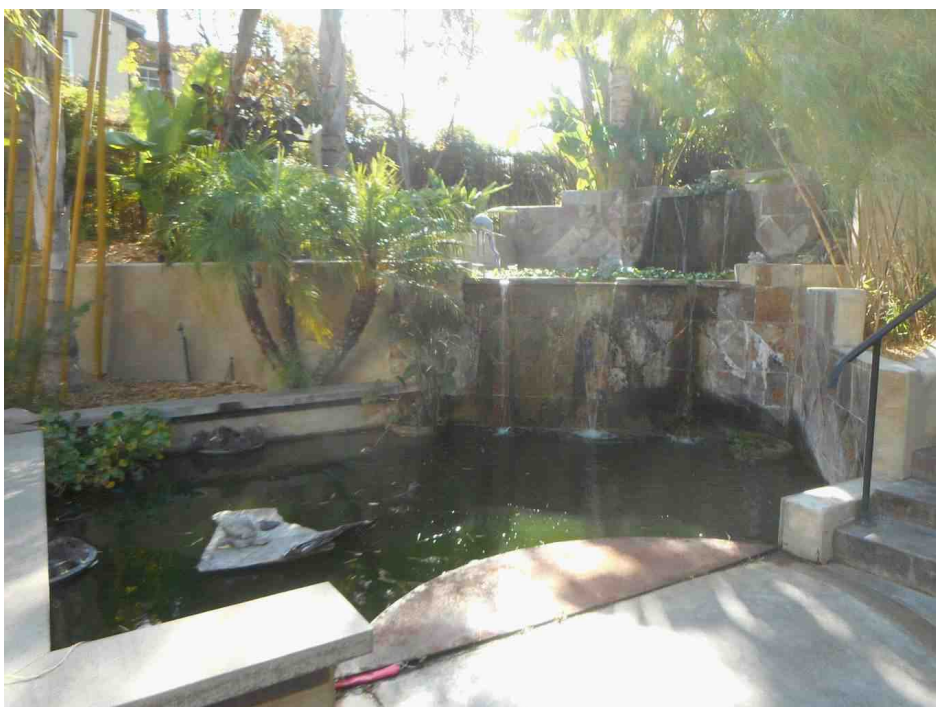


Outdoor Seating Areas

941 Isabella Way
Sales Price
Gross Living Area 3,347
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View N;Woods;
Site 14601 sf
Quality Q2
Age 13



Outdoor Kitchen/Dining



Koi Pond

Comparable Photo Page

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC				
				Zip Code	93405



Comparable 1

930 Isabella Way
 Prox. to Subject 0.02 miles NE
 Sale Price 1,215,000
 Gross Living Area 3,346
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 4.0
 Location N;Res;
 View N;Woods;
 Site 10293 sf
 Quality Q3
 Age 13



Comparable 2

875 Greystone Pl
 Prox. to Subject 5.42 miles SE
 Sale Price 1,560,000
 Gross Living Area 3,813
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 4.1
 Location N;Res;
 View B;GlFW;Panoramic
 Site 11029 sf
 Quality Q2
 Age 27



Comparable 3

1000 Isabella Way
 Prox. to Subject 0.10 miles E
 Sale Price 1,200,000
 Gross Living Area 3,407
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 4.1
 Location N;Res;
 View N;Woods;
 Site 8873 sf
 Quality Q3
 Age 13

Comparable Photo Page

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC				
				Zip Code	93405



Comparable 4

911 Isabella Way
 Prox. to Subject 0.06 miles W
 Sale Price 1,380,000
 Gross Living Area 3,356
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Woods;
 Site 16758 sf
 Quality Q2
 Age 6



Comparable 5

1269 Hanover Pl
 Prox. to Subject 5.38 miles SE
 Sale Price 1,489,000
 Gross Living Area 3,556
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 4.0
 Location N;Res;
 View B;GlFW;Panoramic
 Site 10999 sf
 Quality Q3
 Age 26



Comparable 6

230 Country Club Dr
 Prox. to Subject 5.71 miles SE
 Sale Price 1,395,000
 Gross Living Area 3,416
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 5.1
 Location N;Res;
 View N;Mtn;
 Site 10001 sf
 Quality Q2
 Age 12

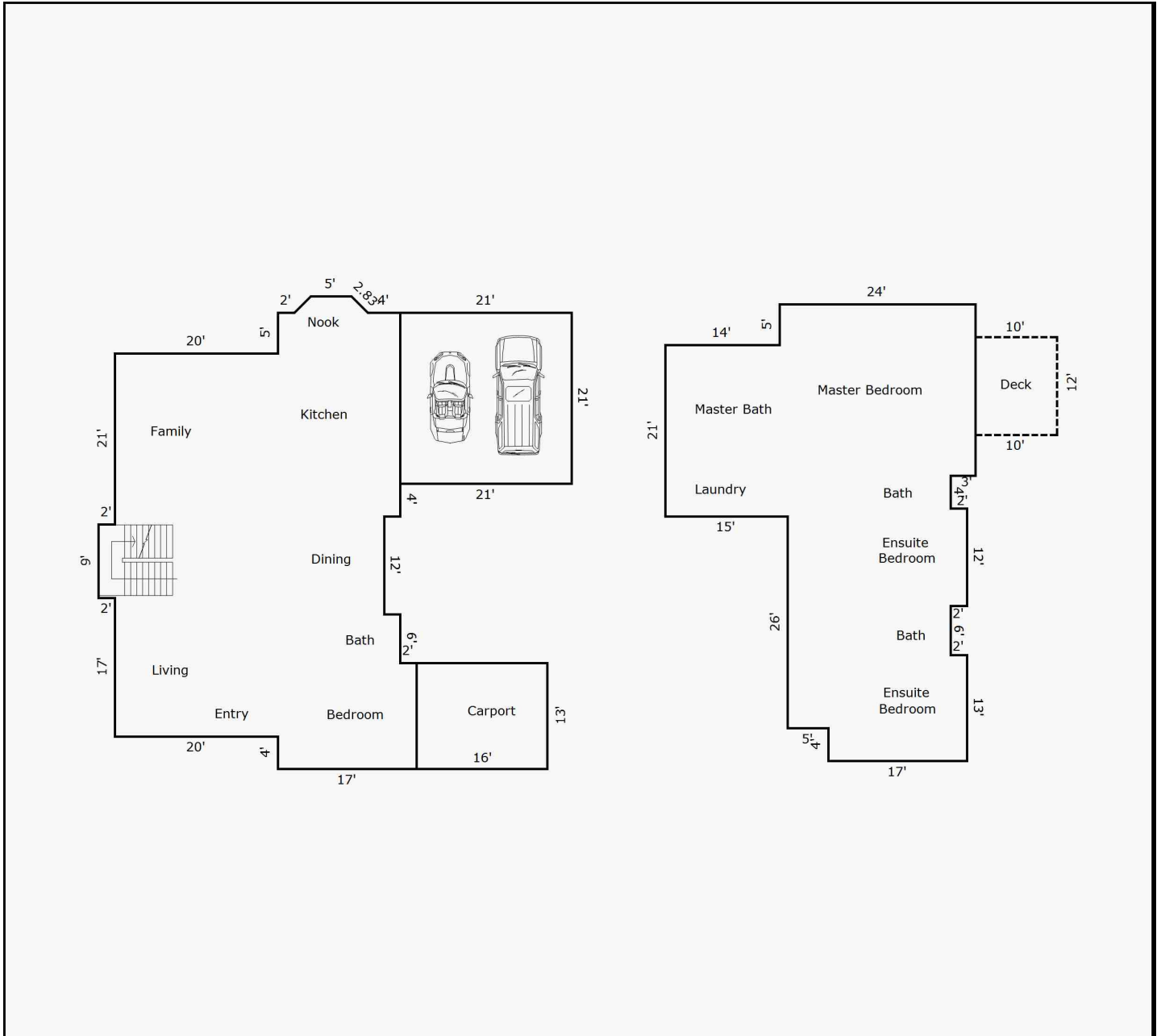
Plat Map

Borrower	Stewart, Larry & Segal, Heather		
Property Address	941 Isabella Way		
City	San Luis Obispo	County San Luis Obispo	State CA Zip Code 93405
Lender/Client	Carrington Mortgage Services, LLC		



Building Sketch

Borrower	Stewart, Larry & Segal, Heather			
Property Address	941 Isabella Way			
City	San Luis Obispo	County	San Luis Obispo	State CA Zip Code 93405
Lender/Client	Carrington Mortgage Services, LLC			



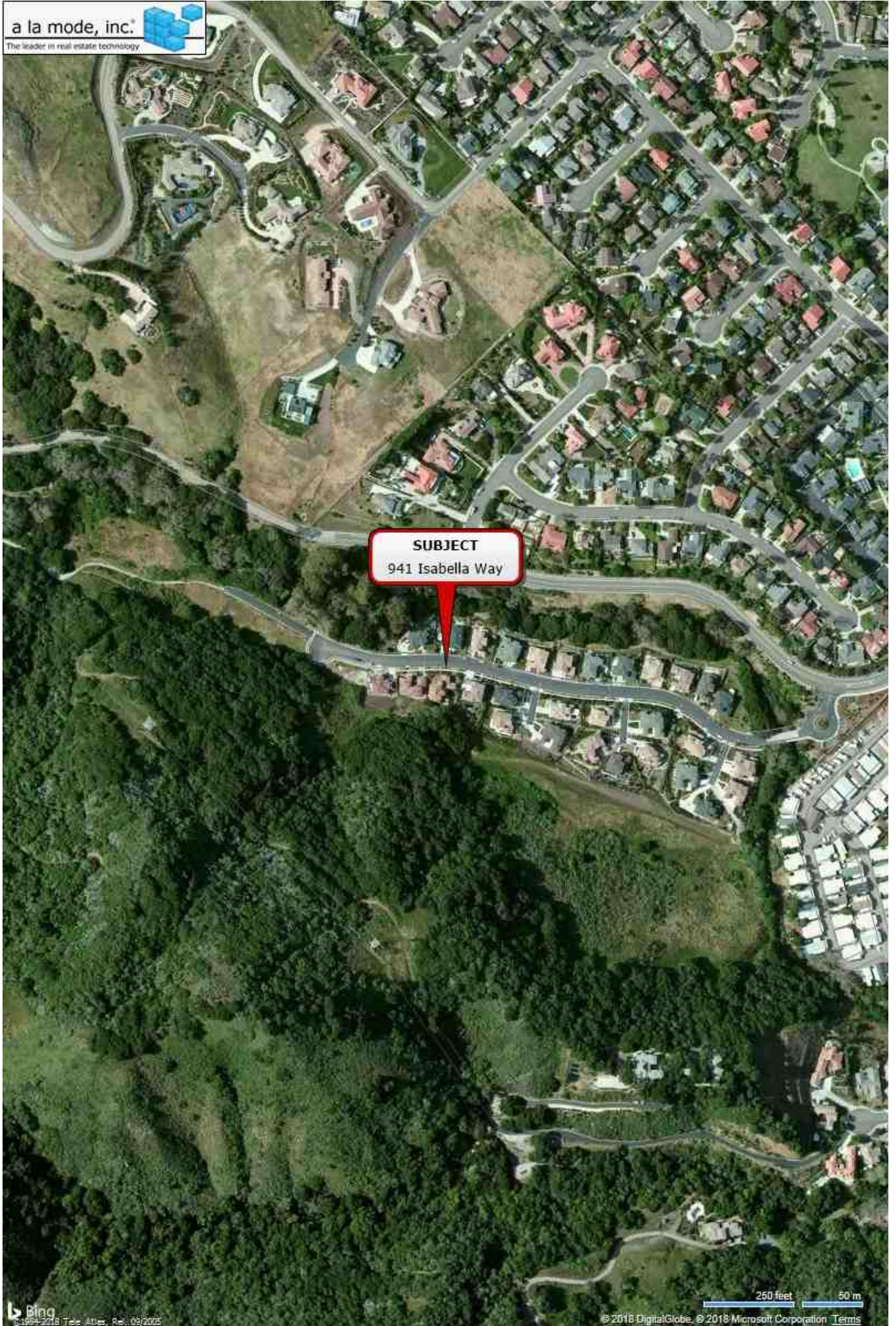
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1814 Sq ft	
		$9 \times 2 = 18$ $0.5 \times 2 \times 2 = 2$ $0.5 \times 2 \times 2 = 2$ $5 \times 2 = 10$ $47 \times 20 = 940$ $17 \times 13 = 221$ $15 \times 25 = 375$ $13 \times 12 = 156$ $6 \times 15 = 90$
Second Floor	1533 Sq ft	
		$12 \times 2 = 24$ $21 \times 14 = 294$ $24 \times 21 = 504$ $21 \times 5 = 105$ $20 \times 17 = 340$ $13 \times 17 = 221$ $5 \times 9 = 45$
Total Living Area (Rounded):	3347 Sq ft	
Non-living Area		
Wood Deck	120 Sq ft	$12 \times 10 = 120$
2 Car Attached	441 Sq ft	$21 \times 21 = 441$
1 Car Carport	208 Sq ft	$13 \times 16 = 208$

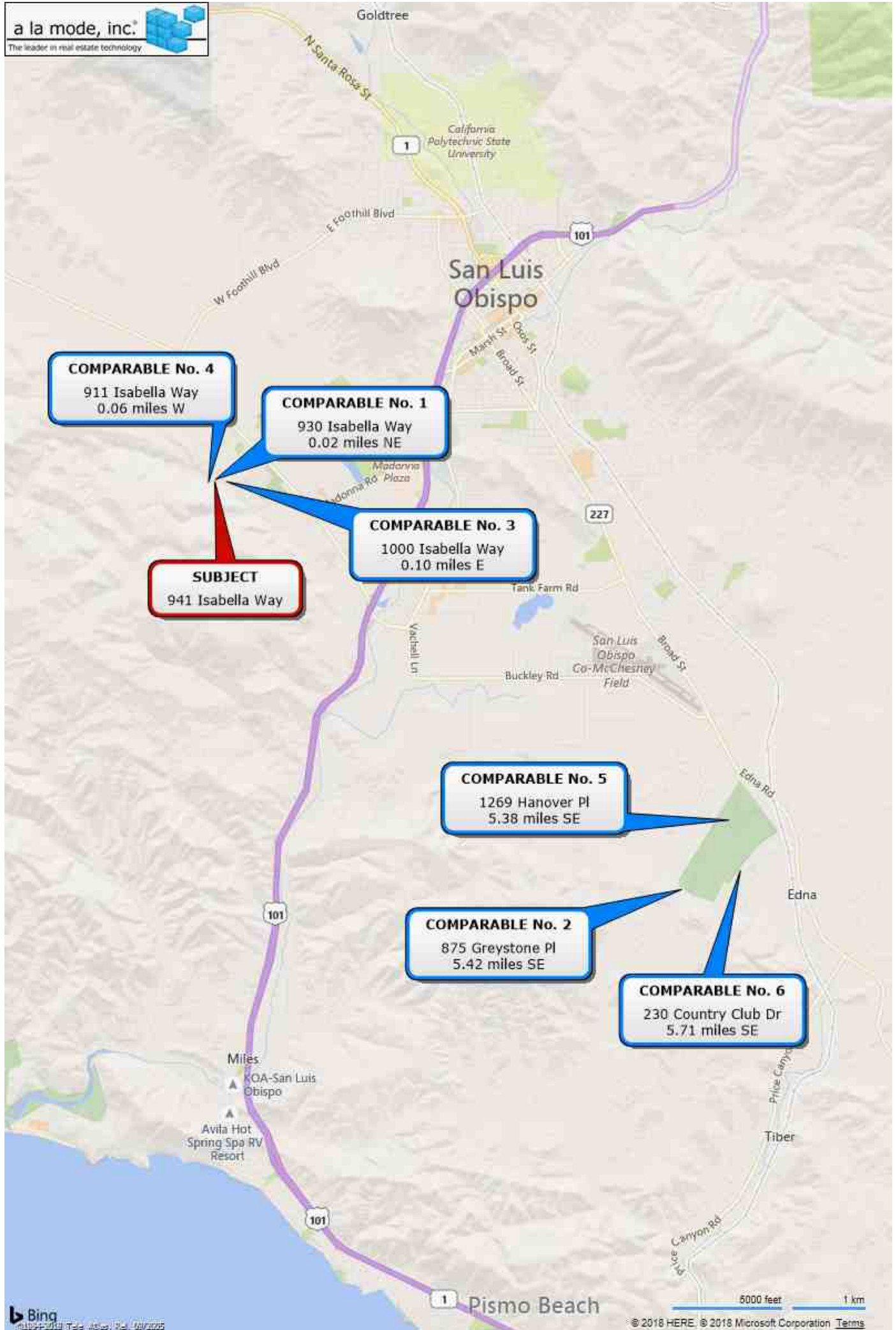
Aerial Map

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						



Location Map

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC				
				Zip Code	93405



County Records

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC		Zip Code	93405	

941 Isabella Way, San Luis Obispo, CA 93405-6186, San Luis Obispo County

Owner Information

Owner Name:	Segal Heather	Tax Billing Zip:	93405
Mail Owner Name:	Heather Segal	Tax Billing Zip+4:	6186
Tax Billing Address:	941 Isabella Way	Owner Vesting:	Unmarried Woman
Tax Billing City & State:	San Luis Obispo, CA	Owner Occupied:	Yes

Location Information

Zip Code:	93405	School District:	San Luis Coastal
Carrier Route:	R001	Comm College District Code:	San Luis Obispo
Zoning:	R1	Census Tract:	113.00
Tract Number:	2193	Topography:	Type Unknown

Tax Information

APN :	053-501-027	Tax Area:	003017
Exemption(s):	Homeowner	Tax Appraisal Area:	003
% Improved:	60%	Lot:	27
Legal Description:	CY SLO TR 2193 LT 27		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$1,381,000	\$1,215,000	\$1,125,000
Assessed Value - Land	\$550,000	\$495,000	\$450,000
Assessed Value - Improved	\$831,000	\$720,000	\$675,000
YOY Assessed Change (\$)	\$166,000	\$90,000	
YOY Assessed Change (%)	13.66%	8%	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$11,878		
2016	\$11,988	\$110	0.93%
2017	\$12,953	\$965	8.05%

Characteristics

County Land Use:	Single Family	MLS Total Baths:	4
Universal Land Use:	SFR	Full Baths:	Tax: 4 MLS: 2
Lot Acres:	0.3352	Quality:	Good
Lot Area:	14,601	Garage Type:	Garage
Building Sq Ft:	3,346	Parking Type:	Undefined Type - 2 Car Garage
Gross Area:	3,346	Parking Spaces:	MLS: 2
Total Rooms:	9	Construction Type:	Wood
Bedrooms:	4	Year Built:	2005
Total Baths:	4	# of Buildings:	1

Estimated Value

RealAVM™ (1):	\$1,352,945	Confidence Score (2):	87
RealAVM™ Range:	\$1,231,180 - \$1,474,710	Forecast Standard Deviation (3):	9
Value As Of:	10/11/2018		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number:	SP17240661	MLS Current List Price:	\$1,535,000
MLS Status:	Expired	MLS Original List Price:	\$1,525,000
MLS Area:	SAN LUIS OBISPO	MLS Listing Agent:	Mrm-SI01740024-Renee Capen
MLS Status Change Date:	04/16/2018	MLS Listing Broker:	SAN LUIS OBISPO REALTY

MLS Listing #	Sp17240661
MLS Status	Expired
MLS Listing Date	10/21/2017
MLS Listing Price	\$1,535,000
MLS Orig Listing Price	\$1,525,000
MLS Listing Cancellation Date	11/29/2017

Expired MLS (Subject)

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC				
				Zip Code	93405

941 Isabella Way Rd, San Luis Obispo 93405 STATUS: **Expired**

LIST PRICE: **\$1,535,000** ↑

Turn onto Prefumo Canyon Rd, then turn left onto Isabella Way. Home is on the left.



BED / BATH: **4/2,2,0,0**
 SQFT(src): **3,346 (A)**
 PRICE PER SQFT: **\$458.76**
 LOT(src): **0.3352/14,601 (A)**
 LEVELS: **Two**
 GARAGE: **2/Attached**
 YEAR BLT(src): **2005 (BLD)**
 PROP SUB TYPE: **SFR (D)**
 DOM / CDOM: **39/39**
 SLC: **Standard**
 PARCEL #: **053501027**
 LISTING ID: **SP17240661**

DESCRIPTION

Stunning 4 bedroom/4 bathroom home located the foothills of SLO. This custom home is well constructed with quality materials and elegant finishes of hardwood, marble, granite and stonework. Waterford crystal chandeliers are showcased in the entry, dining, kitchen and master bedroom. An abundance of natural light enhances the open floor plan, high ceilings, arched hallways, expansive kitchen, custom painted crown molding and local wrought iron artistry. The master suite offers walk-in closets, dual sinks, soaking tub, separate shower and a private patio with fireplace and outdoor drapes that provide total privacy. Wired for Smart home technology and benefits from green features including the solar/photovoltaic system. The private back yard is handsomely bordered by mature oak trees and a variety of bamboo. Beautiful outdoor living and entertainment areas host spectacular features that include a cascading waterfall, fireplaces and a filtered 10,000 gallon three-tiered Koi pond with fish and turtles. Plus, an outdoor kitchen and BBQ area and a private spa that all work together to complete the home! Information deemed reliable but not verified.

AREA: **SLO - San Luis Obispo**
 SUBDIVISION: **San Luis Obispo (380)/San Luis Obispo(380)**
 HOA: **\$75 (MO)**
 LAND LEASE?: **No**
 COMMON INTEREST: **None**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,525,000**
 CMN WALLS: **No Common Walls**
 # OF UNITS: **1**
 # UNITS IN COMMUNITY:
 PARKING: **Built-In Storage, Covered Parking, Driveway - Concrete, Driveway Up Slope From Street, Garage - Front Entry, Garage Door Opener, Street**
 HORSE:
 SENIOR COMMUNITY?: **No**
 HIGH SD: **San Luis Coastal Unified**

ROOM TYPE: **Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bedroom, Office, Separate Family Room, Walk-In Closet**
 EATING AREA: **Breakfast Counter / Bar, Dining Room, In Kitchen, Separated**

COOLING: **Central, Dual**
 HEATING: **Forced Air**
 VIEW: **Canal, Hills, Mountain, Trees/Woods**
 WATERFRONT:
 POOL: **None**
 LAUNDRY: **Area, Gas Dryer Hookup, Inside, Washer Hookup**

SHOWING / LISTING

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME: **Agent**
 SHOW CONTACT PHONE:
 LOCK BOX: **Call Listing Office, See**

OCCUPANT TYPE: **Owner**
 OWNER'S NAME: **Call Agent**
 SIGN ON PROPERTY?: **Yes**
 LIST AGRMT: **Exclusive Right To Sell**

BAC: **2.5%**
 DUAL/VARI COMP?: **No**
 POSSESSION: **See Remarks**
 LEASE CONSIDERED?: **No**

Remarks/**None**

SHOWING INSTRUCTIONS: **All showing must go through Agents. No lock box on the property per seller request. Please call/text Kurtis Wurster 805-441-1419.**

PRIVATE REMARKS: **Sale is contingent on Seller closing on replacement property. Waterford chandeliers in master bathroom and bedroom are negotiable. Seller to keep the refrigerator and freezer in the garage. *****

CONTINGENCY: **Sale is contingent on Seller closing on replacement property.**

AGENT / OFFICE

LA: **(sl01740024) Renee Capen**
 LA State License: **01740024**
 LO: **(SL485) San Luis Obispo Realty**
 LO State License: **00577121**
 CoLA: **(sp01931796) Kurtis Wurster**
 CoLA State License: **01931796**

1.LA CELL: **805-441-7589**
 2.LA DIRECT: **805-544-9161**
 4.LA EMAIL: **capenrenee@gmail.com**

DATES

LIST CONTRACT DT: **10/21/17**
 ON MARKET DATE: **10/21/17**
 PRICE CHG TSTP: **11/10/17**
 STATUS CHG TSTP: **04/16/18**
 MOD TSTP: **04/16/18**
 PURCH CONTRACT DT:

MLS Comp #1

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC				
				Zip Code	93405

930 Isabella Way, San Luis Obispo 93405

STATUS: **Closed**

LIST/CLOSE: **\$1,245,000/
\$1,215,000** ↓

From LOVR turn left on Perfumo Canyon Rd, turn left on Isabella Way, property on right.



BED / BATH: **4/4,0,0,0**
 SQFT(src): **3,346 (A)**
 PRICE PER SQFT: **\$363.12**
 LOT(src): **0.2363/10,294 (A)**
 LEVELS: **Two**
 GARAGE: **3/Attached**
 YEAR BLT(src): **2005 (EST)**
 PROP SUB TYPE: **SFR (D)**
 DOM / CDOM: **93/93**
 SLC: **Standard**
 PARCEL #: **053501002**
 LISTING ID: **SP18111001**

DESCRIPTION

New and improved price! Nestled in a picturesque canyon sits this 4 bed, 4 bath, two-story home on large lot with private backyard and located inside San Luis Obispo's desirable Perfumo Creek Estates. Enter through the classic front door of this Santa Barbara-style home to find the formal living room, office/bedroom, guest bathroom and formal dining room with French doors, exotic hardwood floors, and high ceilings. Opening to the bright and airy family room sits the gourmet chef's kitchen with stainless steel appliances, granite counters, glass backsplash, walk-in butler's pantry, eat-in nook, and French door access to your tranquil backyard oasis. Upstairs features an oversized bonus room with built-in workspace, two guest bedrooms each with en-suite bathrooms, and the generously sized master retreat with large balcony, outdoor fireplace, private views, and expansive en-suite bath with dual closets, double vanities, bathtub and walk-in shower. Enjoy the inviting creek-side backyard with outdoor dining patio and trellis, water feature, jacuzzi, mature lush landscaping, and captivating views of the oak-studded hillside. Situated in a private and refined neighborhood while only a few minutes from major retail locations, downtown San Luis Obispo and SLO County Regional Airport.

AREA: **SLO - San Luis Obispo**
 SUBDIVISION: **San Luis Obispo (380)/Perfumo Creek Estates**
 HOA: **\$74 (MO)**
 LAND LEASE?: **No**
 COMMON INTEREST: **None**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,299,000**
 CMN WALLS: **No Common Walls**
 # OF UNITS: **1**
 # UNITS IN COMMUNITY:
 PARKING:
 HORSE:
 SENIOR COMMUNITY?: **No**
 HIGH SD: **San Luis Coastal Unified**

ROOM TYPE: **Bonus Room, Entry, Family Room, Kitchen, Laundry, Living Room, Master Suite, Office, Walk-In Closet, Walk-In Pantry**
 EATING AREA: **Breakfast Counter / Bar, Breakfast Nook, Dining Room, In Kitchen**

COOLING: **Dual, Zoned**
 HEATING: **Forced Air**
 VIEW: **Creek/Stream, Hills, Trees/Woods**
 WATERFRONT:
 POOL: **None**
 LAUNDRY: **Individual Room, On Upper Level**

SHOWING / LISTING

SHOW CONTACT TYPE: **See Remarks**
 SHOW CONTACT NAME: **Tracy Ronca**
 SHOW CONTACT PHONE: **805-441-6883**
 LOCK BOX: **SentriLock/Call agent**
 SHOWING INSTRUCTIONS: **24-hour notice appreciated but sellers can accommodate last minute showing if needed, please call LA Contact #1 or #3 for lockbox location and showing instructions.**
 PRIVATE REMARKS:

OCCUPANT TYPE: **Owner**
 OWNER'S NAME:
 SIGN ON PROPERTY?: **Yes**
 LIST AGRMT: **Exclusive Right To Sell**

BAC: **2.25%**
 DUAL/VARI COMP?: **Yes**
 POSSESSION:
 LEASE CONSIDERED?: **No**

AGENT / OFFICE

LA: **(SL01745499) Tracy Ronca**
 LA State License: **01745499**
 LO: **(SL998) Wilson & Co. Sotheby's International Realty**
 LO State License: **01439467**
 CoLA: **(SP01970051) Stephanie Ronca**
 CoLA State License: **01970051**
 CoLO: **Wilson & Co. Sotheby's International Realty**
 CoLO State License: **01439467**

1.LA CELL: **805-441-6883**
 2.LA TEXT: **805-441-6883**
 3.CoLA CELL: **805-550-5344**
 4.CoLA TEXT: **805-550-5344**
 LO PHONE: **805-543-7727**
 LO FAX: **805-543-7070**

DATES

LIST CONTRACT DT: **05/11/18**
 ON MARKET DATE: **05/11/18**
 PRICE CHG TSTP: **07/23/18**
 STATUS CHG TSTP: **09/28/18**
 MOD TSTP: **09/28/18**
 PURCH CONTRACT DT: **08/12/18**
 CLOSE DATE: **09/28/18**

CLOSING INFORMATION

Comp #2

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC				
				Zip Code	93405

911 Isabella Way, San Luis Obispo 93405

STATUS: **Closed**

LIST/CLOSE: **\$1,380,000/
\$1,380,000**

Los osos Valley Road to Perfumo Canyon Road. Turn on Isabella. Continue down the street until you See the listing sign.



BED / BATH: **4/3,0,1,0**
 SQFT(src): **3,356 (A)**
 PRICE PER SQFT: **\$411.20**
 LOT(src): **0.3847/16,756 (A)**
 LEVELS: **Two**
 GARAGE: **3/Attached**
 YEAR BLT(src): **2012 (ASR)**
 PROP SUB TYPE: **SFR (D)**
 DOM / CDOM: **6/6**
 SLC: **Standard**
 PARCEL #: **053501031**
 LISTING ID: **SP17204907**

DESCRIPTION

911 Isabella Way is a BREATH-TAKING one-of-a-kind CUSTOM HOME built by BDC Development. This home backs into 400 acres of open space which connects into an additional 2,000 acres of open space with miles of hiking trails accessible at the end of this street. This 4 bedroom 4 bathroom remarkable home has stucco exterior, 2*6 exterior walls for increased insulation, milgard windows, and the lower level is backed into the hillside to keep the interior of the home cool in the summer! Perfectly situated in the beautiful foothills, this lovely home has a paved back patio with a spa, trellis, outdoor fireplace, lighting, and fully landscaped yard to capture the beauty of our central coast! An impressive custom entrance boasts a winding stair case, art nooks, recessed ceiling lighting, wrought iron hand rails and a custom front door. A large open Living Room overlooks the stunning custom entrance and beautiful picture windows. A large custom kitchen with commercial grade appliances, a dry bar or office space, dinning area and large windows to capture the beautiful surround area. 4 large Bedrooms, 2 Master Suites (one on each level) - the main Master Suite offers a large walk-in closet, giant spa influenced Bathroom, luxury finishes and a slider leading to the outdoor spa allows for a peaceful retreat every night. large 2-car garage and an additional separate 1-car garage. This amazing home resides in a beautiful part of San Luis Obispo near restaurants, schools and shopping.

AREA: **SLO - San Luis Obispo**
 SUBDIVISION: **San Luis Obispo (380)/San Luis Obispo(380)**
 HOA: **\$74.05 (MO)**
 LAND LEASE?: **No**
 COMMON INTEREST: **None**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,380,000**
 CMN WALLS: **No Common Walls**
 # OF UNITS: **1**
 # UNITS IN COMMUNITY:
 PARKING: **Driveway, Driveway - Pavers, Garage, Garage - Front Entry, Garage - Two Door, Street**
 HORSE:
 SENIOR COMMUNITY?: **No**
 HIGH SD: **San Luis Coastal Unified**

ROOM TYPE: **Bonus Room, Entry, Jack & Jill, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bedroom, Master Suite, Office, Two Masters, Walk-In Closet, Walk-In Pantry**
 EATING AREA: **Area, Breakfast Counter / Bar, Breakfast Nook, Family Kitchen, Separated**

COOLING: **Gas**
 HEATING: **Forced Air, Fireplace**
 VIEW: **Hills, Mountain, Trees/Woods**
 WATERFRONT:
 POOL: **None**
 LAUNDRY: **Individual Room, Inside**

SHOWING / LISTING

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME: **Taylor North**
 SHOW CONTACT PHONE: **8057091126**
 LOCK BOX: **SentriLock/Call**

OCCUPANT TYPE: **Owner**
 OWNER'S NAME:
 SIGN ON PROPERTY?: **Yes**
 LIST AGRMT: **Exclusive Right To Sell**

BAC: **2%**
 DUAL/VARI COMP?: **No**
 POSSESSION: **Close Of Escrow, Negotiable**
 LEASE CONSIDERED?: **No**

SHOWING INSTRUCTIONS: **Call Taylor North for showing. Must supply a minimum of 2 hours notice.**

PRIVATE REMARKS:

AGENT / OFFICE

LA: **(SL01936978) Taylor North**
 LA State License: **01936978**
 LO: **(SL702) San Luis Bay Realty**
 LO State License:
 CoLA:
 CoLA State License:
 CoLO:
 CoLO State License:

1.LA DIRECT: **805-595-7900 ext.3**
 4.LA EMAIL: **SanLuisBayRealty@gmail.com**
 LO PHONE: **805-595-7900**
 LO FAX: **805-595-7963**

DATES

LIST CONTRACT DT: **09/05/17**
 ON MARKET DATE: **09/05/17**
 PRICE CHG TSTP:
 STATUS CHG TSTP: **10/25/17**
 MOD TSTP: **10/25/17**
 PURCH CONTRACT DT: **09/11/17**
 CLOSE DATE: **10/25/17**

Comp #3

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC				
				Zip Code	93405

875 Greystone Pl, San Luis Obispo 93401

STATUS: **Closed**

LIST/CLOSE: **\$1,595,000/
\$1,560,000 ↓**

Inside gated Country Club Estates- Take Greystone up to the top. Property is second home on the right



Google



Map data ©2018 Google

BED / BATH: **4/4,0,1,0**
 SQFT(src): **4,067 (O)**
 PRICE PER SQFT: **\$383.58**
 LOT(src): **0.2532/11,030 (A)**
 LEVELS: **Three Or More**
 GARAGE: **2/Attached**
 YEAR BLT(src): **1991 (ASR)**
 PROP SUB TYPE: **SFR (D)**
 DOM / CDOM: **86/86**
 SLC: **Standard**
 PARCEL #: **044572002**
 LISTING ID: **SP18126032**

DESCRIPTION

WOW! Enjoy spectacular views of the golf course and vineyards from the top of the hill in the prestigious gated Country Club Estates! This stunning, contemporary-style executive home features dramatic vaulted wood ceilings and abundant natural light throughout. Great floorplan includes 4 bedrooms and 4 1/2 baths with two master suites - one on the main level and the second master is on the upper level-ideal for a nanny, granny or guests. An elevator provides convenient access from the garage to every floor. There is also a versatile office. The gourmet chef's kitchen opens to the family room and the fabulous entertaining yard with a spacious patio, fireplace, Santa-Maria style bbq, waterfall, spa, and waterslide - all backing up to open space. The Seller recently invested more than \$450,000 on an extensive remodel and has now been transferred for his job. The kitchen showcases a large granite topped center island, magnetic induction cooktop and new premiere appliances. This home is in meticulous condition - recently repainted inside and out and professionally landscaped. The extra deep 2-car garage has plenty of room for your golf cart and other toys and the adjacent wine room provides beautiful display space and storage for the wines you collect in this renowned Edna Valley. Stroll down to the Country Club for golf, swimming, tennis, fitness center or dinner and cocktails.

AREA: **SLO - San Luis Obispo**
 SUBDIVISION: **Other (OTHR)/San Luis Obispo Country Club**
 HOA: **\$240 (MO)**
 LAND LEASE?: **No**
 COMMON INTEREST: **Planned Development**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,749,000**
 CMN WALLS: **No Common Walls**
 # OF UNITS: **1**
 # UNITS IN COMMUNITY:
 PARKING: **Garage**
 HORSE:
 SENIOR COMMUNITY?: **No**
 HIGH SD: **San Luis Coastal Unified**

ROOM TYPE: **Family Room, Living Room, Main Floor Master Bedroom, Two Masters, Walk-In Closet, Walk-In Pantry, Wine Cellar**
 EATING AREA: **Breakfast Counter / Bar, Dining Room**

COOLING: **None**
 HEATING: **Forced Air, Natural Gas**
 VIEW: **Golf Course, Panoramic**
 WATERFRONT:
 POOL: **None**
 LAUNDRY: **Inside**

SHOWING / LISTING

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME: **Colleen Clarke**
 SHOW CONTACT PHONE: **8055501015**
 LOCK BOX: **None**

OCCUPANT TYPE: **Owner**
 OWNER'S NAME:
 SIGN ON PROPERTY?: **Yes**
 LIST AGRMT: **Exclusive Right To Sell**

BAC: **2.5%**
 DUAL/VARI COMP?: **No**
 POSSESSION: **Close Of Escrow**
 LEASE CONSIDERED?: **No**

SHOWING INSTRUCTIONS: **Easy to show. Call listing agent at 805-550-1015 for appointment**

PRIVATE REMARKS: **The square footage per the assessor is 3,813 square feet. The square footage per the appraiser is 3,851 plus a 216 sq foot finished room below grade (wine room) for a total of 4067 square feet.**

AGENT / OFFICE

LA: **(SL01267325) Colleen Clarke**
 LA State License: **01267325**
 LO: **(SL836) Richardson Properties**
 LO State License: **01465507**
 CoLA:
 CoLA State License:
 CoLO:
 CoLO State License:

1.LA HOME: **805-550-1015**
 2.LA DIRECT: **805-781-6040**
 3.LA EMAIL: **ccreatestateslo@gmail.com**

 LO PHONE: **805-781-6040**
 LO FAX: **805-781-2504**

DATES

LIST CONTRACT DT: **05/29/18**
 ON MARKET DATE: **05/29/18**
 PRICE CHG TSTP: **07/12/18**
 STATUS CHG TSTP: **10/20/18**
 MOD TSTP: **10/20/18**
 PURCH CONTRACT DT: **08/23/18**
 CLOSE DATE: **10/19/18**

CLOSING INFORMATION

CLOSE PRICE: **\$1,560,000**

BA: **(SL01184228) Monique Carlton**

BUYER FINANCING: **Cash**

Comp #4

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC				
				Zip Code	93405

1000 Isabella Way, San Luis Obispo 93405

STATUS: **Closed**

LIST/CLOSE: **\$1,210,000/
\$1,200,000** ↓

LOS OSOS VALLEY ROAD , LEFT ON PREFUMO CANYON ROAD TO ISABELLA WAY



BED / BATH: **4/3,1,1,0**
 SQFT(src): **3,407 (P)**
 PRICE PER SQFT: **\$352.22**
 LOT(src): **0.2037/8,875 (P)**
 LEVELS: **Two**
 GARAGE: **3/Attached**
 YEAR BLT(src): **2005 (PUB)**
 PROP SUB TYPE: **SFR (D)**
 DOM / CDOM: **148/148**
 SLC: **Standard**
 PARCEL #: **053501008**
 LISTING ID: **SP18070509**

DESCRIPTION

Elegant and Serene, this four bedroom five bath home is located among 2,000 acres of open space including hiking trails at the end of the street. Each of the bedrooms is En Suite with a fifth guest bathroom downstairs. Two Master Suites, each with well appointed luxury spa inspired baths, also offer sitting areas and large walk in closets. The main floor Master Bedroom has access to the private patio with Fireplace, a perfect oasis for visiting family and friends. Lovely Acacia Floors, Remodeled kitchen and bath highlight the beauty of this exceptional Executive home. Built in 2005, it features Dual A/C and Heating, Security System, and is fully gated for privacy. Outside entertaining is provided by the covered patio with Fireplace for those special nights to gather around looking out to the lovely Oaks. An over sized 3 car garage, Airport within 6 miles, Major Shopping Center & Restaurants, 7 miles to Avila Beach nearby, and minutes to downtown San Luis Obispo make this your perfect new home!

AREA: **SLO - San Luis Obispo**
 SUBDIVISION: **San Luis Obispo (380)/PREFUMO CANYON ESTATES**
 HOA: **\$74 (MO)**
 LAND LEASE?: **No**
 COMMON INTEREST: **None**
 CERTIFIED 433A?: **No**

LIST \$ ORIGINAL: **\$1,399,000**
 CMN WALLS: **No Common Walls**
 # OF UNITS: **1**
 # UNITS IN COMMUNITY:
 PARKING: **Driveway**
 HORSE:
 SENIOR COMMUNITY?: **No**
 HIGH SD: **San Luis Coastal Unified**

ROOM TYPE: **Family Room, Foyer, Laundry, Living Room, Loft, Main Floor Master Bedroom, Master Suite, Two Masters, Walk-In Closet, Walk-In Pantry**
 EATING AREA: **Breakfast Nook, Dining Room, In Kitchen**

COOLING: **Dual**
 HEATING: **Forced Air**
 VIEW: **Hills, Park Or Green Belt, Trees/Woods**
 WATERFRONT:
 POOL: **None**
 LAUNDRY: **Inside**

SHOWING / LISTING

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME: **Annette Mullen**
 SHOW CONTACT PHONE: **805-440-6620**
 LOCK BOX: **Call Listing Office/Text Annette**

OCCUPANT TYPE: **Owner**
 OWNER'S NAME:
 SIGN ON PROPERTY?: **Yes**
 LIST AGRMT: **Exclusive Right To Sell**

BAC: **2.5%**
 DUAL/VARI COMP?: **Yes**
 POSSESSION:
 LEASE CONSIDERED?: **No**

SHOWING INSTRUCTIONS: **Front door Senti, Please turn key right and simple PUSH door. Please use booties, fresh floors and shampooed carpets! Spotless and Move in ready!**

PRIVATE REMARKS: **Relocation company (seller) is 'TheMIGroup', please call before writing offer, very simple instructions! Inspections attached, HOA packet ready upon request, Sellers have moved! Escrow with Cindy James/Fidelity, please. Open House this Saturday! Completely pristine condition!**

AGENT / OFFICE

LA: **(SLO935034) Annette Mullen**
 LA State License: **00935034**
 LO: **(SL44) Farrell Smyth Real Estate**
 LO State License: **00754454**
 CoLA:
 CoLA State License:
 CoLO:
 CoLO State License:

1.LA HOME: **805-440-6620**
 2.LA DIRECT: **805-543-2172 ext.20**
 3.LA HOME: **805-440-6620**
 4.LA EMAIL: **annette@farrellsmyth.com**

 LO PHONE: **805-543-2172**
 LO FAX: **805-543-4801**

DATES

LIST CONTRACT DT: **03/25/18**
 ON MARKET DATE: **04/01/18**
 PRICE CHG TSTP: **08/06/18**
 STATUS CHG TSTP: **09/14/18**
 MOD TSTP: **09/14/18**
 PURCH CONTRACT DT: **08/27/18**
 CLOSE DATE: **09/14/18**

CLOSING INFORMATION

CLOSE PRICE: **\$1,200,000**
 LIST PRICE: **\$1,210,000**

BA: **(PI01886064) Judy Sharma**
 BA State License: **01886064**

BUYER FINANCING: **Conventional**
 CONCESSIONS \$: **\$0**

Comp #5

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC				
				Zip Code	93405

1269 Hanover Pl, San Luis Obispo 93401 STATUS: **Active** LIST PRICE: **\$1,489,000** ↓

Enter Gates of Country Club and turn right on Hanover



BED / BATH: **5/4,0,0**
 SQFT(src): **3,556 (A)**
 PRICE PER SQFT: **\$418.73**
 LOT(src): **0.2525/11,000 (A)**
 LEVELS: **Two**
 GARAGE: **3/Attached**
 YEAR BLT(src): **1992 (PUB)**
 PROP SUB TYPE: **SFR (D)**
 DOM / CDOM: **131/131**
 SLC: **Standard**
 PARCEL #: **044585004**
 LISTING ID: **SP18148189**

DESCRIPTION

San Luis Country Club Estates executive style home! Located on the 13th fairway with views of the golf course and surrounding hills, this beautifully updated home offers a great floor plan, abundant natural light and a beautifully landscaped outdoor living area. The entry welcomes you with Turkish Travertine stone floors. This home features formal living and dining rooms plus a spacious family room with a wood-burning fireplace. The gourmet kitchen has been updated with European Carrera marble and granite, a center island, and informal dining room with patio doors opening to the private, fenced yard. The main level features an office with an adjacent full bath, so could easily be a main level bedroom. Upstairs are the master suite, an en-suite guest room and three additional bedrooms. There is also an over-sized 3 car garage to provide plenty of parking and storage. Just down the street from the award-winning Los Ranchos Elementary School and minutes to the airport and downtown San Luis Obispo. Enjoy all that the Central Coast has to offer with golf, beaches, wineries, hiking and a great community.

AREA: SLO - San Luis Obispo SUBDIVISION: San Luis Obispo (380)/San Luis Obispo(380) HOA: \$240 (MO) LAND LEASE?: No COMMON INTEREST: None CERTIFIED 433A?:	LIST \$ ORIGINAL: \$1,499,000 CMN WALLS: No Common Walls # OF UNITS: 1 # UNITS IN COMMUNITY: PARKING: HORSE: SENIOR COMMUNITY?: No HIGH SD: San Luis Coastal Unified	ROOM TYPE: Office EATING AREA: COOLING: None HEATING: Forced Air VIEW: Golf Course, Panoramic WATERFRONT: POOL: Association LAUNDRY: Inside	
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SHOWING / LISTING

SHOW CONTACT TYPE: Agent SHOW CONTACT NAME: SHOW CONTACT PHONE: 805-704-7138 LOCK BOX: Call Listing Office/None SHOWING INSTRUCTIONS: Call Listing Agent to Show L.A must accompany all showings PRIVATE REMARKS:	OCCUPANT TYPE: Owner OWNER'S NAME: Of Record SIGN ON PROPERTY?: LIST AGRMT: Exclusive Right To Sell	BAC: 2% DUAL/VARI COMP?: No POSSESSION: LEASE CONSIDERED?: No
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AGENT / OFFICE

LA: **(SL01909421) Tim Kubinski**
 LA State License: **01909421**
 LO: **(SL836) Richardson Properties**
 LO State License: **01465507**
 CoLA: **(sl01267325) Colleen Clarke**
 CoLA State License: **01267325**
 CoLO: **Richardson Properties**
 CoLO State License: **01465507**

1.LA CELL: **805-704-7138**
 2.LA CELL: **805-704-7138**
 4.LA EMAIL: **tkubby@gmail.com**
 LO PHONE: **805-781-6040**
 LO FAX: **805-781-2504**

DATES

LIST CONTRACT DT: **06/20/18**
 ON MARKET DATE: **06/20/18**
 PRICE CHG TSTP: **07/22/18**
 STATUS CHG TSTP: **06/20/18**
 MOD TSTP: **09/28/18**
 PURCH CONTRACT DT:
 ENDING DATE:

AGENT MEDIUM: Residential LISTING ID: SP18148189 Printed by Adrienne Beck, State Lic: AR3002874 on 10/29/2018 12:07:59 PM

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Comp #6

Borrower	Stewart, Larry & Segal, Heather				
Property Address	941 Isabella Way				
City	San Luis Obispo	County	San Luis Obispo	State	CA
Lender/Client	Carrington Mortgage Services, LLC				
				Zip Code	93405

230 Country Club Dr, San Luis Obispo 93401 STATUS: **Active** LIST PRICE: **\$1,395,000** ↓

South on Broad St past Airport. Right on Los Ranchos, then Right on Country Club Dr.



BED / BATH: **4/5,0,1,0**
 SQFT(src): **3,416 (A)**
 PRICE PER SQFT: **\$408.37**
 LOT(src): **0.2296/10,000 (A)**
 LEVELS: **Two**
 GARAGE: **3/Attached**
 YEAR BLT(src): **2006 (PUB)**
 PROP SUB TYPE: **SFR (D)**
 DOM / CDOM: **42/42**
 SLC: **Standard**
 PARCEL #: **044422003**
 LISTING ID: **SP18226954**

DESCRIPTION

Quality built, custom home in the "old" country club area. Located across from the country club facilities, with pool, gym, and tennis courts. This home features an elevator that easily transports people and stuff to the second floor sleeping quarters. Also upstairs is a terrific media room, complete with cooktop, small refrigerator, and dishwasher. Top of the line features throughout this home include travertine floors with beautiful mosaic inlays, great room with tall ceilings, open beams, integrated stereo system, and modern lighting system. Two fireplaces in the main house (one in the living room and one in the master suite, warm you on those chilly central coast nights. The Casita offers a nice studio space with closet and bathroom, fireplace, and full kitchen. In the backyard is a serene rock fountain and outdoor kitchen for entertaining on brilliant Central Coast evenings, and a nice spa for relaxing. The downstairs floors have radiant heat installed, using hot water. The home also offers Air Conditioning, with two zones (one for upstairs and one downstairs). This is a one-of-a-kind home in a wonderful location.

AREA: **SLO - San Luis Obispo**
 SUBDIVISION: **San Luis Obispo (380)/San Luis Obispo(380)**
 HOA: **\$0**
 LAND LEASE?: **No**
 COMMON INTEREST: **None**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,440,000**
 CMN WALLS: **No Common Walls**
 # OF UNITS: **1**
 # UNITS IN COMMUNITY:
 PARKING: **Driveway**
 HORSE:
 SENIOR COMMUNITY?: **No**
 HIGH SD: **San Luis Coastal Unified**

ROOM TYPE: **All Bedrooms Up, Bonus Room, Master Suite, Walk-In Closet**
 EATING AREA:

COOLING: **Central, Zoned**
 HEATING: **Radiant, Solar**
 VIEW: **Mountain**
 WATERFRONT:
 POOL: **None**
 LAUNDRY: **Dryer Included, Individual Room, Inside, Washer Included**

SHOWING / LISTING

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME:
 SHOW CONTACT PHONE:
 LOCK BOX: **SentriLock/Front Entry Railing**
 SHOWING INSTRUCTIONS: **Go and Show please!**

OCCUPANT TYPE: **Owner**
 OWNER'S NAME:
 SIGN ON PROPERTY?:
 LIST AGRMT: **Exclusive Agency**

BAC: **2.5%**
 DUAL/VARI COMP?: **No**
 POSSESSION:
 LEASE CONSIDERED?: **No**

PRIVATE REMARKS: Please call LO for more information. Copy of full appraisal from August 2018 available upon request. The first 2 pages showing value of \$1,475,000 are attached There are two keys in the lock box, one for the front door of the house and one for the casita.

AGENT / OFFICE

LA: **(SLO1084549) Randy Steiger**
 LA State License: **01084549**
 LO: **(sp525) RE/MAX Del Oro**
 LO State License: **01971268**
 CoLA:
 CoLA State License:
 CoLO:
 CoLO State License:

1.LA CELL: **805-748-0225**
 2.LA DIRECT: **805-781-8101**
 3.LA EMAIL: **randydeloro@gmail.com**

LO PHONE: **805-781-8101**
 LO FAX: **805-781-8102**

DATES

LIST CONTRACT DT: **09/17/18**
 ON MARKET DATE: **09/17/18**
 PRICE CHG TSTP: **10/17/18**
 STATUS CHG TSTP: **09/17/18**
 MOD TSTP: **10/17/18**
 PURCH CONTRACT DT:
 ENDING DATE:

AGENT MEDIUM: Residential LISTING ID: SP18226954 Printed by Adrienne Beck, State Lic: AR3002874 on 10/29/2018 10:56:32 AM

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						

A listing of addresses which, although they may not have ultimately been cited as the best comparable sales, were similar and proximate enough to have reached the appraiser's consideration set for the subject property. Those addresses are listed below. For expediency, the addresses are copied directly from the multiple listing service and pasted below. Formatting may not always be ideal, but it is legible enough for the reader to read and understand.

Agent 1 Line													
Listing ID	S	Date	St# St Name	City	L/C Price	Br/Ba	Sqft	YrBuilt	Ac/Lsqft	Sub Type	DOM/CDOM	V	\$/Sqft
SP18124073	A	06/04/18	1957 Royal WAY	SLO	\$1,199,000	4/2,0,1,0	3030/A	1999/ASR	0.2594/11,300	SFR/D	147/147	Y	\$395.71
OC18180333	A	07/25/18	328 Montrose DR	SLO	\$1,295,000	4/3,0,1,0	3800/S	1987/SLR	0.4591/20,000	SFR/D	96/96	Y	\$340.79
SP18188487	A	08/03/18	330 Los Ceros DR	SLO	\$1,379,000	3/1,2,0,0	3544/A	1993/ASR	0.6198/27,000	SFR/D	87/87	Y	\$388.11
SP18226954	A	09/17/18	230 Country Club DR	SLO	\$1,395,000	4/5,0,1,0	3416/A	2006/PUB	0.2296/10,000	SFR/D	42/42	Y	\$408.37
SP18148189	A	06/20/18	1259 Hamover PL	SLO	\$1,489,000	5/4,0,0,0	3556/A	1992/PUB	0.2525/11,000	SFR/D	131/131	Y	\$418.73
SP18208849	P	10/23/18	820 Greystone PL	SLO	\$1,325,000	3/2,0,1,0	3641/A	1990/ASR	0.2121/9,237	SFR/D	57/57	Y	\$363.91
SP18144789	P	09/19/18	316 Montrose DR	SLO	\$1,399,000	5/3,0,2,0	3467/D	1987/SLR	0.4591/20,000	SFR/D	83/83	Y	\$403.52
SP18142748	S	08/28/18	1855 Castillo CT	SLO	\$1,185,000	4/3,0,0,0	3800/E	1988/EST	0.2755/12,000	SFR/D	3/3	Y	\$311.84
SP18083924	S	09/25/18	131 Serrano Heights DR	SLO	\$1,200,000	4/4,0,0,0	3312/S	1965/ASR	0.45/19,602	SFR/D	140/140	Y	\$362.32
SP18070509	S	09/14/18	1000 Isabella WAY	SLO	\$1,200,000	4/3,1,1,0	3407/P	2005/PUB	0.2037/8,875	SFR/D	148/148	Y	\$352.22
SP18111001	S	09/28/18	930 Isabella WAY	SLO	\$1,215,000	4/4,0,0,0	3346/A	2005/EST	0.2363/10,294	SFR/D	93/93	Y	\$363.12
SC18024450	S	03/09/18	970 Pasatiempo DR	SLO	\$1,248,000	4/3,0,0,0	3674/A	1989/ASR	0.2571/11,200	SFR/D	20/20	Y	\$339.68
SP17278220	S	12/21/17	5936 Pebble Beach WAY	SLO	\$1,255,000	4/3,0,0,0	3144/A	1989/ASR	0.2689/11,713	SFR/D	112/112	Y	\$399.17
SP17266240	S	05/08/18	169 Countryside LN	SLO	\$1,265,000	4/1,2,0,0	3108/AP	1979/PUB	0.3157/13,750	SFR/D	109/109	Y	\$407.01
SP17241633	S	05/22/18	5794 Pebble Beach WAY	SLO	\$1,350,000	4/2,0,2,0	3233/D	1988/ASR	0.3179/13,846	SFR/D	171/171	Y	\$417.57
SP17204907	S	10/25/17	911 Isabella WAY	SLO	\$1,380,000	4/3,0,1,0	3356/A	2012/ASR	0.3847/16,756	SFR/D	6/6	Y	\$411.20
SC17254301	S	12/15/17	1930 Castillo CT	SLO	\$1,525,000	4/3,0,1,0	4009/A	1997/PUB	0.7087/30,870	SFR/D	5/5	Y	\$380.39
SP18126032	S	10/19/18	875 Greystone PL	SLO	\$1,560,000	4/4,0,1,0	4067/O	1991/ASR	0.2532/11,030	SFR/D	86/86	Y	\$383.58
PI17199132	S	01/26/18	1540 Nasella LN	SLO	\$1,569,000	4/3,0,1,0	3780/A	2007/ASR	0.95/41,382	SFR/D	99/99	Y	\$415.08

Search Criteria
Property Type is 'Residential'
Standard Status is one of 'Active', 'Act Under Contract', 'Pending'
Standard Status is 'Closed'
Contract Status Change Date is 10/29/2018 to 09/24/2017
Property Sub Type is 'Single Family Residence'
County Or Parish is 'San Luis Obispo'
City is 'San Luis Obispo'
Living Area is 3000 to 4100
Lot Size Searchable is 4356 to 43124.4 (Converted from ac to sf)
Selected 19 of 35 results.

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

License



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

Adrienne E. Beck

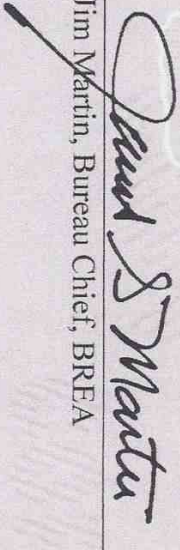
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“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: 3002874

Effective Date: January 23, 2017
Date Expires: January 22, 2019


Jim Martin, Bureau Chief, BREA

3032464

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



General Star National Insurance Company
P.O. Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA351934

Renewal of Number:

- 1. **NAMED INSURED:** Adrienne Beck
STREET ADDRESS: 2865 Ferrocarril Rd, Atascadero, CA 93422
- 2. **POLICY PERIOD:** Inception Date: 04/07/2018 Expiration Date: 04/07/2019
Effective 12:01 a.m. Standard Time at the address of the Named Insured.
- 3. **LIMITS OF LIABILITY:**
Each **Claim:** \$1,000,000
Aggregate: \$1,000,000
Claim Expenses have a separate Limit of Liability:
Each Claim: \$1,000,000
Aggregate: \$1,000,000
- 4. **DEDUCTIBLE:** Each Claim: \$0 Aggregate: \$0
- 5. **RETROACTIVE DATE:** 04/07/2015
If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.
- 6. **ANNUAL PREMIUM:** \$697
- 7. **ENDORSEMENTS:**
This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

AP 10 0001 06 11, SGN 90 0001 07 10, AP 00 0001 06 11, AP 04 0001 06 11, AP 20 0001 06 11, AP 21 0002 06 11, AP 27 0004 06 11, AP 01 0004CA 06 11, AP 08 0005CA 06 11,
- 8. **PRODUCER NAME:** Norman-Spencer Agency, Inc.
STREET ADDRESS: 8075 Washington Village Drive Dayton, OH 45458

Authorized Representative

Producer Code: 26480
Date: 04/03/2018

Class Code: 73128

Supplemental Addendum

File No. 533753

Borrower	Stewart, Larry & Segal, Heather						
Property Address	941 Isabella Way						
City	San Luis Obispo	County	San Luis Obispo	State	CA	Zip Code	93405
Lender/Client	Carrington Mortgage Services, LLC						

ADRIENNE BECK

2865 Ferrocarril Road, Atascadero, CA 93422

(805) 703-3251

adrienne@acumenappraisals.com

SUMMARY

Certified Residential Real Estate Appraiser who uses knowledge of state and federal real estate guidelines to develop accurate, supported and timely appraisals. Exceptional at working in the field, communicating with clients and organizing data. Adapts to and incorporates the newest technology and real estate appraisal standards.

EXPERIENCE

2010 to January
2015

William S. Leigh Appraisals

- Worked with supervising appraiser on neighborhood, subject and comp data research and analysis, interior and exterior inspections and the development of the sales comparison and cost approaches. Prepared appraisal reports.
- Developed accurate property valuations for single family homes and condominiums.
- Managed deadlines in an organized manner.

1990 to 1997

Legal Secretary, Radovich, Cumberland & Coates/Ernst & Mattison

- Prepared correspondence, office memos, pleadings and documents for busy Personal Injury firms.
- Managed deadlines and schedules for attorneys.
- Organized legal files.

EDUCATION

Cuesta Community College - took required classes to qualify for Certified Residential Appraiser's License - 36 units - GPA 4.0

Completed qualifying education through McKissock online courses