Uniform Residential Appraisal Report

The purpose of this 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 3597 PEAR BLOSSOM DRIVE City OCEANSIDE State CA Zip Code 92057

Borrower JULIE ANDERSON Owner of Public Record MICHAEL BARNHART & ROSEMARIE VASQUEZ County SAN DIEGO

Legal Description UND INT IN LOT A&ALL OF LOT 33 TR 7161

Assessor's Parcel # 162-291-61-00 Tax Year 2025 R.E. Taxes $ 3,458

Neighborhood Name OCEANA SOUTH Map Reference NOT AVAILABLE Census Tract 0185.12

Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments $ 0 [X] PUD HOA $ 535 [ ] per year [X] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)

Lender/Client CROSS COUNTRY MORTGAGE LLC Address 2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

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, offerings price(s), and date(s). DOM 27;Subject property was offered for sale.;Latest Price $450,000;Latest Date 07/15/2026;Original Price $450,000;Original Date 06/18/2026;MLS

CONTRACT

I [X] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;*

Contract Price $ 450,000 Date of Contract 07/15/2026 Is the property seller the owner of public record? [X] Yes [ ] No Data Source(s) TAX

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

If Yes, report the total dollar amount and describe the items to be paid. $0;;

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	80 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$ (000)		(yrs)	2-4 Unit	%
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	275	Low	50	Multi-Family	10 %
								765	High	62	Commercial	10 %
								445	Pred.	52	Other	%

Neighborhood Boundaries THE SUBJECT PROPERTY IS BOUND BY: HIGHWAY 76 NORTH, HIGHWAY 78 SOUTH, COLLEGE BLVD EAST, 5 FREEWAY WEST.

Neighborhood Description THE NEIGHBORHOOD'S LOCATION IS IN A PROXIMITY TO SCHOOLS, SHOPPING AND FREEWAYS. EMPLOYMENT OPPORTUNITIES EXIST IN THE COMMUNITY.

Market Conditions (including support for the above conclusions) MARKET CONDITIONS (VALUES) IN THE SOUTHERN CALIFORNIA HAVE BEEN ON THE RISE AFTER THE COVID 19 PANDEMIC (MARCH 2020) THOUGH APPEAR TO BE STABILIZING. THE INCREASE APPEARS TO BE DUE TO LOW INVENTORY AND LOW INTEREST RATES. CONVENTIONAL, FHA/VA ARE TYPICAL FINANCIAL TERMS. HISTORICALLY INTEREST RATES ARE LOW THOUGH ARE IN A RISING TREND.

SITE

Dimensions SEE PLAT MAP Area 1809 sf Shape Irregular View N;Res;

Specific Zoning Classification R-1 Zoning Description (SINGLE FAMILY 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. THE HIGHEST AND BEST USE OF THIS PROPERTY AS IMPROVED, OR AS VACANT, IS THE EXISTING USE. THE CURRENT USE GIVES THE GREATEST RETURN TO THE LAND.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements--Type		Public	Private
Electricity	[X]	[X] SOLAR OWNED	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 # 06073C0754H FEMA Map Date 05/16/2012

Are the utilities and/or 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.

NO TITLE REPORT WAS REVIEWED. NO ADVERSE EASEMENTS, ENCROACHMENTS OR OTHER ADVERSE CONDITIONS NOTED.

IMPROVEMENTS

General Description	Foundation	Exterior Description materials/condition	Interior materials/condition
Units [X] One [ ] One with Accessory Unit	[X] Concrete Slab [ ] Crawl Space	Foundation Walls CONCRETE/AVG	Floors TILE/GD
# of Stories 1	[ ] Full Basement [ ] Partial Basement	Exterior Walls WD/STUCCO/GD	Walls DRYWALL/GD
Type [ ] Det. [X] Att. [ ] S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface COMP/GD	Trim/Finish WOOD/PNT/GD
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 0 %	Gutters & Downspouts NONE	Bath Floor TILE/GD
Design (Style) SFR	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type VINYL/GD	Bath Wainscot TILE/GD
Year Built 1973	Evidence of [ ] Infestation	Storm Sash/Insulated NO/YES	Car Storage [ ] None
Effective Age (Yrs) 25	[ ] Dampness [ ] Settlement	Screens YES/GD	[ ] Driveway # of Cars 0
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] Woodstove(s) #	Driveway Surface
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Gas	[ ] Fireplace(s) # [X] Fence	[X] Garage # of Cars 1
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck [X] Porch	[X] Carport # of Cars 1
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool [X] Other	[X] Att. [ ] Det. [ ] Built-in

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

Finished area **above** grade contains: 5 Rooms 2 Bedrooms 1.1 Bath(s) 1,049 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) SOLAR OWNED

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-timeframe unknown;Bathrooms-remodeled-timeframe unknown;THE SUBJECT PROPERTY WAS IN GOOD CONDITION.

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

THERE WERE NO OBVIOUS PHYSICAL DEFICIENCIES, OR ANY ADVERSE CONDITIONS THAT WOULD AFFECT THE LIVABILITY, SOUNDNESS, OR STRUCTURAL INTEGRITY OF THE SUBJECT PROPERTY.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe THE SUBJECT PROPERTY IS VERY COMPATIBLE AND CONFORMING IN THE SUBJECT NEIGHBORHOOD. MARKETABILITY AND ACCEPTABILITY IS GOOD.

Uniform Residential Appraisal Report

SALES COMPARISON ANALYSIS

There are 34 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 305,000 to $ 599,000 .

There are 93 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 274,000 to $ 765,000 .

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	3597 PEAR BLOSSOM DRIVE OCEANSIDE, CA 92057	3839 VISTA CAMPANA S #6 OCEANSIDE, CA 92057		3839 VISTA CAMPANA S #42 OCEANSIDE, CA 92057		3561 BOUSSOCK LANE OCEANSIDE, CA 92057	
Proximity to Subject		0.57 miles NE		0.55 miles NE		0.13 miles NW	
Sale Price	$ 450,000		$ 463,000		$ 455,000		$ 435,000
Sale Price/Gross Liv. Area	$ 428.98 sq. ft.	$ 465.79 sq. ft.		$ 457.75 sq. ft.		$ 415.87 sq. ft.	
Data Source(s)		MLS;DOM 125		MLS;DOM 12		MLS;DOM 21	
Verification Source(s)		REALQUEST / DOC#176043		REALQUEST / DOC#139022		REALQUEST / DOC#157642	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		VA;0		Conv;0		Cash;2000	
Date of Sale/Time		s06/26;c06/26		s05/26;c04/26		s06/26;c05/26	
Location	A;BsyRd;	N;Res;	-5,000	N;Res;	-5,000	N;Res;	-5,000
Leasehold/Fee Simple	FEE SIMPLE	LEASEHOLD	0	FEE SIMPLE		FEE SIMPLE	
Site	1809 sf	1631 sf	0	1801 sf	0	1736 sf	0
View	N;Res;	N;Res;		B;Rolling Hills;	-5,000	N;Res;	
Design (Style)	AT1;SFR	AT1;SFR		AT1;SFR		AT1;SFR	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	53	56	0	56	0	52	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 2 / 1.1	5 / 2 / 1.1		5 / 2 / 1.1		5 / 2 / 2.0	-5,000
Gross Living Area	1,049 sq. ft.	994 sq. ft.	+8,250	994 sq. ft.	+8,250	1,046 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 C/AIR		FWA C/AIR	
Energy Efficient Items	SOLAR OWNED	STANDARD E.E.	+7,500	STANDARD E.E.	+7,500	STANDARD E.E.	+7,500
Garage/Carport	1ga1cp	1ga1cp		1ga1cp		1ga1cp	
Porch/Patio/Deck	PATIO/PORCH	PATIO/PORCH		PATIO/PORCH		PATIO/PORCH	
Net Adjustment (Total)		[X] + [ ] -	$ 10,750	[X] + [ ] -	$ 5,750	[ ] + [X] -	$ -2,500
Adjusted Sale Price of Comparables		Net Adj: 2% Gross Adj : 4%	$ 473,750	Net Adj: 1% Gross Adj: 6%	$ 460,750	Net Adj: -1% Gross Adj: 4%	$ 432,500

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

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

Data source(s) MLS, NDC, PUBLIC RECORDS.

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

Data source(s) MLS, NDC, PUBLIC RECORDS.

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

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	04/30/2019	07/30/2025		
Price of Prior Sale/Transfer	$280,000	$315,000		
Data Source(s)	MLS/NDC/TAX	MLS/NDC/TAX	MLS/NDC/TAX	MLS/NDC/TAX
Effective Date of Data Source(s)	07/17/2026	07/17/2026	07/17/2026	07/17/2026

Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT PROPERTY IS A PENDING SALE FOR $450,000. COMP 1 APPEARED TO BE AN INVESTMENT PROPERTY.

Summary of Sales Comparison Approach ALL SALES COMPARABLES ARE CURRENT MARKET EXAMPLES FROM WITHIN THE SUBJECTS MARKET AREA. THESE COMPARABLES WERE USED, AS THEY WERE FELT TO BE THE BEST AVAILABLE AND MOST APPLICABLE TO THE CURRENT MARKET VALUE OF THE SUBJECT. ADJUSTMENTS WERE TAKEN FOR ACTUAL PHYSICAL MARKETABLE DIFFERENCES. AN ADJUSTMENT WAS MADE FOR GLA AT $150 PER SQ.FT., 1/2 BATHROOM AT $5,000, VIEW, SOLAR OWNED AND LOCATION AS THE SUBJECT THOUGH PERCHED WAS IN A CLOSE PROXIMITY TO MESA DRIVE AND APPEARED TO BE SUBJECTED TO ADDITIONAL TRAFFIC NOISE. DUE TO A LACK OF PAIRED COMPARABLE SALES I WAS UNABLE TO LOCATE A COMPARABLE WITH SOLAR AND A SIMILAR LOCATION.

Indicated Value by Sales Comparison Approach $ 450,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 450,000 **Cost Approach (if developed) $** 450,358 **Income Approach (if developed) $** 0

FINAL RECONCILIATION: AFTER REVIEWING AND ANALYZING ALL THREE APPROACHES, THE MARKET, COST AND INCOME APPROACHES, THE MARKET APPROACH WAS DETERMINED TO BE THE STRONGEST SUPPORTER OF VALUE. THE COST APPROACH WAS CONSIDERED SUPPORTIVE. THE INCOME APPROACH WAS NOT APPLICABLE FOR THIS TYPE OF PROPERTY.

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

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 $ 450,000 **, as of** 07/17/2026 **, which is the date of inspection and the effective date of this appraisal.**

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

COST APPROACH: THE COST APPROACH IS BASED ON THE PRESENT REPLACEMENT COST TO REPLACE THE BUILDING WITH ANOTHER BUILDING HAVING THE SAME UTILITY. THE COST APPROACH IS ALSO CONSIDERED A SUPPORTIVE APPROACH TO THE MARKET APPROACH.

MARKET APPROACH: THE MARKET APPROACH IS THE MAIN SUPPORTER OF VALUE. IT IS PRIMARILY BASED ON SALES OF SIMILAR TYPE PROPERTIES IN THE SUBJECTS AREA, THIS IS KNOWN AS THE PRINCIPLE OF SUBSTITUTION. THE ADJUSTMENTS BEING MADE FOR THE DIFFERENCE IN THE COMPARABLES, COMPARED TO THE SUBJECT PROPERTY, IS BASED ON AN EXTENSIVE RESEARCH OF THE PAIRED SALES ANALYSIS. THIS DETERMINES WHAT THE MARKET WOULD RETURN IN VALUE, OF THAT PARTICULAR DIFFERENCE, OR POSSIBLE AMENITY, TO THE PROPERTY. THIS IS KNOW AS THE PRINCIPLE OF CONTRIBUTION. THE GREATEST WEIGHT WAS GIVEN TO THE MOST SIMILAR SALE, OR SALES, AS NOTED IN THE REPORT.

FINAL RECONCILIATION: AFTER REVIEWING AND ANALYZING ALL THREE APPROACHES, THE MARKET, COST AND INCOME APPROACHES, THE MARKET APPROACH WAS DETERMINED TO BE THE STRONGEST SUPPORTER OF VALUE. THE COST APPROACH WAS CONSIDERED SUPPORTIVE. THE INCOME APPROACH WAS NOT APPLICABLE FOR THIS TYPE OF PROPERTY.

EXTRAORDINARY ASSUMPTION: IT IS ASSUMED THAT ALL STRUCTURES, GIVEN VALUE IN THIS REPORT ARE LEGALLY PERMITTED AS STATED IN THIS REPORT. THE LAND IS ASSUMED TO HAVE NO GEOLOGICAL OR ENVIRONMENTAL ADVERSE ISSUES. THE PHYSICAL CHARACTERISTICS OF THE COMPARABLES WERE EITHER VERIFIED THROUGH COUNTY RECORDS, MULTIPLE LISTING SERVICE, AND OR HOMEOWNER VERIFICATION, ASSUMED TO BE AS STATED. THE COMPARABLE SALES ARE ASSUMED TO HAVE NO SALES CONCESSIONS. THE CURRENT ZONING IS ASSUMED TO BE AS STATED IN THIS REPORT. THE LEGAL AGE OF THE HOME IS ASSUMED TO BE AS STATED. THE COST APPROACH FIGURES ARE ASSUMED TO BE AS STATED. THE ESTIMATED COST TO CURE IS ASSUMED TO BE AS STATED. THE TYPE OF FOUNDATION IS ASSUMED TO BE AS STATED. IF ANY OF THESE ITEMS ARE FOUND TO BE NOT TRUE AND CORRECT, I RESERVE THE RIGHT TO CHANGE MY APPRAISAL.

COST APPROACH TO VALUE (not required by Fannie Mae.)

COST APPROACH

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) SUBJECT'S SITE VALUE WAS BASED ON THE ABSTRACTION METHOD. PHYSICAL DEPRECIATION WAS ESTIMATED BY UTILIZING THE EFFECTIVE AGE/REMAINING LIFE METHOD. THE HIGH LAND TO IMPROVEMENT RATIO IS CONSIDERED TO BE TYPICAL FOR THE SUBJECT'S MARKET AREA.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data "MARSHALL & SWIFT"

Quality rating from cost service AVG Effective date of cost data CURRENT

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

COST FIGURES WERE BASED ON DATA OBTAINED FROM LOCAL CONTRACTORS AND PERSONAL KNOWLEDGE.

Estimated Remaining Economic Life (HUD and VA only) 50 Years

OPINION OF SITE VALUE				=$	241,000
Dwelling	1,049	Sq. Ft. @ $	275.00	=$	288,475
		Sq. Ft. @ $		=$	
Garage/Carport	240	Sq. Ft. @ $	100.00	=$	24,000
Total Estimate of Cost-new				=$	312,475
Less	Physical 33	Functional	External		
Depreciation	103,117	0	0	=$ (	103,117)
Depreciated Cost of Improvements				=$	209,358
"As-is" Value of Site Improvements				=$	
Indicated Value By Cost Approach				=$	450,358

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

INCOME

Estimated Monthly Market Rent $ X Gross Multiplier =$ 0 Indicated Value by Income Approach

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

PROJECT INFORMATION FOR PUDs (if applicable)

PUD INFORMATION

Is the developer/builder in control of the Homeowner's Association (HOA)? [ ] Yes [X] No Unit type(s) [ ] Detached [X] 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 Homeowner's Association? [ ] Yes [ ] No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

AAG

EXTRA COMPARABLES 4-5-6

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower JULIE ANDERSON
Property Address 3597 PEAR BLOSSOM DRIVE
City OCEANSIDE County SAN DIEGO State CA Zip Code 92057
Lender/Client CROSS COUNTRY MORTGAGE LLC Address 2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	3597 PEAR BLOSSOM DRIVE OCEANSIDE, CA 92057	3518 PEAR BLOSSOM CIRCLE OCEANSIDE, CA 92057		3613 KIEFFER STREET OCEANSIDE, CA 92057			
Proximity to Subject		0.13 miles W		0.11 miles NE			
Sale Price	$ 450,000		$ 430,000		$ 524,888		$
Sale Price/Gross Liv. Area	$ 428.98 sq. ft.	$ 411.09 sq. ft.		$ 495.64 sq. ft.		$ sq. ft.	
Data Source(s)		MLS;DOM 7		MLS;DOM 45			
Verification Source(s)		REALQUEST / DOC#127915		PENDING SALE			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		Listing			
Concessions		Conv;7000		None;0			
Date of Sale/Time		s05/26;c05/26		c07/26			
Location	A;BsyRd;	N;Res;	-5,000	N;Res;	-5,000		
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE			
Site	1809 sf	1816 sf	0	1840 sf	0		
View	N;Res;	N;Res;		N;Res;			
Design (Style)	AT1;SFR	AT1;SFR		AT1;SFR			
Quality of Construction	Q4	Q4		Q4			
Actual Age	53	53		53			
Condition	C3	C3		C3			
Above Grade	Total / Bdrms. / Baths	Total / Bdrms. / Baths		Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Room Count	5 / 2 / 1.1	5 / 2 / 2.0	-5,000	5 / 2 / 2.0	-5,000		
Gross Living Area	1,049 sq. ft.	1,046 sq. ft.	0	1,059 sq. ft.	0	sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf			
Functional Utility	AVERAGE	AVERAGE		AVERAGE			
Heating/Cooling	FWA C/AIR	FWA	0	RADIANT	0		
Energy Efficient Items	SOLAR OWNED	STANDARD E.E.	+7,500	STANDARD E.E.	+7,500		
Garage/Carport	1ga1cp	1ga1cp		1ga1cp			
Porch/Patio/Deck	PATIO/PORCH	PATIO/PORCH		PATIO/PORCH			
Net Adjustment (Total)		+ X -	$ -2,500	+ X -	$ -2,500	+ -	$
Adjusted Sale Price of Comparables		Net Adj: -1% Gross Adj : 4%	$ 427,500	Net Adj: 0% Gross Adj: 3%	$ 522,388	Net Adj: 0% Gross Adj: 0%	$

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	04/30/2019	02/10/2026		
Price of Prior Sale/Transfer	$280,000	$0		
Data Source(s)	MLS/NDC/TAX	MLS/NDC/TAX	MLS/NDC/TAX	
Effective Date of Data Source(s)	07/17/2026	07/17/2026	07/17/2026	

Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT PROPERTY IS A PENDING SALE FOR $450,000.

Summary of Sales Comparison Approach ALL SALES COMPARABLES ARE CURRENT MARKET EXAMPLES FROM WITHIN THE SUBJECTS MARKET AREA. THESE COMPARABLES WERE USED, AS THEY WERE FELT TO BE THE BEST AVAILABLE AND MOST APPLICABLE TO THE CURRENT MARKET VALUE OF THE SUBJECT. ADJUSTMENTS WERE TAKEN FOR ACTUAL PHYSICAL MARKETABLE DIFFERENCES.

Uniform Residential Appraisal Report

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Uniform Residential Appraisal Report

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

APPRAISER

Signature
Name DEREK W.STEEN
Company Name AAG
Company Address 33671 Via De Agua
San Juan Capistrano, CA 92675
Telephone Number 9493709131
Email Address sponcord@cox.net
Date of Signature and Report 07/21/2026
Effective Date of Appraisal 07/17/2026
State Certification # AR037258
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 05/12/2027

ADDRESS OF PROPERTY APPRAISED
3597 PEAR BLOSSOM DRIVE
OCEANSIDE, CA 92057

APPRAISED VALUE OF SUBJECT PROPERTY $ 450,000

LENDER/CLIENT
Name Appraisal Management Specialists, LLC
Company Name CROSS COUNTRY MORTGAGE LLC
Company Address 2160 SUPERIOR AVENUE
CLEVELAND, OH 44114
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

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

COMPARABLE SALES

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

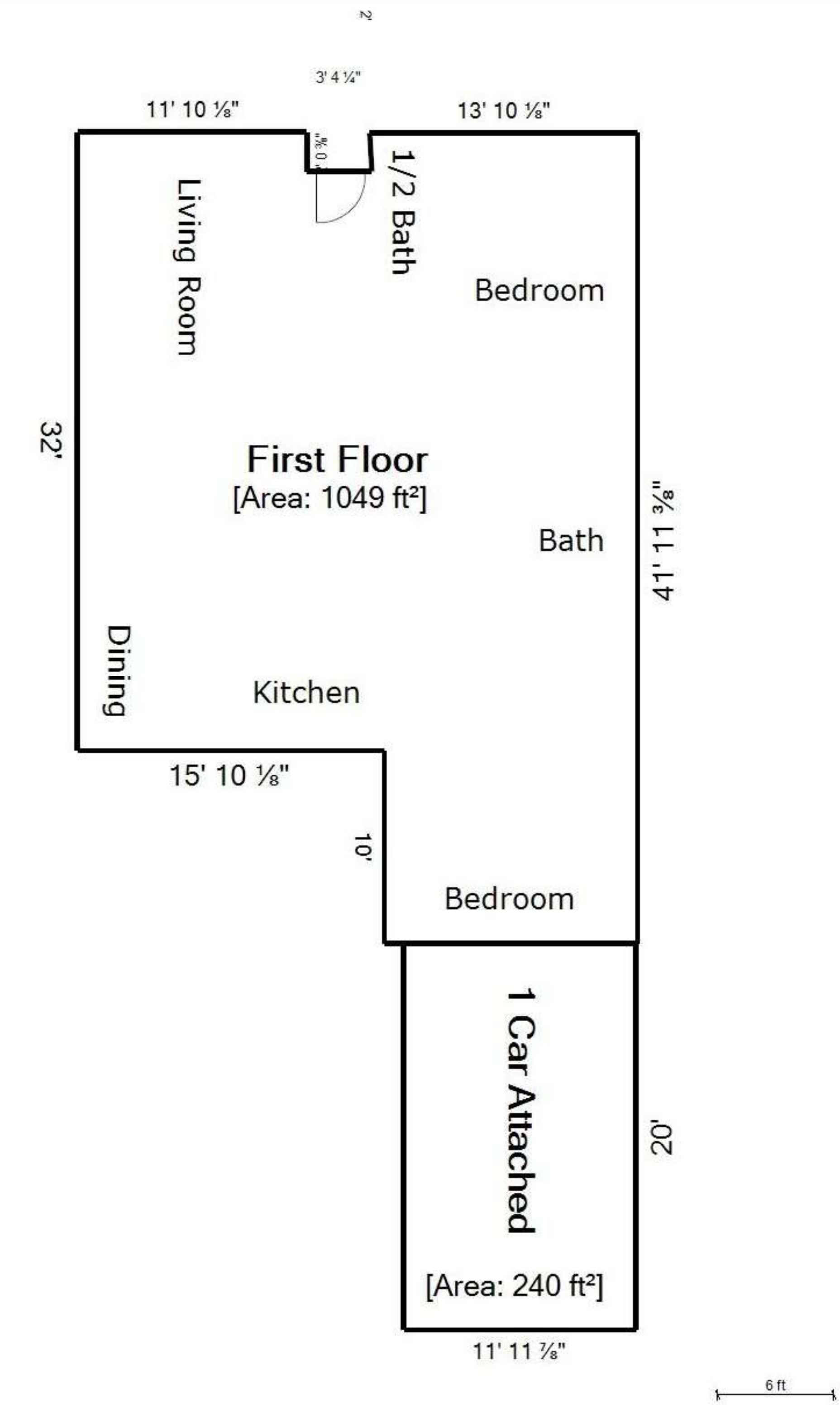
AAG

SKETCH ADDENDUM

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower	JULIE ANDERSON
Property Address	3597 PEAR BLOSSOM DRIVE
City	OCEANSIDE
County	SAN DIEGO
State	CA
Zip Code	92057
Lender/Client	CROSS COUNTRY MORTGAGE LLC
Address	2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

Sketch



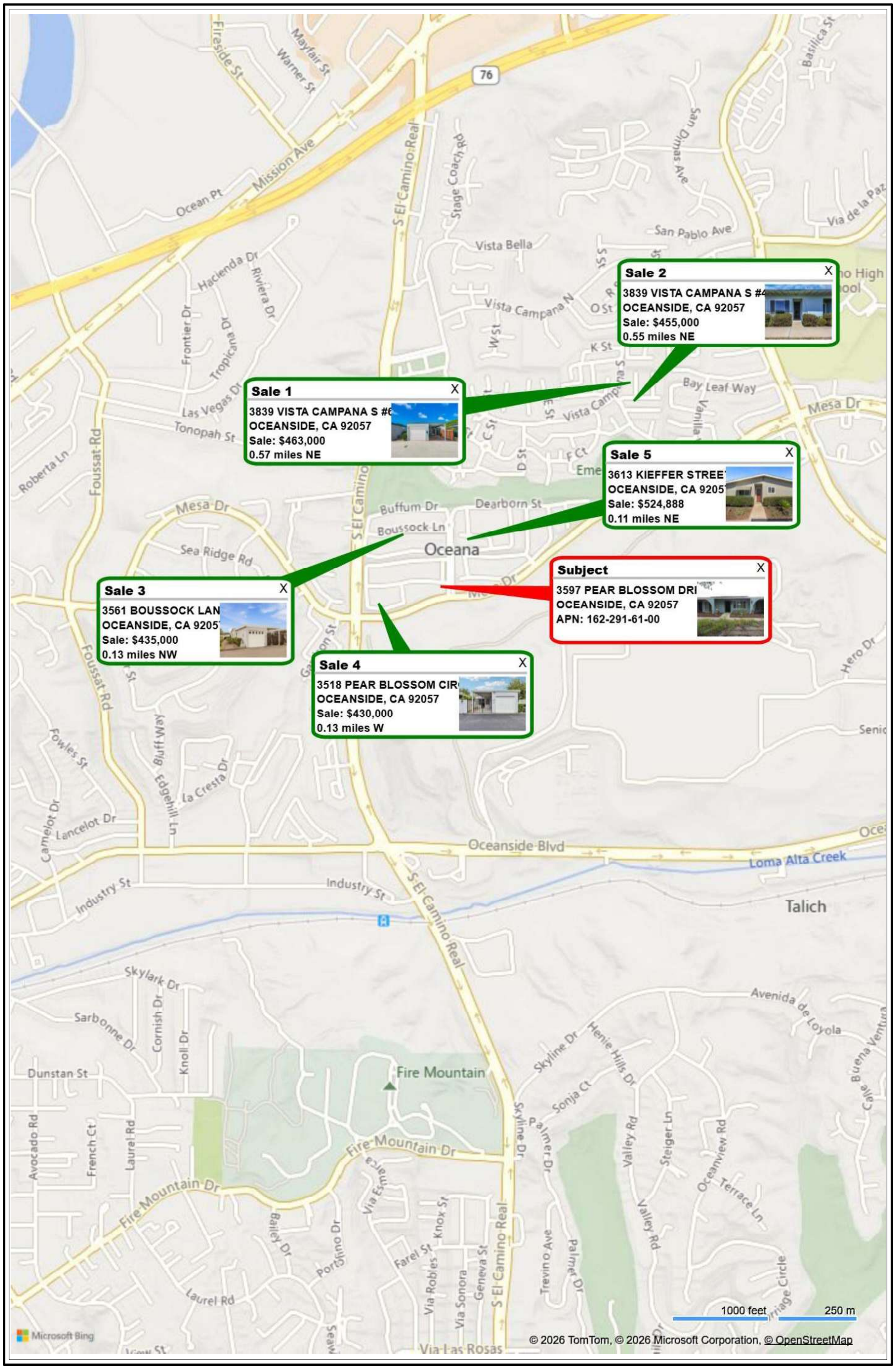
Living Area		Area Calculation				
First Floor	1049.43 ft²	First Floor				x 1.00 = 1049.43 ft²
Nonliving Area		☐	10' x	13' 1" x	1.00 =	130.89 ft²
1 Car Attached	239.92 ft²	☐	2' 0 ⅜" x	11' 10 ⅛" x	1.00 =	24.16 ft²
		☐	29' 11 ½" x	28' 11 ⅛" x	1.00 =	866.84 ft²
		Δ	0' 1 ⅜" x	2' x	0.50 =	0.12 ft²
Total Living Area (rounded):	**1049 ft²**	☐	13' 8 ¾" x	1' 11 ⅞" x	1.00 =	27.41 ft²

AAG

LOCATION MAP ADDENDUM

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower	JULIE ANDERSON
Property Address	3597 PEAR BLOSSOM DRIVE
City	OCEANSIDE County SAN DIEGO State CA Zip Code 92057
Lender/Client	CROSS COUNTRY MORTGAGE LLC Address 2160 SUPERIOR AVENUE, CLEVELAND, OH 44114



AAG
PLAT MAP

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower	JULIE ANDERSON						
Property Address	3597 PEAR BLOSSOM DRIVE						
City	OCEANSIDE	County	SAN DIEGO	State	CA	Zip Code	92057
Lender/Client	CROSS COUNTRY MORTGAGE LLC	Address	2160 SUPERIOR AVENUE, CLEVELAND, OH 44114				

SUBJECT PHOTO ADDENDUM

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower JULIE ANDERSON
Property Address 3597 PEAR BLOSSOM DRIVE
City OCEANSIDE County SAN DIEGO State CA Zip Code 92057
Lender/Client CROSS COUNTRY MORTGAGE LLC Address 2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

FRONT OF SUBJECT PROPERTY
3597 PEAR BLOSSOM DRIVE
OCEANSIDE, CA 92057

REAR OF SUBJECT PROPERTY

STREET SCENE

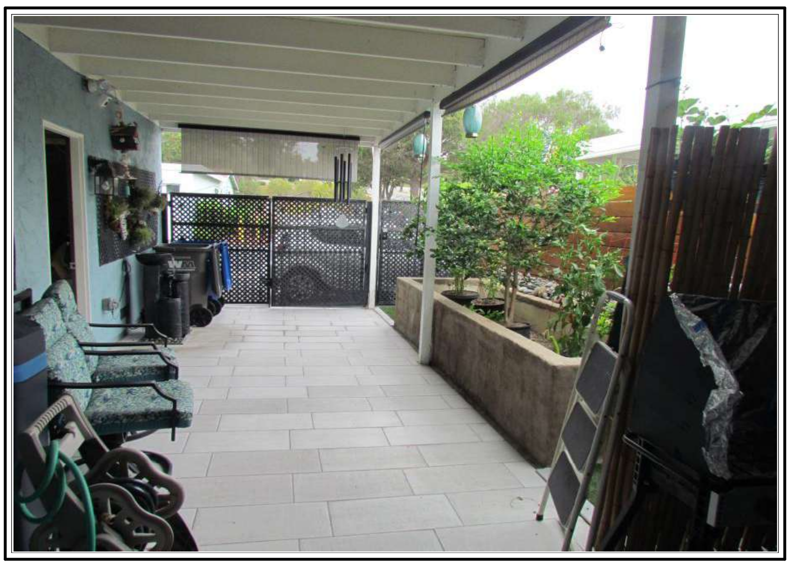
AAG

SUBJECT PHOTO ADDENDUM

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower JULIE ANDERSON
Property Address 3597 PEAR BLOSSOM DRIVE
City OCEANSIDE County SAN DIEGO State CA Zip Code 92057
Lender/Client CROSS COUNTRY MORTGAGE LLC Address 2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

STREET OPPOSITE DIRECTION



PATIO

PATIO

SUBJECT PHOTO ADDENDUM

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower	JULIE ANDERSON						
Property Address	3597 PEAR BLOSSOM DRIVE						
City	OCEANSIDE	County	SAN DIEGO	State	CA	Zip Code	92057
Lender/Client	CROSS COUNTRY MORTGAGE LLC	Address	2160 SUPERIOR AVENUE, CLEVELAND, OH 44114				

KITCHEN

KITCHEN

LIVING ROOM

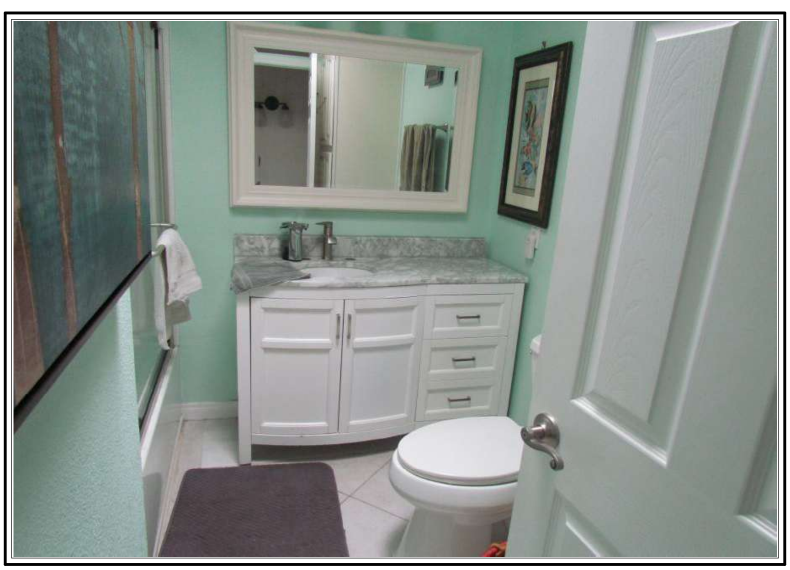
SUBJECT PHOTO ADDENDUM

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower	JULIE ANDERSON
Property Address	3597 PEAR BLOSSOM DRIVE
City	OCEANSIDE	County	SAN DIEGO	State	CA	Zip Code	92057
Lender/Client	CROSS COUNTRY MORTGAGE LLC	Address	2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

LIVING ROOM

DINING ROOM

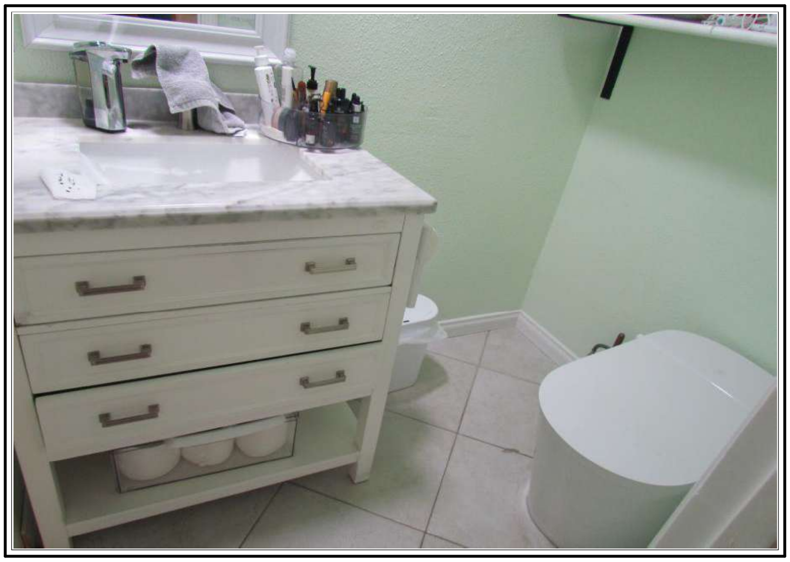


BATHROOM

SUBJECT PHOTO ADDENDUM

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower	JULIE ANDERSON
Property Address	3597 PEAR BLOSSOM DRIVE
City	OCEANSIDE County SAN DIEGO State CA Zip Code 92057
Lender/Client	CROSS COUNTRY MORTGAGE LLC Address 2160 SUPERIOR AVENUE, CLEVELAND, OH 44114



1/2 BATHROOM

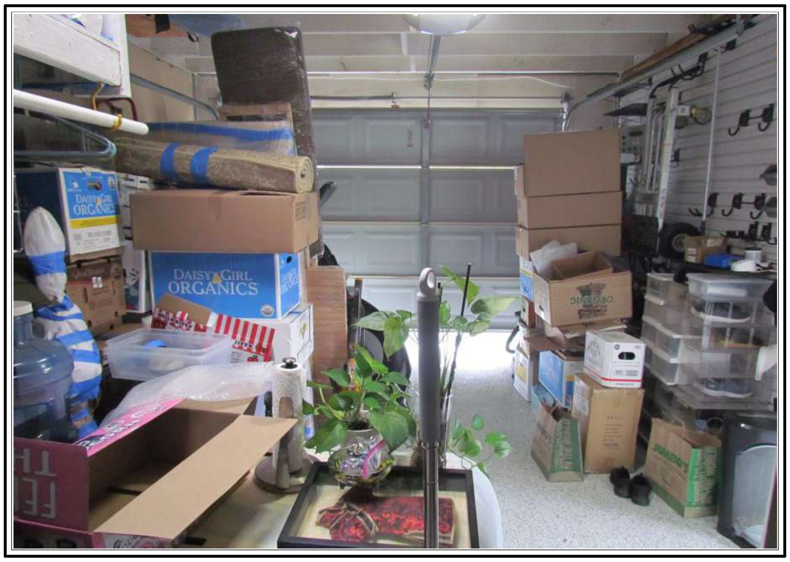
BEDROOM

BEDROOM

SUBJECT PHOTO ADDENDUM

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower	JULIE ANDERSON						
Property Address	3597 PEAR BLOSSOM DRIVE						
City	OCEANSIDE	County	SAN DIEGO	State	CA	Zip Code	92057
Lender/Client	CROSS COUNTRY MORTGAGE LLC	Address	2160 SUPERIOR AVENUE, CLEVELAND, OH 44114				



GARAGE

WATER HEATER DOUBLE STRAPPED

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower	JULIE ANDERSON
Property Address	3597 PEAR BLOSSOM DRIVE
City	OCEANSIDE County SAN DIEGO State CA Zip Code 92057
Lender/Client	CROSS COUNTRY MORTGAGE LLC Address 2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

COMPARABLE SALE # 1
3839 VISTA CAMPANA S #6
OCEANSIDE, CA 92057

COMPARABLE SALE # 2
3839 VISTA CAMPANA S #42
OCEANSIDE, CA 92057

COMPARABLE SALE # 3
3561 BOUSSOCK LANE
OCEANSIDE, CA 92057

Borrower JULIE ANDERSON
Property Address 3597 PEAR BLOSSOM DRIVE
City OCEANSIDE County SAN DIEGO State CA Zip Code 92057
Lender/Client CROSS COUNTRY MORTGAGE LLC Address 2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

COMPARABLE SALE # 4
3518 PEAR BLOSSOM CIRCLE
OCEANSIDE, CA 92057

COMPARABLE SALE # 5
3613 KIEFFER STREET
OCEANSIDE, CA 92057

COMPARABLE SALE # 6

File No. ANDERSON-JULIE
CASE 1034000929623

Market Conditions Addendum to the Appraisal Report

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 3597 PEAR BLOSSOM DRIVE City OCEANSIDE State CA ZIP Code 92057

Borrower JULIE ANDERSON

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 that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	46	25	22	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	7.67	8.33	7.33	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	46	25	34	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	6.00	3.00	4.64	☐ Declining	☒ Stable	☐ Increasing
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sales Price	450,000.00	462,000.00	451,000.00	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	46	61	43	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	456,000.00	472,000.00	457,000.00	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	55	70	50	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	0.99	0.98	0.99	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	☐ Yes	☒ No		☐ Declining	☒ Stable	☐ Increasing

Explain in detail 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.)

SELLER CONCESSIONS APPEAR TO BE STABLE.

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).

Cite data sources for above information.

MLS

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.

AS PER APPRAISER'S REASEARCH OF MLS MARKET STATISTICS FOR THE SUBJECTS MARKET AREA, THE AVERAGE SALES PRICE APPEARS TO BE STABLE. CURRENT RATES REMAIN FAVORABLE FOR 30 YEAR FIXED LOANS. MOST TRANACTIONS APPEAR TO BE CONVENTIONAL WITH SOME SALES CONCESSIONS OBSERVED. SUBJECT MARKETING TIME IS ESTIMATED BETWEEN 0 AND 3 MONTHS.

CONDO/CO.OP PROJECTS

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

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

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

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

APPRAISER

Signature	Signature
Appraiser Name DEREK W.STEEN	Supervisor Name
Company Name AAG	Company Name
Company Address 33671 Via De Agua, San Juan Capistrano, CA 92675	Company Address
State License/Certification # AR037258 State CA	State License/Certification # State
Email Address sponcord@cox.net	Email Address

COMMENT ADDENDUM

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower	JULIE ANDERSON
Property Address	3597 PEAR BLOSSOM DRIVE
City	OCEANSIDE
County	SAN DIEGO
State	CA
Zip Code	92057
Lender/Client	CROSS COUNTRY MORTGAGE LLC
Address	2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

THE SUBJECT HAD A CARBON MONOXIDE DETECTOR & SMOKE ALARM.

THE UTILITIES WERE ON AND WORKING AT THE TIME OF THE INSPECTION.

THE WATER HEATER WAS DOUBLE STRAPPED.

THE SUBJECT PROPERTY HAD NOT BEEN EFFECTED BY THE RECENT CALIFORNIA WILDFIRES.

THE SKETCH IN THIS REPORT IS IN ADHERENCE TO THE ANSI STANDARD.

SOME PHOTOS USED MAY BE MLS PHOTOS AS ORIGINAL PHOTOS COULD NOT BE TAKEN AT TIME OF EXTERIOR INSPECTION, EITHER FOR SAFETY ISSUES, PEOPLE IN YARDS, OBSTRUCTED VIEWS, LOCKED GATES, SETBACKS FROM ROAD. APPRAISER HAS PERSONALLY INSPECTED ALL PROPERTIES FROM A STREET VIEW.

Market conditions and research have been stated on page one and on the 1004MC Form. Market information on page one refers to the subject's general neighborhood without similar comparable parameters involved. The 1004 MC contains market condition information that is specific due to similar comparable search parameters within the subject's direct market area (which can be very limited). Due to these differences in parameters and proximities; the results may vary from each section and sometimes appear to conflict.

Reconciliation: All sales comparables are current market examples from within the subject's market area. These comparables were used, as they were felt to be the best available and most applicable to the current market value of the subject. adjustment were taken for actual physical marketable differences. All 5 comparables were carefully selected and given weight in the final value indicated by the sales comparison approach.

Highest and Best Use: A determination of the subject's highest and best use is required in accordance with uniform standards of appraisal practice. In making this determination the appraiser has considered the reasonably probable and legal use of the subject property (as improved) that is physically possible, appropriately supported and financially feasible and that results in the highest value. The subject is currently a use which conforms to zoning and is fairly typical of the market area. While certain buyers might make some cosmetic or updating changes to the property, the property's present use is considered the highest and best use as improved.

THE COMMUNITY OF OCEANA SOUTH IS A 55+ COMMUNITY.

ALL COMPARABLES IN THIS REPORT ARE FROM THE SAME OR SIMILAR PUD COMPLEXES. AMENITIES INCLUDE: POOL, SPA, CLUBHOUSE REC ROOM, CABLE, SEWER, TRASH, WATER, COMMON AREAS AND GREENBELTS. THESE AMENITIES ARE COMMON IN COMPETING PUD COMMUNITIES. CC&R'S ARE ENFORCED BY THE HOA. THERE IS APPEARS TO BE NO DIFFERENCE IN MARKETIBILITY AS THE SUBJECT AND ALL COMPS ARE FROM THE SAME OR SIMILAR PUD COMMUNITIES.

APPRAISAL COMPLIANCE ADDENDUM

File No. ANDERSON-JULIE
CASE 1034000929623

Borrower/Client JULIE ANDERSON
Address 3597 PEAR BLOSSOM DRIVE Unit No.
City OCEANSIDE County SAN DIEGO State CA Zip Code 92057
Lender/Client CROSS COUNTRY MORTGAGE LLC

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- [X] Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- [X] I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I [X] **HAVE** made a personal inspection of the property that is the subject of this report.
- I [ ] have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- [X] A reasonable marketing time for the subject property is 90 day(s) utilizing market conditions pertinent to the appraisal assignment.
- [X] A reasonable exposure time for the subject property is 90 day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name DEREK W.STEEN	Name
Date of Signature 07/21/2026	Date of Signature
State Certification # AR037258	State Certification #
or State License #	or State License #
State CA	State
Expiration Date of Certification or License 05/12/2027	Expiration Date of Certification or License
	Supervisory Appraiser Inspection of Subject Property:
Effective Date of Appraisal 07/17/2026	[ ] Did Not [ ] Exterior Only from street [ ] Interior and Exterior

Borrower JULIE ANDERSON	
Property Address 3597 PEAR BLOSSOM DRIVE	
City OCEANSIDE	County SAN DIEGO State CA Zip Code 92057
Lender/Client CROSS COUNTRY MORTGAGE LLC	Address 2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Derek W. Steen

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

"Certified Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 037258

Effective Date: May 13, 2025
Date Expires: May 12, 2027

Angela Jemmott, Bureau Chief, BREA

3081340

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

Borrower JULIE ANDERSON	
Property Address 3597 PEAR BLOSSOM DRIVE	
City OCEANSIDE County SAN DIEGO	State CA Zip Code 92057
Lender/Client CROSS COUNTRY MORTGAGE LLC	Address 2160 SUPERIOR AVENUE, CLEVELAND, OH 44114

New York, NY 10038

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-1AX-1006009 **Renewal of:** PRA-1AX-1004869

1. **Named Insured:** Derek W. Steen
2. **Address:** 33671 Via De Agua
   San Juan Capistrano, CA, 92675
3. **Policy Period:** **From:** 08/30/2025 **To:** 08/30/2026
   12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above
4. **Limit of Liability**

		Each **Claim**		Policy Aggregate
Damages Limit of Liability	**A.**	$1,000,000	**B.**	$2,000,000
Claims Expense Limit of Liability	**C.**	$1,000,000	**D.**	$2,000,000

5. **Deductible** (Inclusive of **Claims Expenses**):
   5A. $ 500 Each **Claim** **5B.** $ 1,000 Aggregate
6. **Policy Premium:** $732.00 **State Taxes/Surcharges:** $0.00
7. **Retroactive Date:** 08/30/2007
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
   Hudson Insurance Group 100 William Street, 5th Floor New York, NY 10038
   Fax: 646-216-3786
   Email: hudsonclaims300@hudsoninsgroup.com
9. **A. Program Administrator:** Riverton Insurance Agency Corp.
   B. Agent/Broker: ALIA (Riverton Insurance Agency Corp.)
   Phone: (800) 882-4410

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

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 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. It's 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 are 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 exceptionally high quality.

Q2

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

Q3

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

Q4

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

Q5

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

Q6

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

Requirements - 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 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.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. ANDERSON-JULIE
CASE 1034000929623

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