

Borrower	Mitchell Matthews & Jennifer Matthews	File No.	1224131541
Property Address	2202 N Volturmo Rd		
City	Palm Springs	County	Riverside
		State	CA
		Zip Code	92262
Lender	United Wholesale Mortgage		

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Uniform Residential Appraisal Report

Loan; 1224131541
File # 1224131541

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 2202 N Volturmo Rd City Palm Springs State CA Zip Code 92262
Borrower Mitchell Matthews & Jennifer Matthews Owner of Public Record
Legal Description LOT 31 MB 035/072 DESERT PARK ESTATES 8
Assessor's Parcel # 501-412-007 AKA 501412007 Tax Year 2023 R.E. Taxes \$ 1,078
Neighborhood Name DESERT PARK ESTATES Map Reference 40140 Census Tract 0446.04
Occupant [ ] Owner [x] Tenant [ ] Vacant Special Assessments \$ 0 [ ] PUD HOA \$ 0 [ ] per year [ ] per month
Property Rights Appraised [x] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [x] Refinance Transaction [ ] Other (describe)
Lender/Client United Wholesale Mortgage Address 585 S Blvd E, Pontiac, Michigan, 48341.
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 8; Marketed and SOLD. ClawMLS#219092036DA, listed 03/11/2023, \$675,000.
Reduced to \$649,000. Sold at \$600,000. 05/12/2023. Inferior condition, fixer, see copy of sold MLS report.

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 79 %
Built-Up [x] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [ ] In Balance [x] Over Supply \$ (000) (yrs) 2-4 Unit 1 %
Growth [ ] Rapid [x] Stable [ ] Slow Marketing Time [x] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 409 Low 17 Multi-Family 5 %
Neighborhood Boundaries North; Vacant land / 10 FWY. South; Ramon Rd. 2,289 High 89 Commercial 5 %
West; Vacant land/Mountains. East; Gene Autry Trail and Airport. 905 Pred. 65 Other 10 %
Neighborhood Description The area is comprised primarily of SFRs. Shopping, schools and employment centers are within a 5-10 mile radius. Other 10%; Vacant land tracts. No health, safety or environmental concerns. NO wildfires, floods or natural disasters. FEMA/PQ/CLAWMLS.
Market Conditions (including support for the above conclusions) See 1004MC-form for complete details, comments, analysis.
See Charts. See MLS sales/listing inventory used to support 1004mc form.

SITE

Dimensions 79.22x31.53x79.88 and 100x100 Area 10890 sf Shape Irregular/CornerLot View N;Res;
Specific Zoning Classification RIC Zoning Description Residential, 10,000 Sqft lot required. Planning/ZoningMaps.
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 Subject is
legally permissible, physically possible, financially feasible and maximally productive. City/Zoning/CMA/ClawMLS/Assessor.
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 # 06065C1557G FEMA Map Date 08/28/2008
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.)? [x] Yes [ ] No If Yes, describe
\*\*\* (Solar/owned) Explained in the (Supplemental Addendum) under (Improvements) comments.
\*\*\*Adverse Site = Light traffic St.) Explained in the (Supplemental Addendum) under (SITE) comments.
\*\*\* (Death on site, NOT an adverse factor), Explained in the (Supp/addendum) under (Site) comments. ClawMLS/Assessor/FEMA.

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 ConcreteSlab/ Good Floors Lmnted/ Good
# of Stories 1 [ ] Full Basement [ ] Partial Basement Exterior Walls SmoothStucco/Good Walls Drywall/ Good
Type [x] Det. [ ] Att. [ ] S-Det./End Unit Basement Area 0 sq.ft. Roof Surface Comp Sh/ Good Trim/Finish Wood/ Good
[x] Existing [ ] Proposed [ ] Under Const. Basement Finish 0 % Gutters & Downspouts None/N/A Bath Floor Lmnted/ Good
Design (Style) Ranch [ ] Outside Entry/Exit [ ] Sump Pump Window Type Vinyl/ Good Bath Wainscot None/noted
Year Built 1977 Evidence of [ ] Infestation Storm Sash/Insulated None/Unknown Car Storage [ ] None
Effective Age (Yrs) 10 [ ] Dampness [ ] Settlement Screens Fabric/ Good [x] Driveway # of Cars 1
Attic [ ] None Heating [x] FWA [ ] HWBB [ ] Radiant Amenities [ ] Woodstove(s) # 0 Driveway Surface Concrete
[ ] Drop Stair [ ] Stairs [ ] Other Fuel Electrical [x] Fireplace(s) # 1 [x] Fence Block [x] Garage # of Cars 2
[ ] Floor [x] Scuttle Cooling [x] Central Air Conditioning [x] Patio/Deck P1 [ ] Porch None [ ] Carport # of Cars 0
[ ] Finished [ ] Heated [ ] Individual [ ] Other [x] Pool /Spa/BBQ [x] Other Solar/S-C [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: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,257 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Measurement based on ANSI standards, in compliance with FNMA / ANSI Z765-2021.
\*\*\*OTHER; (Solar/Owned) and (Sport Court).
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;Kitchen-remodeled-less than one year ago
;Bathrooms-remodeled-less than one year ago; UTILITIES; turned ON. SMOKE-DETECTORS & CO=Carbon Monoxide detectors; Present.
Tank-less WATER HEATER; Bolted to wall & functional, double strapping Not required. \*\*\*See (Supplemental addendum) under
(IMPROVEMENTS) for extensive comments, including but not limited to; Condition, Quality, Effective age, etc.
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
\*\*\* (Solar/Owned) explained in the (Supplemental addendum) under (Improvements).
\*\*\* (FWA/CAC) explained in the (Supplemental addendum) under (Improvements).
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [x] Yes [ ] No If No, describe
Actual bed/bath and GLA; Explained in the (Supplemental addendum) under (IMPROVEMENTS).

Uniform Residential Appraisal Report

There are 53 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 499,000 to \$ 1,600,000
There are 100 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 409,000 to \$ 2,289,000

Table with columns: FEATURE, SUBJECT, COMPARABLE SALE # 1, COMPARABLE SALE # 2, COMPARABLE SALE # 3. Rows include Address, Proximity to Subject, Sale Price, Data Source(s), Verification Source(s), VALUE ADJUSTMENTS, Location, Room Count, etc.

SALES COMPARISON APPROACH

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

My research 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) ParcelQuest/CoreLogic/ClawMLS

My research 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) ParcelQuest/CoreLogic/ClawMLS

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).

Table with columns: ITEM, SUBJECT, COMPARABLE SALE #1, COMPARABLE SALE #2, COMPARABLE SALE #3. Rows include Date of Prior Sale/Transfer, Price of Prior Sale/Transfer, Data Source(s), Effective Date of Data Source(s).

Analysis of prior sale or transfer history of the subject property and comparable sales SUBJECT; MLS transfer, low sales price, Doc#137446, fixer, inferior condition, unrelated to current condition with over \$400,000 in recent upgrades. See copy of sold MLS report. Comp # 1-3; No recent transfers.

Summary of Sales Comparison Approach See supplemental addendum under (SUMMARY OF THE SALES COMPARISON APPROACH) for complete details, comments, analysis and adjustments.

Indicated Value by Sales Comparison Approach \$ 1,275,000

Indicated Value by: Sales Comparison Approach \$ 1,275,000 Cost Approach (if developed) \$ 1,275,306 Income Approach (if developed) \$ 1,278,000

Most weight given to the "Sales Comparison Approach" which is based on supply & demand.

Cost & Income Approach supports the sales comparison approach.

RECONCILIATION

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 \$ 1,275,000, as of 03/09/2024, which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

Owners; MITCHELL, SCOTT MATTHEWS | MATTHEWS, JENNIFER NICOLE Per PacelQuest.  
or  
Matthews Family Trust Per CoreLogic.  
( Depending on sources used. Lender/client to verify and confirm )

See Supplemental Addendum for (Extensive) comments, statements, disclosures, etc.

ADDITIONAL COMMENTS

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

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value based MLS Land sales/listings in the area, 7,500 to 12,500 Sqft. Sources; ClawMLS/Marshall&Swift.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	375,000
Source of cost data Marshall & Swift / Contractors / Developers.	DWELLING 1,257 Sq.Ft. @ \$ 245.00	= \$	307,965
Quality rating from cost service Q3 Effective date of cost data 02/2024	Basement 0 Sq.Ft. @ \$ 0.00	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Pool/Spa/Solar	= \$	125,000
Land to improvements ratio is typical for the area.	Garage/Carport 467 Sq.Ft. @ \$ 43.00	= \$	20,081
Physical depreciation is based upon the age/life method.	Total Estimate of Cost-New	= \$	453,046
FUNCTIONAL DEPRECIATION; None.	Less Physical Functional External		
EXTERNAL DEPRECIATION; Light traffic st.	Depreciation 64,740	= \$(	139,740)
Total economic lifespan estimated at 70 years.	Depreciated Cost of Improvements	= \$	313,306
***Cost approach NOT intended for Insurance purposes.	"As-is" Value of Site Improvements	= \$	100,000
Estimated Remaining Economic Life (HUD and VA only) 60 Years	Developer Financing/plans/permits/profit.	= \$	487,000
	INDICATED VALUE BY COST APPROACH	= \$	1,275,306

INCOME

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

Estimated Monthly Market Rent \$ 4,500 X Gross Rent Multiplier 284 = \$ 1,278,000 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Actual lease at \$4,500 is supported by rental comps 1-2-3. GRM supported by rental comps 1-2-3, included in this report. ClawMLS/Leased data.

PUD INFORMATION

### PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

Was the project created by the conversion of 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.

## Uniform Residential Appraisal Report

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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

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** Martin Montes de Oca

Signature 

Name MARTIN MONTES DE OCA

Company Name Appraisal Providers

Company Address 67782 E. Palm Canyon Dr. STE B104, #273  
Cathedral City, CA 92234

Telephone Number 760-992-2464

Email Address martin@appraisal-providers.com

Date of Signature and Report 03/13/2024

Effective Date of Appraisal 03/09/2024

State Certification # AR042073

or State License # \_\_\_\_\_

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State CA

Expiration Date of Certification or License 02/15/2025

**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**

2202 N Volturmo Rd  
Palm Springs, CA 92262

**APPRAISED VALUE OF SUBJECT PROPERTY \$** 1,275,000

**LENDER/CLIENT**

Name UWM Appraisal Direct

Company Name United Wholesale Mortgage

Company Address 585 S Blvd E, Pontiac, Michigan, 48341.

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; 1224131541  
File # 1224131541

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	2202 N Volturmo Rd Palm Springs, CA 92262	2890 E Via Escuela Palm Springs, CA 92262			788 E El Escudero Palm Springs, CA 92262			2690 N Kitty Hawk Dr Palm Springs, CA 92262		
Proximity to Subject		0.06 miles SW			1.38 miles W			1.25 miles W		
Sale Price	\$	\$ 1,070,000			\$ 1,165,000			\$ 1,399,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 713.33 sq.ft.			\$ 795.77 sq.ft.			\$ 1142.04 sq.ft.		
Data Source(s)		ClawMLS#SW23161112MR;DOM 33			ClawMLS#23-324333;DOM 81			ClawMLS#SR24033746MR;DOM 24		
Verification Source(s)		PQ, DOC# 331275 11/03/2023			PQ/Doc#44603 02/16/2024			PQ/Listing		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth	0		ArmLth	0		Listing	0	
Concessions		Conv;0	0		Conv;0	0		Cash;0	0	
Date of Sale/Time		s11/23;c10/23	0		s02/24;c01/24	0		Active	-34,975	
Location	A;Light Traff St;	A;2 LightTraff St;	+75,000		N;Res;	-75,000		N;Res;	-75,000	
Leasehold/Fee Simple	Fee Simple	Fee Simple			Leasehold	+100,000		Fee Simple		
Site	10890 sf	10018 sf	+4,360		15246 sf	-21,780		10454 sf	+2,180	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Medit	0		DT1;Medit	0		DT1;Mid-Century	0	
Quality of Construction	Q3	Q3			Q3			Q3		
Actual Age	47	45	-3,000		47			58	+16,500	
Condition	C2	C2			C2			C2		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 3 2.0	7 3 2.0			6 3 2.0	0		7 3 2.0		
Gross Living Area	1,257 sq.ft.	1,500 sq.ft.	-30,375		1,464 sq.ft.	-25,875		1,225 sq.ft.	+4,000	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/CAC/FP	FWA/CAC	+5,000		FWA/CAC/FP			FWA/CAC/FP		
Energy Efficient Items	Solar/Owned	None	+25,000		None	+25,000		None	+25,000	
Garage/Carport	2galdw	2galdw			2galdw			2galdw		
Porch/Patio/Deck	Patio1	Patio2	-2,500		Patio1			Patio2	-2,500	
Other Factors	Pool/Spa	Pool/Spa			Pool/Spa			Pool	+10,000	
Other Factors	SportCourt/BBQ	None	+10,000		None	+10,000		None	+10,000	
Landscaping	Good	Good			Good			Good		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 83,485		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 12,345		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -44,795	
Adjusted Sale Price of Comparables		Net Adj. 7.8%			Net Adj. 1.1%			Net Adj. 3.2%		
		Gross Adj. 14.5%	\$ 1,153,485		Gross Adj. 22.1%	\$ 1,177,345		Gross Adj. 12.9%	\$ 1,354,205	

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	05/12/2023	12/02/2022		
Price of Prior Sale/Transfer	\$600,000	\$599,000		
Data Source(s)	ParcelQuest/CoreLogic	ParcelQuest/CoreLogic	PQ/CoreLogic	ParcelQuest/CoreLogic
Effective Date of Data Source(s)	03/09/2024	03/09/2024	03/09/2024	03/09/2024

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

Comp#4; MLS transfer, low sales price, fixer, unrelated to recent upgrades or current C2 condition, Doc#490313.

Comp 5; No recent transfers.

Listing comp 6; Recent MLS transfer 05/31/2023, \$1,355,000. Doc#154178.

Lower sale price than VS current list price at \$1,399,000.

Assume buyer remorse, currently listed slightly higher to cover RE/agent commission fees and expenses.

Analysis/Comments See supplemental addendum under (Summary of the sales comparison approach) for complete details, comments or adjustments.

ANALYSIS / COMMENTS



# Uniform Residential Appraisal Report

Loan; 1224131541  
File # 1224131541

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	2202 N Volturmo Rd Palm Springs, CA 92262	2194 Jacques Dr Palm Springs, CA 92262								
Proximity to Subject		1.40 miles W								
Sale Price	\$	\$ 1,275,000			\$			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 814.18 sq.ft.			\$ sq.ft.			\$ sq.ft.		
Data Source(s)		ClawMLS#24-347623;DOM 56								
Verification Source(s)		PQ/Listing								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		Listing								
Concessions		Cash;0								
Date of Sale/Time		Active	-31,875							
Location	A;Light Traff St;	N;Res;	-75,000							
Leasehold/Fee Simple	Fee Simple	Fee simple								
Site	10890 sf	13939 sf	-15,245							
View	N;Res;	N;Res;								
Design (Style)	DT1;Ranch	DT1;Mid-Century	0							
Quality of Construction	Q3	Q3								
Actual Age	47	65	+27,000							
Condition	C2	C2								
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 3 2.0	7 3 2.0								
Gross Living Area	1,257 sq.ft.	1,566 sq.ft.	-38,625		sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf								
Functional Utility	Average	Average								
Heating/Cooling	FWA/CAC/FP	FWA/CAC	+5,000							
Energy Efficient Items	Solar/Owned	None	+25,000							
Garage/Carport	2gal1dw	2gal1dw								
Porch/Patio/Deck	Patio1	Patio2	-2,500							
Other Factors	Pool/Spa	Pool/Spa								
Other Factors	SportCourt/BBQ	None	+10,000							
Landscaping	Good	Avg	+100,000							
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,755		<input type="checkbox"/> + <input type="checkbox"/> -	\$		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 0.3%			Net Adj. %			Net Adj. %		
		Gross Adj. 25.9%	\$ 1,278,755		Gross Adj. %	\$		Gross Adj. %	\$	

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 # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Date of Prior Sale/Transfer	05/12/2023									
Price of Prior Sale/Transfer	\$600,000									
Data Source(s)	ParcelQuest/CoreLogic	PQ/CoreLogic								
Effective Date of Data Source(s)	03/09/2024	03/09/2024								

SALE HISTORY

Analysis of prior sale or transfer history of the subject property and comparable sales Listing comp 7; No recent transfers.

ANALYSIS / COMMENTS

Analysis/Comments See supplemental addendum under (SUMMARY OF THE SALES COMPARISON APPROACH) for complete details, comments and or adjustments.

Supplemental Addendum

File No. 1224131541

Table with 5 rows: Borrower (Mitchell Matthews & Jennifer Matthews), Property Address (2202 N Volturno Rd), City (Palm Springs), County (Riverside), State (CA), Zip Code (92262), Lender (United Wholesale Mortgage)

1 =====
2 -----SUPPLEMENTAL ADDENDUM-----
3 =====

5 INTENDED USER and INTENDED USE;

7 1) The intended user of this appraisal report is the lender/client.

8 2) 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 this appraisal, reporting requirements of this appraisal report & definition of market value. ( No additional intended users are identified by the appraiser )

12 BORROWER VS OWNER Data; Names, spelling and or format may vary.

13 Lender/client/Title Company to verify & confirm authorized borrowers. No effect on marketing or value.

15 SITE. Comments related to SITE noted below.

17 LOT DIMENSIONS

18 Lot measurements were NOT included in the appraiser's scope of work.

19 Appraiser is NOT a licensed land surveyor.

20 Lot dimensions based on Assessor Plat Map.

22 LOT SIZE; Based on ParcelQuest/CoreLogic/Assessor data.

24 EXTERNAL DEPRECIATION OR ADVERSE SITE FACTORS; YES

25 \*\*\*Subject fronts (Light-Traffic Street). See photos.

26 Not a health, safety or environmental concern.

27 No Effect on marketing based on comp #4, (Fronts and Sides Light traffic streets). See sales comp grid.

28 Effect on value, YES, adjusted in the sales comp grid under Location & in the cost approach under external depreciation.

30 AIRPORT NEAR THE SUBJECT.

31 \*\*\*Not considered an adverse factor.

32 Subject is located away from take-off or landing path.

33 See Aerial map.

34 No effect on marketing or value based on comps in the same area.

36 Death on site.

37 \*\*\*NOT considered an adverse factor.

38 According to recent sold MLS report (There was a death on site, natural causes).

39 See copy of MLS report from 2023.

40 Subject has extensive remodeling, over \$400,000 in upgrades.

41 Currently leased, marketable and habitable.

42 No effect on marketing or value.

45 IMPROVEMENTS. Comments related to IMPROVEMENTS noted below.

48 ACTUAL BED/BATH and GLA for Subject.

49 Assessor/ParcelQuest shows; 4 bed + 2.0 baths and 1,248 GLA.

50 Recent MLS report from 2023 shows; 4 bed + 2.0 baths and 1,248 GLA.

51 \*\*\*Inspection revealed the subject has 3 bed + 2.0 baths and 1,257 GLA.

52 See sketch.

53 According to borrower, 4th bedroom walls were removed to create more open space during the remodeling process.

54 Stated, remodeling was done with permits, lender/client to verify and confirm, if necessary.

55 4th bedroom area now treated as DEN.

56 Structure is built in a professional workmanship manner.

57 Floor plan is functional & conforming.

58 No health & safety factors.

59 No effect on marketing based on comps with similar 3 Bed + 2.0 bath count and Sqft-GLA.

60 Effect on value, YES, based lower bed count, per principle of substitution.

62 CONDITION RATING; C2, extensive remodeling, upgrades include but not limited to landscaping, remodeled kitchen/baths, paint, flooring, doors, windows, smooth exterior stucco, pool/spa, sport court.

64 Over \$400,000 in upgrades, per owner. Remodeling completed in a professional manner.

66 QUALITY RATING; Q3, wood frame structure with comp shingle roof, typical and conforming.

68 EFFECTIVE AGE; Lower than Actual age due to periodic upgrades over the subject's lifetime.

70 FWA/CAC; Heating/cooling.

71 Subject has a 1 Double wide heating/cooling unit, 1 mini-split heating/cooling unit.

72 However, the double wide heating/cooling unit has Ceiling Ducts and Thermostat on the wall.

73 Treated as FWA/CAC with ducts and Thermostat. See photos.

74 No effect on marketing or value.

75 Subject has sufficient heating/cooling capacity for entire SFR GLA. Up to CA/Codes.

77 2 SOLAR PANEL SYSTEMS. Paid OFF.

78 Borrower provided recent escrow document showing 2 solar panels were paid off during recent sale/escrow in 2023.

79 \*\*\*Assume 1 solar panel system is not sufficient for entire SFR.

80 Assume 2 solar panel system creates (1 Complete solar panel system).

Supplemental Addendum

File No. 1224131541

Table with 2 columns: Field Name and Value. Fields include Borrower, Property Address, City, County, State, Zip Code, and Lender.

81 Treated as (1 Solar panel system in the sales comp grid).
82 Subject has solar panels as main source and electrical utility as back-up source.
83 Subject has year-round electrical source.
84 No adverse effect on marketing or value.

85 =====
86 SUMMARY OF THE SALES COMPARISON APPROACH.
87 =====

88 Extensive comments and analysis, described under multiple sections to help the reader find specific information.
89
90 Section (1) Values.
91 Section (2) Comparable comments.
92 Section (3) Adjustment comments.
93 Section (4) Criteria used.
94 Section (5) Matched-Bracketed, dated sales, distant sales, over 20% GLA variance, and any other issue, when applicable.
95 Section (6) Wide range of values.

96
97 =====
98 Section (1) VALUES
99 =====

101 Report includes 5 sold comps, 2 listing comps for a total of = 7 Comps.

103 Most weight given to SOLD comps # 1-5, most reliable source due to final sales price.
104 80% weight given.
105 See Comparables Comments section for each comp and the reason as to why each comp was used.
106 Least weight given to LISTINGS comps #6-7 due to unpredictable list/sale ratios.
107 20% weight given.
108 Reason; Listings comps may require price reductions and in some cases may end up selling below listing price.

110 Subject's \$1,275,000 value is similar to the (Midrange) adjusted comparable value due to subject's conformity with other SFRs, similar
111 Sqft-GLA, condition, age, location...

113 Subject's \$1,275,000 value is above (Predominant) value of \$905,000 due to subject's C2 condition with extensive remodeling, landscaping,
114 over \$400,000 in upgrades, per owner, see photos.
115 No effect on (Marketing) based on comps under similar C2 condition.
116 Subject is not an (over or under) improvement based on comps with similar GLA.

118 Subject's \$1,275,000 value is above Recent transfer at \$600,000 on 05/12/2023.
119 See copy of MLS report.
120 Fixer condition, low sales price, unrelated to recent upgrades.
121 Recent upgrades include but not limited to remodeled kitchen/baths, paint, flooring, windows, landscaping, smooth exterior stucco,
122 pool/spa, sport court, over \$400,000 in upgrades, per owner. See photos.
123 Comps 1-7 support a higher value.

126 Section (2) Comparable COMMENTS
127 =====

129 COMP#1,
130 Similar condition rating.
131 Comp was used due to similar condition, GLA, lot size, age.

133 COMP#2,
134 Condition adjustment, inferior, \*\*\*NO interior MLS photos, common for SFR with limited or substandard upgrades.
135 Comp was used due to similar lot size, age, recent sale.

137 COMP#3,
138 Similar condition rating.
139 Comp was used due to similar condition, GLA, lot size, age.

141 COMP#4,
142 Similar condition rating.
143 \*\*\*Similar adverse location, Sides and fronts (Light traffic streets).
144 Comp was used due to similar condition, close proximity, similar adverse site factors.

146 COMP#5,
147 Similar condition rating.
148 \*\*\*Leased land / Leasehold estate, adjusted in the sales comp grid.
149 Comp was used due to similar condition, age, recent sale.

151 COMP#6,
152 Similar condition rating.
153 Comp was used due to similar condition, lot size.

155 COMP#7
156 Similar condition rating.
157 \*\*\*GROSS adjustments due to;
158 List/sale ratio, superior location and inferior landscaping improvements.

159 Comp was used due to similar condition rating.

Supplemental Addendum

File No. 1224131541

Table with 5 columns: Borrower, Property Address, City, County, State, Zip Code, Lender. Values include Mitchell Matthews & Jennifer Matthews, 2202 N Volturno Rd, Palm Springs, Riverside, CA, 92262, United Wholesale Mortgage.

160 -----

161

162 =====

163 Section (3) ADJUSTMENT COMMENTS

164 =====

165

166 ADJUSTMENTS NOTED BELOW ARE BASED ON (Paired Sales)

167 GLA; \$125.00 Per Sqft.

168 Lot size; \$5.00 Per Sqft.

169 Year-Built \$1,500 Per Year difference.

170 Bath; \$10,000

171 Spa; \$10,000

172 Patio/Deck/Balcony/Porch/Trellis/Gazebo; \$2,500 Each.

173 Sport court; \$5,000

174 BBQ; \$5,000

175 Fireplace; \$5,000.

176 Solar/Owned; \$25,000

177 Condition Rating; \$100,000

178 Landscaping \$100,000

179

180 No adjustments for Kitchen/Laundry appliances or (Used Furniture). Paired sales analysis.

181 No DESIGN adjustments for Ranch, Mediterranean, Modern, Craftsman or any other style. Paired sales analysis.

182 No FINANCING adjustments for Cash, Conventional, Private loans, FHA or VA financing. Paired sales analysis.

183 No TIME adjustments. Based on stable market values. 1004mc / ClawMLS.

184

185 Leasehold; \$100,000 Paired sales.

186 LISTINGS; -2.5% based on list/sale ratios, 1004mc/MLS.

187

188 LOCATION adjustments: Paired sales.

189 Plus / Minus \$75,000 For SFRs along light traffic streets.

190 Plus / Minus \$150,000 For comp 4, (Sides/Fronts light traffic streets).

191

192 =====

193 Section (4) CRITERIA used

194 =====

195

196 900 to 1,600 GLA, 2,000 to 20,000 Sqft lot size, 12 months sales data.

197 Year built; No restrictions.

198 Results; See MLS/Listing inventory used to support 1004mc form. See Neighborhood section.

199

200 Reason; Subject has over \$400,000 in recent upgrades, pool/spa, solar panels.

201 Effort was made to include comps with similar Sqft-GLA, condition, location, age, features and amenities.

202

203 =====

204 Section (5) Matched-Bracketed, dated sales, distant sales, over 20% GLA variance comments, when applicable.

205 =====

206

207 Comp 7 = GLA variance at 20-25%.

208 Sold comp 4 = Recorded within 3-6 months.

209 Sold comp 1, 3 = Recorded within 6-12 months.

210 Reason; Subject has over \$400,000 in recent upgrades, pool/spa, solar panels.

211 Effort was made to include comps with similar Sqft-GLA, condition, location, age, features and amenities.

212

213 ACROSS the board adjustments made to comps # 1-3 under Location.

214 Sold comp 4 has similar location issues, light traffic streets.

215

216 ACROSS the board adjustments made to comps # 1-7 for Sport-court and BBQ. Bottom of grid.

217 Adjustments were minimal, NOT a major factor in determining the subject's value.

218 Greater effort was made to include comps with similar C2 condition, Pool/Spa/Solar panels.

219 No effect on marketing based on SFRs in the area with similar sport-courts or BBQs.

220

221 Comp 5-6-7 = Located within 1-2 miles.

222 Reason; Subject has over \$400,000 in recent upgrades, pool/spa, solar panels.

223 Effort was made to include comps with similar Sqft-GLA, condition, location, age, features and amenities.

224 No effect on value for distance factor(s) mentioned above based on paired sales analysis.

225 All comps are located in the same City.

226 Location adjustments were made based on a case-by-case basis, when applicable.

227

228 =====

229 Section (6) Wide range of Values

230 =====

231

232 WIDE RANGE of ADJUSTED OR UNADJUSTED SALES PRICES are Typical for THE AREA.

233 Wide range is due to multiple factors including but not limited to GLA, condition, quality of construction, location, age, streets, views,

234 topography, external depreciation factors, unique features and amenities.

235 =====

236

236 END OF SUMMARY OF THE SALES COMPARISON APPROACH.

237 =====

238

239 -----

239 EXTRAORDINARY ASSUMPTIONS may affect the assignment results.

240 Extraordinary Assumptions have been applied to the subject and sales comps concerning condition, and all other attributes which would

241 require a visual inspection. Where the appraiser is unable to inspect or verify the condition or existence of certain items an assumption is

Supplemental Addendum

File No. 1224131541

Borrower	Mitchell Matthews & Jennifer Matthews		
Property Address	2202 N Volturmo Rd		
City	Palm Springs	County	Riverside
		State	CA
		Zip Code	92262
Lender	United Wholesale Mortgage		

242 often made or becomes necessary to reach a conclusion to formulate an opinion of value. Items that commonly fall within this area are  
 243 features of each property including but not limited to; condition adjustments, and the amount of upgrading [interior condition] in the  
 244 sales comps used. Where possible, the appraiser has taken steps to also use services [i.e. Multiple Listing Service] for verification.

245  
 246 DISCLAIMER: Appraiser does not purport to be or wish to present a perception to the reader of this report that he is qualified on matters  
 247 of construction and the mechanical systems related to the structures he is inspecting. Additionally he is not a land surveyor and therefore  
 248 cannot attest to the accuracy of measurements of the subject lot and other lots related to this report.

249 -----  
 250 FIRREA;  
 251 Market Value was prepared for federally-related mortgage loan purposes and is in conformance with the requirements of Title XI of the  
 252 Federal Financial Institutions Reform, Recovery & Enforcement Act of 1989 (FIRREA), the Uniform Standards of Professional Appraisal  
 253 Practice (USPAP), the Secondary Market Lender/Client.

254 -----  
 255 NO prelim-title report.

256  
 257 Not available for appraiser review.  
 258 Title disputes, judgments or any other adverse factors are unknown.  
 259 Appraised as subject being free & clear of adverse title factors.  
 260 Lender/client/intended user to verify & confirm.

261 -----  
 262 Coverage area and Appraiser Experience.

263  
 264 Appraiser covers the Riverside and San Bernardino Counties in CA.  
 265 Subject is located within (10-15) miles from appraiser office, within coverage area.

266  
 267 Appraiser has over 13 years experience as a full time real estate appraiser.  
 268 See full page (Appraiser Profile) included in this report for complete details.

269 -----  
 270 MARKETING TIME VS EXPOSURE TIME.

271  
 272 Not to be confused. 2 different and (independent factors) that may be the same or opposite, depending on current market trends.

273  
 274 1) Marketing time; Related to future expectations. Based on Median DOM for current listing inventory. See 1004mc form.  
 275 2) Exposure Time: Related to the past, based on Days on Market for sold comps 1-2-3 used in this report. See sales comp grid.

276  
 277 Issues discussed throughout the report.  
 278 Sources; 1004mc-form/ClawMLS/ USPAP. Appraisal Institute

279 -----END-----  
 280

# ParcelQuest Property Profile



County Last Updated: 02/26/2024

## Property Location

<b>Address:</b> 2202 N VOLTURNO RD	<b>City:</b> PALM SPRINGS	<b>Zip:</b> 92262-3873
<b>APN#:</b> 501-412-007	<b>Use Code:</b> Single Family Residence	<b>County:</b> Riverside
<b>Tract:</b> DESERT PARK ESTATES 8	<b>Census Tract:</b> 446.04	<b>Zone:</b> R1C
<b>Map Page/Grid:</b> 756/ H5	<b>Legal Desc:</b> LOT 31 MB 035/072 DESERT PARK ESTATES 8	
<b>Total Assessed Value:</b> 71,159	<b>Tax Amount:</b> 1,077.90	
<b>Percent Improvement:</b> 0.92	<b>Tax Year / Assessor Year:</b> 2023 / 2023	

## Current Owner Information

<b>Current Owner:</b> MITCHELL,SCOTT MATTHEWS/MATTHEWS,JENNIFER NICOLE	<b>Owner Address:</b> 40168 NOLINA CT
<b>City, State, Zip:</b> PALM DESERT, CA, 92260-2335	<b>Owner Occupied:</b> No
<b>Last Transaction:</b> 05/12/2023	<b>Deed Type:</b> grant deed/deed of trust
<b>Amount:</b> 600,000	<b>Document:</b> 0000137446

## Last Sale Information

<b>Transferred From:</b> SPIVEY, DEBBE M	<b>Seller Address:</b>
<b>Recording / Sale Date:</b> 05/12/2023 / 04/25/2023	<b>Prior Recording / Sale Date:</b> /
<b>Most Recent Sale Price:</b> 600,000	<b>Prior Sale Price:</b>
<b>Document Number:</b> 0000137446	<b>Prior Document No.:</b>
<b>Document Type:</b> grant deed/deed of trust	<b>Prior Document Type:</b>

## Lender Information

<b>Lender:</b> CUSTOM AUTOSOUND MANUFACT	<b>Full/Partial:</b> C
<b>Loan Amount / 2nd Trust Deed:</b> 420,000 / 0	<b>Loan Type:</b> conventional

## Physical Information

<b>Building Area:</b> 1,248	<b># of Bedrooms:</b> 4	<b>Lot Size Sqft / Acreage:</b> 10,890 / 0.25
<b>Additional:</b> 0	<b># of Bathrooms:</b> 2.00	<b>Year Built / Effective:</b> 1977 / 0
<b>Garage:</b> 456	<b># of Stories:</b> 1	<b>Heating:</b> Central
<b>First Floor:</b> 0	<b>Total Rooms:</b> 6	<b>Cooling:</b> Central Air
<b>Second Floor:</b> 0	<b># of Units:</b> 0	<b>Roof Type:</b> Composition Shingle
<b>Third Floor:</b> 0	<b>Garage/Carport:</b> Attached Garage	<b>Construction/Quality:</b> / 0
<b>Basement Finished:</b> 0	<b>Fireplaces:</b> 0	<b>Building Shape:</b>
<b>Basement Unfinished:</b> 0	<b>Pool/Spa:</b>	<b>View:</b>

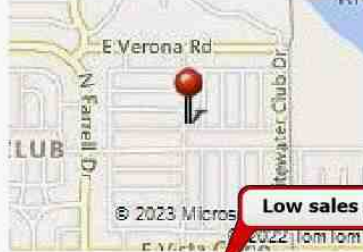
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# Recent SOLD MLS report from 2023

**1** 2202 N Volturmo Rd  
Palm Springs CA 92262

**4** Beds  
**Baths 2.00**  
(2F 0T 0H 0Q)  
**1,248 Sqft**  
Assessor

Single Family  
**SP: \$600,000**



Area	331 Palm Springs North End
Subdivision	Desert Park Estates
Sold Price/SqFt	\$480.77
Lot Size	10,890/Assessor
HOA Fee 1 & 2	
MLS#	219092036DA
APN	501412007

**Low sales price, sold as FIXER.**

**Directions:** From Palm Springs. Drive East on Vista China. Turn left on N. Volturmo Rd. Home is corner lot on the Right side of Volturmo Rd and E. Ventura Rd.  
**Remarks:** Back on the Market as buyer could not perform- Fleeting opportunity to own an affordable 4 bedroom, 2 bathroom home in Palm Springs with no HOA! This Desert Park Estates corner lot is waiting for your personal touch to transform it from a fixer into your own oasis. Imagine waking up each morning to breathtaking views of the San Jacinto Mountains, right from the comfort of your own home. Perfect for anyone with a creative eye, this home features an expansive backyard surrounded by block walls - the perfect blank canvas for all of your design ideas. With an RV gate that leads to the backyard and RV sewer and water hookups, this home is perfect for those who love to travel and explore. But that's not all - this home is also equipped with leased solar power, a feature that will be seamlessly resumed by the new owner. Just minutes away from Downtown Palm Springs, Palm Springs International Airport, and the 10 freeway, this home is conveniently located for all of your lifestyle needs. Don't miss out on this incredible opportunity to make your dream home a reality.  
**Agent Remarks:** Seller notes: Seller disclosed that Sun porch was not permitted. Buyer advised to verify square footage. Seller's husband passed in backyard approx. 2 months ago of natural causes.  
**Showing Remarks:** Lockbox. Go Direct

Structure Info	Land/Lot Info	Contract Info	DOM 8
Year Built/Source: 1977 / Assessor	Zoning	List Date: 03-11-2023	
View: Mountains	Land Type: Fee	List Price: \$649,000	
Stories: 1	Land Lease Purchase: No	Orig List Price: \$675,000	
Guest House	Horse Property: No	Status Date: 05-12-2023	
PUD	Lot Acreage	Sale Type: Standard	
Sewer: Unknown	Special Zone	CSO: 2.50%	
Style	Addl Parcel	Listing Type: Exclusive Right	
		Disclosure: As is	

Accessory Dwelling Unit  
This listing does not have any ADU.

Community/Development	Parking Details	Sale/Sold Info
Tax Mello Roos: No	Parking Type: Attached, Driveway, Garage Is Attached	Contract Date: 04-20-2023
Complex/Assoc Name	Total Spaces: 4	Sold Date: 05-12-2023
Assoc Amenities	Covered Spaces: 1	Sold Price: \$600,000
Assoc Fees Include	Uncovered Spaces: 2	Sale Terms: Standard Sale
Assoc Pet Rules	Garage Spaces: 1	Sold Price/SqFt: \$480.77
Community Features: Rv Access/Pkng	Carport Spaces	SP/LP: 92.45%
Rental Restrictions		
Short Term Rentals: Unknown		
Short Term Rental Duration		

Interior Features	Exterior Features
# Fireplaces/Details	Pool: No
Furnished: Unfurnished	Spa
AC/Cooling: Air Conditioning, Ceiling Fan, Central	Tennis/Courts
Heating: Forced Air	Roofing
Flooring: Other, Vinyl	Fence
Laundry	
Equip/Apppl: Ceiling Fan	

<b>SHEILA COOPER</b> BENNION DEVILLE HOMES DRE#: 01325548 SELLER'S AGENT1   CALDRE#: 02081689	<b>TYLER BECKWITH</b> RE/MAX DESERT PROPERTIES DRE#: 02038283 BUYER'S AGENT1   CALDRE#: 02202510
Phone/Cell: p: 760-880-2225	Phone/Cell: p: 801-554-7420
Email: ess0506@aol.com	Email: tbeckwith56@gmail.com
Office Phone: p: 760-770-6801	Office Phone: p: 760-203-2771

**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Martin Montes De Oca CALDRE#: 01395958 | DMCA

## Solar Panels Payment Data Page - Page 2

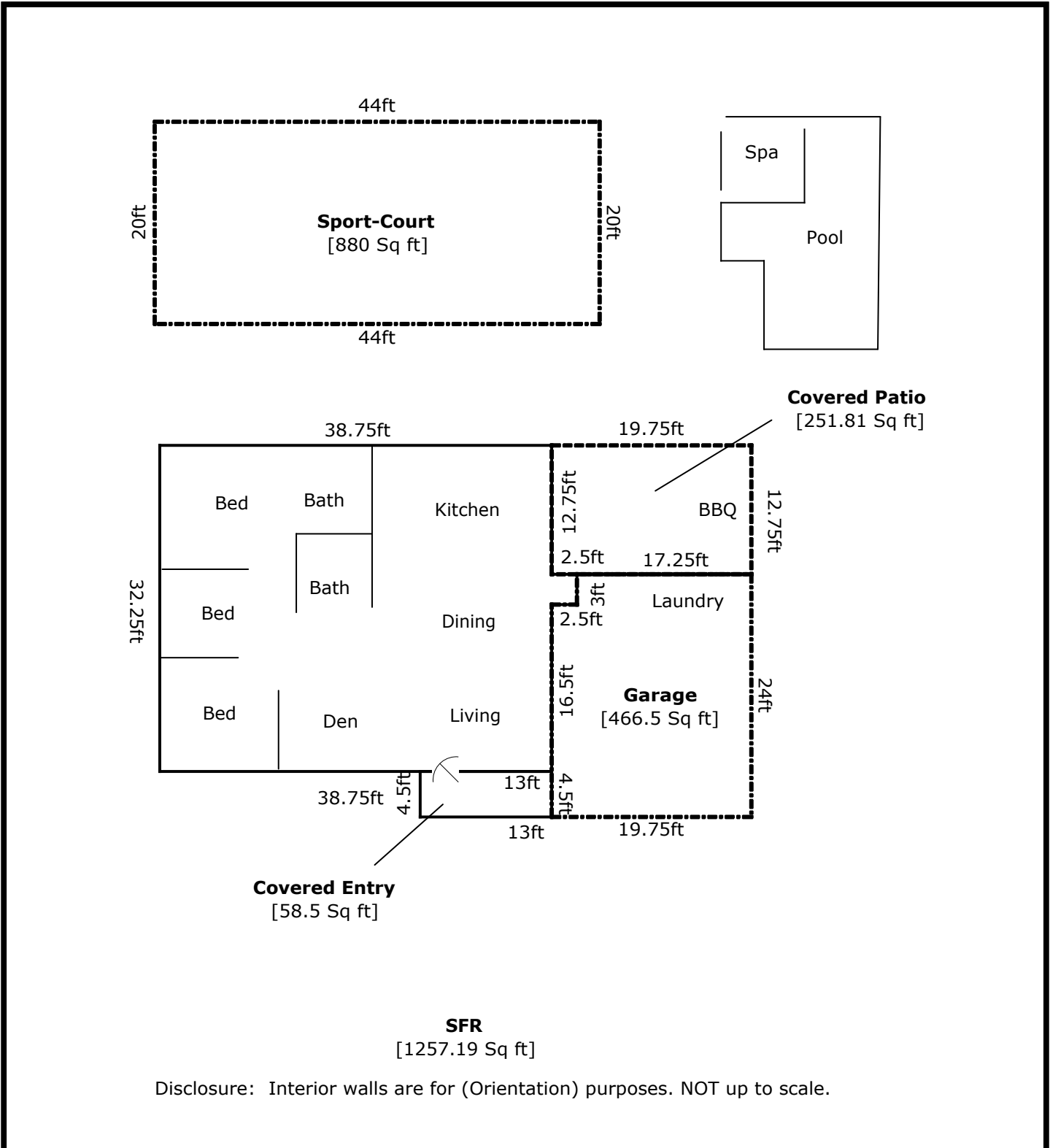
Wire/Express: WFG National Title Company	30.00	
Deed Recording Fee: WFG National Title Company	14.00	
Mortgage Recording Fee: WFG National Title Company	73.00	
Recording Service Fee- Title: WFG National Title Company	23.00	
Binder Fee for 600,000.00: WFG National Title Company	156.00	
Notary Services: G.Campa	200.00	
<b>ESCROW CHARGES TO: Escrow Plus, Inc.</b>		
Escrow Fee	1,675.00	
Loan Tie-In Fee	225.00	
Document Preparation Fee	75.00	
Overnight Delivery & Handling	50.00	
Agent Discount From Escrow Holder		200.00
<b>LENDER CHARGES</b>		
New Deed of Trust to Custom Autosound Manufacturing Inc., a California Corporation:		420,000.00
Loan Fee @ 0.0000 %: Custom Autosound Manufacturing Inc., a California Corporation	870.00	
Tax Service: Custom Autosound Manufacturing Inc., a California Corporation	100.00	
Processing Fee: Custom Autosound Manufacturing Inc., a California Corporation	400.00	
Inspection Fee: Custom Autosound Manufacturing Inc., a California Corporation	200.00	
Document Preparation: Custom Autosound Manufacturing Inc., a California Corporation	400.00	
Wire Fee: Custom Autosound Manufacturing Inc., a California Corporation	130.00	
Overnight Fee/ Mail: Custom Autosound Manufacturing Inc., a California Corporation	130.00	
Broker Compensation: Custom Autosound Manufacturing Inc., a California Corporation	10,500.00	
<b>LOAN PAYOFF: Sunrun</b>		
Payoff-154229486269	36,357.14	
Payoff-355339075035	20,662.85	
Total Loan Payoff		57,019.99
<b>ADDITIONAL DISBURSEMENTS:</b>		
Homeowner's Insurance: Motz Rusin Insurance Agcy, Inc.	2,417.00	
<b>SUBTOTALS</b>	675,714.05	677,149.14
<b>DUE TO BUYER/BORROWER</b>	1,435.09	
<b>TOTALS</b>	677,149.14	677,149.14

According to Owner. 2 Solar panel systems were Paid OFF during recent sale- escrow in 2023.



### Building Sketch

Borrower	Mitchell Matthews & Jennifer Matthews		
Property Address	2202 N Volturno Rd		
City	Palm Springs	County	Riverside
		State	CA
		Zip Code	92262
Lender	United Wholesale Mortgage		



Disclosure: Interior walls are for (Orientation) purposes. NOT up to scale.

TOTAL Sketch by a la mode

#### Area Calculations Summary

Living Area		Calculation Details
SFR	1257.18799 Sq ft	$32.25 \times 38.75 = 1249.6875$ $3 \times 2.5 = 7.5$
<b>Total Living Area (Rounded):</b>	<b>1257 Sq ft</b>	
<b>Non-living Area</b>		
Garage	466.5 Sq ft	$19.75 \times 21 = 414.75$ $3 \times 17.25 = 51.75$
Covered Patio	251.8125 Sq ft	$12.75 \times 19.75 = 251.8125$
Sport-Court	880 Sq ft	$20 \times 44 = 880$
Covered Entry	58.5 Sq ft	$4.5 \times 13 = 58.5$

# Assessor Plat Map

501-41

29-8-6

T.C.A. 011-030

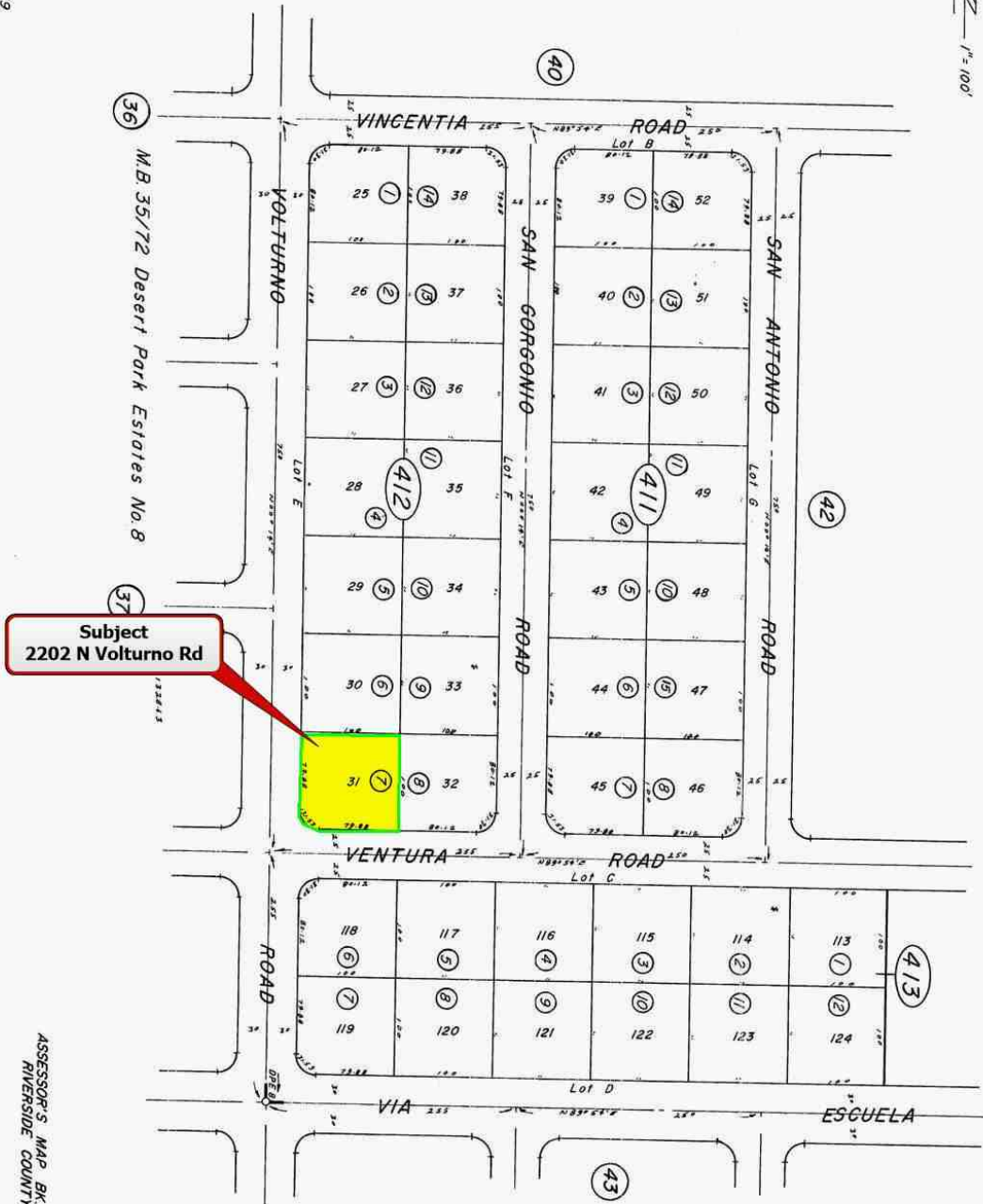
POR NE 1/4 SE 1/4 SEC. 1, T. 4S, R. 4E



DATE	OLD MAP	NEW MAP
	41-000	41-001

DATA:

FEB. 1969



M.B. 35/72 Desert Park Estates No. 8

ASSESSOR'S MAP, BK. 501, PG. 41  
RIVERSIDE COUNTY, CALIF. 26

### Aerial Map

Borrower	Mitchell Matthews & Jennifer Matthews						
Property Address	2202 N Volturmo Rd						
City	Palm Springs	County	Riverside	State	CA	Zip Code	92262
Lender	United Wholesale Mortgage						



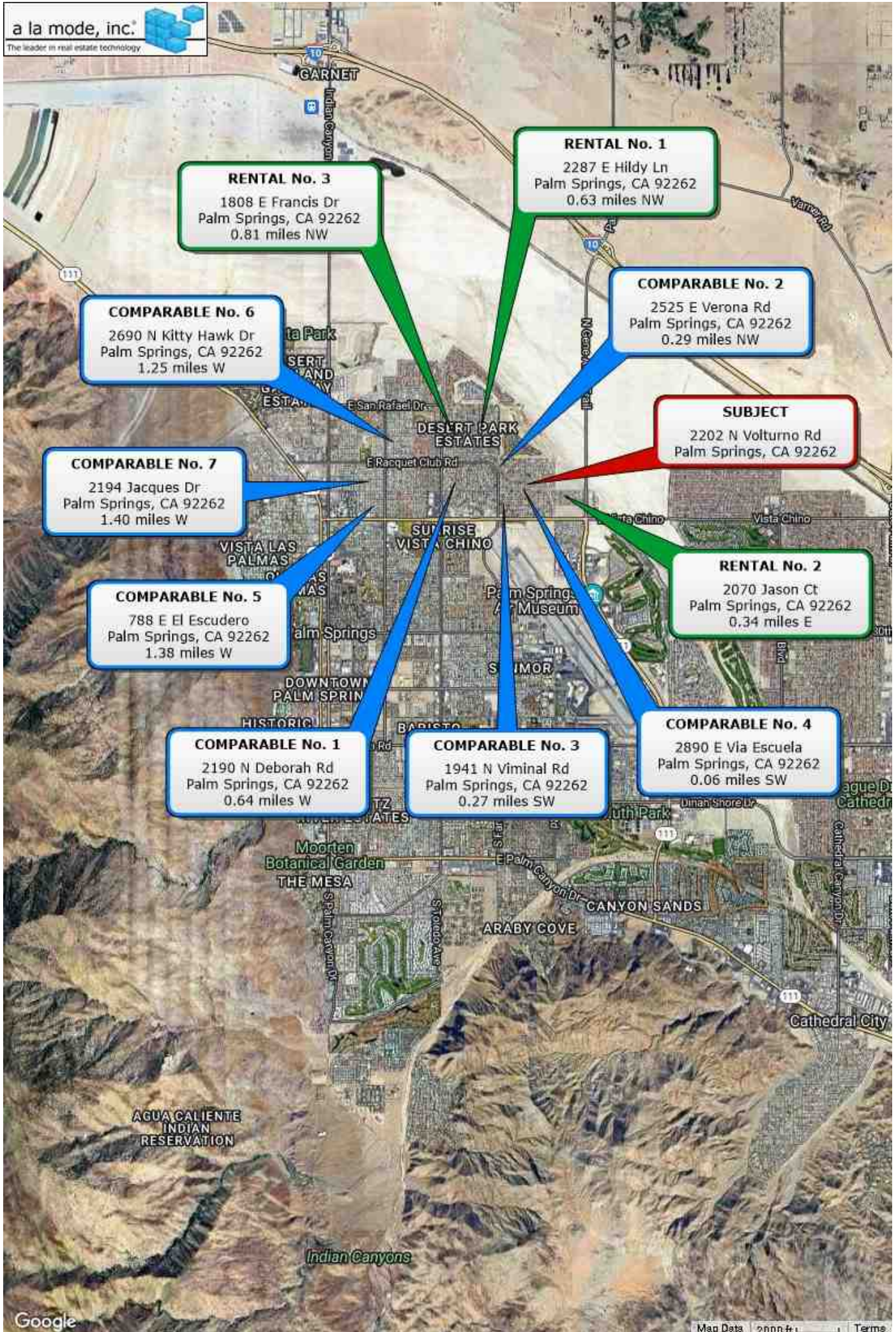
### Aerial Map

Borrower	Mitchell Matthews & Jennifer Matthews						
Property Address	2202 N Volturmo Rd						
City	Palm Springs	County	Riverside	State	CA	Zip Code	92262
Lender	United Wholesale Mortgage						



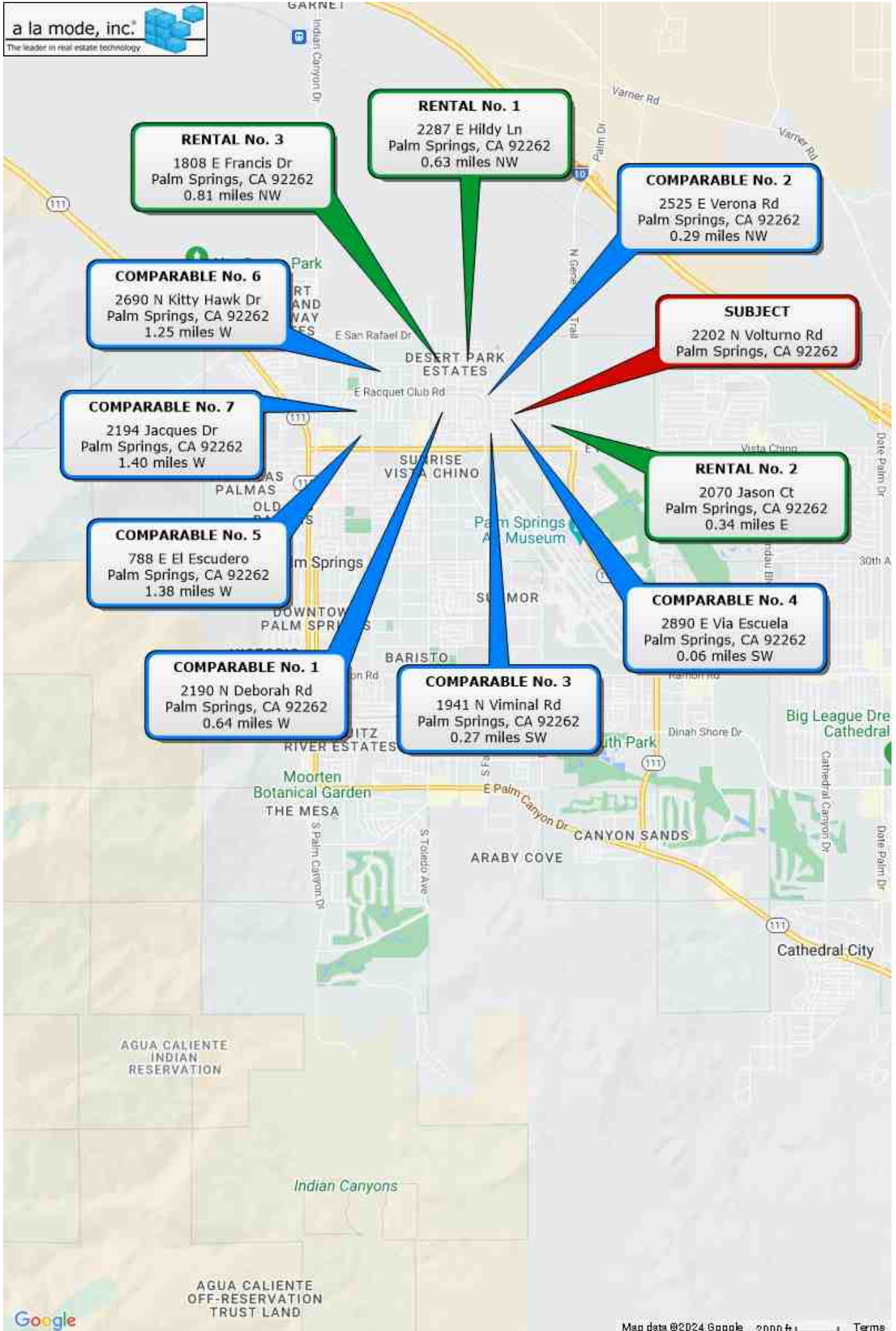
### Aerial Map

Borrower	Mitchell Matthews & Jennifer Matthews		
Property Address	2202 N Volturmo Rd		
City	Palm Springs	County	Riverside
		State	CA
		Zip Code	92262
Lender	United Wholesale Mortgage		



### Location Map

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturmo Rd				
City	Palm Springs	County	Riverside	State	CA
				Zip Code	92262
Lender	United Wholesale Mortgage				



### Subject Photo Page

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturno Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender	United Wholesale Mortgage				



#### Subject Front

2202 N Volturno Rd  
Sales Price  
Gross Living Area 1,257  
Total Rooms 7  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location A;Light Traff St;  
View N;Res;  
Site 10890 sf  
Quality Q3  
Age 47



#### Subject Rear



#### Subject Street

### Photograph Addendum

Borrower	Mitchell Matthews & Jennifer Matthews						
Property Address	2202 N Volturmo Rd						
City	Palm Springs	County	Riverside	State	CA	Zip Code	92262
Lender	United Wholesale Mortgage						



**Other street photo**



**Address verification**



**FRONT/SIDE**



**FRONT/SIDE**



**REAR/SIDE**



**REAR/SIDE**



### Photograph Addendum

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturmo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender	United Wholesale Mortgage				



**KITCHEN**



**DINING**



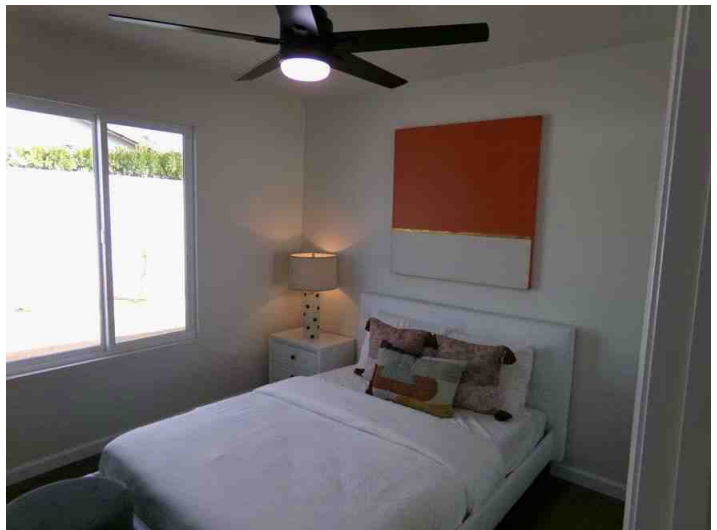
**LIVING**



**DEN**



**BED 1**



**BED 2**

### Photograph Addendum

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturmo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender	United Wholesale Mortgage				



**BED 3**



**BATH 1**



**BATH 2**



**GARAGE**



**GARAGE / LAUNDRY AREA**



**DOUBLE WIDE FWA/CAC**

### Photograph Addendum

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturmo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender	United Wholesale Mortgage				



**OTHER HEATING/COOLING UNIT**



**FWA/CAC THERMOSTAT**



**ELECTRICAL**



**SOLAR PANEL SYSTEMS**



**TANK-LESS WATER HEATER**



**SMOKE DETECTORS**

### Photograph Addendum

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturno Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender	United Wholesale Mortgage				



**CO DETECTORS**



**ELECTRICITY**



**RUNNING WATER**



**GAS**



**NEW SPORT COURT**



**NEW POOL/SPA**

### Photograph Addendum

Borrower	Mitchell Matthews & Jennifer Matthews						
Property Address	2202 N Volturmo Rd						
City	Palm Springs	County	Riverside	State	CA	Zip Code	92262
Lender	United Wholesale Mortgage						



**NEW LANDSCAPING**



**NEW POOL/SPA EQUIPMENT**



**NEW COVERED PATIO WITH BBQ**



**NEW BBQ**



**NEW SMOOTH EXTERIOR STUCCO  
NEW WINDOWS, PATIO DOORS**



**NEW EXTERIOR PAINT**

### Photograph Addendum

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturmo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender	United Wholesale Mortgage				



**NEW LANDSCAPING**



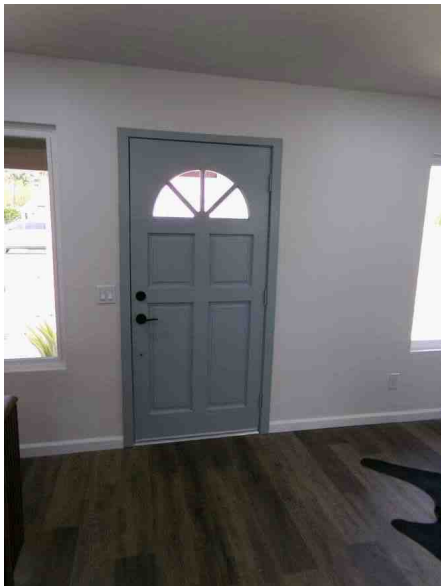
**NEW FRONT YARD DESERT LANDSCAPING**



**RECESSED LIGHTS**



**MIRROR CLOSET DOORS**



**INTERIOR PAINT  
FRONT ENTRY DOOR**



**FLOORING**

### Photograph Addendum

Borrower	Mitchell Matthews & Jennifer Matthews						
Property Address	2202 N Volturmo Rd						
City	Palm Springs	County	Riverside	State	CA	Zip Code	92262
Lender	United Wholesale Mortgage						



**BATH CABINETS/COUNTERS  
CLOSE-UP SAMPLE**



**KITCHEN CABINETS/COUNTERS  
CLOSE-UP SAMPLE**



**FIREPLACE**



**DOORS**



**ADVERSE; LIGHT TRAFFIC STREET**



**ADVERSE; LIGHT TRAFFIC STREET**

### Photograph Addendum

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturmo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender	United Wholesale Mortgage				



**COMP 2; APPRAISER PHOTO**



**COMP 2; MLS PHOTO,  
BEST AVAILABLE MLS PHOTO.  
APPRAISER PHOTO USED.**



### Comparable Photo Page

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturmo Rd				
City	Palm Springs	County	Riverside	State	CA
Zip Code	92262				
Lender	United Wholesale Mortgage				



#### Comparable 1

2190 N Deborah Rd  
 Prox. to Subject 0.64 miles W  
 Sale Price 1,300,000  
 Gross Living Area 1,242  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 3.1  
 Location N;Res;  
 View N;Res;  
 Site 10454 sf  
 Quality Q3  
 Age 43



#### Comparable 2

2525 E Verona Rd  
 Prox. to Subject 0.29 miles NW  
 Sale Price 1,170,000  
 Gross Living Area 1,438  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 10890 sf  
 Quality Q3  
 Age 50



#### Comparable 3

1941 N Viminal Rd  
 Prox. to Subject 0.27 miles SW  
 Sale Price 1,450,000  
 Gross Living Area 1,218  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 10454 sf  
 Quality Q3  
 Age 46

### Comparable Photo Page

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturmo Rd				
City	Palm Springs	County	Riverside	State	CA
Zip Code	92262				
Lender	United Wholesale Mortgage				



#### Comparable 4

2890 E Via Escuela  
 Prox. to Subject 0.06 miles SW  
 Sale Price 1,070,000  
 Gross Living Area 1,500  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location A;2 LightTraff St;  
 View N;Res;  
 Site 10018 sf  
 Quality Q3  
 Age 45



#### Comparable 5

788 E El Escudero  
 Prox. to Subject 1.38 miles W  
 Sale Price 1,165,000  
 Gross Living Area 1,464  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 15246 sf  
 Quality Q3  
 Age 47



#### Comparable 6

2690 N Kitty Hawk Dr  
 Prox. to Subject 1.25 miles W  
 Sale Price 1,399,000  
 Gross Living Area 1,225  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 10454 sf  
 Quality Q3  
 Age 58

### Comparable Photo Page

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturmo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender	United Wholesale Mortgage				



#### Comparable 7

2194 Jacques Dr  
 Prox. to Subject 1.40 miles W  
 Sale Price 1,275,000  
 Gross Living Area 1,566  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 13939 sf  
 Quality Q3  
 Age 65

#### Comparable 8

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

#### Comparable 9

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

# Market Conditions Addendum to the Appraisal Report

File No. 1224131541

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 2202 N Volturmo Rd City Palm Springs State CA ZIP Code 92262

Borrower Mitchell Matthews & Jennifer Matthews

**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)	60	18	22	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	10.00	6.00	7.33	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	16	20	53	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.60	3.33	7.2	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" 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	\$880,000	\$853,000	\$905,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	65	58	69	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$862,450	\$957,000	\$927,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	65	49	56	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	94.95%	96.33%	97.5%	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input 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.). Seller / Concessions are commonly made at 1-3% of the sales price.

Sources; ClawMLS / Brokers / Appraisers.

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). REOs represent less than 3.0% of all sales/listing. ClawMLS/Assessor.

Cite data sources for above information. CRITERIA; 900 to 1,600 GLA, 2,000 to 20,000 Sqft lot.

Sources; ClawMLS, ParcelQuest/CoreLogic.

See Charts. See MLS Sales/Listing inventory used to support this 1004mc form.

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.

ONE UNIT HOUSING TREND; Related to Neighborhood section.

SFRs values; Stable, area does not appear to be affected by higher interest rates.

See charts.

Demand/Supply; Supply increasing in this 1004mc form based on prior vs current quarter.

Oversupply in the NEIGHBORHOOD section based on 7.2 months of listing inventory, current quarter.

Marketing time; 1-3 months or 30-90 days based on the MEDIAN DOM at 56 for current listing inventory, current quarter.

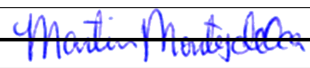
Sources; ClawMLS/ParcelQuest/CoreLogic/Titan Analytics.

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

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. N/A

Signature 	Signature
Appraiser Name MARTIN MONTES DE OCA	Supervisory Appraiser Name
Company Name Appraisal Providers	Company Name
Company Address 67782 E. Palm Canyon Dr. STE B104, #273, Cathedral City, CA 92234	Company Address
State License/Certification # AR042073 State CA	State License/Certification # State
Email Address martin@appraisal-providers.com	Email Address

### Analytics Charts

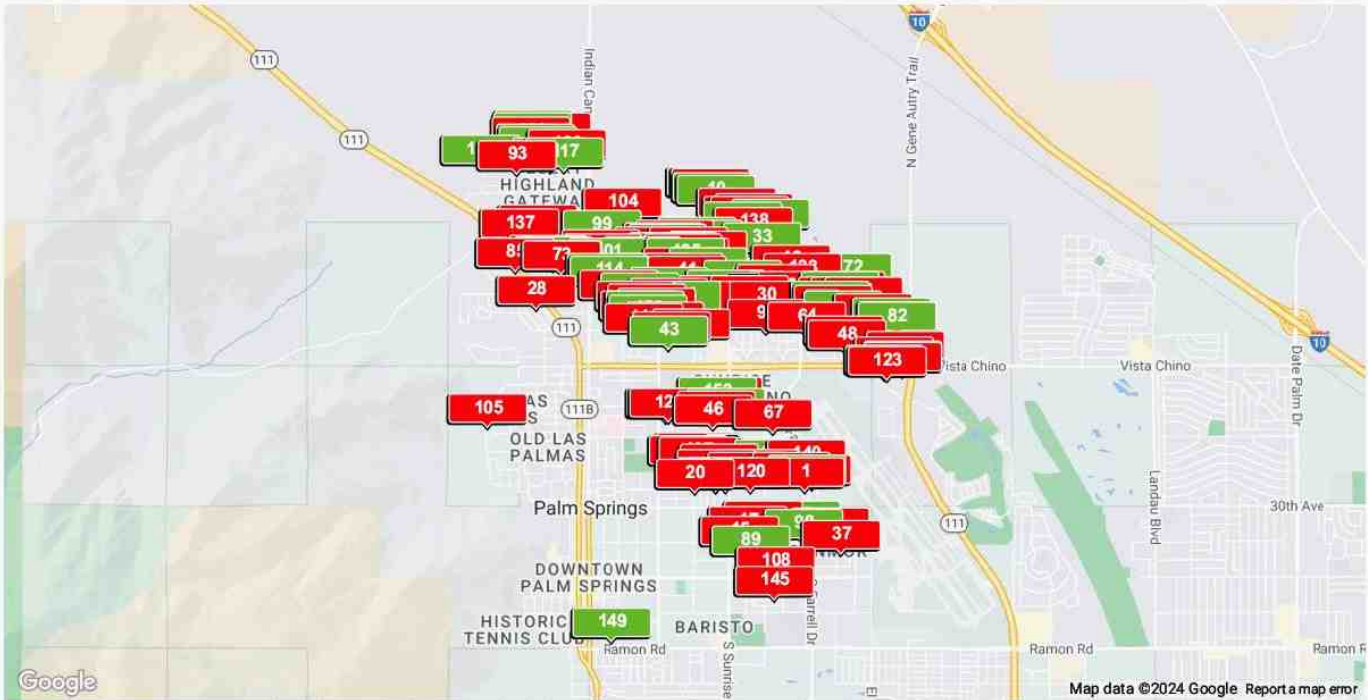
Borrower	Mitchell Matthews & Jennifer Matthews						
Property Address	2202 N Volturmo Rd						
City	Palm Springs	County	Riverside	State	CA	Zip Code	92262
Lender	United Wholesale Mortgage						



Stable market values, last 12 months, ClawMLS/1004mc/TitanAnalytics.



# 1004mc MLS sales & listing inventory - Page 1



#	S	AR	Address	Zip	LP	SP	BR	BA	Sqft	LSZ	LP/Sqft	SP/Sqft	YB	LD	Status Date	Open House	MLS#	Type
1	S		332520 N Monterey Rd	92262	\$950,000	\$875,000	3	2	1,440	10,454	\$659.72	\$607.64	1960	2/11/23	4/10/23		23-240975	SFR
2	S		332588 N Chiquita CIR	92262	\$1,150,000	\$1,150,000	3	2	1,541	13,939	\$746.27	\$746.27	1973	3/30/23	5/25/23		NP23051896MR	SFR
3	S		3312044 Jacques DR	92262	\$1,325,000	\$1,274,500	3	2	1,436	10,890	\$922.70	\$887.53	1959	4/27/23	6/1/23		219094238DA	SFR
4	S		332571 N Tercero Cir	92262	\$979,000	\$1,000,000	3	2	1,541	9,583	\$635.30	\$648.93	1973	3/17/23	5/1/23		23-250757	SFR
5	S		3312202 N Volturmo RD	92262	\$649,000	\$600,000	4	2	1,248	10,890	\$520.03	\$480.77	1977	3/11/23	5/12/23		219092036DA	SFR
6	S		332715 N Sunrise WAY	92262	\$725,000	\$630,000	2	2	1,584	5,663	\$397.73	\$397.73	1956	8/22/23	10/16/23		IV23157445MR	SFR
7	S		331436 W Pico RD	92262	\$1,149,000	\$1,115,000	3	2	1,472	10,019	\$780.57	\$757.47	1981	5/16/23	9/8/23		219095062PS	SFR
8	A		3311468 E Adobe Way	92262	\$850,000	\$0	3	2	1,475	7,405	\$576.27		1992	3/5/24	3/5/24		24-365285	SFR
9	A		331915 E Racquet Club RD	92262	\$799,000	\$0	3	2	1,225	9,148	\$652.24		1959	2/27/24	3/4/24		219107916PS	SFR
10	A		3311501 E Twin Star RD	92262	\$499,000	\$0	3	2	1,160	4,356	\$430.17		1982	3/7/24	3/7/24		OC24046463MR	SFR
11	A		3312852 E San Angelo RD	92262	\$1,449,999	\$0	3	2	1,372	10,019	\$1,056.85		1979	3/12/24	3/12/24	3/23/2024 (11:00AM - 4:00PM) (Broker)	IV24049994MR	SFR
12	S		3311340 E Gem CIR	92262	\$615,000	\$595,000	2	2	1,212	7,841	\$507.43	\$490.92	1982	9/24/22	3/16/23		219084985DA	SFR
13	S		3312106 N Roberto Dr	92262	\$699,000	\$625,000	3	2	1,225	11,326	\$570.61	\$510.20	1959	2/8/23	3/21/23		23-237837	SFR
14	S		3312146 N Blando Rd	92262	\$1,050,000	\$1,050,000	3	3	1,520	10,454	\$690.79	\$690.79	1966	2/22/23	4/20/23		23-244009	SFR
15	S		332207 N Saturmino Dr	92262	\$949,000	\$975,000	3	2	1,432	9,583	\$662.71	\$680.87	1971	7/8/23	8/2/23		23-287931	SFR
16	S		3313569 Arnico ST	92262	\$424,900	\$424,900	3	2	1,242	7,405	\$342.11	\$342.11	1987	7/8/23	8/7/23		219097215DA	SFR
17	S		332289 NW Cerritos DR	92262	\$799,000	\$750,000	2	2	1,527	17,860	\$523.25	\$491.16	1953	6/16/23	8/16/23		219096388PS	SFR
18	S		3312445 E Del Lago RD	92262	\$1,085,000	\$1,000,000	3	2	1,296	11,761	\$837.19	\$771.60	1977	3/17/23	6/27/23		219092367DA	SFR
19	S		3321061 E Olive WAY	92262	\$1,000,000	\$1,100,000	3	2	1,587	8,712	\$630.12	\$693.13	1956	3/6/23	3/24/23		219091718PS	SFR
20	S		332524 N Hermosa Dr	92262	\$1,275,000	\$1,290,000	3	2	1,526	5,227	\$835.52	\$845.35	1938	8/25/23	9/27/23		23-303159	SFR
21	S		3312890 E Via Escuela	92262	\$1,150,000	\$1,070,000	3	2	1,500	10,018	\$713.33	\$713.33	1978	8/28/23	11/3/23		SW23161112MR	SFR
22	S		3312218 N San Antonio RD	92262	\$745,000	\$720,000	3	2	1,490	10,454	\$500.00	\$483.22	1960	9/24/23	12/6/23		219100715DA	SFR
23	S		3311563 Lorena WAY	92262	\$829,000	\$770,000	4	2	1,597	7,405	\$519.10	\$482.15	1999	6/9/23	11/8/23		219096156DA	SFR
24	S		3311485 E Luna WAY	92262	\$899,000	\$903,000	3	2	1,475	7,405	\$609.49	\$612.20	1990	12/16/23	2/20/24		219104775DA	SFR
25	A		332547 N Sunrise WAY	92262	\$1,150,000	\$0	4	2	1,560	4,792	\$737.18		1966	1/24/24	1/24/24		219105851DA	SFR
26	A		331356 W Cortez RD	92262	\$969,000	\$0	3	2	1,249	7,841	\$775.82		1955	2/12/24	2/12/24		219106754PS	SFR
27	A		332297 N Monterey Rd	92262	\$1,195,000	\$0	3	2	1,278	10,454	\$935.05		1958	1/30/24	1/30/24		24-353059	SFR
28	S		3312233 N Cardillo AVE	92262	\$999,000	\$950,000	3	3	1,533	9,147	\$651.66	\$619.70	1962	1/26/23	4/26/23		219089939PS	SFR
29	S		3312175 N Sandra RD	92262	\$750,000	\$615,000	3	2	1,232	11,325	\$608.77	\$499.19	1979	2/1/23	3/21/23		219090298DA	SFR
30	S		3312150 N Cerritos Rd	92262	\$949,000	\$885,000	3	2	1,566	10,890	\$606.00	\$565.13	1981	1/19/23	8/10/23		23-234241	SFR
31	S		3321160 E Via Altamira	92262	\$990,900	\$1,000,000	2	2	1,344	10,454	\$737.28	\$744.05	1954	10/6/23	11/21/23		219100953PS	SFR

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#	S	AR	Address	Zip	LP	SP	BR	BA	Sqft	LSZ	LP/SqFt	SP/SqFt	YB	LD	Status Date	Open House	MLS #	Type
32	S	331	3015 E San Juan RD	92262	\$1,475,000	\$1,475,000	3	2	1,587	9,583	\$929.43	\$929.43	1989	10/1/23	1/5/24		OC24002380MR	SFR
33	A	331	2783 N Cerritos RD	92262	\$998,000	\$0	3	2	1,304	10,890	\$765.34		1977	2/5/24	2/5/24		SR24026182MR	SFR
34	S	331	2632 N Aurora DR	92262	\$675,000	\$650,000	3	2	1,258	6,970	\$536.57	\$516.69	1982	1/10/23	4/1/23		219089214DA	SFR
35	S	331	284 Cheryl Dr	92262	\$749,000	\$739,000	2	3	1,383	2,614	\$541.58	\$534.35	2007	3/31/23	6/1/23		23-256315	SFR
36	S	331	1250 E Delgado Rd	92262	\$738,000	\$740,000	3	2	1,344	10,454	\$549.11	\$550.60	1974	4/19/23	5/19/23		23-261807	SFR
37	S	332	215 N Helena Cir	92262	\$1,274,000	\$1,250,000	3	2	1,326	10,890	\$960.78	\$942.68	1958	2/10/23	5/15/23		23-238883	SFR
38	S	331	3009 N Bahada RD	92262	\$899,000	\$919,000	4	2	1,350	9,583	\$665.93	\$680.74	1978	6/5/23	8/9/23		219095946DA	SFR
39	S	331	2745 N Kitty Hawk DR	92262	\$774,995	\$700,000	3	2	1,544	9,583	\$501.94	\$453.37	1961	8/11/23	10/6/23		219098876DA	SFR
40	S	331	2256 N Victoria Rd	92262	\$799,000	\$799,000	3	2	1,572	10,454	\$508.27	\$508.27	1976	9/14/23	10/11/23		23-310811	SFR
41	S	331	1280 E Delgado RD	92262	\$975,000	\$941,775	4	2	1,582	10,890	\$616.31	\$595.31	1973	9/18/23	10/25/23		219100037PS	SFR
42	A	331	2080 N San Geronimo RD	92262	\$875,000	\$0	3	2	1,134	9,583	\$771.60		1976	2/16/24	2/16/24		219107046PS	SFR
43	A	331	1105 E Louise Drive DR	92262	\$860,000	\$0	3	2	1,452	10,019	\$592.29		1978	2/24/24	2/24/24		219107452PS	SFR
44	A	331	3231 N Sandspring DR	92262	\$725,000	\$0	3	2	1,160	4,356	\$625.00		1982	3/7/24	3/7/24		OC24046461MR	SFR
45	S	332	1180 N Calle Marcus	92262	\$799,000	\$799,000	3	2	1,359	10,454	\$587.93	\$587.93	1970	9/8/22	4/26/23		219084234DA	SFR
46	S	332	1405 E Tachevah DR	92262	\$895,000	\$810,000	3	2	1,332	10,019	\$671.92	\$608.11	1956	2/24/23	5/3/23		219091363PS	SFR
47	S	331	2852 E San Angelo RD	92262	\$915,000	\$915,000	3	2	1,372	10,019	\$666.91	\$666.91	1979	5/3/22	5/17/23		OC23086054MR	SFR
48	S	331	3030 E Vista Chino	92262	\$675,000	\$650,000	2	3	1,312	10,019	\$514.48	\$495.43	1959	3/1/23	6/22/23		23-246287	SFR
49	S	331	2190 N Deborah RD	92262	\$1,300,000	\$1,300,000	3	4	1,242	10,454	\$1,046.70	\$1,046.70	1981	2/1/23	5/1/23		OC23043013MR	SFR
50	S	331	1340 E Racquet Club RD	92262	\$725,000	\$722,000	3	2	1,275	7,841	\$568.63	\$566.27	1982	1/16/23	4/14/23		219089487PS	SFR
51	S	332	546 N Farrell DR	92262	\$699,000	\$765,000	2	2	1,200	12,197	\$582.50	\$637.50	1960	1/6/23	7/7/23		219089034DA	SFR
52	S	331	1255 E Racquet Club RD	92262	\$899,000	\$920,000	3	2	1,600	11,761	\$575.00	\$575.00	1973	11/30/22	5/3/23		OC22248275MR	SFR
53	S	332	3690 E Avenida Fey Norte	92262	\$979,000	\$979,000	3	2	1,363	9,583	\$718.27	\$718.27	1961	6/28/23	9/15/23		23-285597	SFR
54	S	331	2267 N San Antonio Rd	92262	\$794,999	\$794,999	2	3	1,356	9,583	\$586.28	\$586.28	1959	4/22/23	7/28/23		23-262333	SFR
55	S	331	1373 E Madero CIR	92262	\$1,100,000	\$1,120,000	3	2	1,392	8,583	\$790.23	\$804.60	1974	6/19/23	7/31/23		P1-14040PF	SFR
56	S	331	305 Sycamore CIR	92262	\$1,145,000	\$1,100,000	3	2	1,225	10,454	\$934.69	\$897.96	1959	5/15/23	8/7/23		219094987PS	SFR
57	S	331	389 Cabrillo Rd	92262	\$685,000	\$650,000	2	2	1,303	7,841	\$525.71	\$498.85	1937	11/4/23	12/18/23		23-326537	SFR
58	S	331	2325 N Magnolia RD	92262	\$925,000	\$580,000	3	2	1,584	10,454	\$583.96	\$366.16	1975	11/5/23	12/26/23		219102481DA	SFR
59	A	331	485 W Tramview RD	92262	\$899,000	\$0	4	2	1,318	7,405	\$682.09		1991	9/16/23	9/16/23		OC23173817MR	SFR
60	S	332	744 N Hermosa Dr	92262	\$985,000	\$970,000	3	2	1,374	5,663	\$716.89	\$705.97	1947	1/5/24	2/7/24		24-343423	SFR
61	A	331	2034 Marni Ct	92262	\$775,000	\$0	3	2	1,146	7,841	\$676.27		1984	2/12/24	2/12/24		24-346855	SFR
62	S	332	540 N Calle Rolph	92262	\$799,000	\$755,000	2	2	1,434	6,098	\$557.18	\$526.50	1970	1/12/23	6/7/23		219089310PS	SFR
63	S	331	1381 E Gem CIR	92262	\$687,000	\$675,000	3	2	1,258	7,405	\$546.10	\$536.57	1982	3/14/23	6/19/23		219093649PS	SFR
64	S	331	1941 N Viminal RD	92262	\$1,450,000	\$1,450,000	3	2	1,218	10,454	\$1,190.48	\$1,190.48	1978	2/1/23	6/14/23		OC23045027MR	SFR
65	S	332	530 N Calle Rolph	92262	\$770,000	\$703,088	2	2	1,269	6,098	\$554.05	\$554.05	1970	7/12/22	6/27/23		OC22153770MR	SFR
66	S	331	3001 N Chuperosa RD	92262	\$850,000	\$840,000	3	2	1,391	9,583	\$611.07	\$603.88	1980	4/26/23	7/26/23		219094150PS	SFR
67	S	332	940 N Calle Loro	92262	\$999,500	\$1,005,500	3	2	1,516	11,800	\$659.30	\$663.26	1979	5/29/23	8/10/23		23-274969	SFR
68	S	332	550 N Burton Way	92262	\$925,000	\$840,000	3	2	1,411	8,712	\$655.56	\$595.32	1977	2/18/23	7/21/23		23-243241	SFR
69	S	331	2031 Arnico St	92262	\$724,900	\$715,000	3	2	1,248	7,405	\$580.85	\$572.92	1984	4/4/23	6/29/23		23-257251	SFR
70	S	331	1353 E Del Mar WAY	92262	\$899,000	\$860,000	3	2	1,407	12,197	\$611.23	\$611.23	1979	6/26/23	8/24/23		NP23103731MR	SFR
71	S	331	2690 N Kitty Hawk DR	92262	\$1,395,000	\$1,355,000	3	2	1,225	10,454	\$1,138.78	\$1,106.12	1962	2/9/23	5/31/23		219090704PS	SFR
72	A	331	3077 E Verona Rd	92262	\$1,094,000	\$0	3	2	1,144	12,632	\$956.29		1977	6/16/23	6/16/23		23-281625	SFR
73	S	331	290 Cheryl Dr	92262	\$740,000	\$722,000	2	3	1,516	3,485	\$488.13	\$476.25	2007	11/3/23	12/19/23		23-328483	SFR
74	S	331	999 E Via Escuela	92262	\$1,175,000	\$1,155,000	3	2	1,452	13,068	\$809.23	\$795.45	1977	1/30/23	4/28/23		219090127PS	SFR
75	A	331	475 W Palm Vista DR	92262	\$550,000	\$0	3	2	1,180	7,405	\$466.10		1991	10/15/23	10/15/23		RS23192423MR	SFR
76	A	331	458 W Bon Air DR	92262	\$525,000	\$0	4	2	1,318	7,405	\$398.33		1991	2/25/24	2/26/24		219107531DA	SFR
77	A	331	2395 N Deborah Rd	92262	\$1,600,000	\$0	3	2	1,424	10,454	\$1,123.60		1960	2/16/24	2/16/24		24-357971	SFR
78	A	331	1429 E Francis DR	92262	\$725,000	\$0	3	2	1,475	10,019	\$491.53		1990	2/20/24	2/20/24		CV24035452MR	SFR
79	A	331	379 W Avenida Cerca	92262	\$585,000	\$0	4	2	1,284	8,276	\$455.61		1992	12/22/23	2/25/24		219104392DA	SFR
80	A	331	2190 N Deborah RD	92262	\$625,000	\$0	3	3	1,242	10,454	\$503.22		1981	12/15/23	12/15/23		OC23226635MR	SFR
81	A	331	2312 N Blando RD	92262	\$1,100,000	\$0	3	2	1,040	10,019	\$1,057.69		1968	2/11/24	2/11/24		219106719DA	SFR
82	A	331	3569 Arnico ST	92262	\$875,000	\$0	3	2	1,242	7,405	\$704.51		1987	2/8/24	2/8/24		219106574PS	SFR
83	A	332	3395 E Camino Rojos	92262	\$950,000	\$0	2	2	1,410	10,019	\$673.76		1961	2/15/24	2/15/24		219106958PS	SFR

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#	S	AR	Address	Zip	LP	SP	BR	BA	Sqft	LSZ	LP/SqFt	SP/SqFt	YB	LD	Status Date	Open House	MLS #	Type
84	S	331	1120 E Louise DR	92262	\$1,099,000	\$1,125,000	3	2	1,452	11,326	\$774.79	\$774.79	1978	6/1/23	8/17/23		SR23095501MR	SFR
85	S	331	2655 N Junipero AVE	92262	\$899,000	\$840,000	3	2	1,536	10,019	\$546.88	\$546.88	1980	5/11/23	8/17/23		WS23082102MR	SFR
86	S	331	2603 N Mccarrn RD	92262	\$1,695,000	\$1,358,000	3	2	1,576	10,019	\$1,075.51	\$861.68	1960	2/25/23	6/23/23		219091399DA	SFR
87	S	332	1550 E Granvia Valmonte	92262	\$649,900	\$660,000	2	2	1,100	6,534	\$590.82	\$600.00	1946	11/30/23	12/29/23		219103494DA	SFR
88	S	331	3262 N Mountain Shadow DR	92262	\$579,000	\$585,000	2	2	936	3,920	\$625.00	\$625.00	1982	11/24/23	1/24/24		CV23216042MR	SFR
89	A	332	1943 E Andreas RD	92262	\$949,400	\$0	3	2	1,565	13,504	\$606.65		1953	1/17/24	1/17/24		219105460PS	SFR
90	A	331	2616 N Kitty Hawk DR	92262	\$1,169,900	\$0	3	2	1,225	10,454	\$955.02		1962	1/4/24	1/4/24		219104737PS	SFR
91	S	332	219 N Morsun CIR	92262	\$975,000	\$1,075,000	3	2	1,296	10,019	\$752.31	\$829.48	1958	3/23/23	4/18/23		219092581PS	SFR
92	S	331	2294 N Starr RD	92262	\$1,200,000	\$1,187,000	3	2	1,200	10,454	\$989.17	\$989.17	1959	3/9/23	7/21/23		NP23039165MR	SFR
93	S	331	3700 Eastgate Rd	92262	\$500,000	\$500,000	3	2	1,248	11,326	\$400.64	\$400.64	1961	3/18/23	7/31/23		23-252172	SFR
94	S	331	2230 N Los Alamos RD	92262	\$849,000	\$825,000	3	2	1,424	9,583	\$596.21	\$579.35	1959	5/22/23	9/14/23		219095314PS	SFR
95	S	331	1920 N Cerritos RD	92262	\$897,000	\$777,500	3	2	1,587	11,761	\$489.92	\$489.92	1989	7/12/23	12/8/23		NP23132422MR	SFR
96	S	332	2063 E Amado Rd	92262	\$1,150,000	\$1,125,000	3	2	1,355	12,197	\$848.71	\$830.26	1953	12/8/23	12/29/23		23-338027	SFR
97	S	332	3663 E Camino Rojos	92262	\$729,000	\$590,000	3	2	1,400	10,454	\$520.71	\$421.43	1960	1/15/24	2/21/24		219105340DA	SFR
98	A	332	244 N Monterey Rd	92262	\$1,349,000	\$0	3	2	1,361	10,019	\$991.18		1958	2/1/24	2/1/24		24-352053	SFR
99	A	331	2828 N Sunnyview Dr	92262	\$1,100,000	\$0	3	2	1,225	10,454	\$897.96		1959	2/14/24	2/14/24		24-357749	SFR
100	A	331	1490 E Racquet Club Rd	92262	\$999,950	\$0	3	2	1,560	7,405	\$640.99		1989	1/20/24	1/20/24		24-349903	SFR
101	A	331	403 E Desert Willow Cir	92262	\$965,000	\$0	3	2	1,225	10,454	\$787.76		1959	12/5/23	12/5/23		23-337127	SFR
102	A	332	547 N Farrell DR	92262	\$895,000	\$0	3	2	1,360	10,019	\$658.09		1960	2/12/24	2/12/24		EV24031496MR	SFR
103	A	332	3663 E Camino Rojos	92262	\$720,000	\$0	3	2	1,400	10,454	\$514.29		1960	3/1/24	3/1/24		TR24042241MR	SFR
104	S	331	3152 N Starr RD	92262	\$648,000	\$595,000	3	2	1,456	10,454	\$445.05	\$408.65	1963	1/9/23	6/2/23		219089251DA	SFR
105	S	332	996 N Rose AVE	92262	\$2,289,000	\$2,289,000	3	2	1,600	12,197	\$1,430.63	\$1,430.63	1959	2/14/23	7/21/23		219091082DA	SFR
106	S	331	914 E Janet CIR	92262	\$899,000	\$860,000	3	2	1,225	11,326	\$733.88	\$702.04	1961	4/12/23	6/1/23		219093556DA	SFR
107	S	332	717 N Plaza Amigo	92262	\$939,995	\$850,000	2	2	1,342	5,662	\$700.44	\$633.38	1953	3/17/23	7/26/23		219092379PS	SFR
108	S	332	2227 Paseo Roseta	92262	\$1,125,000	\$1,060,000	3	2	1,600	10,454	\$703.13	\$662.50	1960	9/15/22	5/19/23		219084545DA	SFR
109	S	331	1053 E El Cid	92262	\$1,175,000	\$1,175,000	3	2	1,452	10,019	\$809.23	\$809.23	1977	4/26/23	6/26/23		219094151PS	SFR
110	S	332	584 N CALLE ROLPH	92262	\$815,000	\$780,000	3	2	1,320	6,098	\$617.42	\$590.91	1946	5/7/23	12/4/23		23-267931	SFR
111	S	331	3262 N Mountain Shadow DR	92262	\$540,000	\$520,000	2	2	936	3,920	\$576.92	\$555.56	1982	11/2/22	3/17/23		219086701DA	SFR
112	S	331	3087 N Biskra RD	92262	\$499,990	\$600,000	2	2	1,356	10,890	\$368.72	\$442.48	1959	7/31/23	1/30/24		219098079DA	SFR
113	S	331	322 E Desert Willow Cir	92262	\$995,000	\$966,000	3	2	1,225	12,197	\$812.24	\$788.57	1959	12/19/23	2/5/24		23-340439	SFR
114	A	331	444 N Glen Cir	92262	\$1,099,000	\$0	3	2	1,225	10,454	\$897.14		1959	10/29/23	10/29/23		23-326359	SFR
115	S	332	1520 E Tachevah DR	92262	\$899,000	\$895,000	3	1	1,110	9,148	\$806.31	\$806.31	1946	10/12/22	7/24/23		PF22193376MR	SFR
116	A	331	2690 N Kitty Hawk DR	92262	\$1,399,000	\$0	3	2	1,525	10,454	\$917.38		1962	2/17/24	2/17/24		SR24033746MR	SFR
117	A	331	325 W Avenida Cerca	92262	\$649,000	\$0	3	2	1,200	8,276	\$540.83		1964	3/1/24	3/1/24		WS24036063MR	SFR
118	S	331	370 W Sunview AVE	92262	\$599,000	\$525,000	2	2	1,315	7,405	\$399.24	\$399.24	1958	3/22/23	10/13/23		JT23047567MR	SFR
119	A	331	2144 Rogers RD	92262	\$1,399,000	\$0	4	2	1,320	10,454	\$1,059.84		1979	3/30/23	4/2/23		SDC000608SD	SFR
120	S	332	544 N Tercero CIR	92262	\$1,025,000	\$1,005,000	3	2	1,541	11,326	\$665.15	\$652.17	1973	8/2/23	10/31/23		219098476DA	SFR
121	S	331	495 W Sunview AVE	92262	\$699,000	\$715,000	4	2	1,479	7,405	\$472.62	\$483.43	1964	10/30/23	1/8/24		219102128PS	SFR
122	S	332	1075 E Olive WAY	92262	\$995,000	\$949,000	3	2	1,479	10,019	\$672.75	\$641.65	1972	10/6/23	12/28/23		219100943PS	SFR
123	S	332	1497 Via Roberto Miguel	92262	\$975,000	\$985,000	2	3	1,571	12,197	\$620.62	\$626.99	1961	9/21/23	12/15/23		219100204PS	SFR
124	A	331	2155 N Carillo RD	92262	\$1,098,000	\$0	3	2	1,312	9,583	\$836.89		1966	2/6/24	2/9/24		219106466DA	SFR
125	A	331	2975 N Bahada RD	92262	\$910,000	\$0	3	2	1,334	10,018	\$682.16		1977	10/10/23	10/10/23		219101116DA	SFR
126	A	331	3283 N Mountain Shadow DR	92262	\$744,000	\$0	3	3	1,188	4,356	\$626.26		1982	7/27/23	2/5/24		219098168DA	SFR
127	S	332	3570 E Camino Rojos	92262	\$595,000	\$650,000	3	2	1,300	10,019	\$457.69	\$500.00	1961	9/20/23	1/3/24		219100301DA	SFR
128	A	331	2251 N San Gorgonio RD	92262	\$749,995	\$0	3	2	1,200	9,583	\$625.00		1971	12/27/23	1/5/24		219104846PS	SFR
129	A	331	2194 Jacques Dr	92262	\$1,275,000	\$0	3	2	1,466	13,939	\$869.71		1959	1/16/24	1/16/24		24-347623	SFR
130	A	331	2222 Shannon Way	92262	\$899,000	\$0	3	2	1,438	6,970	\$625.17		1999	1/8/24	1/8/24		24-345659	SFR
131	A	332	2198 E Calle Conejara	92262	\$889,000	\$0	3	2	1,304	10,890	\$681.75		1977	2/13/24	2/13/24		24-357831	SFR
132	A	332	492 W Sunview AVE	92262	\$499,900	\$0	4	2	1,318	7,405	\$379.29		1991	1/19/24	1/19/24		CV24011113MR	SFR
133	S	331	2525 E Verona Rd	92262	\$1,185,000	\$1,170,000	3	2	1,438	10,890	\$824.06	\$813.63	1974	1/9/24	2/20/24		24-345807	SFR
134	A	331	2875 E Ventura RD	92262	\$849,000	\$0	3	2	1,587	9,583	\$534.97		1989	12/7/23	12/7/23		219103804DA	SFR
135	A	331	1361 E Gem CIR	92262	\$679,990	\$0	3	2	1,354	7,405	\$502.21		1982	1/24/24	2/24/24		219105832DA	SFR



## 1004mc MLS sales & listing inventory - Page 4

#	S	AR	Address	Zip	LP	SP	BR	BA	Sqft	LSZ	LP/SqRt	SP/SqRt	YB	LD	Status Date	Open House	MLS #	Type
136	A	331	411 E Racquet Club RD	92262	\$1,099,000	\$0	3	3	1,497	10,890	\$734.13		1959	1/31/24	1/31/24		219106170PS	SFR
137	S	331	598 W Pico Rd	92262	\$949,000	\$910,000	3	2	1,548	9,148	\$613.05	\$587.86	1980	4/27/23	8/8/23		23-264669	SFR
138	S	331	2940 N Chuperosa RD	92262	\$720,000	\$625,000	3	2	1,260	10,454	\$496.03	\$496.03	1981	10/24/22	11/3/23		OC22228664MR	SFR
139	S	331	222 W Avenida Cerca	92262	\$525,000	\$409,000	4	2	1,352	7,405	\$388.31	\$302.51	1959	5/5/23	11/30/23		219094830PS	SFR
140	S	332	649 N Farrell Dr	92262	\$850,000	\$850,000	4	3	1,594	10,454	\$533.25	\$533.25	1960	2/7/24	2/26/24		23-337835	SFR
141	A	332	715 N Sunrise WAY	92262	\$778,000	\$0	3	2	1,584	5,663	\$491.16		1956	1/11/24	1/11/24		WS24006531MR	SFR
142	S	331	788 E El Escudero	92262	\$1,185,000	\$1,165,000	3	2	1,462	15,246	\$810.53	\$796.85	1977	10/25/23	2/16/24		23-324333	SFR
143	A	331	794 E El Conquistador	92262	\$1,199,000	\$0	3	3	1,452	9,583	\$825.76		1977	1/30/24	1/30/24	3/17/2024 (12:00PM - 2:00PM) (Public)	24-352983	SFR
144	S	331	1370 E Luna WAY	92262	\$699,000	\$685,000	3	2	1,258	7,405	\$555.64	\$544.52	1982	5/30/23	12/8/23		219095662DA	SFR
145	S	332	2216 E Baristo RD	92262	\$975,000	\$1,155,000	3	2	1,536	9,583	\$751.95	\$751.95	1963	10/22/22	1/18/24		IV22227775MR	SFR
146	S	331	1188 E Adobe Way	92262	\$998,500	\$950,000	3	2	1,463	9,148	\$682.50	\$649.35	1961	5/1/23	2/20/24		23-262997	SFR
147	S	331	2135 Jacques Dr	92262	\$1,149,000	\$1,130,000	3	2	1,225	10,890	\$937.96	\$922.45	1959	9/11/23	2/28/24		23-307577	SFR
148	A	332	1121 N Sunrise WAY	92262	\$929,000	\$0	3	2	1,392	9,583	\$667.39		1953	2/11/24	3/11/24		219106714PS	SFR
149	A	334	516 Calle Santa Rosa	92264	\$849,000	\$0	3	2	1,234	6,098	\$688.01		1935	11/27/23	3/8/24	3/13/2024 (9:30AM - 12:00PM) (Broker)	219103368DA	SFR
150	S	331	3010 N Chuperosa RD	92262	\$699,000	\$660,000	4	2	1,584	10,019	\$441.29	\$416.67	1971	2/14/23	6/3/23		219090885PS	SFR
151	A	331	839 Ventana Rdg	92262	\$695,000	\$0	2	2	1,206	5,663	\$576.29		2004	1/30/24	1/30/24		24-351231	SFR
152	A	331	803 E El Conquistador	92262	\$838,000	\$0	3	2	1,462	10,019	\$573.19		1978	1/18/24	1/18/24	3/16/2024 (11:00AM - 3:00PM) (Broker)	CV24010883MR	SFR
153	A	332	1180 N Calle Rolph	92262	\$1,085,000	\$0	4	2	1,418	10,454	\$765.16		1946	10/15/23	10/15/23		23-320209	SFR

**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. **Presented by:** Martin Montes De Oca **CalDRE#:**01395958 | **DMCA**

### SINGLE FAMILY COMPARABLE RENT SCHEDULE

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	2202 N Volturmo Rd Palm Springs, CA 92262	2287 E Hildy Ln Palm Springs, CA 92262		2070 Jason Ct Palm Springs, CA 92262		1808 E Francis Dr Palm Springs, CA 92262	
Proximity to Subject		0.63 miles NW		0.34 miles E		0.81 miles NW	
Date Lease Begins	02/01/2024	11/02/2023		02/26/2024		10/31/2023	
Date Lease Expires	01/31/2025	11/02/2024		02/26/2025		10/31/2024	
Monthly Rental	If Currently Rented: \$ 4,500	\$ 4,995		\$ 4,500		\$ 3,950	
Less: Utilities	\$ 100	\$ 100		\$ 100		\$ 100	
Furniture	100	100		100		100	
Adjusted Monthly Rent	\$ 4,300	\$ 4,795		\$ 4,300		\$ 3,750	
Data Source	PQ/CoreLogic Assessor	ClawMLS#23-297585 DOM; 91		ClawMLS#IV23014589MR DOM; 14		ClawMLS#23-306437 DOM; 60	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
Rent Concessions		None known		None known		None known	
Location/View	A; Light Traff St; N; Res;	N; Res; N; Res;	-50	N; Res; N; Res;	-50	N; Res; N; Res;	-50
Design and Appeal	DT1; Ranch Average	DT1; Mid-Century Average		DT1; Ranch Average		DT1; Ranch Average	
Age/Condition	47 c2	63 C2	+80	40 C3	-35 +550	44 C3	-15 +550
Above Grade Room Count	Total : Bdrms : Baths	Total : Bdrms : Baths		Total : Bdrms : Baths		Total : Bdrms : Baths	
	7 : 3 : 2.0	7 : 3 : 2.0		7 : 3 : 2.0		7 : 3 : 2.0	
Gross Living Area	1,257 Sq. Ft.	1,450 Sq. Ft.	-193	1,498 Sq. Ft.	-241	1,218 Sq. Ft.	+39
Other (e.g., basement, etc.)	0sf	0sf		0sf		0	
Other:	Garage2 Pool/Spa/BBQ/SportC	Garage2 Pool/Spa	+50	Garage2 Pool/Spa	+50	Garage2 Pool/Spa/BBQ	+25
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -113	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 274	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 549
Indicated Monthly Market Rent		\$ 4,682		\$ 4,574		\$ 4,299	

Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.) CRITERIA USED; SFRs, 1.0 mile radius, same city, MLS (Leased data). ADJUSTMENTS (Based on paired sales analysis);  
 Location \$50. Age; \$5.00 per year. Condition; \$550. GLA; \$1.00 BBQ or Sport-Court \$25. each.  
 \*\*\*No adjustments for Design, based on paired sales.  
 \*\*\*Across the board adjustments for (Location) and (BBQ/Sport-Court) amenity based on limited MLS/Leased comps.  
 Sources; ClawMLS/Assessor/ParcelQuest.

Final Reconciliation of Market Rent: Most weight applied to rental Comp #1-2 due to least amount of NET adjustments.  
 Least weight given to rental comp#3 due to greatest amount of NET adjustments.  
 \*\*\* Estimated market rent is the same as Actual/Current lease at \$4,500. per month. per Owner/Borrower statement.  
 \*\*\* Actual rent is supported by rental comps 1-3.  
 Sources; ClawMLS/Assessor/HousingDept.

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 03/09/2024 20      TO BE \$ 4,500

Appraiser(s) SIGNATURE *Martin Montes De Oca* Review Appraiser SIGNATURE \_\_\_\_\_  
 (If applicable)  
 NAME MARTIN MONTES DE OCA NAME \_\_\_\_\_

# Rental Photo Page

Borrower	Mitchell Matthews & Jennifer Matthews				
Property Address	2202 N Volturmo Rd				
City	Palm Springs	County	Riverside	State	CA
				Zip Code	92262
Lender	United Wholesale Mortgage				



## Rental 1

2287 E Hildy Ln  
 Proximity to Subject 0.63 miles NW  
 Adj. Monthly Rent 4,795  
 Gross Living Area 1,450  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Condition C2  
 Age/Year Built 63



## Rental 2

2070 Jason Ct  
 Proximity to Subject 0.34 miles E  
 Adj. Monthly Rent 4,300  
 Gross Living Area 1,498  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Condition C3  
 Age/Year Built 40



## Rental 3

1808 E Francis Dr  
 Proximity to Subject 0.81 miles NW  
 Adj. Monthly Rent 3,750  
 Gross Living Area 1,218  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Condition C3  
 Age/Year Built 44

## 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.



USPAP COMPLIANCE ADDENDUM

File No.: 1224131541

Borrower Mitchell Matthews & Jennifer Matthews Order # See above
Property Address 2202 N Volturno Rd
City Palm Springs County Riverside State CA Zip Code 92262
Lender/Client United Wholesale Mortgage Client Reference # See above

Only those items checked X apply to this report.

PURPOSE, FUNCTION AND INTENDED USE OF THE APPRAISAL

- X The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report.
[ ] The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report.
[ ] The purpose of the appraisal is to evaluate the subject property for Real Estate Owned (REO) purposes.

TYPE OF APPRAISAL AND APPRAISAL REPORT

- X This is a SFR Appraisal written in a 1004-form Report format and the USPAP Departure Rule has not been invoked.
[ ] This is a Limited Appraisal written in a Report format and the USPAP Departure Rule has been invoked as disclosed in the body or addenda of the report.

SCOPE (EXTENT) OF REPORT

- X the appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- X A reasonable marketing time for the subject property is 30-90 day(s) utilizing market conditions pertinent to the appraisal assignment
X A reasonable exposure time for the subject property is 30-90 day(s) utilizing market conditions pertinent to the appraisal assignment

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and nor personal interest with respect to the parties involved, unless otherwise stated within the report.
- I have no bias with respect to the property that is the subject of this report or to 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.
- I have X or have not [ ] made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.

NOTE: In the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence

APPRAISER'S AND SUPERVISORY APPRAISER'S SIGNATURE

APPRAISER

Signature: [Handwritten Signature]

Name: MARTIN MONTES DE OCA

Date of Report (Inspection): 03/09/2024

State License/Certification #: AR042073

State of License/Certification: CA

Expiration Date of License/Certification: 02/15/2025

SUPERVISORY-APPRAISER (only if required)

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date of Report (Inspection): \_\_\_\_\_

State License/Certification #: \_\_\_\_\_

State of License/Certification: \_\_\_\_\_

Expiration Date of License/Certification: \_\_\_\_\_

- [ ] Did inspect subject property [ ] Inspected Comparables
[ ] Interior & Exterior [ ] Interior & Exterior
[ ] Exterior only [ ] Exterior only

Borrower	Mitchell Matthews & Jennifer Matthews	File No.	1224131541
Property Address	2202 N Volturno Rd		
City	Palm Springs	County	Riverside
		State	CA
		Zip Code	92262
Lender	United Wholesale Mortgage		

### APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

### Comments on Standards Rule 2-3

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 limiting conditions 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 the 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).

### Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:

1-3 months or 30-90 days. Based on (combined) DOM for sold comps # 1-2-3. ClawMLS/CoreLogic.

### Comments on Appraisal and Report Identification


Note any USPAP-related issues requiring disclosure and any state mandated requirements:

DEFINITION OF MARKET VALUE / USPAP: Market value is the most probable price that 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. Per FNMA.

PRIOR SERVICE / DISCLOSURE for the last 3 YEARS.

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

#### APPRAISER:

Signature:   
Name: MARTIN MONTES DE OCA  
Certified Appraiser  
State Certification #: AR042073  
or State License #: \_\_\_\_\_  
State: CA Expiration Date of Certification or License: 02/15/2025  
Date of Signature and Report: 03/13/2024  
Effective Date of Appraisal: 03/09/2024  
Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
Date of Inspection (if applicable): 03/09/2024

#### SUPERVISORY or CO-APPRAISER (if applicable):

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
Date of Inspection (if applicable): \_\_\_\_\_



# Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of United Wholesale Mortgage, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of United Wholesale Mortgage, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that United Wholesale Mortgage has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

Signature

03/13/2024

Date

MARTIN MONTES DE OCA

Appraiser's Name

AR042073

State License or Certification #

Certified Appraiser

State Title or Designation

02/15/2025

Expiration Date of License or Certification

CA

State

2202 N Volturmo Rd, Palm Springs, CA 92262

Address of Property Appraised

# Appraiser E&O Expires 07-15-2024

**Accelerant National Insurance Company**  
(A Stock Company)  
400 Northridge Road, Suite 800  
Sandy Springs, GA 30350

## 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 EXTENDED REPORTING PERIOD.**

**PLEASE READ YOUR POLICY CAREFULLY.**

**Policy Number: NAX40PL103252-00**

**Renewal of: New**

**1. Named Insured: Martin Montes De Oca**

**2. Address: 67782 E Palm Canyon Dr Ste B104, #273**  
Cathedral City, CA 92234

**3. Policy Period: From: July 15, 2023 To: July 15, 2024**

12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.

<b>4. Limit of Liability:</b>	Each Claim	Policy Aggregate
<b>Damages</b> Limit of Liability	<b>4A. \$ 1,000,000</b>	<b>4C. \$ 1,000,000</b>
<b>Claim Expenses</b> Limit of Liability	<b>4B. \$ 1,000,000</b>	<b>4D. \$ 1,000,000</b>

<b>5. Deductible (Inclusive of Claims Expenses):</b>	Each Claim	Aggregate
	<b>5A. \$500</b>	<b>5B. \$1,000</b>

**6. Policy Premium: \$ 716**

**7. Retroactive Date: July 15, 2007**

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
OREP Insurance Services: [info@orep.org](mailto:info@orep.org)  
6353 El Cajon Blvd, Suite 124-605  
San Diego, CA 92115

**9. Program Administrator:** OREP Insurance Services, LLC – [appraisers@orep.org](mailto:appraisers@orep.org)

**10. Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: June 26, 2023

By: Isaac Peck  
Authorized Representative

# Appraiser License, Certified



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

**Martin Montes De Oca**

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:

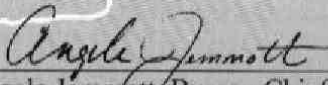
“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 042073

Effective Date: February 16, 2023

Date Expires: February 15, 2025

  
Angela Jemmott, Bureau Chief, BREA

3069590

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

## Appraiser Profile

### Appraiser Resume

**Supervisor & Chief Appraiser:** MARTIN MONTES DE OCA (760) 992-2464  
CA Licensed & Certified # AR042073  
FHA & USDA approved

**Owner & founder of: Appraisal Providers** Established since 2008  
[martin@appraisal-providers.com](mailto:martin@appraisal-providers.com)  
[www.appraisal-providers.com](http://www.appraisal-providers.com)

**Current Coverage area;** Riverside and San Bernardino Counties, CA

**REAL ESTATE APPRAISAL EXPERIENCE INCLUDES BUT NOT LIMITED TO:**

Over 12 years as a full time Real Estate Appraiser.  
Licensed since 2008.  
Licensed & Certified 2014,  
Approved by FHA 2014.  
Allowed to complete USDA appraisals in 2014.  
No current, pending or prior disciplinary actions.  
In good standing with the State & the nationwide (AQB) Appraisal Qualifications Board.  
Maintains high quality ratings with multiple nationwide Appraisal Management Companies.

**Experience includes but not limited to;** Multi-million dollar homes, Modern Custom Homes, Acreage, View amenity, PUD/HOA, Golf Communities, Complex properties in addition to Desk review and Field review appraisals.

**TRAINING / EDUCATION COURSES INCLUDE BUT NOT LIMITED TO:**

Real Estate Law.  
Real Estate Principles  
Real Estate Practice  
Real Estate Finance  
Real Estate Appraisal  
Real Estate Property Management.  
Real Estate Economics  
Business Law  
Economics  
Statistics.  
FHA SFR appraisal report / FHA handbook 4000.1 Guidelines  
Relocation appraisal Guidelines  
Manufactured Home appraisal Guidelines  
Marshall & Swift / Cost to build Manual course  
Site Valuation & Cost Approach  
Residential Market Analysis & Highest & Best Use.  
Residential Sales Comparison & Income Approach.