

# Manufactured Home Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 8690 Sahara Rd City Phelan State CA Zip Code 92371  
 Borrower ECLIPSE HOMES LLC Owner of Public Record ECLIPSE HOMES LLC County San Bernardino  
 Legal Description PARCEL MAP 17991 PARCEL 1 BOOK 223 PAGE 7  
 Assessor's Parcel # 3037-091-28-0-000 Tax Year 2020 R.E. Taxes \$ 440.00  
 Neighborhood Name Phelan Map Reference GPS Census Tract 0091.09  
 Occupant  Owner  Tenant  Vacant Project Type (if applicable)  PUD  Condominium  Cooperative  Other (describe)  
 Special Assessments \$ 0 HOA \$ 0 per year per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client Federal Home Loans Corp Address 354 N TOLAND AVE WEST COVINACA, 91790-1852,  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offerings price(s), and date(s). SCMLS

Manufactured homes located in either a condominium or cooperative project require the appraiser to inspect the project and complete the Project Information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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.

I  did  did not analyze the manufacturer's invoice. Explain the results of the analysis of the manufacturer's invoice or why the analysis was not performed.  
 Unit has not been constructed  
 Retailer's Name (New Construction)

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

Neighborhood Characteristics				Manufactured Housing Trends				Manufactured Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	5 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	70	Low	1	Multi-Family	5 %
Neighborhood Boundaries	Neighborhood boundaries are Hwy 18 to the North, Baldy Mesa Rd to the East						339	High	62	Commercial	10 %	
Hwy to teh South and							225	Pred.	30	Other	%	
Neighborhood Description	Subject is conforming to the neighborhood in quality of construction, curb appeal, functional utilities and overall amenities. Subject is in an area of one and two story homes of average quality.. Favorable Influences include the following: schools, shopping, recreational facilities, public transportation, ease of access to employment centers, medical facilities. A balanced mixture of well- and not-well maintained Market Conditions (including support for the above conclusions) Market Conditions Conclusions noted above in the "housing trends" section represent an analysis of properties that are competitive with the subject property. See attached 1004MC, graphs, and tables for supporting information.											

Dimensions 135.26 X 298.47 Area 40,371 sf Shape Rectangular View N;Mtn  
 Specific Zoning Classification R1 Zoning Description Single Family Residence  
 Zoning Compliance  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?  Yes  No If No, describe.

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

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone D FEMA Map # 06071C6450H FEMA Map Date 08/28/2008  
 Are the utilities and/or off-site improvements typical for the market area?  Yes  No If No, describe

Is the site size, shape and topography generally conforming to and acceptable in the market area?  Yes  No If No, explain

Is there adequate vehicular access to the subject property?  Yes  No If No, describe

Is the street properly maintained?  Yes  No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
 Appraiser assumes no responsibility for hidden or undisclosed defects or environmental hazards. No hazardous materials noticed in the immediate vicinity. This appraiser is not an competent in the identification of hazardous substances or detrimental environmental conditions.

The HUD Data Plate/Compliance Certificate is located on the interior of the subject and contains, among other things, the manufacturer's name, trade/model name, year manufactured and serial number. The HUD Certification Label is located on the exterior of each section of the home.

Is the HUD Data Plate/Compliance Certificate attached to the dwelling?  Yes  No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. Unit has not been installed

Is a HUD Certification Label attached to the exterior of each section of the dwelling?  Yes  No If No, provide the data source(s) for the HUD Certification Label #'s  
 Unit has not been installed

Manufacturer's Serial #(s)/VIN #(s) Unit has not been installed  
 HUD Certification Label #(s) Unit has not been installed  
 Manufacturer's Name Fleetwood Trade/Model Date of Manufacture 2021  
 Do the Wind, Roof Load, and Thermal Zones meet the minimum HUD requirements for the location of the subject property?  Yes  No If No, explain

# Manufactured Home Appraisal Report

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
# of Units <input checked="" type="checkbox"/> One <input type="checkbox"/> Additions	<input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Runners	Skirting	Hardboard/New	Floors	VnlPlank/Ne		
# of Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Block and Pier <input type="checkbox"/> Other-att.description	Exterior Walls	Hardboard/New	Walls	Drywall/New		
Design (Style) Ranch	<input type="checkbox"/> Full Basement <input type="checkbox"/> PartialBasement	Roof Surface	Hardboard/New	Trim/Finish	Wood/New		
# of Sections <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	Basement Area N/A sq. ft.	Gutters & Downspouts	None	Bath Floor	VnlPnk/New		
<input type="checkbox"/> Other	Basement Finish N/A %	Window Type	VinIDP/New	Bath Wainscot	Fiberglass/NEW		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Evidence of <input type="checkbox"/> Infestation	Screens	Screens/New	<input checked="" type="checkbox"/> Driveway	# of Cars 4		
Year Built Effective Age (Yrs)	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Doors	Hollow	Driveway Surface	Concrete		
Attic <input checked="" type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s)#	<input checked="" type="checkbox"/> Garage	# of Cars 2		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Chainlink	<input type="checkbox"/> Carport	# of Cars		
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch Cov	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Built-in			
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe)					Hood		
Finished area above grade contains: 7 Rooms 4 Bedrooms 2.00 Bath(s) 1,914 Square Feet of Gross Living Area Above Grade							
Describe any additions or modifications (decks, rooms, remodeling, etc.) Detached Garage							

IMPROVEMENTS

Installer's Name Unit has not been installed Date Installed Model Year 2021

Is the manufactured home attached to a permanent foundation system?  Yes  No If No, describe the foundation system and the manner of attachment.

Have the towing hitch, wheels, and axles been removed?  Yes  No If No, explain

Is the manufactured home permanently connected to a septic tank or sewage system and other utilities?  Yes  No If No, explain

Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market?  Yes  No If No, explain

Additional features (special energy efficient items, non-realty items, etc.)

The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide, Marshall & Swift Residential Cost Handbook, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.

Quality  Poor  Fair  Average  Good  Excellent Identify source of quality rating

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject improvements were in overall condition at the time of inspection. The following items appear to be new, recently updated, or in very good condition:.. There were no items of physical, functional, or external obsolescence other than typical physical depreciation due to age noted at the time of this appraisal.

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

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

COST APPROACH

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) Cost Approach not developed due to lack of evidence of value for site due to no site sales and Subject's age and rehabilitation making physical depreciation impossible to accurately determine. The lack of support for these two factors make the approach unreliable

ESTIMATED  REPRODUCTION OR  REPLACEMENT COST NEW

Source of cost data: Swiftestimator Effective date of cost data Quality rating from cost service

OPINION OF SITE VALUE		Exterior Dimensions of the Subject Unit	
Section One	Sq. ft. @ \$ = \$	X	= Sq. ft.
Section Two	Sq. ft. @ \$ = \$	X	= Sq. ft.
Section Three	Sq. ft. @ \$ = \$	X	= Sq. ft.
Section Four	Sq. ft. @ \$ = \$	X	= Sq. ft.
Bsmt N/A	Sq. ft. @ \$ = \$ 0	Total Gross Living Area: Sq. ft.	
Sub-total: 0		Other Data Identification	
Cost Multiplier (if applicable): X		N.A.D.A. Data Identification Info: Edition Mo: Yr.	
Modified Sub-total: 0		MH State: Region: Size: ft x ft.	
0 % Physical Depreciation or Condition Modifier: ( 0 )		Gray pg. White pg. Black SVS pg.	
Functional Obsolescence (not used for N.A.D.A.): ( )		15 years and older Conversion Chart pg. Yellow pg.	
External Depreciation or State Location Modifier: ( 0 )		Comments:	
Delivery, Installation, and Setup (not used for N.A.D.A.): \$			
Other Depreciated Site Improvements: \$			
Market Value of Subject Site (as supported above): \$			
Indicated Value by Cost Approach: \$ 0		Estimated Remaining Economic Life (HUD and VA only) Years	

Summary of Cost Approach Cost approach Not developed due to lack of data to support site value. Without evidence of site value there is no way to produce a reliable appraisal of Subject using Cost Approach. Replacement cost figures provided per lender's request. Cost figures are not adequate for insurance purposes as they are not insurable value. For insurable value contact an insurance agent.

# Manufactured Home Appraisal Report

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 250,000 to \$ 349,000  
 There are 15 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 135,000 to \$ 355,000

FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address	8690 Sahara Rd Phelan, CA 92371			11624 Acanthus St Phelan, CA 92371			8651 Capelin Rd Phelan, CA 92371			13976 Pacific Rd Phelan, CA 92371					
Proximity to Subject				4.50 miles NE			5.86 miles E			7.13 miles NE					
Sale Price	\$			\$ 355,000			\$ 290,000			\$ 270,000					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 157.36 sq. ft.			\$ 169.59 sq. ft.			\$ 146.10 sq. ft.					
Manufactured Home	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Data Source(s)				CRMLS#EV21015339;DOM 14			CRMLS#TR21012162;DOM 2			CRMLS#OC20141998;DOM 106					
Verification Source(s)				Doc#203646			Doc#90221			Doc#81500					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment		
Sale or Financing				ArmLth						ArmLth					
Concessions				Conv;0						FHA;500					
Date of Sale/Time				4/21/2021						2/21/2021					
Location				N;Res						N;Res					
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple					
Site	40,371 sf			2.07 ac			0			4.70 ac			-41,100		
View	N;Mtn			N;Mtn						N;Mtn					
Design (Style)	Ranch			Ranch						Ranch					
Quality of Construction	Q4			Q4			0			Q4			0		
Actual Age	0			36 yrs			+18,000			31 yrs			+15,500		
Condition	C1			C2			+15,000			C4			+50,000		
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	0	Total	Bdrms.	Baths	+5,000	Total	Bdrms.	Baths	+5,000
Room Count	7	4	2.00	8	4	2.00	0	6	3	2.00	0	7	3	2.00	0
Gross Living Area	1,914 sq. ft.			2,256 sq. ft.			-23,900			1,710 sq. ft.			+14,300		
Basement & Finished Rooms Below Grade	0sf			0sf						0sf					
Functional Utility	Average			Average						Average					
Heating/Cooling	FWA/CAC			FWA/CAC						FWA/CAC					
Energy Efficient Items	DP Windows			DP Windows						Insulation			+5,000		
Garage/Carport	2 Car Gar. Det.			None			+10,000			2ga2dw			0		
Porch/Patio/Deck	Porch			Patio						Patio					
Fireplaces	1 Fireplace			1 Fireplace			0			1 Fireplace			0		
Fireplace(s)	None			Pool			-25,000			None					
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -5,900			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 48,700		
Adjusted Sale Price of Comparables				Net Adj: -2%						Net Adj: 17%					
				Gross Adj: 26%			\$ 349,100			Gross Adj: 45%			\$ 338,700		
										Gross Adj: 26%			\$ 310,500		

SALES COMPARISON ANALYSIS

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) Public Records

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

Data source(s) Public Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 4).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	2/28/2019			
Price of Prior Sale/Transfer	100,000			
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	6/3/2021	6/3/2021	6/3/2021	6/3/2021

Analysis of prior sale or transfer history of the subject property and comparable sales Subject was purchased as a vacant lot

Summary of Sales Comparison Approach All sales were given equal consideration,. Subject and comparables are conforming to the neighborhood. All are similar in size, appeal, amenities and quality. Subject falls within the indicated value range as reflected by the market data analysis prior to and after adjustments. All comparable adjustments based upon matched pair analysis Market indicates no adjustment for location. Market indicates a \$500 per year adjustment for differences greater than 10 years, 0.25 per sq ft on differences greater than 50000 sq ft, Condition adjustment allowed due to Subject being new construction, Market indicates a \$ adjustment for GLA on differences greater than 100 sq ft, \$70 per bedroom and \$5000 per bathroom fixture Market indicates a \$5000 adjustment per Garage Space and \$1500 per carport space.

Indicated Value by Sales Comparison Approach \$ 335,000

Indicated Value by: Sales Comparison Approach \$ 335,000 Cost Approach \$ 0 Income Approach (if developed) \$ N/D

Both Cost and Income Approaches were considered but due to lack sales of both vacant land and properties intended to be non-owner occupied both approaches were deemed to be not relevant in the valuation of the Subject Property. The Market Data Approach, the Principle of Substitution was deemed to be the only relevant approach in valuating the Subject property as data was available to evaluate the behavior of aware buyers and sellers.

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 \$ 335,000 , as of 6/2/2021 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

### Manufactured Home Appraisal Report

Clarification of Certification #23 The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser

The Above statement does not amend or modify Certification #23

Part of the intended use is to help setting the listing price for when teh owner sells them after the instalation is complete. Since that might take 12 months if the market conditioues to appreciate as it has over teh prevoious `2 months the listing price could be quite a bit higher by that time

ADDITIONAL COMMENTS

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

Estimated Monthly Market Rent \$ N/A X Gross Multiplier N/A =\$ N/D Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM)

#### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's 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

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(s)

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

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

Describe common elements and recreational facilities.

INCOME

PUD INFORMATION

McGinley Appraisals  
EXTRA COMPARABLES 4-5-6

File No.  
Case No.

Borrower	ECLIPSE HOMES LLC
Property Address	8690 Sahara Rd
City	Phelan County San Bernardino State CA Zip Code 92371
Lender/Client	Federal Home Loans Corp Address 354 N TOLAND AVE WEST COVINACA, 91790-1852,

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	8690 Sahara Rd Phelan, CA 92371	11068 Wilson Ranch Rd Phelan, CA 92371			8328 Eaby Rd Phelan, CA 92371			12150 Wagon Train Rd Phelan, CA 92371		
Proximity to Subject		4.10 miles NE			1.90 miles E			4.58 miles N		
Sale Price	\$	\$ 285,000			\$ 320,000			\$ 300,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 154.22 sq. ft.			\$ 161.62 sq. ft.			\$ 174.83 sq. ft.		
Manufactured Home		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Data Source(s)		CRMLS#530604;DOM 6			CRMLS#CV20239560;DOM 14			CRMLS#EV21088617;DOM 29		
Verification Source(s)		Doc#29406			No Doc Found			No Doc Found		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing		ArmLth		ArmLth		Listing				
Concessions		:0								
Date of Sale/Time		1/21/2021		11/20/2021						
Location		N;Res		N;Res		N;Res				
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple				
Site	40,371 sf	1.91 ac	0	2.00 ac	0	2.20 ac	-13,900			
View	N;Mtn	N;Mtn		N;Mtn		N;Mtn				
Design (Style)	Ranch	Ranch		Ranch		Ranch				
Quality of Construction	Q4	Q4	0	Q4	0	Q4	0			
Actual Age	0	31 yrs	+15,500	1 yrs	0	31 yrs	+15,500			
Condition	C1	C2	+15,000	C1		C2	+15,000			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	-5,000	Total Bdrms. Baths	0	Total Bdrms. Baths	0			
Room Count	7 4 2.00	8 5 2.00	0	8 4 2.00	0	7 4 2.00	0			
Gross Living Area	1,914 sq. ft.	1,848 sq. ft.	0	1,980 sq. ft.	0	1,716 sq. ft.	+13,900			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC				
Energy Efficient Items	DP Windows	DP Windows		DP Windows		DP Windows				
Garage/Carport	2 Car Gar. Det.	2cp2dw	0	None	+10,000	None	+10,000			
Porch/Patio/Deck	Porch	Patio		Patio		Patio				
Fireplaces	1 Fireplace	1 Fireplace	0	None	+500	1 Fireplace	0			
Fireplace(s)	None	None		None		None				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 25,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 10,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 40,500			
Adjusted Sale Price of Comparables		Net Adj: 9%		Net Adj: 3%		Net Adj: 14%				
		Gross Adj: 12%	\$ 310,500	Gross Adj: 3%	\$ 330,500	Gross Adj: 23%	\$ 340,500			

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

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	2/28/2019			
Price of Prior Sale/Transfer	100,000			
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	6/3/2021	6/3/2021	6/3/2021	6/3/2021

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

Summary of Sales Comparison Approach

Borrower	ECLIPSE HOMES LLC						
Property Address	8690 Sahara Rd						
City	Phelan	County	San Bernardino	State	CA	Zip Code	92371
Lender/Client	Federal Home Loans Corp		Address	354 N TOLAND AVE WEST COVINACA, 91790-1852,			



**COMPARABLE SALE # 1**  
11624 Acanthus St  
Phelan, CA 92371



**COMPARABLE SALE # 2**  
8651 Capelin Rd  
Phelan, CA 92371



**COMPARABLE SALE # 3**  
13976 Pacific Rd  
Phelan, CA 92371

Borrower ECLIPSE HOMES LLC

Property Address	8690 Sahara Rd						
City	Phelan	County	San Bernardino	State	CA	Zip Code	92371
Lender/Client	Federal Home Loans Corp		Address	354 N TOLAND AVE WEST COVINACA, 91790-1852,			



**COMPARABLE SALE #** 4  
11068 Wilson Ranch Rd  
Phelan, CA 92371



**COMPARABLE SALE #** 5  
8328 Eaby Rd  
Phelan, CA 92371



**COMPARABLE SALE #** 6  
12150 Wagon Train Rd  
Phelan, CA 92371

**Market Conditions Addendum to the Appraisal Report**

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

Property Address 8690 Sahara Rd City Phelan State CA ZIP Code 92371

Borrower ECLIPSE HOMES LLC

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

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Total # of Comparable Sales (Settled)	8	4	3	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Absorption Rate (Total Sales/Months)	1.33	1.33	1	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Total # of Comparable Active Listings	1	0	6	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)	0.75	0	6	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Median Comparable Sales Price	\$242,500	\$282,500	\$355,000	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Sales Days on Market	24.5	15	14	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Comparable List Price	\$279,900	0	\$315,000	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Listings Days on Market	138	0	32	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sale Price as % of List Price	99.06	103.2	97.26	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

The CRMLS MLS indicates there were 15 closed sales during the past 12 months and 3 of those sales contained seller concessions which is 20% of the total transactions in this market area. Prior Months 7-12: 8 Sales; 2 with concessions; 25% of sales for this period. 4-6: 4 Sales; 1 with concessions; 25% of sales for this period. 0-3: 3 Sales; 0 with concessions; 0% of sales for this period. The concessions ranged between \$500 and \$5,000. The median concession amount is \$4,800.

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).

The CRMLS MLS indicates there were 15 closed sales during the past 12 months and 1 of those sales were either foreclosures or short sales which is 7% of the total transactions in this market area. Prior Months 7-12: 8 Sales; 1 foreclosures or short sales; 12% of sales for this period. 4-6: 4 Sales; 0 foreclosures or short sales; 0% of sales for this period. 0-3: 3 Sales; 0 foreclosures or short sales; 0% of sales for this period.

Cite data sources for above information.

The CRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Wednesday, June 02, 2021

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.

CONDO/CO-OP PROJECTS


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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)				<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 checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

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

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

APPRAISER

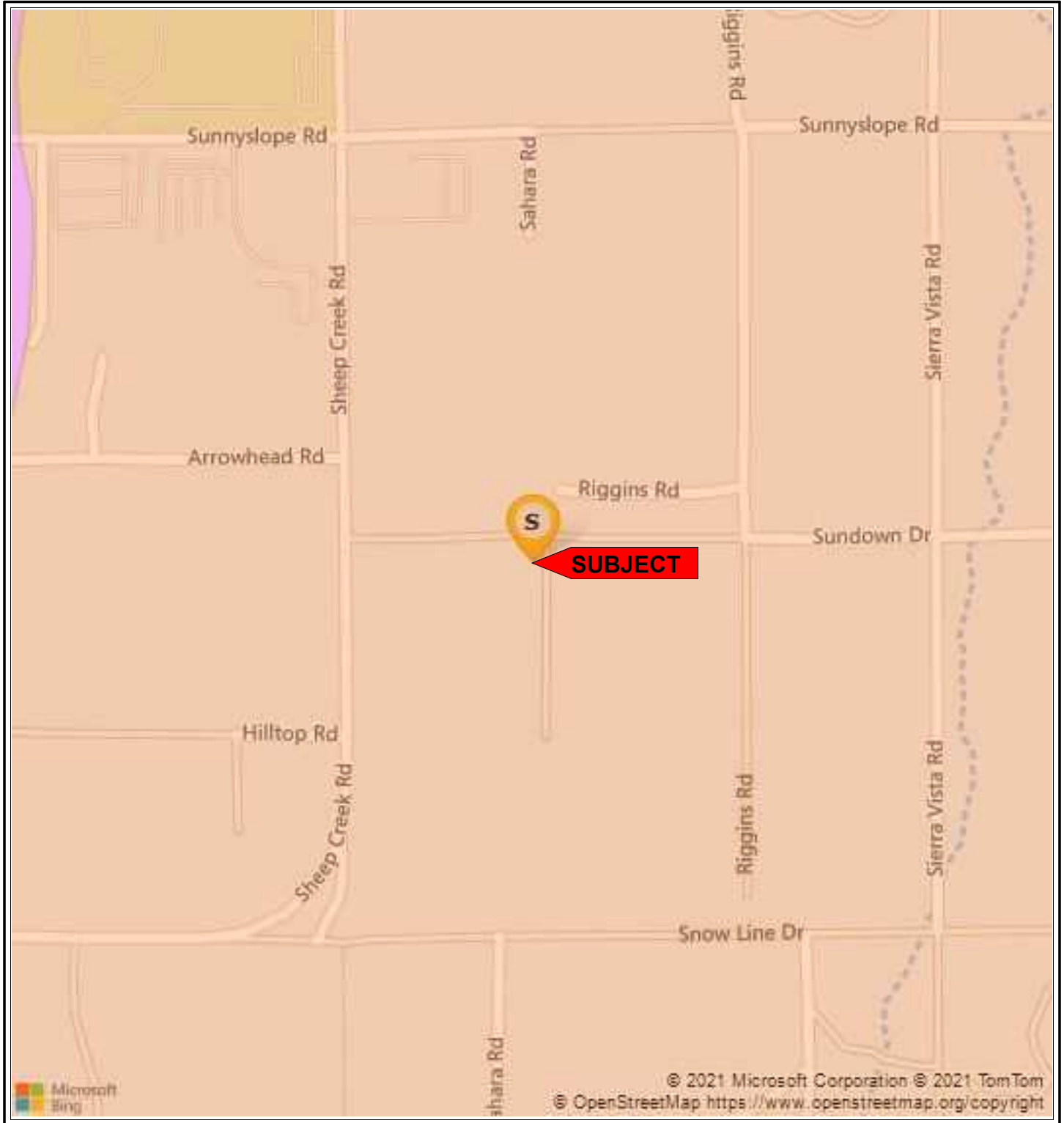
Signature 	Signature
Appraiser Name Bryan McGinley	Supervisor Name
Company Name McGinley Appraisals	Company Name
Company Address 2384 N Heliotrope Dr, Santa Ana, CA 92706	Company Address
State License/Certification # CAAR021497 State CA	State License/Certification # State
Email Address Bryan@raorders.com	Email Address



McGinley Appraisals  
**FLOOD MAP ADDENDUM**

File No.  
 Case No.

Borrower	ECLIPSE HOMES LLC						
Property Address	8690 Sahara Rd						
City	Phelan	County	San Bernardino	State	CA	Zip Code	92371
Lender/Client	Federal Home Loans Corp		Address	354 N TOLAND AVE WEST COVINACA, 91790-1852,			



**Flood Map Legends**

- Flood Zones
- Areas inundated by 100-year flooding
  - Areas inundated by 500-year flooding
  - Areas of undetermined but possible flood hazards
  - Floodway areas with velocity hazard
  - Floodway areas
  - COBRA zone

**Flood Zone Determination**

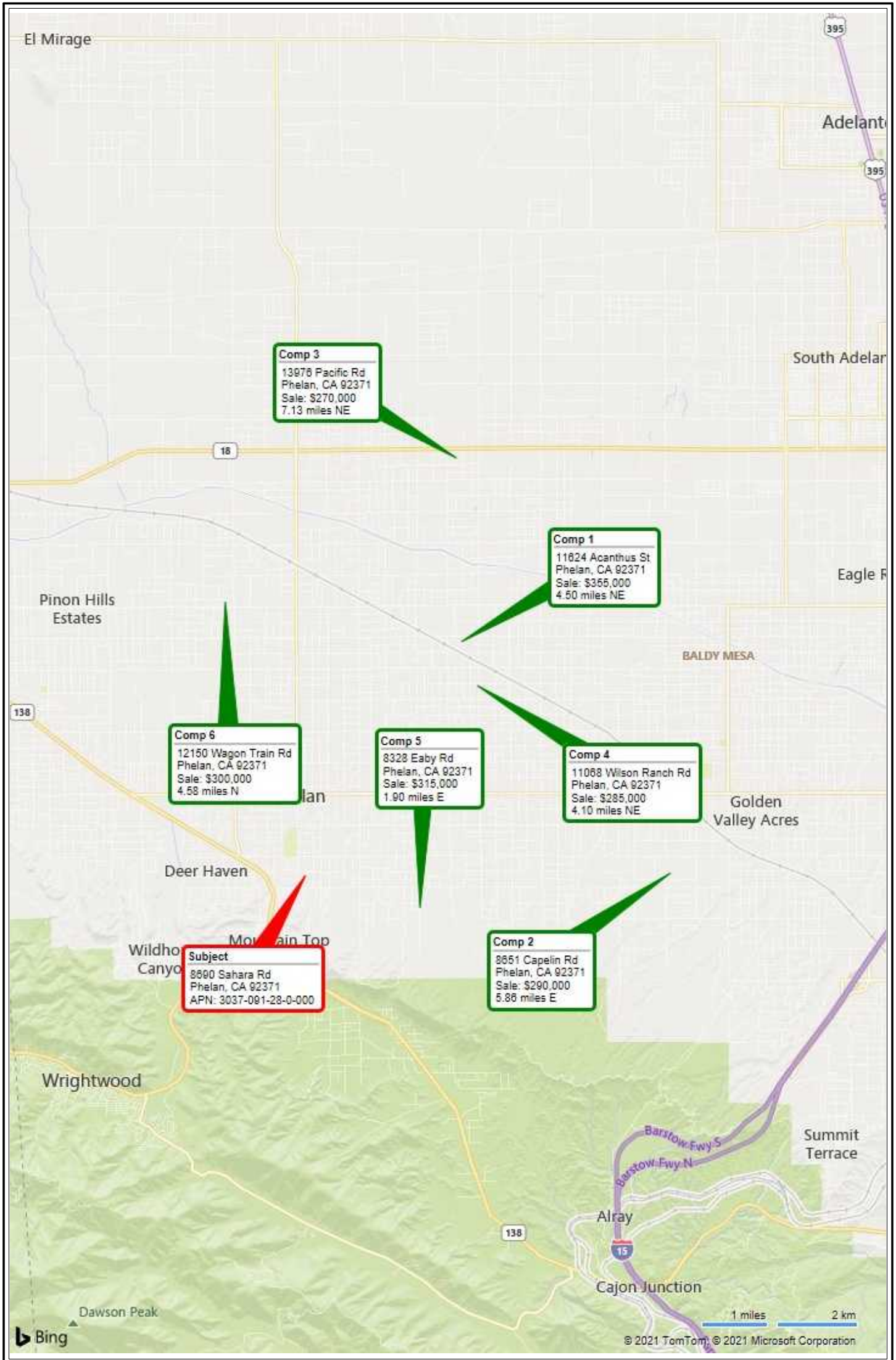
In Special Flood Hazard Area (Flood Zone): Out  
 Within 250 ft. of multiple flood zones? Not within 250 feet  
 Community: 060270  
 Community Name: SAN BERNARDINO COUNTY  
 Map Number: 06071C6450H  
 Zone: D Panel: 06071C 6450H Panel Date: 08/28/2008  
 FIPS Code: 06071 Census Tract: 0091.09

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

McGinley Appraisals  
**LOCATION MAP ADDENDUM**

File No.  
 Case No.

Borrower	ECLIPSE HOMES LLC						
Property Address	8690 Sahara Rd						
City	Phelan	County	San Bernardino	State	CA	Zip Code	92371
Lender/Client	Federal Home Loans Corp	Address	354 N TOLAND AVE WEST COVINACA, 91790-1852,				



McGinley Appraisals  
**SUBJECT PHOTO ADDENDUM**

File No.  
Case No.

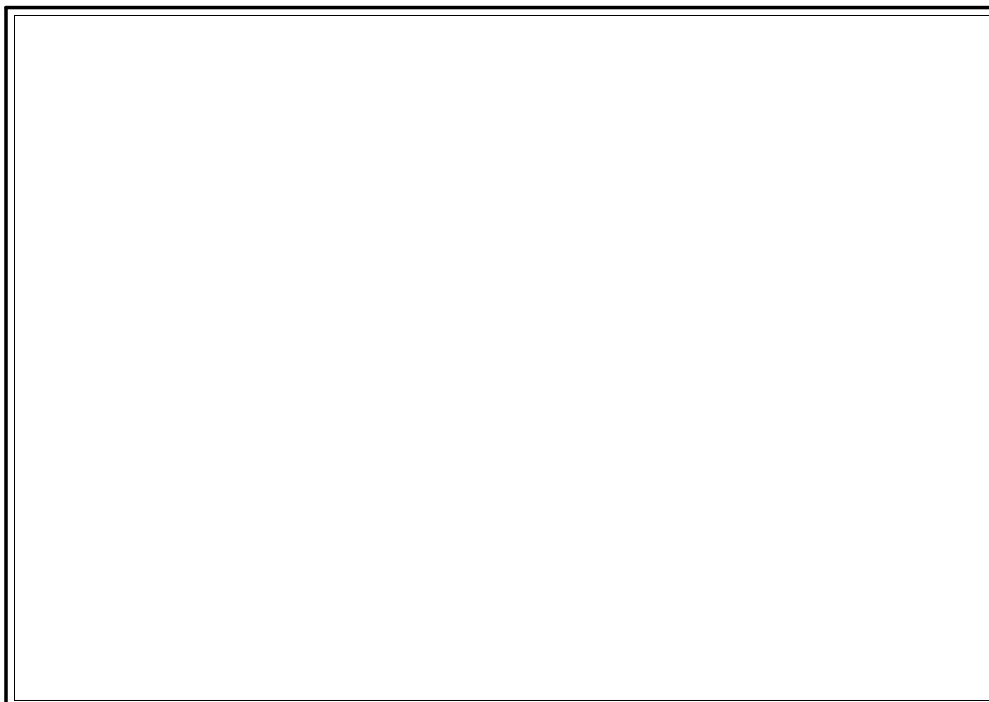
Borrower **ECLIPSE HOMES LLC**

Property Address	8690 Sahara Rd						
City	Phelan	County	San Bernardino	State	CA	Zip Code	92371
Lender/Client	Federal Home Loans Corp		Address	354 N TOLAND AVE WEST COVINACA, 91790-1852,			



**FRONT OF  
SUBJECT PROPERTY**

8690 Sahara Rd  
Phelan, CA 92371

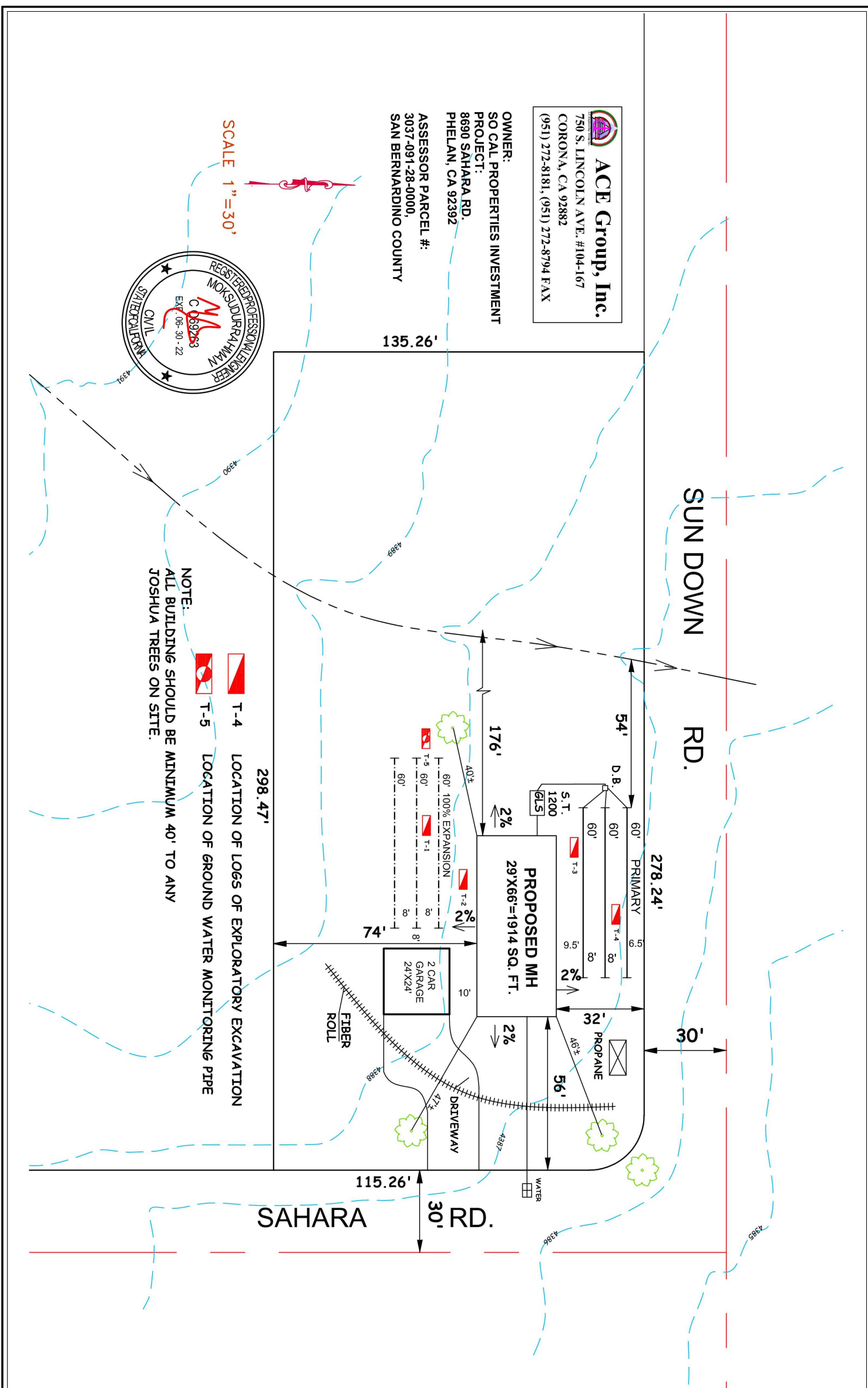


**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**

Borrower		ECLIPSE HOMES LLC			
Property Address 8690 Sahara Rd					
City	Phelan	County	San Bernardino	State	CA Zip Code 92371
Lender/Client		Federal Home Loans Corp			
Address			354 N TOLAND AVE WEST COVINACA, 91790-1852,		



McGinley Appraisals  
**PLAT MAP**

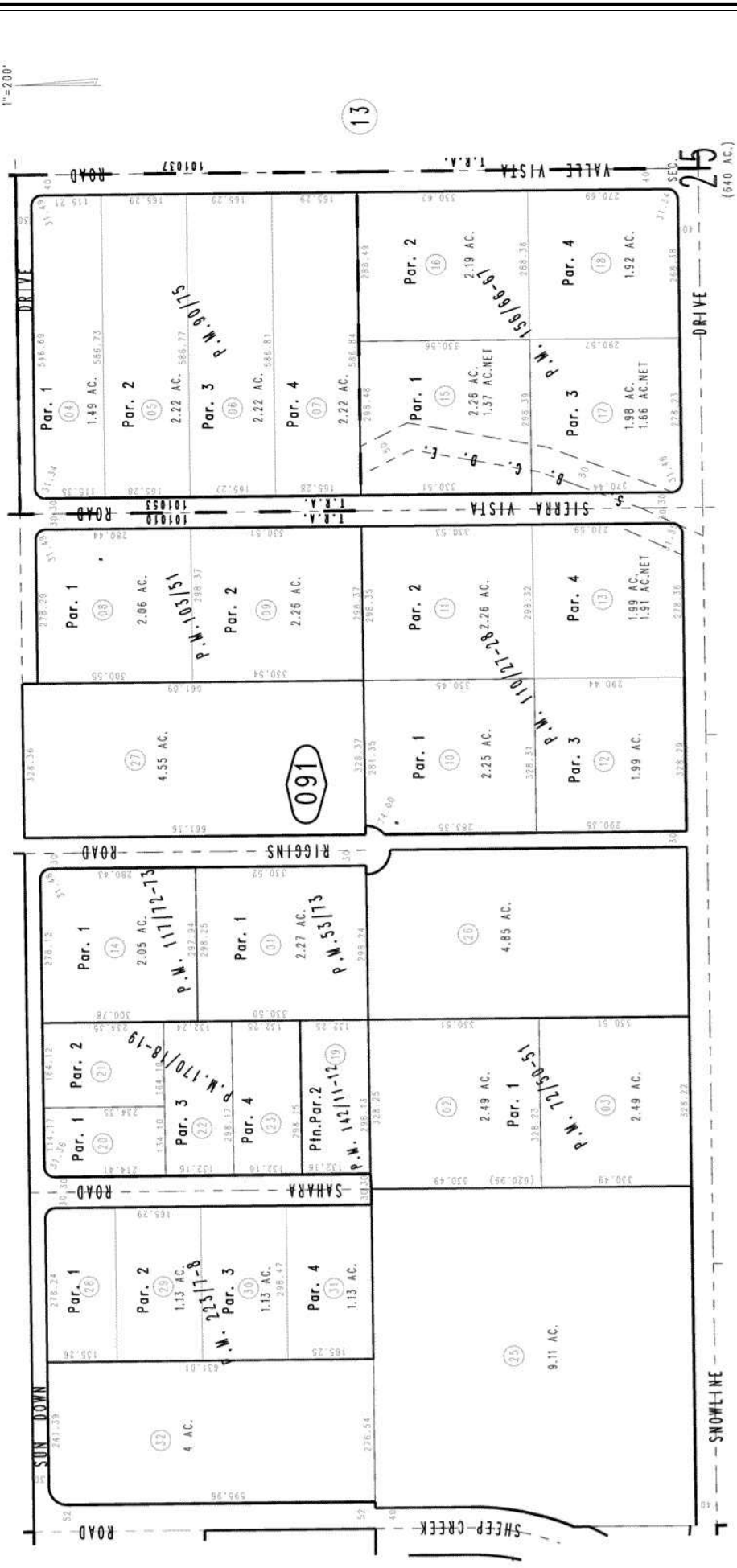
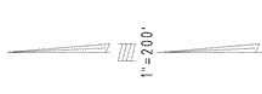
File No.  
 Case No.

Borrower **ECLIPSE HOMES LLC**  
 Property Address **8690 Sahara Rd**  
 City **Phelan** County **San Bernardino** State **CA** Zip Code **92371**  
 Lender/Client **Federal Home Loans Corp** Address **354 N TOLAND AVE WEST COVINACA, 91790-1852,**

Snowline Joint Unified 3037 - 09  
 Tax Rate Area  
 101010 101053

S.1/2, N.W.1/4 Sec. 25, T.4N., R.7W., S.B.M.

THIS MAP IS FOR THE PURPOSE  
 OF AD VALOREM TAXATION ONLY.



REVISED  
 03/02/10 LH

Assessor's Map  
 Book 3037 Page 09  
 San Bernardino County

Pln. Parcel Map No. 12282, P.M. 142/11-12 Parcel Map No. 17991, P.M. 223/7-8  
 Parcel Map No. 9389, P.M. 103/51 Parcel Map No. 14255, P.M. 170/18-19  
 Parcel Map No. 8747, P.M. 90/75 Parcel Map No. 13296, P.M. 156/86-87  
 Parcel Map No. 7263, P.M. 72/50-51 Parcel Map No. 10738, P.M. 117/72-73  
 Parcel Map No. 5868, P.M. 53/73 Parcel Map No. 9931, P.M. 110/27-28

Feb. 1997

**Manufactured Home Appraisal Report**

This report form is designed to report an appraisal of a one-unit manufactured home; including a manufactured home in a planned unit development (PUD). A Manufactured home located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**Manufactured Home Appraisal Report****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 also developed the cost approach to value as support for the sales comparison approach. I have adequate comparable market and cost data to develop reliable sales comparison and cost approaches for this appraisal assignment. I further certify that I considered the income approach to value but did not develop it, 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.

Manufactured Home Appraisal Report

File No.
Case No.

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.

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

Handwritten signature of Bryan McGinley

Signature
Name Bryan McGinley
Company Name McGinley Appraisals
Company Address 2384 N Heliotrope Dr Santa Ana, CA 92706
Telephone Number 7149250539
Email Address Bryan@raorders.com
Date of Signature and Report 06/03/2021
Effective Date of Appraisal 6/2/2021
State Certification # CAAR021497
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 07/13/2022

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

8690 Sahara Rd
Phelan, CA 92371

APPRAISED VALUE OF SUBJECT PROPERTY \$ 335,000

LENDER/CLIENT

Name
Company Name Federal Home Loans Corp
Company Address 354 N TOLAND AVE WEST COVINACA 91790-1852,
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