

APPRAISAL OF REAL PROPERTY

LOCATED AT:

121 E Garnet Ave
LOT 162 MELODY MESA 2 MCR 010004
Mesa, AZ 85210

FOR:

Guild Mortgage Company
1600 N Kolb Rd
Tucson, AZ 85715

AS OF:

10/07/2020

BY:

Timothy Hubbard

1342 W Pepper Pl
Mesa, AZ 85201

Borrower	Ana Maria Maldonado				File No. 20159-2	
Property Address	121 E Garnet Ave					
City	Mesa	County	Maricopa	State	AZ	Zip Code 85210
Lender/Client	Guild Mortgage Company					

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	121 E Garnet Ave
	Legal Description	LOT 162 MELODY MESA 2 MCR 010004
	City	Mesa
	County	Maricopa
	State	AZ
	Zip Code	85210
	Census Tract	4223.01
	Map Reference	Sec 34 T1N R5E
SALES PRICE	Sale Price	\$ 300,000
	Date of Sale	10/01/2020
CLIENT	Borrower	Ana Maria Maldonado
	Lender/Client	Guild Mortgage Company
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,597
	Price per Square Foot	\$ 187.85
	Location	N;Res;
	Age	51
	Condition	C3
	Total Rooms	7
	Bedrooms	4
	Baths	2.0
APPRAISER	Appraiser	Timothy Hubbard
	Date of Appraised Value	10/07/2020
VALUE	Opinion of Value	\$ 300,000

Uniform Residential Appraisal Report

201005057
File # 20159-2

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 121 E Garnet Ave				City Mesa		State AZ		Zip Code 85210	
	Borrower Ana Maria Maldonado			Owner of Public Record Timber Enterprises LLC			County Maricopa			
	Legal Description LOT 162 MELODY MESA 2 MCR 010004									
	Assessor's Parcel # 139-58-086				Tax Year 2020		R.E. Taxes \$ 777			
	Neighborhood Name Melody Mesa				Map Reference Sec 34 T1N R5E		Census Tract 4223.01			
	Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		Special Assessments \$ 0		<input type="checkbox"/> PUD		HOA \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month	
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)									
	Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)									
	Lender/Client Guild Mortgage Company				Address 1600 N Kolb Rd , Ste 118, Tucson, AZ 85715					
	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?									<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Report data source(s) used, offering price(s), and date(s). DOM 07;;ARMLS, IMAPP:Subject is listed on MLS (6138809) at \$295,000 for 07 days. See attached for detail.										
CONTRACT	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;Subject is under contract at \$300,000 with no seller concessions noted. Multiple contract were submitted.									
	Contract Price \$ 300,000 Date of Contract 10/01/2020 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) Armls/Monsoon									
	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
	If Yes, report the total dollar amount and describe the items to be paid. \$0;;									
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.									
	Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
	Location <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 %	
	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			147 Low 01		Multi-Family 05 %	
	Neighborhood Boundaries The subject is bounded by Broadway Road to the north, Stapley Road to the east, Baseline						644 High 60		Commercial 10 %	
	Road to the south, and Extension Road to the west.						300 Pred. 50		Other 5 %	
	Neighborhood Description The subject is located within the county of Maricopa, in the city of Mesa. The subject area was originally developed in the 1950's and through the 2000's. The area is seemed typical, with no unfavorable factors present to negatively affect marketability. There are ample schools, employment, religious facilities and shopping in the area. Other is vacant.									
	Market Conditions (including support for the above conclusions) Market values appear to be increasing in this area. Homes are selling in 30-90 days on market.									
	SITE	Dimensions 64 x 94 x 95 x 65 Area 6421 sf Shape Rectangular View N;Res;								
Specific Zoning Classification RS-6 Zoning Description Single Family Residential										
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)										
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe Multi-Family Residential.										
Utilities Public Other (describe)		Public Other (describe)		Off-site Improvements - Type		Public Private				
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/> SRP		Water <input checked="" type="checkbox"/> <input type="checkbox"/> City		Street Asphalt		<input checked="" type="checkbox"/> <input type="checkbox"/>				
Gas <input type="checkbox"/> <input type="checkbox"/> None		Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> City		Alley Gravel		<input checked="" type="checkbox"/> <input type="checkbox"/>				
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X500 FEMA Map # 04013C2264M FEMA Map Date 11/04/2015										
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe										
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe										
IMPROVEMENTS	No other site conditions were seen by the appraiser during the visual inspection of the subject property. Other than information stated by the appraiser, no other information, as to site, is within the scope of the appraisal assignment. The appraiser has viewed the site and sought information from those parties involved in the assignment.									
	General Description		Foundation		Exterior Description materials/condition		Interior materials/condition			
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit		<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls Concrete/Avg		Floors Lam/Cer/Crpt/Good			
	# of Stories 1		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls Blk/Avg		Walls Drywall/Avg			
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit		Basement Area 0 sq.ft.		Roof Surface Comp Shin/Good		Trim/Finish Wood/Paint/Good			
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish 0 %		Gutters & Downspouts None/None		Bath Floor Cer/Good			
	Design (Style) Ranch		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type Dual Pane/New		Bath Wainscot Cer/FG/Good			
	Year Built 1969		Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated Dual Pane/New		Car Storage <input type="checkbox"/> None			
	Effective Age (Yrs) 10		<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens None		<input checked="" type="checkbox"/> Driveway # of Cars 2			
	Attic <input type="checkbox"/> None		Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities <input type="checkbox"/> Woodstove(s) # 0		Driveway Surface Concrete			
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other Fuel Electric		<input type="checkbox"/> Fireplace(s) # 0 <input checked="" type="checkbox"/> Fence Blk/Avg		<input type="checkbox"/> Garage # of Cars 0				
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck Cov <input type="checkbox"/> Porch None		<input type="checkbox"/> Carport # of Cars 0				
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Pool Blt-in <input type="checkbox"/> Other None		<input type="checkbox"/> Att. <input type="checkbox"/> Det. <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 type="checkbox"/> Other (describe)										
Finished area above grade contains: 7 Rooms 4 Bedrooms 2.0 Bath(s) 1,597 Square Feet of Gross Living Area Above Grade										
Additional features (special energy efficient items, etc.). The subject has typical special energy efficient items. The subject has 4 bedrooms and 2 baths, living room, family room, kitchen, dining area, block fence, pool and covered patio.										
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-less than one year ago;Bathrooms-updated-less than one year ago;The subject is a detached single family home of block construction with new comp shingle roof, new flooring, new granite countertops, new painted cabinets, new upgraded appliances, new roof, new dual pane windows, block fence, pool & covered patio. Utilities were on and all mechanical was functioning. All appliances were functioning.										
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe										
Homeowners and/or homebuyers are to be advised that the appraiser is not an engineer, pest, roof, home, mold, or pool inspector of any sort. The appraiser only lists any defects that are clearly visible and advises any of these inspections be done by a licensed professional in that specific area to determine if any problems exist or to determine the remaining durable life of that item. The appraiser cannot be held liable for any findings from one of these inspections.										
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe										
;The subject property is of a typical design within the neighborhood, with conformity to functional utility, style, use and construction to similar homes within the market area. Differences in condition vary from home to home but are typical for the subject market area.										

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SALES COMPARISON APPROACH

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ to \$.														
There are 31 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 147,500 to \$ 305,000 .														
FEATURE			SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address 121 E Garnet Ave Mesa, AZ 85210						1458 S Key Cir Mesa, AZ 85210			715 E Garnet Ave Mesa, AZ 85204			465 E Garnet Ave Mesa, AZ 85204		
Proximity to Subject						0.22 miles SE			0.76 miles E			0.47 miles E		
Sale Price			\$ 300,000						\$ 288,000					
Sale Price/Gross Liv. Area			\$ 187.85 sq.ft.			\$ 180.23 sq.ft.						\$ 203.08 sq.ft.		
Data Source(s)						ARMLS#6118096;DOM 4			ARMLS#6113372;DOM 3			ARMLS#6085532;DOM 2		
Verification Source(s)						Doc#20200945934			Doc#20200810265			Doc#20200593971		
VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION		
Sales or Financing						ArmLth						ArmLth		
Concessions						Conv;0			0 Conv;0			0 Conv;0		
Date of Sale/Time						s10/20;c08/20			0 s08/20;c08/20			0 s07/20;c06/20		
Location			N;Res;			N;Res;						N;Res;		
Leasehold/Fee Simple			Fee Simple			Fee Simple						Fee Simple		
Site			6421 sf			6900 sf			0 7457 sf			0 5377 sf		
View			N;Res;			N;Res;						N;Res;		
Design (Style)			DT1;Ranch			DT1;Ranch						DT1;Ranch		
Quality of Construction			Q4			Q4						Q4		
Actual Age			51			49			0 45			0 50		
Condition			C3			C3						C3		
Above Grade			Total Bdrms. Baths			Total Bdrms. Baths						Total Bdrms. Baths		
Room Count			7 4 2.0			7 4 2.0						7 4 2.0		
Gross Living Area			1,597 sq.ft.			1,598 sq.ft.			0 1,428 sq.ft.			+6,760 1,356 sq.ft.		
Basement & Finished			0sf			0sf						0sf		
Rooms Below Grade														
Functional Utility			Average/Stg			Average			+1,000			Average		
Heating/Cooling			FWA/CAC			FWA/CAC						FWA/CAC		
Energy Efficient Items			Dual Pane			Dual Pane						Dual Pane		
Garage/Carport			2dw			4dw			0 2dw			2dw		
Porch/Patio/Deck			Covered Patio			No Cov Patio			+2,000			No Cov Patio		
Pool/Spa			Typ/Pool/NoFP			Typ/None/No FP			+7,500			Typ/Pool/NoFP		
CDOM/ADOM			07/07			04/04			0 02/03			0 02/02		
Subdivision Name			Melody Mesa			Silver Key Estates			0 Sunset Mesa			0 Casa Mesa		
Net Adjustment (Total)						+ - \$ 10,500			+ - \$ 9,760			+ - \$ 25,140		
Adjusted Sale Price						Net Adj. 3.6 %						Net Adj. 9.1 %		
of Comparables						Gross Adj. 3.6 % \$ 298,500						Gross Adj. 9.1 % \$ 300,040		
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain														
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.														
Data Source(s) Local mls listing services, local county tax records, real estate agents.														
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.														
Data Source(s) Local mls listing services, local county tax records, real estate agents.														
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).														
ITEM			SUBJECT			COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer			07/31/2020			06/22/2020						04/08/2020		
Price of Prior Sale/Transfer			\$165,000			\$189,990						\$90,000		
Data Source(s)			ARMLS Monsoon			ARMLS/Monsoon			ARMLS/Monsoon			ARMLS/Monsoon		
Effective Date of Data Source(s)			10/07/2020			10/07/2020			10/07/2020			10/07/2020		
Analysis of prior sale or transfer history of the subject property and comparable sales The subject last transfered 07/31/2020 at \$165,000. No other transfers have taken place on the subject in the last 36 months or the comparables within the past twelve months. All closed sale information is provided by the armls. All comparable sales information is verified using county local tax records sources & through recorded document numbers. When docket numbers arent available the appraiser verifies all sales with the real estate agent. All other sources used are noted where applicable.														
Summary of Sales Comparison Approach An extensive search was made to find recent, similar sales to the subject. Adjustments for square footage were made at \$40 PSF. Adjustments were made to all comparables for subjects detached storage building. Adjustments was made to comparable #1 for lack of covered patio & lack of pool. Adjustments were made to comparable #2 for lack of covered patio. Adjustments were made to comparable #3 for lack of dual pane, lack of covered patio & lack of pool. Adjustments were made to comparable #4for parking amenity & lack of pool. Adjustments were made to comparable #5 for lack of dual pane & lack of pool offset by FP. Adjustments were made to comparable #6 for parking amenity & lack of pool. Comparables #5 & 6 are active listing and were used to show current market activity. Equal weight is given to all comparable for quality, utility and appeal. Appraiser is aware that adjusted values exceed actual sales prices and unadjusted sales praces are not bracketed, this is due to increases in market values caused by low inventory and demand.														
Indicated Value by Sales Comparison Approach \$ 300,000														
Indicated Value by: Sales Comparison Approach \$ 300,000 Cost Approach (if developed) \$ 303,199 Income Approach (if developed) \$ 0														
The cost approach was completed, however, is not applicable or necessary to this report. The income approach is a guideline to determine ability to service debt and the return on investment. The subject is a single family residence in an area of typically owner occupied homes and the income approach does not apply nor required by the lender for the purposes for this report.														
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:														
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 \$ 300,000 , as of 10/07/2020 , which is the date of inspection and the effective date of this appraisal.														

RECONCILIATION

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ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

INTENDED USE/USER

The intended user of this appraisal report is the lender/client. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the lender/client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

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, reporting requirements, and definition of market value.

Scope of Work

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources (such as ARMLS, IMAPP, or local real estate agents). Consequently, this information should be considered an ?estimate? unless otherwise noted by the appraise

Legal disclaimer:

If the appraisal report is being transmitted using a third party transmission software engines and convertor software. By signing an agreement with the third party, the appraiser and that party are under legal contract.

The legal obligation of the third party is to deliver an unaltered copy of the original appraisal report. A pdf copy of the report was created as an alternate, 'unaltered' copy of this appraisal report and is made available to all clients via e-mail. If review of both copies are reviewed and the alternate format differs from the pdf file in any way, all contracts between the third party and the appraiser are considered null and void. Any legal obligations made by the appraiser, or on behalf of the appraiser under said agreement are considered null and void as well. If an altered copy of the appraisal report is obtained, the altered copy is considered null and void and a pdf copy of the appraisal should be obtained. By reading, accepting and utilizing this report for mortgage finance transaction, you agreeing to said terms and conditions of this report. Any legal action between the intended ser(s) against the third party shall indemnify the appraiser from all instances if an altered copy of the report was used for the purposes of a mortgage finance transaction.

All adjustments were made based on paired sales analysis. When not enough information was available to conduct a paired sales analysis the appraiser used his experience and market knowledge to determine adjustments based on common adjustments made over his years of experience.

The appraiser's fee for this appraisal was \$420

Typical market exposure time for are is 30-90 days.

Appraiser has not completed any work on subject in past 36 months.

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) Cost approach is not necessary or applicable for this appraisal and is not to be used for insurance purposes as it is not a reliable approach to value for this appraisal.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

OPINION OF SITE VALUE =\$ 70,000

Source of cost data Dwellingcost

DWELLING 1,597 Sq.Ft. @ \$ 150.00 =\$ 239,550

Quality rating from cost service 4.0 Effective date of cost data 03/18/2020

0 Sq.Ft. @ \$ =\$

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

Appl/Patio/Pool =\$ 40,000

The cost approach is not deemed applicable or necessary in this appraisal

Garage/Carport 420 Sq.Ft. @ \$ 15.00 =\$ 6,300

assignment and was given no weight. This appraisal is for mortgage purposes for

Total Estimate of Cost-New =\$ 285,850

the stated client only and can not be used for any other purpose. This appraisal and

Less Physical Functional External

all approaches done in this appraisal are not to be used for insurance purposes or

Depreciation 47,651 5,000 =\$ (52,651)

any other purpose.

Depreciated Cost of Improvements =\$ 233,199

"As-is" Value of Site Improvements =\$

The estimated remaining economic life is approximately 52 years.

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

INDICATED VALUE BY COST APPROACH =\$ 303,199

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

Summary of Income Approach (including support for market rent and GRM) The income approach does not apply nor required by the lender for the purposes for this report. See additional addenda...

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.

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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.

Uniform Residential Appraisal Report

201005057
File # 20159-2

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

201005057
File # 20159-2

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.

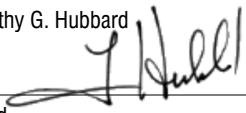
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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.

 esign.alamode.com/verify Serial:2B685E4C

APPRaiserTIMOTHY G. HUBBARD

Signature

NameTIMOTHY HUBBARD

Company NameTIMOTHY G HUBBARD

Company Address1342 W Pepper Pl
Mesa, AZ 85201-7008

Telephone Number602-697-5283

Email Addressthubbard41@cox.net

Date of Signature and Report10/09/2020

Effective Date of Appraisal10/07/2020

State Certification #21233

or State License #

or Other (describe)State #

StateAZ

Expiration Date of Certification or License05/31/2021

ADDRESS OF PROPERTY APPRAISED

121 E Garnet Ave
Mesa, AZ 85210

APPRAISED VALUE OF SUBJECT PROPERTY \$300,000

LENDER/CLIENT

NameApex Appraisal Services Inc

Company NameGuild Mortgage Company

Company Address1600 N Kolb Rd , Ste 118, Tucson, AZ 85715

Email Addressapex@apexone.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street
Date of Inspection

☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street
Date of Inspection

Uniform Residential Appraisal Report

201005057

File # 20159-2

SALES COMPARISON APPROACH	FEATURE			SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6											
	Address 121 E Garnet Ave Mesa, AZ 85210			644 W Garnet Ave Mesa, AZ 85210			1065 E Dolphin Ave Mesa, AZ 85204			1307 S Date Mesa, AZ 85210														
	Proximity to Subject			0.97 miles W			1.47 miles NE			0.90 miles W														
	Sale Price			\$ 300,000			\$ 287,000			\$ 279,999			\$ 299,999											
	Sale Price/Gross Liv. Area			\$ 187.85 sq.ft.			\$ 216.77 sq.ft.			\$ 180.41 sq.ft.			\$ 206.18 sq.ft.											
	Data Source(s)			ARMLS#6063354;DOM 56			ARMLS#6134618;DOM 18			ARMLS#6139321;DOM 6														
	Verification Source(s)			Doc#20200471729			No Doc Found			No Doc Found														
	VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION			+ (-) \$ Adjustment			DESCRIPTION			+ (-) \$ Adjustment								
	Sales or Financing			ArmLth			Listing			Listing			Listing			0								
	Concessions			Conv;0			0 Active;0			0 Active;0			0 Active;0			0								
	Date of Sale/Time			s06/20;c04/20			0 Active			0 Active			0 Active			0								
	Location			N;Res;			N;Res;			N;Res;			N;Res;			N;Res;								
	Leasehold/Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple								
	Site			6421 sf			8494 sf			0 7125 sf			0 6543 sf			0								
	View			N;Res;			N;Res;			N;Res;			N;Res;			N;Res;								
	Design (Style)			DT1;Ranch			DT1;Ranch			DT1;Ranch			DT1;Ranch			DT1;Ranch								
	Quality of Construction			Q4			Q4			Q4			Q4			Q4								
	Actual Age			51			47			0 53			0 47			0								
	Condition			C3			C3			C3			C3			C3								
	Above Grade			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths								
	Room Count			7 4 2.0			7 3 2.0			0 5 3 2.0			0 7 4 2.0											
	Gross Living Area			1,597 sq.ft.			1,324 sq.ft.			+ 10,920			1,552 sq.ft.			0 1,455 sq.ft.			+ 5,680					
	Basement & Finished Rooms Below Grade			0sf			0sf			0sf			0sf			0sf								
	Functional Utility			Average/Stg			Average			+ 1,000			Average			+ 1,000			Average			+ 1,000		
	Heating/Cooling			FWA/CAC			FWA/CAC			FWA/CAC			FWA/CAC			FWA/CAC			FWA/CAC					
	Energy Efficient Items			Dual Pane			Dual Pane			None			+ 5,000			Dual Pane			Dual Pane					
	Garage/Carport			2dw			2ga2dw			- 5,000			2dw			2ga2dw			- 5,000					
	Porch/Patio/Deck			Covered Patio			Covered Patio			Covered Patio			Covered Patio			Covered Patio			Covered Patio					
	Pool/Spa			Typ/Pool/NoFP			Typ/None/No FP			+ 7,500			Typ/None/FP			+ 6,500			Typ/None/No FP			+ 7,500		
	CDOM/ADOM			07/07			56/56			0 18/18			0 06/06			0 06/06			0					
	Subdivision Name			Melody Mesa			Pace East			0 Laurel Park			0 Pace East			0 Pace East			0					
	Net Adjustment (Total)						<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 14,420			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 12,500			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 9,180											
	Adjusted Sale Price of Comparables						Net Adj. 5.0 % Gross Adj. 8.5 % \$ 301,420			Net Adj. 4.5 % Gross Adj. 4.5 % \$ 292,499			Net Adj. 3.1 % Gross Adj. 6.4 % \$ 309,179											
SALE HISTORY	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			07/31/2020						07/15/2020														
	Price of Prior Sale/Transfer			\$165,000						\$183,000														
	Data Source(s)			ARMLS Monsoon			ARMLS/Monsoon			ARMLS/Monsoon			ARMLS/Monsoon											
	Effective Date of Data Source(s)			10/07/2020			10/07/2020			10/07/2020			10/07/2020											
	Analysis of prior sale or transfer history of the subject property and comparable sales																							
ANALYSIS / COMMENTS	Analysis/Comments																							

Location Map

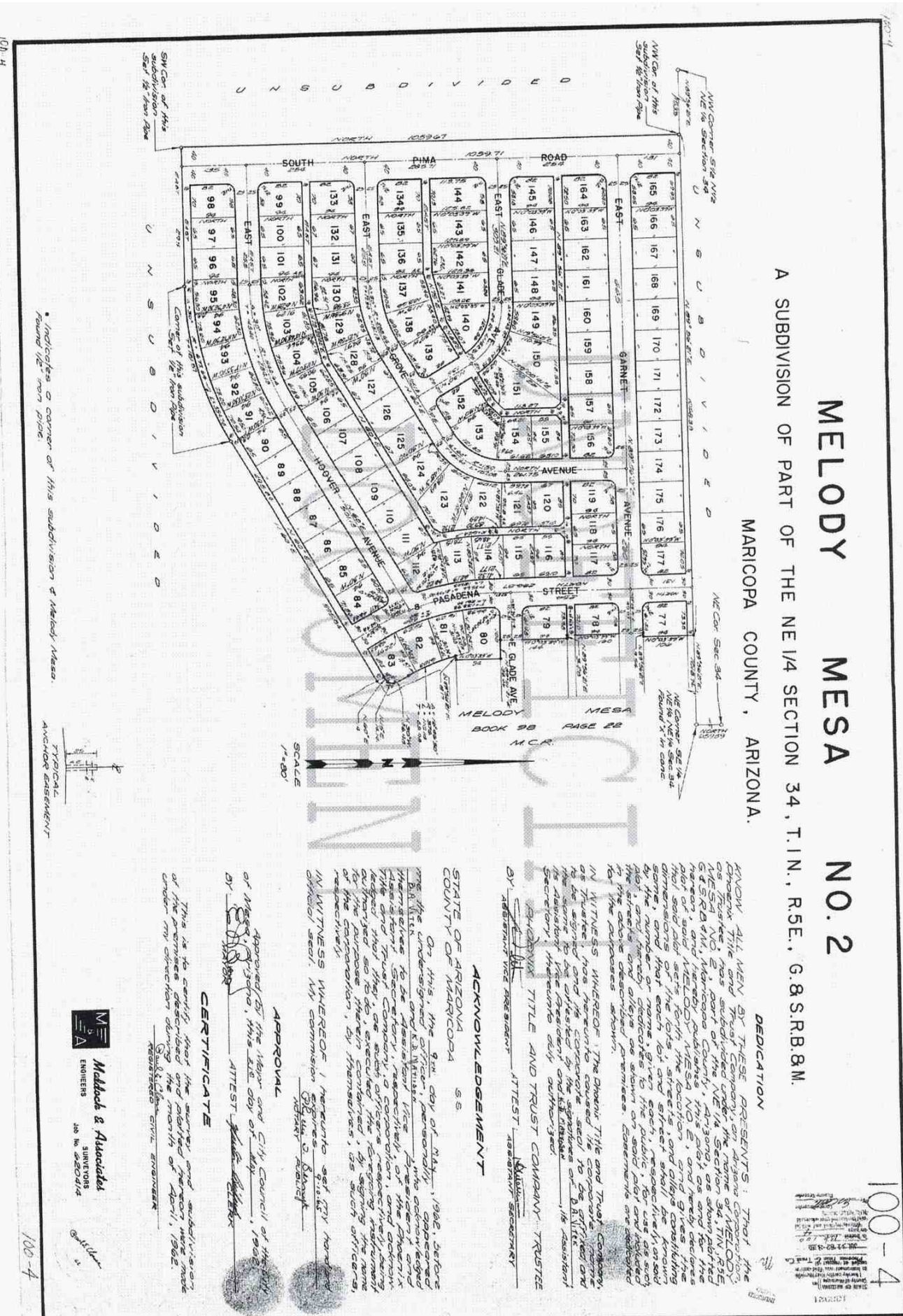
Borrower	Ana Maria Maldonado				
Property Address	121 E Garnet Ave				
City	Mesa	County	Maricopa	State	AZ Zip Code 85210
Lender/Client	Guild Mortgage Company				



Location Map

Borrower	Ana Maria Maldonado				
Property Address	121 E Garnet Ave				
City	Mesa	County	Maricopa	State	AZ
				Zip Code	85210
Lender/Client	Guild Mortgage Company				





Market Conditions Addendum to the Appraisal Report

File No. 20159-2

MARKET RESEARCH & ANALYSIS

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 Address121 E Garnet AveCity MesaState AZZIP Code85210

BorrowerAna Maria Maldonado

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)	15	8	8	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.5	2.67	2.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	0	0	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.8	0	0	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	\$245,000	\$274,950	\$282,950	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	14	41.5	8	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$241,250	0	0	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	14	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100	100.10	101.36	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Declining
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.).				The ARMLS MLS indicates there were 31 closed sales during the past 12 months and 15 of those sales contained seller concessions which is 48% of the total transactions in this market area. Prior Months 7-12: 15 Sales; 9 with concessions; 60% of sales for this period. 4-6: 8 Sales; 3 with concessions; 38% of sales for this period. 0-3: 8 Sales; 3 with concessions; 38% of sales for this period. The concessions ranged between \$2,000 and \$9,690. The median concession amount is \$4,000.		
Are foreclosure sales (REO sales) a factor in the market?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, explain (including the trends in listings and sales of foreclosed properties).
The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.						
Cite data sources for above information.				The ARMLS MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Tuesday, October 06, 2020		
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 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?				<input type="checkbox"/> Yes	<input type="checkbox"/> 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

Appraiser Name Timothy Hubbard

Company Name Timothy G Hubbard

Company Address 1342 W Pepper Pl, Mesa, AZ 85201-7008

State License/Certification # 21233State AZ

Email Address thubbard41@cox.net

Signature

Supervisory Appraiser Name

Company Name

Company Address

State License/Certification #State

Email Address

Freddie Mac Form 71 March 2009

Page 1 of 1

Fannie Mae Form 1004MC2 March 2009

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Serial# 2B685E4C
esign.alamode.com/verify

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

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (i.e., 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 either are almost new or have been recently completely renovated and are similar in condition to new construction.

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.

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.

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.

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.

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.

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

[illegible]

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM
FOR FEDERALLY RELATED TRANSACTIONS

Tim Hubbard

Borrower	Ana Maria Maldonado				
Property Address	121 E Garnet Ave				
City	Mesa	County	Maricopa	State	AZ Zip Code 85210
Lender/Client	Guild Mortgage Company				

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

☒ PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

☒ EXTENT OF APPRAISAL PROCESS

- ☒ 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 within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- ☐ The Reproduction Cost is based on _____ supplemented by the appraiser's knowledge of the local market.
- ☒ Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- ☒ The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- ☐ The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- ☐ For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

☒ SUBJECT PROPERTY OFFERING INFORMATION

- According to Arizona regional multiple listing services, county tax records, owner, agent, or sales office the subject property:
- ☐ has not been offered for sale in the past: ☐ 30 days ☐ 1 year ☐ 3 years.
- ☒ is currently offered for sale for \$ 300,000.
- ☐ was offered for sale within the past: ☐ 30 days ☐ 1 year ☐ 3 years for \$ _____.
- ☒ Offering information was considered in the final reconciliation of value.
- ☐ Offering information was not considered in the final reconciliation of value.
- ☐ Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

☒ SALES HISTORY OF SUBJECT PROPERTY

- According to Regional multiple listing services, county tax records, owner, agent, or sales office the subject property:
- ☐ Has not transferred ☐ in the past twelve months. ☐ in the past thirty-six months. ☐ in the past 5 years.
- ☒ Has transferred ☐ in the past twelve months. ☒ in the past thirty-six months. ☐ in the past 5 years.
- ☐ All prior sales which have occurred in the past 3 years are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.
- | Date | Sales Price | Document # | Seller | Buyer |
|------------|-------------|-------------|----------|------------------------|
| 07/31/2020 | 165,000 | 20200692779 | Papworth | Timber Enterprises LLC |
| | | | | |
| | | | | |
| | | | | |

☒ FEMA FLOOD HAZARD DATA

- ☒ Subject property is not located in a FEMA Special Flood Hazard Area.
- ☐ Subject property is located in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel # | Map Date | Name of Community |
|------|------------------|------------|-------------------|
| X500 | 04013C2264M | 11/04/2015 | |
- ☐ The community does not participate in the National Flood Insurance Program.
- ☒ The community does participate in the National Flood Insurance Program.
- ☒ It is covered by a regular program.
- ☐ It is covered by an emergency program.

☒

CURRENT SALES CONTRACT

☐ The subject property is currently not under contract.

☐ The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.

☒ The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller
10/01/2020		300,000	Timber Enterprises LLC

☒ The contract indicated that personal property was not included in the sale.

☐ The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____

☒ Personal property was not included in the final value estimate.

☐ Personal property was included in the final value estimate.

☒ The contract indicated no financing concessions or other incentives.

☐ The contract indicated the following concessions or incentives: _____

☐ If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

☒

MARKET OVERVIEW

Include an explanation of current market conditions and trends.

0 to 3 _____ months is considered a reasonable marketing period for the subject property based on _____ Current market research & discussions with local realtors. _____

☒

ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:

(1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.

(2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

(3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

☒

ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

☒

ADDITIONAL COMMENTS

The appraiser has no license or expertise in electrical or structural engineering and assumes there are no defects. It is recommended that a licensed professional engineer is procured to inspect the structure of the property for condition and defects. It is recommended that a roof, pest, mold, and home inspection be performed before any transfer of title. Any negative items from inspections could significantly affect the value of this appraisal.

[esign.alamode.com/verify](#) Serial:2B685E4C

☒

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature _____ Effective Date 10/07/2020 Date Prepared 10/09/2020

Appraiser's Name (print) Timothy Hubbard Phone # 602-697-5283

State AZ ☐ License ☒ Certification # 21233 Tax ID # _____

☐

CO-SIGNING APPRAISER'S CERTIFICATION

☐ The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.

☐ The co-signing appraiser has not personally inspected the interior of the subject property and:

☐ has not inspected the exterior of the subject property and all comparable sales listed in the report.

☐ has inspected the exterior of the subject property and all comparable sales listed in the report.

☐ The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.

☐ The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

☐

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____

Co-Signing Appraiser's Name (print) _____ Phone # _____

State _____ ☐ License ☐ Certification # _____ Tax ID # _____

Supplemental Addendum

File No. 20159-2

Borrower	Ana Maria Maldonado					
Property Address	121 E Garnet Ave					
City	Mesa	County	Maricopa	State	AZ	Zip Code 85210
Lender/Client	Guild Mortgage Company					

INTENDED USE/USER

The intended user of this appraisal report is the lender/client and FHA/HUD. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the lender/client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

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, reporting requirements, and definition of market value.

Scope of Work

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources (such as ARMLS, IMAPP, or local real estate agents). Consequently, this information should be considered an “estimate” unless otherwise noted by the appraiser.

URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach

An extensive search was made to find recent, similar sales to the subject. Adjustments for square footage were made at \$40 PSF. Adjustments were made to all comparables for subjects detached storage building. Adjustments was made to comparable #1 for lack of covered patio & lack of pool. Adjustments were made to comparable #2 for lack of covered patio. Adjustments were made to comparable #3 for lack of dual pane, lack of covered patio & lack of pool. Adjustments were made to comparable #4for parking amenity & lack of pool. Adjustments were made to comparable #5 for lack of dual pane & lack of pool offset by FP. Adjustments were made to comparable #6 for parking amenity & lack of pool. Comparables #5 & 6 are active listing and were used to show current market activity. Equal weight is given to all comparable for quality, utility and appeal. Appraiser is aware that adjusted values exceed actual sales prices and unadjusted sales prices are not bracketed, this is due to increases in market values caused by low inventory and demand.

All adjustments were made based on paired sales analysis. When not enough information was available to conduct a paired sales analysis the appraiser used his experience and market knowledge to determine adjustments based on common adjustments made over his years of experience.

The appraiser's fee for this appraisal was \$420

Estimated market exposure time for are a is 30–90 days.

Appraiser has not completed any work on this property in past 36 months.

Subject Photos

Borrower	Ana Maria Maldonado					
Property Address	121 E Garnet Ave					
City	Mesa	County	Maricopa	State	AZ	Zip Code 85210
Lender/Client	Guild Mortgage Company					



Subject Front

121 E Garnet Ave

Sales price300,000

Gross living area1,597

Total rooms7

Bedrooms4

Bathrooms2.0

LocationN;Res;

ViewN;Res;

Site6421 sf

QualityQ4

Age51



Subject Rear



Subject Street

Subject Interior Photo Page

Borrower	Ana Maria Maldonado					
Property Address	121 E Garnet Ave					
City	Mesa	County	Maricopa	State	AZ	Zip Code 85210
Lender/Client	Guild Mortgage Company					



Subject Interior

121 E Garnet Ave
Sales price 300,000
Gross living area 1,597
Total rooms 7
Bedrooms 4
Bathrooms 2.0
Location N;Res;
View N;Res;
Site 6421 sf
Quality Q4
Age 51

Kitchen



Subject Interior

Family Room



Subject Interior

Living Room

Subject Interior Photo Page

Borrower	Ana Maria Maldonado					
Property Address	121 E Garnet Ave					
City	Mesa	County	Maricopa	State	AZ	Zip Code 85210
Lender/Client	Guild Mortgage Company					



Subject Interior

121 E Garnet Ave
Sales price 300,000
Gross living area 1,597
Total rooms 7
Bedrooms 4
Bathrooms 2.0
Location N;Res;
View N;Res;
Site 6421 sf
Quality Q4
Age 51
Bedroom



Subject Interior

Bedroom



Subject Interior

Bedroom

Subject Interior Photo Page

Borrower	Ana Maria Maldonado					
Property Address	121 E Garnet Ave					
City	Mesa	County	Maricopa	State	AZ	Zip Code 85210
Lender/Client	Guild Mortgage Company					



Subject Interior

121 E Garnet Ave
Sales Price 300,000
Gross Living Area 1,597
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 6421 sf
Quality Q4
Age 51
Bedroom



Subject Interior

Bathroom



Subject Interior

Bathroom

Subject Interior Photo Page

Borrower	Ana Maria Maldonado					
Property Address	121 E Garnet Ave					
City	Mesa	County	Maricopa	State	AZ	Zip Code 85210
Lender/Client	Guild Mortgage Company					



Storage

121 E Garnet Ave	
Sales Price	300,000
Gross Living Area	1,597
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6421 sf
Quality	Q4
Age	51

Comparable Photos

Borrower	Ana Maria Maldonado					
Property Address	121 E Garnet Ave					
City	Mesa	County	Maricopa	State	AZ	Zip Code 85210
Lender/Client	Guild Mortgage Company					



Comparable 1

1458 S Key Cir	
Prox. To subject	0.22 miles SE
Sales price	288,000
Gross living area	1,598
Total rooms	7
Total bedrooms	4
Total bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6900 sf
Quality	Q4
Age	49



Comparable 2

715 E Garnet Ave	
Prox. To subject	0.76 miles E
Sales price	290,000
Gross living area	1,428
Total rooms	7
Total bedrooms	4
Total bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7457 sf
Quality	Q4
Age	45



Comparable 3

465 E Garnet Ave	
Prox. To subject	0.47 miles E
Sales price	274,900
Gross living area	1,356
Total rooms	7
Total bedrooms	4
Total bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	5377 sf
Quality	Q4
Age	50

[Handwritten signature]

Comparable Photos

Borrower	Ana Maria Maldonado					
Property Address	121 E Garnet Ave					
City	Mesa	County	Maricopa	State	AZ	Zip Code 85210
Lender/Client	Guild Mortgage Company					



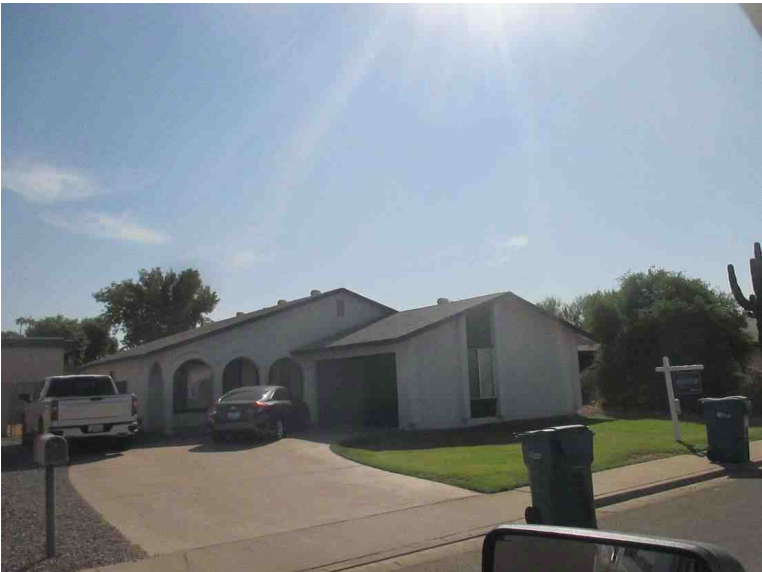
Comparable4

644 W Garnet Ave	
Prox. To subject	0.97 miles W
Sales price	287000
Gross living area	1324
Total rooms	7
Total bedrooms	3
Total bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8494 sf
Quality	Q4
Age	47



Comparable5

1065 E DOLPHIN Ave	
Prox. To subject	1.47 miles NE
Sales price	279999
Gross living area	1552
Total rooms	5
Total bedrooms	3
Total bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7125 sf
Quality	Q4
Age	53



Comparable 6

1307 S DATE	
Prox. To subject	0.90 miles W
Sales price	299999
Gross living area	1455
Total rooms	7
Total bedrooms	4
Total bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6543 sf
Quality	Q4
Age	47

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MLS


10/5/2020

flexmls Web

Agent Report (1)

121 E GARNET AVE, Mesa, AZ 85210

\$295,000

 2020 ARMLS	6138809 Residential Single Family - Detached UCB (Under Contract-Backups)	
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,450 / County Assessor Price/SqFt: \$203.45 Year Built: 1969 Pool: Private Only Encoded Features: 42RP3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,421 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: MELODY MESA 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: R39 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Lincoln Elementary School Jr. High School: Kino Junior High School	High School Dist #: 004 - Mesa Unified District High School: Mesa High School

Cross Streets: Mesa Dr & Southern Ave Directions: W to Pima, S to Garnet, E to home.

Public Remarks: Gorgeous Remodel with nothing left untouched! Amazing light filled home with a great open floor plan perfect for entertaining. New roof, New Windows, New floors, New kitchen and bathrooms, New doors and trim, New hot water heater and New paint in and out. Completely remodeled pool with plaster, equipment and pool deck. This beautiful 4 bed 2 bath home has it all! This one will not last long!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 3 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Dirt Back; Gravel/Stone Front Exterior Features: Covered Patio(s); Storage Shed(s) Features: No Interior Steps Flooring: Carpet; Laminate; Tile Windows: Dual Pane; Vinyl Frame	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Non-laminate Counter; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Items Updated: Floor Yr Updated: 2020; Floor Partial/Full: Full; Wiring Yr Updated: 2020; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2020; Plmbg Partial/Full: Partial; Roof Yr Updated: 2020; Roof Partial/Full: Full; Kitchen Yr Updated: 2020; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2020; Bath(s) Partial/Full: Full; Pool Yr Updated: 2020; Pool Partial/Full: Full	Unit Style: All on One Level Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Block; Wood Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Description (Abbrev): LOT 162 MELODY MESA 2 MCR 010004 AN: 139-58-086 Lot Number: 162 Town-Range-Section: 1N-5E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$777/2020 Ownership: Fee Simple New Financing: Cash; VA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: None Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: N / /		
HOA 2 Y/N: / /		
HOA 3 Y/N: / /		
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$0 Cap Imprv/Impact Fee: Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 7 / 7 List Date: 09/28/2020 Status Change Date: 10/01/2020	Original List Price: \$295,000 List Price: \$295,000	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A; Owner/Agent

Private Rmks - DND2: Owner/Agent- Member of selling entity is licensed agent.***Please acknowledge the above disclosures in offer.**All info is NOT guaranteed & should be verified by the Buyer & Agent.** No FHA at this time due to 90 day Flip rule. *Please put on page 9 of contract Seller never lived on the property and will be waiving SPDS and CLUE**

Semi-Private Remarks: No Sign on Property***

Office Remarks:	
Showing Instructions: Permission Required to Show: Yes; To Schedule Showing: Contact Via ShowingTime, Text, Phone or Email; ARMLS Lockbox: Yes; Non-ARMLS Lockbox: No Occupant - DND2: Vacant Ownr/Occ Name - DND2: Client of United Brokers Group	Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Holly Zollicoffer hz016 SA647830000	United Brokers Group unbr002 CO631484000	630-827-9442	480-539-4775	hzollicoffer@gmail.com	630-827-9442	480-539-4795

MLS

10/5/2020

flexmls Web

History for MLS # 6138809 121 E GARNET AVE, Mesa, AZ 85210 \$295,000

+ MLS #	Status	Price	% Change	Date	ADOM	CDOM	Address
- 6138809	UCB (Under Contract-Backups)	\$295,000	138.1%	10/01/2020	7	7	121 E GARNET AVE
+	Status	\$295,000		10/01/2020			
+	New	\$295,000		09/28/2020			
+	Primary_picture	\$295,000		09/28/2020			
- 2126712	Closed	\$123,900	-3.6%	09/01/2004	94	109	121 E GARNET AVE
+	Status	\$124,900		09/16/2004			
+	Sold Price	\$124,900		09/01/2004			
+	Status	\$124,900		08/17/2004			
+	Sold Price	\$124,900		08/17/2004			
+	Price Change	\$124,900	-1.7%	08/02/2004			
+	Status	\$127,000		08/02/2004			
+	Close of Escrow Date	\$127,000		07/13/2004			
+	Status	\$127,000		07/08/2004			
+	Price Change	\$127,000	2.5%	07/08/2004			
+	Status	\$123,900		07/06/2004			
+	Under Contract Date	\$123,900		07/06/2004			
+	Status	\$123,900		06/22/2004			
+	Sold Price	\$123,900		06/22/2004			
+	Price Change	\$123,900	-0.8%	06/11/2004			
+	Price Change	\$124,900	-0.5%	05/19/2004			
+	Price Change	\$125,500	-1.2%	05/12/2004			
+	Status	\$127,000		05/10/2004			
+	Status	\$127,000		05/10/2004			
+	Status	\$127,000		05/10/2004			
+	Under Contract Date	\$127,000		05/10/2004			
+	Close of Escrow Date	\$127,000		04/27/2004			
+	Status	\$127,000		04/22/2004			
+	Price Change	\$127,000	1.7%	04/22/2004			
+	New	\$124,900		04/06/2004			
- 2113053	Cancelled	\$128,500	2.9%	03/24/2004	15	15	121 E GARNET AVE
+	Status	\$128,500		03/24/2004			
+	New	\$128,500		03/09/2004			
- 2023544	Expired	\$124,900	-1.6%	09/08/2003	85	85	121 E GARNET AVE
+	Status	\$124,900		11/21/2003			
+	Status	\$124,900		09/08/2003			
+	Price Change	\$124,900	-0.8%	08/29/2003			
+	Price Change	\$125,900	-0.8%	08/21/2003			
+	New	\$126,900		08/21/2003			
- 1993293	Cancelled	\$126,900		08/21/2003	67	67	121 E GARNET AVE
+	Status	\$126,900		08/21/2003			
+	Price Change	\$126,900	0.3%	07/25/2003			
+	Price Change	\$126,500	-0.8%	07/23/2003			
+	New	\$127,500		06/15/2003			

/

County Records

10/5/2020

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Tax Info for MLS # 6138809

121 E GARNET AVE, Mesa, AZ 85210

\$295,000

121 E GARNET AVE, MESA, AZ, 85210

APN: 139-58-086



Last Sold	7/31/2020	Construction	8" PAINTED BLOCK
Last Sale Price	\$165,000	Roof	ASPHALT SHINGLE
Owner	TIMBER ENTERPRISES LLC	A/C	REFRIGERATION
Mailing	240 W JUNIPER AVE # 1081	Heat	True
	GILBERT, Arizona 85233	Stories	1
Lot	0.15 Acres / 6421 Sqft	Building Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Year Built	1969	Parking	GARAGE
SqFt	1270	Parking Spaces	1
Class	CLASS R3, AVERAGE	Patio	COVERED
Added Attached	None	Pool	Yes
Added Detached	None		

Subdivision - MELODY MESA 2						County Zone - MARICOPA		City Zone - MESA	
Improved Lots	101	Single Story	101	Avg Sqft	1438	[R-6] RESIDENTIAL WITH	100%	[RS-6] Residential Single	100%
With Pool	13	Multiple Story	0	Avg Lot	6590	6,000 SF MINIMUM		Dwelling Districts 6	
Year Built	1954-2008								

Tax Assessment								
	2014 Final	2015 Final	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Prelim
FCV Improved	\$49,400	\$75,700	\$84,700	\$104,600	\$115,200	\$124,300	\$141,200	\$149,700
FCV Land	\$12,300	\$18,900	\$21,100	\$26,100	\$28,800	\$31,000	\$35,300	\$37,400
FCV Total	\$61,700	\$94,600	\$105,800	\$130,700	\$144,000	\$155,300	\$176,500	\$187,100
YoY Change %	24%	53%	12%	24%	10%	0%	0%	0%
Assessed FCV	\$6,170	\$9,460	\$10,580	\$13,070	\$14,400	\$15,530	\$17,650	\$18,710
LPV Total	\$54,560	\$57,288	\$60,152	\$63,160	\$66,318	\$69,634	\$73,116	\$76,772
State Aid	\$100	\$108	\$118	\$121	\$123	\$125	\$127	\$0
Tax Amount	\$620	\$617	\$653	\$665	\$687	\$720	\$777	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/31/2020	Timber Enterprises LLC	Vincent W & Jessica L Papworth	\$165,000	\$0	\$201,000	Warranty	Conventional	Non Mls	20200692779
7/31/2020	Vincent W Papworth	Jessica L Papworth	\$0	-	\$0	Warranty	-	-	20200692778
9/16/2004	Vincent W & Jessica L Papworth	Ricky C & Barbara D Ashbolt	\$123,900	\$1,000	\$99,120	Warranty	Fannie/Freddie	-	20041085080
2/19/1999	Ricky C & Barbara D Ashbolt	Troy J & Julie A Teague	\$91,900	\$4,664	\$91,759	Warranty	Fha	-	19990159832

Flood Zone		
Map Number	04013C2264M	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date	11/4/2015	
Panel	2264M	
FEMA Zone	X	

Additional Information	
Parcel	139-58-086
County	MARICOPA
MCR Number	010004
Municipality	MESA
Section / Township / Range	34 / 1N / 5E
Lot / Block / Tract	162 / - / -
Census Tract / Block	422301 / 3033
Tax Area	41000
Latitude, Longitude	33.3909599648295, -111.82894529485
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Legal Class	RENTAL RESIDENTIAL
School District(S)	Mesa Unified District
Description	MELODY MESA 2



MLS 1 year

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36 Properties

Search Parameters: Property type Residential; Inside 1.00 mi. radius search from 121 E Garnet Ave, Mesa, AZ 85210, USA; Inside 1.50 mi. radius search from 124 E Garnet Ave, Mesa, AZ 85210, USA; Status of 'Active', 'Closed', 'Pending','UCB (Under Contract-Backups)';'CCBS (Contract Contingent on Buyer Sale)'; Dwelling Type of ' Single Family - Detached'; Approx SQFT between 1300 and 1600; Year Built between 1964 and 1975; Close of Escrow Date between '10/08/2019' and '10/6/2030'.

	MLS #	Status	Address	Price	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
1	6134618	UCB (Under C	1065 E DOLP	\$279,999	LAUREL PAR	1967	3	2	1,552
2	6138809	UCB (Under C	121 E GARNE	\$295,000	MELODY ME	1969	4	2	1,450
3	6139321	UCB (Under C	1307 S DATE	\$299,999	PACE EAST	1973	4	2	1,455
4	6134427	Pending	1148 E 10TH	\$250,000	POINSETTIA	1972	3	2	1,431
5	6126556	Pending	1022 E MILLE	\$265,000	POINSETTIA	1968	3	2	1,396
6	5996709	Closed	816 S NEVAD	\$147,500	PARK VILLAC	1970	5	6	1,386
7	6011978	Closed	642 E GLADE	\$220,000	SUNSET ME	1975	3	1	1,350
8	6064309	Closed	124 E GROVE	\$224,000	MELODY ME	1964	3	2	1,396
9	5916881	Closed	658 S HORN	\$225,000	N/A	1972	4	2	1,542
10	6058479	Closed	455 E HARM	\$225,500	Casa Mesa	1971	4	2	1,402
11	5982839	Closed	1015 E MILLE	\$230,000	POINSETTIA	1969	4	2	1,407
12	5961181	Closed	520 E GLADE	\$235,900	CASA MESA	1970	3	2	1,488
13	6017288	Closed	443 E 10TH A	\$238,000	SHADY LANE	1972	4	2	1,314
14	5986931	Closed	1018 E 6TH A	\$244,799	E 60F OF W	1971	5	2	1,512
15	6029315	Closed	1009 W Emer	\$245,000	Country Villag	1972	3	2	1,508
16	6116654	Closed	1410 S HEDG	\$245,000	KING ESTATE	1974	2	1.5	1,404
17	6017413	Closed	816 S NEVAD	\$246,000	PARK VILLAC	1970	4	2	1,400
18	5982735	Closed	503 E HILTON	\$247,000	CASA MESA	1971	3	2	1,496
19	5999066	Closed	1103 E 9TH C	\$248,000	POINSETTIA	1965	3	2	1,300
20	6022896	Closed	939 E 11TH A	\$249,000	HOLMES PAF	1971	3	1.75	1,405
21	6006547	Closed	523 W ELEN	\$250,000	ROOSEN ME	1973	4	2	1,448
22	6101968	Closed	61 W 11TH D	\$250,000	BEALL PARK	1969	4	2	1,422
23	6052676	Closed	910 S PASAD	\$252,500	ESQUIRE TEI	1969	3	2	1,487
24	5987639	Closed	1416 S Hedge	\$257,500	King Estates /	1975	3	2	1,508
25	6016304	Closed	1361 S DATE	\$273,000	PACE EAST	1974	3	2	1,324
26	6085532	Closed	465 E GARNE	\$274,900	CASA MESA	1970	4	2	1,356
27	6080773	Closed	1361 S REVE	\$275,000	PACE EAST	1974	3	2	1,332
28	6083937	Closed	133 E GLADE	\$277,900	MELODY ME	1964	3	2	1,498
29	6041382	Closed	701 S Bellvie	\$278,400	Unknown	1971	3	2	1,320
30	6033915	Closed	613 E GARNE	\$280,000	SUNSET ME	1975	3	2	1,516
31	6063354	Closed	644 W Garne	\$287,000	Pace East No	1973	3	2	1,324
32	6118096	Closed Statu	1458 S KEY C	\$288,000	SILVER KEY I	1971	4	2	1,598
33	6113372	Closed	715 E GARNE	\$295,000	SUNSET ME	1975	4	2	1,428
34	6060551	Closed	720 W GROV	\$295,500	PACE EAST	1973	4	2	1,455
35	6084860	Closed	1322 S REVE	\$299,900	PACE EAST	1973	4	2	1,455
36	6112715	Closed	659 W GROV	\$305,000	Pace East	1974	3	2	1,326

Prepared by Timothy
Hubbard, Tim

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o. N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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Certification

<div>Department of Financial Institutions</div> <div>State of Arizona</div>	
CRA - 21233	TIMOTHY G. HUBBARD
This document is evidence that:	
Arizona Revised Statutes, relating to the establishment and operation of a:	
Certified Residential Real Estate Appraiser	
and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a:	
Certified Residential Real Estate Appraiser	
TIMOTHY G. HUBBARD	
This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as provided by law.	
Signed in the Superintendent's office at 100 North 15th Avenue, Suite 261, in the City of Phoenix, State of Arizona, this 22nd day of April, 2019.	
Expiration Date : May 31, 2021	
Keith A. Schraad Interim Superintendent	