

RESIDENTIAL EVALUATION REPORT

ORDER DETAIL																			
Date Ordered		04/21/2016			Address		1290 REDONDO DR						Order #		WFB4-21 9.00				
Inspection		Interior Evaluation			City		SAN JOSE						Cost Center		11833				
Loan #		20160890400039			County		Santa Clara						Lender / Client		Wells Fargo Bank, N.A.				
2nd Loan #					State		CA						Inspection Date		04/25/2016				
Borrower		TOAN D TRAN			Zip		95125						Completed		04/26/2016				
Parcel # / Legal		439-05-057 / Tract 612 Hermosa Hights Book 22 Page 36 Page 37 Lot 44																	
HOA	NO	Name				Phone		--			Dues			<input type="checkbox"/>	Monthly		<input type="checkbox"/>	Annually	
LISTING / TRANSFER HISTORY																			
		MLS #			Agent Name				Agent Phone		DOM	List \$		Sale \$		Sale/Exp Date		REO	
Currently Listed									--										
Previously Listed									--										
Previously Sold									--										
SUBJECT DETAIL																			
Property Type		Cond	Sq Ft	Bsmt	Total Rms	Bd	Bth	Gar	Lot	Age	Pool	Spa	Occupied	Occupied By		Construction			
Single Family		Avg	1980	None	8	3	2	2	8008	63	N	N	Y	Own		Stucco			
Subject Condition		Ranch style home with stucco walls, composition roof and exterior paint in average condition. Hardwood floors, tile counters in kitchen, newer interior paint, updated bathrooms.																	
COMPARABLE SALES																			
Address		Cond	Sq Ft	Bsmt	Total Rms	Bd	Bth	Gar	Lot	Age	Pool	Spa	DOM	List \$	Sale \$	Sale Date	Data Src	Dist	
1387 Pine Ave , San Jose, Ca		Aver	1705	None	7	3	2	2	6455	67	N	N	59	\$1,150,000	\$1,130,000	01/06/16	MLS	0.6	
2932 Aulin Dr , San Jose, Ca		Aver	1913	None	7	3	2	2	9246	58	N	N	45	\$1,225,000	\$1,200,000	02/09/16	MLS	0.95	
1414 Brookdale Dr , San Jose, Ca		Aver	1834	None	7	3	2.5	2	8189	61	N	N	8	\$1,100,000	\$1,275,000	02/11/16	MLS	0.93	
Comp 1		Regular Sale with inferior living space and lot size, similar age and utility cunt. Hardwood floors, SS appliances, granite counters.																	
Comp 2		Regular Sale with similar age, living space and utility count, superior lot size. Hardwood floors, new interior paint, plantation shutters, ceiling fans in all bedrooms.																	
Comp 3		Regular Sale with similar age, living space and lot size, superior bathroom count. Dual pane windows, hardwood floors, copper piping. Sold over asking price w/o concessions.																	
COMPARABLE LISTINGS																			
Address		Cond	Sq Ft	Bsmt	Total Rms	Bd	Bth	Gar	Lot	Age	Pool	Spa	DOM	Original List \$	Current List \$	List Date	Data Src	Dist	
1150 Denise Way , San Jose, Ca		Aver	1982	None	7	3	2	2	9121	61	N	N	24	\$1,195,000	\$1,170,000	04/01/16	MLS	0.75	
1556 Koch Ln , San Jose, Ca		Aver	1893	None	7	3	2.5	2	7819	59	N	N	50	\$1,200,000	\$1,200,000	02/10/16	MLS	1	
1188 Clark Way , San Jose, Ca		Aver	2182	None	7	3	2	2	5950	68	N	N	11	\$1,249,000	\$1,249,000	04/13/16	MLS	0.3	
Comp 1		Regular Sale with similar living space, age and utility count, larger lot size. Dual pane windows, hardwood flooring, central heat and A/C, copper pipes.																	
Comp 2		Regular Sale with similar age and living space, superior bathroom count, smaller lot size. Central heat and A/C, newer roof.																	
Comp 3		Regular Sale with superior living space, similar age and utility count, smaller lot size. Recessed lighting, hardwood floors, plantation shutters.																	

MARKET AREA ANALYSIS			
Neighborhood Density	<input type="checkbox"/> Rural <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Urban		
Neighborhood Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Decreasing <input type="checkbox"/> Stable		
Local Economy	<input type="checkbox"/> Strong <input type="checkbox"/> Depressed <input checked="" type="checkbox"/> Stable		
Housing Supply	<input type="checkbox"/> Shortage <input type="checkbox"/> Surplus <input checked="" type="checkbox"/> In Balance		
Competing New Construction	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Neighborhood Conditions Affecting Value	<input type="checkbox"/> Freeway / Highway <input type="checkbox"/> Airport / Flight Path <input type="checkbox"/> Railroad Tracks <input type="checkbox"/> Boarded Homes <input type="checkbox"/> Overhead Power Lines <input type="checkbox"/> Commercial Uses		
Neighborhood Value Range	Low \$870,000	High \$1,560,000	# of Competing Listings 11
Market Condition Comments Affecting Value	The neighborhood is driven by Regular Sales, no REO or Short Sales. Most of the homes end up selling over asking price w/o concessions.		

SUBJECT MARKETABILITY			
Conformity to Neighborhood	<input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior		
Subject Conditions Affecting Value	<input type="checkbox"/> Broken Doors / Windows <input type="checkbox"/> Fire / Water Damage <input type="checkbox"/> Current Construction <input type="checkbox"/> Structural Damage <input type="checkbox"/> Roof Damage <input type="checkbox"/> Siding Damaged / Missing <input type="checkbox"/> Deferred Maintenance <input type="checkbox"/> <input type="checkbox"/>		
Zoning Use	Description Residential	Current Use Residential	Projected Use Residential
Exterior Repairs / Clean-up	All repairs must be submitted on separate repair form		Estimated Repair Cost
Subject Condition Comments Affecting Value	The property does not need any immediate exterior /interior repairs or repairs that can provide a short term ROI.		

MARKET VALUE (SALES COMPARISON APPROACH)			
As Is Market Value	\$1,200,000		Average Marketing Time 45
Summary Analysis Determining Value	All comps were adjusted to first reflect the market increase experienced in the area and subsequently adjusted to account for the differences in features and condition. The market increase rate, estimated at 0.1-0.3%/month, was applied from the sale of date or from the date the last price adjustment. The sold comps provided a bracketed price range that once it was validated by the adjusted listings, led into the final opinion of value.		

PREPARER INFORMATION			
Prepared By	Lisette Robles	Office / Address	Coralis Realty 4831 Rue Loiret San Jose, CA 95136
Years of Experience	10		
Electronic Signature	Lisette Robles	Phone	408-227-7007
		Email	lisette77@sbcglobal.net

Evaluation Certification and Limiting Conditions -- Market Value Definition

Market value is 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 considers his 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.

Assumptions and Limiting Conditions

1. The purpose of this Evaluation is to assist the owner, or involved party, of the subject property, by providing the attached report, in order to procure a listing, maintain a listing, or otherwise assist in the potential sale of the subject property.
2. This Evaluation is not intended to replace or otherwise serve as an appraisal of the market value of the subject property. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.
3. The preparer of this Evaluation is a Licensed Realtor or Licensed Broker, who is active in the area of the subject property, and has a working knowledge of the subject real estate market.
4. The preparer of this Evaluation has inspected the subject property and the type of inspection is indicated on the form as an interior or exterior inspection. Where an exterior inspection has been performed; the interior of the subject property is assumed to be in similar condition to the exterior of the subject property. Interior amenities and room usage are estimated, and where available, public records, MLS data, and other applicable sources of data on the subject property are utilized to confirm interior specifications.
5. The preparer of this Evaluation is not a licensed or experienced home inspector and no warranties are made as to the condition of the subject property. All repair costs are the best estimates of the preparer, and if an exact repair estimate is needed a qualified estimator or contractor should be utilized.

Broker Certification

1. The facts and data reported by the Preparer and used in the evaluation process are true and correct.
2. The analyses, opinions, and conclusions in this report are limited only by the assumptions and limiting conditions stated in this report and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the real property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the real property that is the subject of this report or to the parties involved with this transaction.
5. My engagement in this transaction was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this report is not contingent upon the development or reporting of predetermined value or direction in value that favors the clause of the client, the amount of the value indicated, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
7. No one provided significant assistance to the person signing this report unless otherwise noted. Any individuals who provided significant assistance are identified in this report along with a description of the assistance provided
8. The person(s) preparing this valuation has worked and developed their opinions and value conclusions for the subject property independently and without any influence through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner that would affect the outcome of this valuation process for the subject property.

Signed By Lisette Robles

Date 04/25/2016

INTERIOR INSPECTION REPORT

SUBJECT DETAIL					
Loan #	20160890400039	Address	1290 REDONDO DR		
2nd Loan #		City	SAN JOSE		
Borrower	TOAN D TRAN	State	CA	Zip	95125
INSTRUCTIONS					
<div>1) List ALL Interior and Exterior Repairs</div> <div>2) Repairs MUST by itemized, with a cost for each item.</div> <div>3) Mark each repair item as recommended or not.</div>					
REPAIR DETAIL					
Location	Repair Item & Repair Description		Reason	Estimated Cost	Suggest
			Total		
INSPECTION COMMENTS					
Comments	None observed				

SUBJECT EXTERIOR

Loan #: 20160890400039

2nd Loan #:

Address: 1290 REDONDO DR



Front View



Side View



Street View

SUBJECT EXTERIOR

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Address Verification



Back Yard



Rear View

SUBJECT INTERIOR

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Living Room



Dining Room



Kitchen

SUBJECT INTERIOR

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Kitchen



Office



Bedroom 1

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Bathroom 1



Bathroom 1



Bedroom 2

SUBJECT INTERIOR

Loan #: 20160890400039

2nd Loan #:

Address: 1290 REDONDO DR



Master Bedroom



Master Bathroom

COMP SALE

Loan #: 20160890400039

2nd Loan #:

Address: 1290 REDONDO DR



Comp Sale #1



Comp Sale #2



Comp Sale #3

COMP LISTING

Loan #: 20160890400039

2nd Loan #:

Address: 1290 REDONDO DR



Comp Listing #1



Comp Listing #2



Comp Listing #3

PROPERTY MAP

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2nd Loan #: WFB4-21 9.00

Address: 1290 REDONDO DR

	Comp Sale
1	1387 Pine Ave , San Jose, CA
2	2932 Aulin Dr , San Jose, CA
3	1414 Brookdale Dr , San Jose, CA
	Comp Listing
4	1150 Denise Way , San Jose, CA
5	1556 Koch Ln , San Jose, CA
6	1188 Clark Way , San Jose, CA