RESIDENTIAL EVALUATION REPORT

								ORI	ER DE	TAII									
Date Ordered	04/21/201	6		Δ	ddress	1290) RF		IDO DR					Order	#	lw/	FB4-21 9.0	0	
Inspection	Interior Ev		<u> </u>	_	ity	SAN			TO DIV					Cost C			833		
Loan #	20160890		<u>'</u>		ounty	San								Lende			ells Fargo I	Rank N	Δ
2nd Loan #	20100000	100000			tate	CA		iaia						Inspec			/25/2016	Jank, 14	.,
Borrower	TOAN D 1	TRAN		Zi		9512	25							Compl			/26/2016		
	439-05-05		t 612 H		-	1		age 3	86 Page	37 Lot	44			- Т			,_0,_0 . 0		
	Name					one						Due	es			Montl	hly	Ann	ually
							ΓIN	3 / TF	RANSFI	ER HIS	ΓORY				Ť				
			MLS#			Agent	l Na	me		Agen	t Phon	e D	ОМ	List \$	_	Sale \$	Sale/Ex	p Date	REO
Currently Listed																			
Previously Listed																			
Previously Sold																			
							;	SUBJ	ECT D	ETAIL									
Property Type		Cond	Sq Ft	Bsmt	Total Rms	Bd	3th	Gar	Lot	Age	Pool	Spa	Occu	pied	Осс	upied By	Cons	structio	n
Single Family		Avg	1980	None	8	3	2	2	8008	63	N	N	Υ	′		Own	S	tucco	
Subject Condition			,		n stucco r paint, u			•		and ex	terior	oaint ir	n avera	ge condit	ion.	Hardwood	floors, tile	counters	s in
							CC	MPA	RABLE	SALE	S								
Address		Cond	Sq Ft	Bsmt	Total	Bd I	3th	Gar	Lot	Age	Pool	Spa	ром	List \$		Sale \$	Sale	Data	Dist
1387 Pine Ave , Sar	lose Ca	Aver	1705	None	Rms 7	3	2	2	6455	67	N	N		\$1 150 O	00	\$1,130,000	Date	Src MLS	0.6
2932 Aulin Dr , San		Aver	1913	None	7	3	2	2	9246	_	N	N	-			\$1,200,000		MLS	0.95
1414 Brookdale Dr ,		Aver	1834	None	7		2.5	2	8189		N	N				\$1,275,000		MLS	0.93
Jose, Ca		71101		110110					0.00					Ψ1,100,0		Ψ1,270,000	02/11/10	20	0.00
Comp 1		J														ors, SS appli			
Comp 2		shutters	s, ceilin	g fans i	n all bed	living	spa	ıce aı	nd lot si							s, new interi			
							CON	/IPAR	RABLE	LIST <u>IN</u>	GS								
Address		Cond	Sq Ft	Bsmt	Total Rms	Bd I	3th	Gar	Lot	Age	Pool	Spa	ром	Origina List \$		Current List \$	List Date	Data Src	Dist
1150 Denise Way , S	San Jose,	Aver	1982	None	7	3	2	2	9121	61	N	N	24	\$1,195,0	00	\$1,170,000	04/01/16	MLS	0.75
<u>Ca</u> 1556 Koch Ln , San	Jose, Ca	Aver	1893	None	7	3	2.5	2	7819	59	N	N	50	\$1,200,0	00	\$1,200,000	02/10/16	MLS	1
1188 Clark Way , Sa Ca		Aver	2182	None	7	3	2	2	5950	68	N	N				\$1,249,000		MLS	0.3
Comp 1		Regula	r Sale w	ith sim	ilar living	space	e, aç	ge an	d utility	count, I	arger l	ot size	. Dual	pane win	dow	s, hardwoo	d flooring, o	entral h	eat
		and A/0	С, сорре	er pipes	i	•													
Comp 2		Regula	r Sale w	vith simi	ilar age a	and liv	ing :	space	e, super	ior bath	room (count,	smaller	lot size.	Cer	ntral heat an	d A/C, new	er roof.	
Comp 3		Regular plantati			erior livir	ig spa	ce,	simila	ar age a	nd utilit	y coun	t, sma	ler lot s	size. Rec	esse	ed lighting, l	nardwood f	loors,	

		MARI	KET AREA ANAL`	YSIS			
Neighborhood Density		Rural	X S	uburban		Urban	
Neighborhood Values	X	Increasing		ecreasing		Stable	
Local Economy		Strong		epressed	X	Stable	
Housing Supply		Shortage	S	urplus	Χ	In Balance	
Competing New Constructi	on X	No		′es			
Neighborhood Conditions		Freeway / Highway	A	irport / Flight	Path	Railroad Trad	cks
Affecting Value		Boarded Homes		Overhead Pow	er Lines	Commercial U	Uses
Neighborhood Value Range	Low \$8	370,000	High \$1,560,000)	# of Comp	eting Listings 11	
Market Condition Comment Affecting Value		borhood is driven by concessions.	Regular Sales, no	REO or Short	Sales. Most o	f the homes end up s	selling over asking
		OUD.					
			ECT MARKETABI				
Conformity to Neighborhoo	d :	Superior	<u> </u>	imilar		Inferior	
Subject Conditions		Broken Doors / Wind	_	ire / Water Da	ımage	Current Cons	
Affecting Value		Structural Damage	R	oof Damage		Siding Dama	ged / Missing
		Deferred Maintenanc	e				
Zoning Use	Descript	ion Residential	Current	Use Resident	tial	Projected Use Re	esidential
Exterior Repairs / Clean-up Subject Condition Commen		must be submitted o				Estimated Repair C	
Affecting Value							
		MARKET VALUE (S	SALES COMPARI	SON APPRO	ACH)		
As Is Market Value		\$	\$1,200,000		А	verage Marketing T	Fime 45
Summary Analysis Determining Value	account fo	were adjusted to first or the differences in fe om the sale of date or once it was validated	eatures and condition from the date date date date date date date dat	on. The marke last price adju stings, led into	et increase rate state.	, estimated at 0.1-0.3 ld comps provided a	3%/month, was
		PREP	PARER INFORMAT	TION			
Prepared By	Lissette Robles	Off	fice / Address	Coralis Realt	y 4831 Rue Loi	ret San Jose, CA 95	136
Vacua of Eumanianaa	 						
Years of Experience	10						
Electronic Signature	10 Lissette Robles	Ph	one	408-227-700	7		

Goodman Dean, Inc. - 10833 Valley View, Suite 500, Cypress, CA 90630 - 714 229-8999 - Fax 714-229-9143 - E-Mail bpo@goodmandean.com

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	Lissette Robles	Date	04/25/2016	

INTERIOR INSPECTION REPORT

		JBJECT DETAIL	1			
Loan #	20160890400039	Address	1290 REDONE	OO DR		
2nd Loan #		City	SAN JOSE			
Borrower	TOAN D TRAN	State	CA	Zip	95125	
	I	NSTRUCTIONS				
	1) List AL	L Interior and Ex	terior Repairs			
	2) Repairs	MUST by itemiz	ed, with a cost	for each item.		
	3) Mark ea	ach repair item a	s recommende	d or not.		
	F	REPAIR DETAIL			_	
Location	Repair Item & Repair Desc	cription		Reason	Estimated Cost	Suggest
				Tot	al	
Comments	None observed	ECTION COMME	NTS			
Comments	INDIE ODSEIVEU					

SUBJECT EXTERIOR

Loan #: 20160890400039

2nd Loan #:

Address: 1290 REDONDO DR



Front View



Side View



Street View

SUBJECT EXTERIOR

Loan #: 20160890400039

2nd Loan #:

Address: 1290 REDONDO DR



Address Verification



Back Yard



Rear View

Loan #: 20160890400039

2nd Loan #:

Address: 1290 REDONDO DR



Living Room



Dining Room



Kitchen

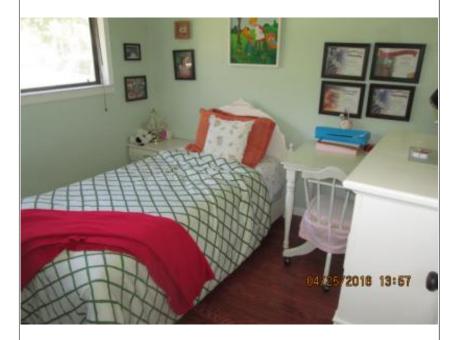
Loan #: 20160890400039

2nd Loan #:

Address: 1290 REDONDO DR



Kitchen



Office



Bedroom 1

Loan #: 20160890400039

2nd Loan #:

Address: 1290 REDONDO DR



Bathroom 1



Bathroom 1



Bedroom 2

Loan #: 20160890400039

2nd Loan #:

Address: 1290 REDONDO DR

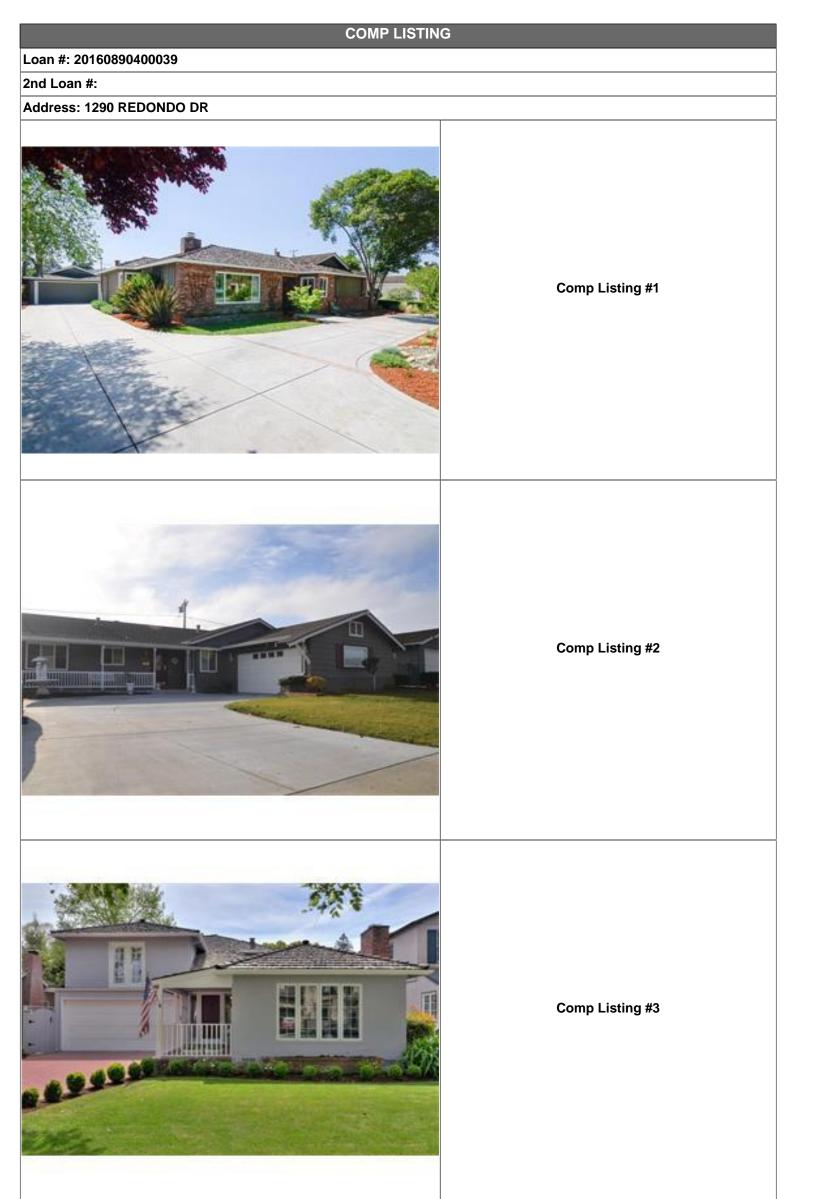


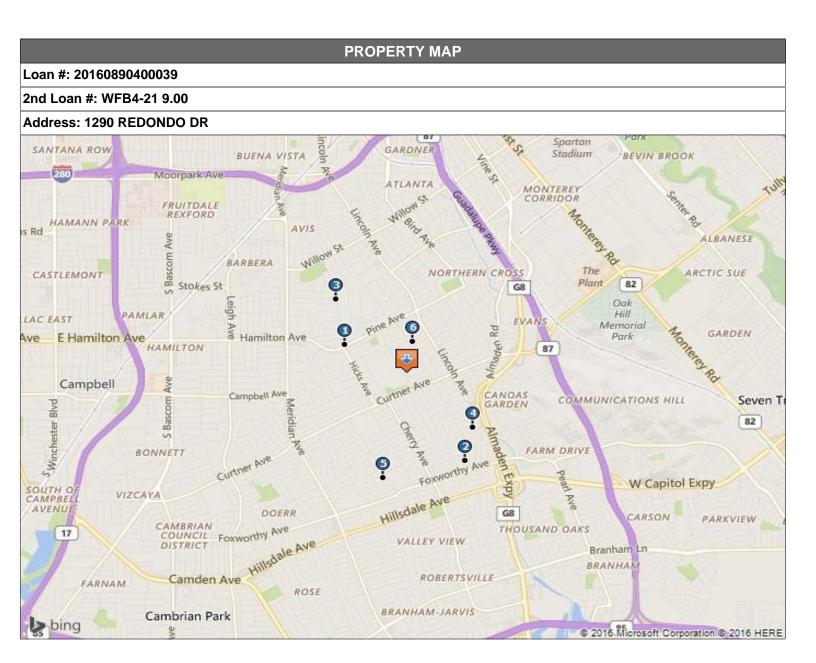
Master Bedroom



Master Bathroom







	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	Comp Listing 1150 Denise Way , San Jose, CA
4 5	, ,
	1150 Denise Way , San Jose, CA

Goodman Dean Corporate Real Estate Services
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