

We are pleased to inform you that your valuation attached is complete. As part of the Equal Credit Opportunity Act (Regulation B) we are required to provide you with a copy of all appraisal reports and/or written valuations, including but not limited to the Appraisal Report, any Reconsiderations of Value, VA Appraisal Reports, VA Notice of Value, Final Inspection/Appraisal Updates; developed in connection with your loan application. Any additional copies, including ones with updates that are clerical in nature, will be provided to you at closing.

Please review the attached appraisal report and retain a copy for your records. If, upon reviewing the report, you believe there to be factual errors or omissions, including inadequate comparable properties, you may request a Reconsideration of Value ("ROV") by contacting your loan officer. You may also obtain an ROV Request Form directly from the Company by emailing Guaranteed Rate, Inc. at ROV@rate.com or by visiting www.rate.com/ROV. The ROV process, instructions, and timelines can be found at www.rate.com/ROV. Only one borrower initiated ROV request is allowed per appraisal. Once a loan is closed, an ROV request is no longer permitted.

Guaranteed Rate, Inc. is committed to maintaining appraiser independence and preventing attempts to influence appraisers in the preparation of appraisal reports, as well as avoiding any discrimination or bias in the appraisal process. If you believe that any person has attempted to influence the appraiser in the preparation of the appraisal of your property or have any concerns with the reliability or credibility of the appraisal, please contact the Company's Customer Service Team by calling (773) 328-6467 or (866) 934-7283, opt 4 as soon as possible to report your concerns or bias or to discuss your options to contest the reliability of the appraisal.

Guaranteed Rate, Inc.

NMLS License #2611

Appraiser and/or Data Collector Independence Certification

Borrower Name: Lisa Stimach
Property Address: 24225 NE 10th ST Sammamish WA 98074
Loan number: 255305539-D
Date: 2025-07-22

Lender certifies and acknowledges that it has adopted and implemented the structure, policies and procedures required to comply with all current appraisal independence requirements as defined by the Dodd-Frank Wall Street Reform and Consumer Protection Act, the Interagency Appraisal and Evaluation Guidelines, Fannie Mae, Freddie Mac and the Federal Housing Administration ("AIR"), in strict adherence to our non-influence policy and process. Specifically, in addition to the above acknowledgment, as to this Loan, Lender acknowledges adherence to the following statements:

- No employee, director, officer or agent of the Lender or any other third party acting as joint venture, independent contractor, appraisal company, or appraisal management company on behalf of the Lender, has influenced or attempted to influence the development, result, or review of the appraisal in any manner.
- The Lender/Client named on the appraisal report submitted the appraisal order through a secure self-managed appraisal software platform, or through an approved and AIR compliant appraisal ordering process.
- Appraiser selection was performed by a non-compensated member of Lender. Appraiser selection was performed utilizing a selection methodology of management-approved policies based on the location of the subject property, appraiser availability and historical quality and performance metrics.
- The appraiser's compensation was not in any way dependent on the value arrived at or the closing of the loan. The appraiser was compensated directly by the Lender and not by the borrower, property seller, real estate agent, or a Lender staff member that receives compensation based on loan sales.
- The terms and conditions of the engagement contract between the Lender and the appraiser prohibit the appraiser from inappropriate communication with Lender origination staff or attempting to obtain value/loan information from the borrower/property owner
- No estimate regarding the Subject Property's value, proposed loan amount or proposed loan-to-value ratio was provided or communicated by Lender to the appraiser. For purchase transactions, the purchase agreement was provided to the appraiser as required by USPAP Standards Rule 1-5(a).
- Lender's loan production staff is unaware of the identity of the appraiser until the final appraisal report is delivered. Likewise the appraiser is provided with only the Lender's company name and address for inclusion in the appraisal report and is never provided with the identity or contact information of the originator of the loan.
- All substantive communication relating to or having an impact on valuation, including ordering the appraisal, managing the appraisal assignment, or disputing any aspect of an appraisal between the selected appraiser and Lender was conducted through Lender's Appraisal Department or its agent. Lender is unaware of any communication to the appraiser for this appraisal assignment made by anyone that is in violation of the terms of current AIR.
- If the Lender accepted an appraisal prepared by an appraiser for another lender, including where the mortgage broker has facilitated the mortgage application (but not ordered the appraisal), the Lender obtained written assurances that the other lender followed AIR in connection with the loan being originated and determined that such appraisal conforms to the Lender's requirements for appraisals, is otherwise acceptable to Lender, and was prepared in accordance with AIR.
- Lender has, promptly upon completion, but in any event not less than three (3) business days prior to the loan closing, provided a copy of each appraisal report used (any and all appraisals that were used to establish value for lending purposes in connection with the underwriting of the loan).
- Lender maintains in the loan file a copy of the dated appraisal report transmittal or cover letter, including the method of delivery, regarding delivery of the appraisal report(s) to, and receipt by, the borrower no less than three (3) business days prior to closing.
- Lender maintains, if exercised by borrower, waiver documentation from the borrower in the loan file.

This Acknowledgment by Lender as to the above-referenced Loan is a covenant, representation and warranty of Lender and is incorporated into the Loan Purchase Agreement and Seller's Guide.

APPRAISAL OF REAL PROPERTY



LOCATED AT

24225 NE 10th St
Sammamish, WA 98074

SP 278059 REC AF #780 8210765 SD SP DAF - N 1/2 OF SE1/4 OF SE 1/4 OF SE 1/4 27-25-06 STR LESS RD LESS C/M RGTS |

FOR

Guaranteed Rate Inc
3940 North Ravenswood Ave
Chicago, IL 60613

OPINION OF VALUE

1,250,000

AS OF

07/22/2025

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Rich McKeon

Uniform Residential Appraisal Report

File # 250705

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 735,000 to \$ 1,550,000 .												
There are 26 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 530,000 to \$ 3,150,000 .												
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address 24225 NE 10th St Sammamish, WA 98074		6621 229th PI NE Redmond, WA 98053			27327 NE 30th Way Redmond, WA 98053			2035 201st Ave SE Sammamish, WA 98075				
Proximity to Subject		3.39 miles NW			2.27 miles NE			3.26 miles SW				
Sale Price		\$		\$ 1,000,000		\$		\$ 1,060,000		\$ 1,340,000		
Sale Price/Gross Liv. Area		\$ sq.ft.		\$ 694.44 sq.ft.		\$ 898.31 sq.ft.		\$ 899.33 sq.ft.				
Data Source(s)		Nw MIs # 2321066;DOM 7			Nw MIs # 2343866;DOM 61			Nw MIs # 2344948;DOM 4				
Verification Source(s)		202504070649 / Realist			202506120733 / Realist			202504110474 / Realist				
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		
Sales or Financing		ArmLth			ArmLth			ArmLth				
Concessions		Cash;0			Conv;0			Conv;0				
Date of Sale/Time		s02/25;c01/25			s06/25;c05/25			s04/25;c03/25				
Location		N;Res;		N;Res;		N;Res;		N;Res;				
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple				
Site		1.21 ac		1.04 ac		+8,500		38,633 sf		+16,150		
View		N;Res;		N;Res;				N;Res;				
Design (Style)		DT1;Tri-Level		DT2;NW Conten		0		DT1;Tri-Level		DT1;Rambler		
Quality of Construction		Q3		Q5		+75,000		Q3		Q4		
Actual Age		46		55		0		33		0		
Condition		C3		C5		+75,000		C3		C4		
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths		
Room Count		6	3	2.0	6	3	2.0	6	3	2.0		
Gross Living Area		1,482 sq.ft.		1,440 sq.ft.		+8,190		1,180 sq.ft.		+58,890		
Basement & Finished		339sf339sfin		0sf		+33,900		400sf400sfwo		-6,100		
Rooms Below Grade		1rr0br0.1ba1o				+5,000		1rr0br0.0ba0o		+5,000		
Functional Utility		Good		Good				Good				
Heating/Cooling		F/A Gas/ No Ac		F/A Gas/ No Ac				F/A Gas/ No Ac				
Energy Efficient Items		None		None				None				
Garage/Carport		2gd2dw		2ga2dw		0		3ga3dw		-6,500		
Porch/Patio/Deck		Typical		Typical				Typical				
Net Adjustment (Total)				☒ + ☐ -		\$ 205,590		☒ + ☐ -		\$ 67,440		
Adjusted Sale Price				Net Adj. 20.6 %				Net Adj. 6.4 %				
of Comparables				Gross Adj. 20.6 %		\$ 1,205,590		Gross Adj. 8.7 %		\$ 1,127,440		
								Gross Adj. 9.6 %		\$ 1,392,865		

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

My research ☐ did ☒ 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) Realist
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data Source(s) Realist

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				
Price of Prior Sale/Transfer				
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	07/22/2025	07/22/2025	07/22/2025	07/22/2025

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not sold or transferred within the past 36 months. The comparables used have not sold in the past 12 months unless otherwise noted above.

Summary of Sales Comparison Approach See Attached Addenda.

Indicated Value by Sales Comparison Approach \$ 1,250,000

Indicated Value by: Sales Comparison Approach \$ 1,250,000 Cost Approach (if developed) \$ 1,250,504 Income Approach (if developed) \$
The income approach was not used because of insufficient data available to establish a grm for this area. The most consideration was given to the Sales Comparison Approach. The Cost Approach supports the Sales Comparison Approach. A final correlation of cost analysis together with the best available market sales data indicates support for a value conclusion at \$1,250,000.
This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,250,000 , as of 07/22/2025 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 250705

As required by Fannie Mae, Freddie Mac, Hud, Va and other, this appraisal report includes attachments, exhibits, maps and other addenda necessary (and often critical) for the client and or intended user to recognize the scope of work and development of the value opinion. The attachments assist in understanding the relevant characteristics of the subject property and may identify issues (if any) that should be addressed. They include data and analysis deemed necessary to provide the client with a credible value opinion.

The "clarification of assumptions, limiting conditions, certifications, and scope of work" (cosow) addendum clarifies and explains the scope of work employed in this appraisal and details what the appraiser did and did not do with regards to the assignment. The cosow also provides specifics as to the development of the 1004mc addendum along with any exceptions to the cosow that may have been necessary to complete a credible report.

It is recommended that the client, intended user or any reader review the report in its entirety so as to gain a full awareness of the subject property, it's market environment and the basis of the appraisal prior to using the value opinion in a business, investment or underwriting decision. See the title page for the total number of pages in this report and their respective order.

No employee, director, officer or agent of the lender, or any other third-party acting as a joint venture partner, independent contractor, appraisal management Company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make any appointments or to enter the property. I agree to immediately report any unauthorized contact either personally or by phone or electronically to Guaranteed Rate Inc.

Highest and Best Use:
The subject property must be a legally permissible, physically possible, financially feasible and maximally productive which will lead to the highest value for the subject property. The highest and best of the subject property is defined as the land as-if vacant and the property as-improved. The appraiser has concluded that the current use of the subject property as a single-family residence is the highest and best use of the subject property.

Comment on Condition and/or Quality Adjustments within the same UAD Condition or Quality Rating:
Due to the UAD appraisal report format the available options for condition and quality adjustments are very limited to the appraiser (C1-C6/Q1-Q6). As a result comparables may fall within the same UAD condition or quality rating as the subject but still require an adjustment in the market approach. For example two properties may both be in C3 condition, but if one is on the upper end of the UAD spectrum, C3 condition (extensively updated but not quite warranting a C2 rating) and one is at the bottom of the UAD spectrum, C3 condition (limited updating but typically maintained) a condition adjustment may be required despite both properties falling within the qualifications of the C3 UAD condition rating.

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) The opinion of site value was derived from recent land sales and sales of teardown homes located in the subject market area.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$	825,000
Source of cost data DwellingCost.com	DWELLING	1,482 Sq.Ft. @ \$	264.00	= \$	391,248
Quality rating from cost service Good Effective date of cost data Inspec Date		339 Sq.Ft. @ \$	125.00	= \$	42,375
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	App/Pch/Pto/Fp			= \$	35,000
The subject properties sketch is provided to assist the reader to visualize the property and estimate the gross living area. The dimensions indicated are approximate. The total square footage listed may differ from county records and builder spec. Due to the methods applied in measuring the structures. Land to improvement ratio of greater than 30% are typical for the market area.	Garage/Carport	562 Sq.Ft. @ \$		= \$	
	Total Estimate of Cost-New			= \$	468,623
	Less Physical	Functional	External		
	Depreciation	78,119		= \$(78,119)
	Depreciated Cost of Improvements			= \$	390,504
	"As-is" Value of Site Improvements			= \$	35,000
Estimated Remaining Economic Life (HUD and VA only) 50 Years	INDICATED VALUE BY COST APPROACH			= \$	1,250,504

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the 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.

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 3 of 6

F 1004 March 2005

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

Serial# A3E50916
esign.alamode.com/verify

Uniform Residential Appraisal Report

File # 250705

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

File # 250705

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

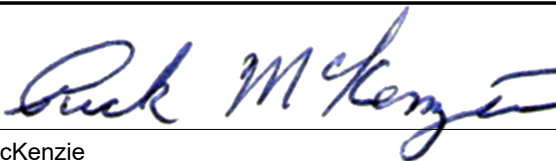
File # 250705

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.

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APPRaiser		SUPERVISORY APPRAISER (ONLY IF REQUIRED)	
Signature 		Signature _____	
Name Rick McKenzie		Name _____	
Company Name Northwest Premier Appraisal Services		Company Name _____	
Company Address 227 Bellevue Way NE #472		Company Address _____	
Bellevue, WA 98004		_____	
Telephone Number 425-369-8750		Telephone Number _____	
Email Address Rick@nwpappraisal.com		Email Address _____	
Date of Signature and Report 07/23/2025		Date of Signature _____	
Effective Date of Appraisal 07/22/2025		State Certification # _____	
State Certification # 1702619		or State License # _____	
or State License # _____		State _____	
or Other (describe) _____ State # _____		Expiration Date of Certification or License _____	
State WA		SUBJECT PROPERTY	
Expiration Date of Certification or License 06/06/2027		<input type="checkbox"/> Did not inspect subject property	
ADDRESS OF PROPERTY APPRAISED		<input type="checkbox"/> Did inspect exterior of subject property from street	
24225 NE 10th St		Date of Inspection _____	
Sammamish, WA 98074		<input type="checkbox"/> Did inspect interior and exterior of subject property	
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,250,000		Date of Inspection _____	
LENDER/CLIENT		COMPARABLE SALES	
Name No AMC		<input type="checkbox"/> Did not inspect exterior of comparable sales from street	
Company Name Guaranteed Rate Inc		<input type="checkbox"/> Did inspect exterior of comparable sales from street	
Company Address 3940 North Ravenswood Ave , Chicago, IL		Date of Inspection _____	
60613			
Email Address _____			

File # 250705

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				

• URAR : Additional Comments

Scope of Work:

As a part of the Scope of Work, the appraisal was developed by gathering information on the subject from King County records, Realist and the local multiple listing service (Northwest MLS). This includes the legal description, owner of record and sales of the subject property within the past three years and current or past listings within the past 12 months of the date of this appraisal. This appraisal report sets forth only a summary of the comparable sales and their comparability to the subject and the appraiser's conclusion. Supporting documentation is retained in the appraiser's work file or located in the appraiser's office.

The subject property was physically identified by an interior and exterior visit to the subject property. The only approach to value considered applicable to this assignment is the sales comparison approach. The income approach typically utilizes sales that were also rented to establish a gross rent multiplier, which would be utilized with the established market rent of the subject. Due to no comparable sales that were also rented, the income approach to value was not applicable since a gross rent multiplier cannot be established.

In the sales comparison approach, closed sales were utilized in comparison to the subject property. This would include sales outside of the subject's neighborhood if deemed necessary. For this assignment it was necessary to expand the subject's neighborhood as defined, to produce adequate comparable sales. Adjustments were made for any significant differences between the comparables and the subject property. Information on the comparable sales was based on a cross-section of public records, Northwest MLS service, exterior observations from the street and interior photos from all available MLS listings. The gross living area for the subject was based on measurements by the appraiser, the gross living area for comparables was obtained from King County records and/or Realist.

Expanded Scope of Work Statement:

At the request of the client, the appraisal report was prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to standardize 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 property and comparable properties. Some of the standardize response required by the UAD, especially those which the appraiser has not had an opportunity to verify personally or measure, could mistakenly imply greater precision or reliability in the data then factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. The appraiser makes no representation, guarantees or warranties, expressed or implied, regarding building materials, their fitness, quality, condition or remove remaining economic life. Not every element of the subject property was viewable. The appraiser did not move any personal property, due to liability concerns for potential damage to property, to disclose or reveal any on apparent or hidden defects to the structure, nor did the appraiser dismantle or probe the structure to observe enclosed, encased or otherwise concealed areas. Comparable data was generally obtained from third-party sources including but not limited to the local MLS, County assessor's, online resources and additional public data sources. Consequently this information should be considered an "estimate"unless otherwise noted by the appraiser.

The following steps were taken in arriving at the appraiser's opinion of estimated market value. I identified the real estate and/or real property and interests being appraised. Make a preliminary survey to determine the nature of the assignment and the data needed to complete the assignment competently. An interior/exterior inspection of the subject property was made and an exterior inspection only of the comparable sales was made. Pertinent data (bedroom, bathroom, garage count etc..) and any relevant factors (physical depreciation, external obsolescence, etc..) For the subject property and comparable sales client/lender guidelines and then delivered to the client.

Comments regarding appraiser independence and competency statement:

The appraiser understands appraiser independence provisions which are required for FHA financing and have replaced HVCC, as per the Dodd-Frank act. The appraiser is aware of no at of coercion, extortion,inducement, bribery or intimidation of, compensation or instructions to, or collusion with a person that performs valuation management functions. The appraiser has not been provided by the AMC or loan production staff with an estimate or target value, the loan amount, or loan-to-value ratio for the subject property. There has been no communication with the loan production staff for AMC that violates appraiser Independence standards.. In the event of a purchase transaction, the appraiser has been provided with and reviewed the sales agreement. By accepting and completing this assignment, the appraiser is certifying to the AMC that he/she is competent with the specific type and geographic location of the subject property. The appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C 331 et seq.) and any implementing regulations”.

Neighborhood Market Conditions:

The housing trends in the subject neighborhood are based specifically on NWMLS statistics in the subject Zip Code and not 1004MC statistics. Though 1004MC is required, the appraiser finds the Market Conditions Addendum to be unreliable, and often inconsistent with housing trends in the area. This is due to the eclectic nature of the subject market area and the restrictive searches that must be done to find comparable sales and listings. Further, 1004MC statistics pair the median sale price of 0-90 days against the median sale price of 181-360 days with only a 90 day gap in actual trends. 1004MC statistics often only include a handful of recent sales and listings in the subject market area, whereas the appraisers usage of broader NWMLS statistics produces more reliable results pooled from dozens, if not hundreds of recent sales and listings in the subject market area.

Comments regarding Overall Adjustments and how they were Derived:

Contributory values were derived using a combination of paired data analysis, linear regression models, interviews with buyers and agents in the subject's market, and the appraiser's work history in and knowledge of the subject's

Paul M. King

Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				

market area. Adjustments reflect typical market reactions and not actual cost.

Land Adjustments:

Site size adjustments made throughout the market grid are conservative based on the premise that once the site has met the minimum allowable size to be considered "buildable", any additional land is considered "surplus land", which contributes only fractionally to the overall value. More aggressive differences in value of large lots throughout the area are more sensitive to the total usability of the site, topography, waterfront and/or view, than the actual overall size of the parcel. If a "0" was entered in the adjustment portion of this area, it represents that the subject and this property have equal or offsetting lot sizes.

Age Adjustments:

If a "0" was entered in the adjustment portion of this area, no age adjustment was felt to be warranted as the typical buyer does not appear to make it distinction between the subject property and/or the condition of the comparable properties.

Bed/Bath Adjustments:

Bathrooms have significant contribution to all properties within the report, a contribution adjustment for bathroom count has been made at \$10,000 per full bathroom. If a "0" was entered in the adjustment portion of this area, it represents that the subject and this property have equal or offsetting room counts. The room count adjustments for bedrooms, is accounted for within the GLA adjustments.

Square Footage Adjustment:

The properties were adjusted based on \$195 per square foot, and below grade living area adjusted at \$100 per square foot finished (\$15 for unfinished square footage). If a "0" was entered in the adjustment portion of this area, it represents that the subject and this property have equal or less that \$1,000 overall adjustments to this area. These GLA adjustments may appear to be significantly less compared to the total cost to replace figure reflected in the cost approach grid; however, Adjustments for this category are always going to be significantly less than actual cost per foot. This is based on the principle that once the basic core components of the home have been met (ie, kitchen, bathrooms, mechanical systems, including electric, plumbing and hvac, etc), any square footage differences that varies +/- 0-15% from the subject's living area will be simply recognized as "excess gla". These small differences in living area are adjusted at a much more conservative figure, recognizing differences in minor attributes such as drywall, paint and floor covering, as opposed to major interior components mentioned above.

Garage Adjustment:

The garages were adjusted based on \$5,000 per parking stall, \$2,500 per carport parking stall, and \$1,500 for additional parking places. If a "0" was entered in the adjustment portion of this area, it represents that the subject and this property have equal or offsetting parking counts.

Active/Pending Listing Adjustment:

No discount was made for the included listings due to the nearly 100% relation between median listing price and sales price in the attached 1004MC form.

Additional Features Adjustments:

The various comparables were adjusted based on their respective additional features. This adjustment is meant to reflect what a typical buyer in the marketplace would value such additional features. The adjustment applied to the various comparables is meant to reflect what a typical buyer would value such additional features.

Comparable Adjustments:

It has been recognized by the appraiser that some of the net, gross and line item adjustments on the comparables selected exceed the FNMA guideline figures of 15%, 25% and 10% respectively. This could not be avoided due to the subject's attributes and the limited number of comparable properties. The six homes included are felt to be the best available at the time of inspection.

Concessions & Adjustments:

An effort was made to obtain the concessions on each comparable sale used in the report. Each agent was either called or e-mailed in an effort to obtain the concessions for that particular sales transaction. When the agent was reached and the concessions were obtained they are found in the sales comparison grid of the report. In instances where an agent was unwilling to provide the information or no return calls or e-mails were received the appraiser has entered a "0" in the sales grid as required by the form. This contact was attempted on the effective date of this report. It is being noted for full clarification that adjustments for concessions will only be made for seller paid concessions that fall outside the typical 1-5% range that is considered typical in the Puget Sound market. Such concessions that fall outside the normal 1-5% range are very uncommon and rarely occur in this market. Adjustments will only be applied if the concessions are determined to be unusual, excessive or atypical of the market being studied.

Inspection:

As part of the inspection, the mechanical systems, including the plumbing, electrical and heating, in the home were tested to determine their adequate operation. All systems appeared to be functioning properly at the time of inspection.

Subject's Square Footage:

It is noted for full disclosure that there may be, a difference between what the County records state as the subject's overall square footage and the square footage noted in the appraisal. The home was measured by a laser measure

Paul M. Long

Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
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Lender/Client	Guaranteed Rate Inc				

to determine the GLA, basement area and basement finished area. All of the measurements taken at the time of inspection were done using the ANSI Z765-2021 standard. The appraiser conducted a thorough and detailed measurement of the home at the time of inspection and has transferred those findings to the sketch included in the report. The measurements in the report represent the subject at the time of inspection. All dimensions were measured and reported, that actual measurements were to the nearest inch or tenth of a foot.

Summary of Sales Comparison:

The subject property is a 1979 built trilevel home with them 1482 ft.² above grade and 339 ft.² finished below grade on a 1.21 acre lot that is located in the city of Sammamish Washington, due to the subject properties square footage, recent updates and lot size it was necessary to expand the search beyond a 1 mile radius to find adequate sales data. The search area was expanded up to 4 miles and back in time up to one year to find adequate sales data of similar homes on similar size lot. After a review of available market data, it was concluded that the comparables utilized were the best available and most indicative of current market value for the subject property. The sales used are all similar to the property in size, age, construction quality and overall functional utility. All adjustments have been made through paired analysis and the typical buyers reaction to certain amenities in the marketplace. The bedroom and bathroom count, gross living area, and remaining physical characteristic adjustments indicated are considered to reflect their contributory value and are supported by the subject's market place. Adjustments reflect typical market reactions not actual cost. Sale #1 is a recent sale within the past five months, of a similar size home in above grade square footage smaller in overall living area on a slightly smaller lot. Sale #1 was sold under repair and was in inferior overall quality and condition, adjustments have been made in the market approach. Sale #2 is a recent sale within the past 45 days, of a smaller home on a smaller lot. Sale number sing to is a similar style and vintage property that is had recent updates similar to the subject property and is felt to be in overall similar condition. Sale #3 is a recent sale within the past 100 days, of a slightly larger home on a smaller lot. Sale #3 is an older vintage property that has had limited updating and is felt to be inferior in overall quality and condition, adjustments have been made in the market approach. Sale #4 is a recent sale within the past 60 days, of a larger home on a similar size lot. Sale #4 Is a similar vintage property that is had limited updating that is had some limited updating and is felt to be inferior in overall quality and condition, adjustments have been made in the market approach. Sale #4 was used as it brackets the above grade square footage and room count of the subject property on the upper end. Comparable #5 is a pending sale of a smaller home on a smaller lot. Comparable #5 is a similar vintage property that has had limited updating and is felt to be slightly inferior in overall quality and condition due to the subject properties more recent updates, small adjustments have been made in the market approach. Comparable #5 was used to show what someone would be asking for a similar home in the current market conditions in the subject market area. Comparable #6 is an active listing of a larger home in above grade square footage but smaller in overall living area on a similar size lot. Comparable #6 is a slightly newer vintage property that is felt to be in overall similar condition. Comparable #6 was used to show what someone would be asking for a similar home in the current market conditions in the subject market area. Overall the six comparables used are felt to be the best available and most recent market data for the subject market area at the time of inspection. The sales used would most likely attract the same type of buyers. The subject property is felt to be well supported in the mid range of value at \$1,250,000.

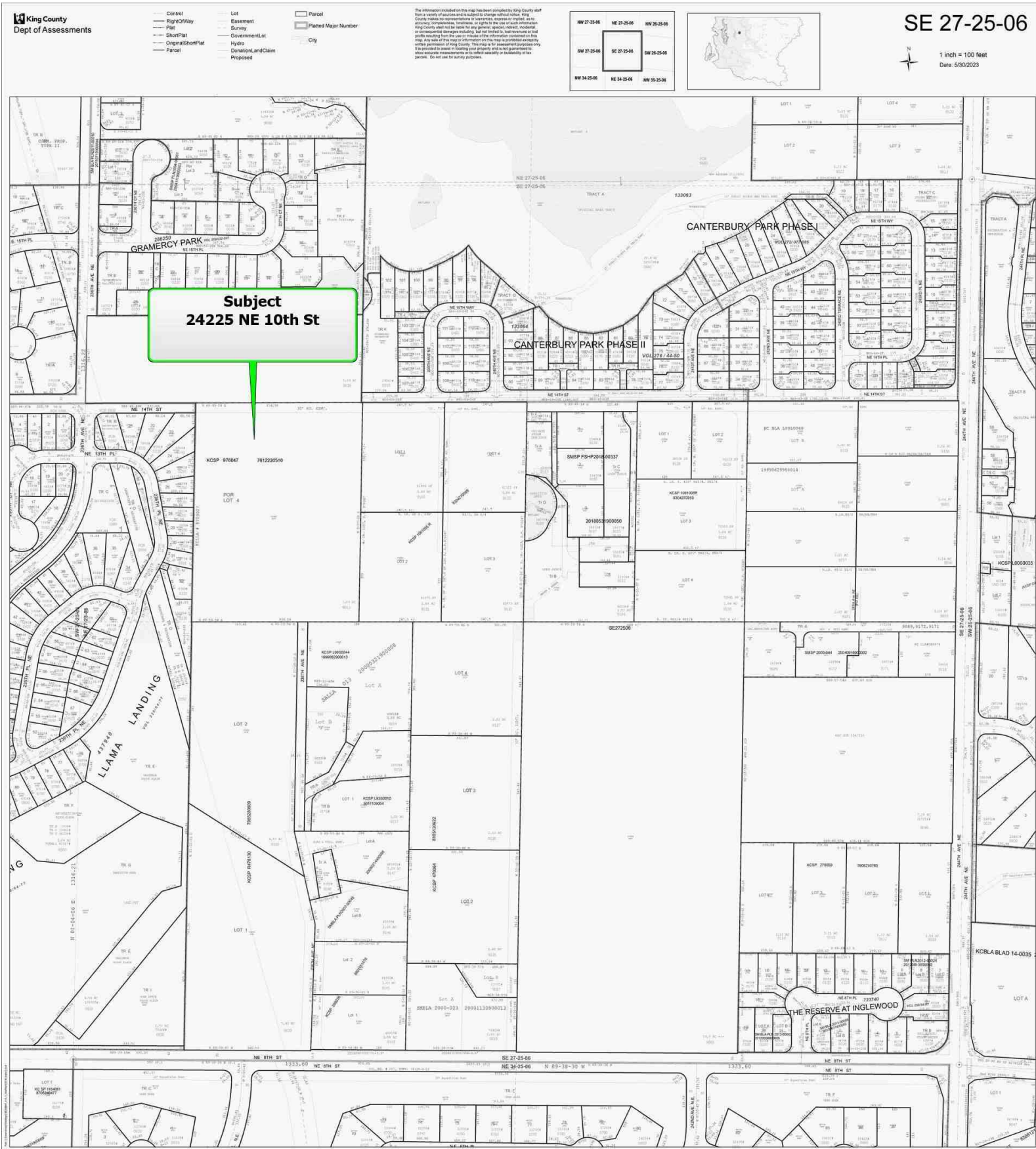
Reconciliation:

This report was completed for the lender and/or assigns for the use in a mortgage financial transaction. The subject appears to meet minimum building standards for the subject market area. The cost approach was processed as a guide to value, however most reliance was placed on the market analysis of similar sales activity. The income approach was not used as the typical purchaser would not consider it applicable. The sales comparison approach is considered to be the best indicator of market value for the subject property because it more accurately correlates the buyer-seller relationship for similar type housing in the subjects neighborhood behavior for a "typical purchaser" shopping for a home similar to the subject in the same market area. Adjustments made to comparable sales are calculated to approximate the typical purchasers reaction to a variety of salient features. Adjusted market data lends support to the mid range of market value. The sale data analysis was given the most weight in estimating market value. The income approach to value was determined in the scope of work to be unnecessary to produce a credible result. The cost approach to value was used at the lenders request, and was given little weight. Because all of the closed comparable properties contribute to different aspects of bracketing the subject's characteristics all comps were given consideration in making a determination of market value with the smallest net and gross adjustments given slightly more weight. Comparables #5 and #6 were given little weight in the market approach as they are not closed sales and have been added to the report as a requirement of the lender to show current active or pending properties in the market area.

It should be noted by the user(s) of this report that the appraiser is not a home inspector or a structural engineer. The appraiser's visual assessment is limited to what can be seen by the naked eye. The appraiser cannot and will not accept liability for defects not really visible. Furthermore, the appraiser reserves the right to alter value conclusions contained in the report if assessment by a home inspector, structural engineer, or other similar qualified professional renders judgment of a defect to the subject property.



Plat Map

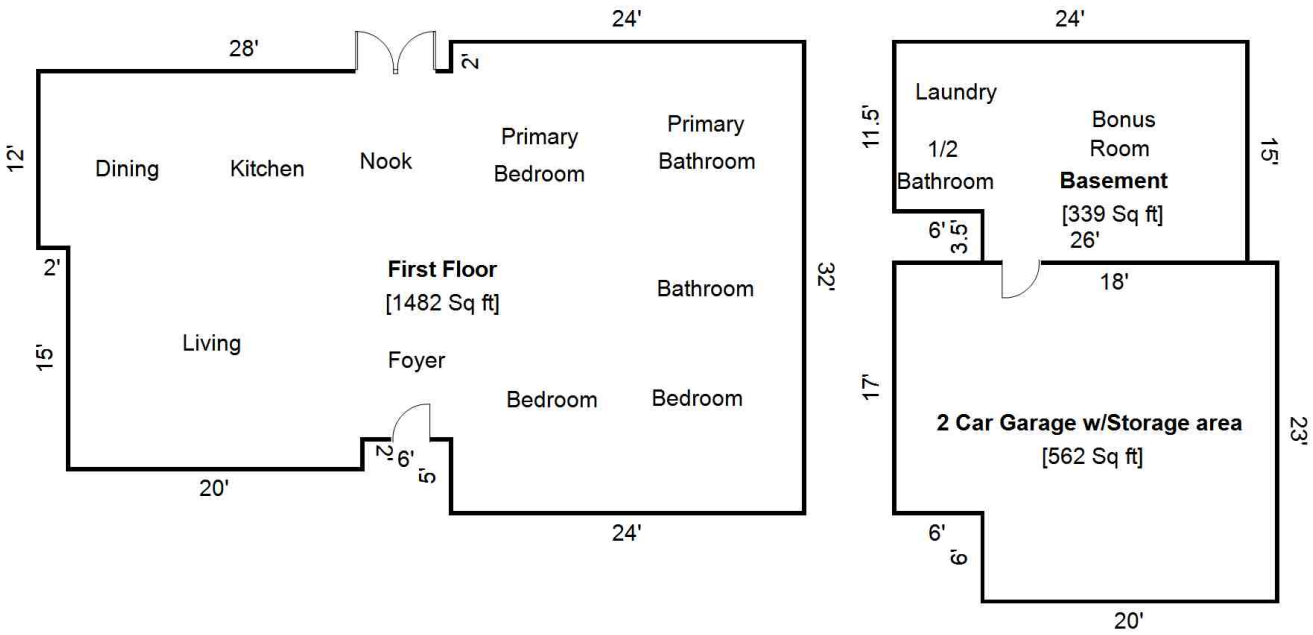


Book McKenzie

Serial# A3E50916
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Building Sketch

Borrower	Stimach, Tom & Lisa			
Property Address	24225 NE 10th St			
City	Sammamish	County	King	State WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc			



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1482 Sq ft	$32 \times 24 = 768$	
		$28 \times 12 = 336$	
		$15 \times 20 = 300$	
		$13 \times 6 = 78$	
Total Living Area (Rounded):		1482 Sq ft	
Non-living Area			
2 Car Garage w/Storage area	562 Sq ft	$23 \times 20 = 460$	
		$6 \times 17 = 102$	
Basement	339 Sq ft	$15 \times 18 = 270$	
		$11.5 \times 6 = 69$	

Rich McKinley

Location Map

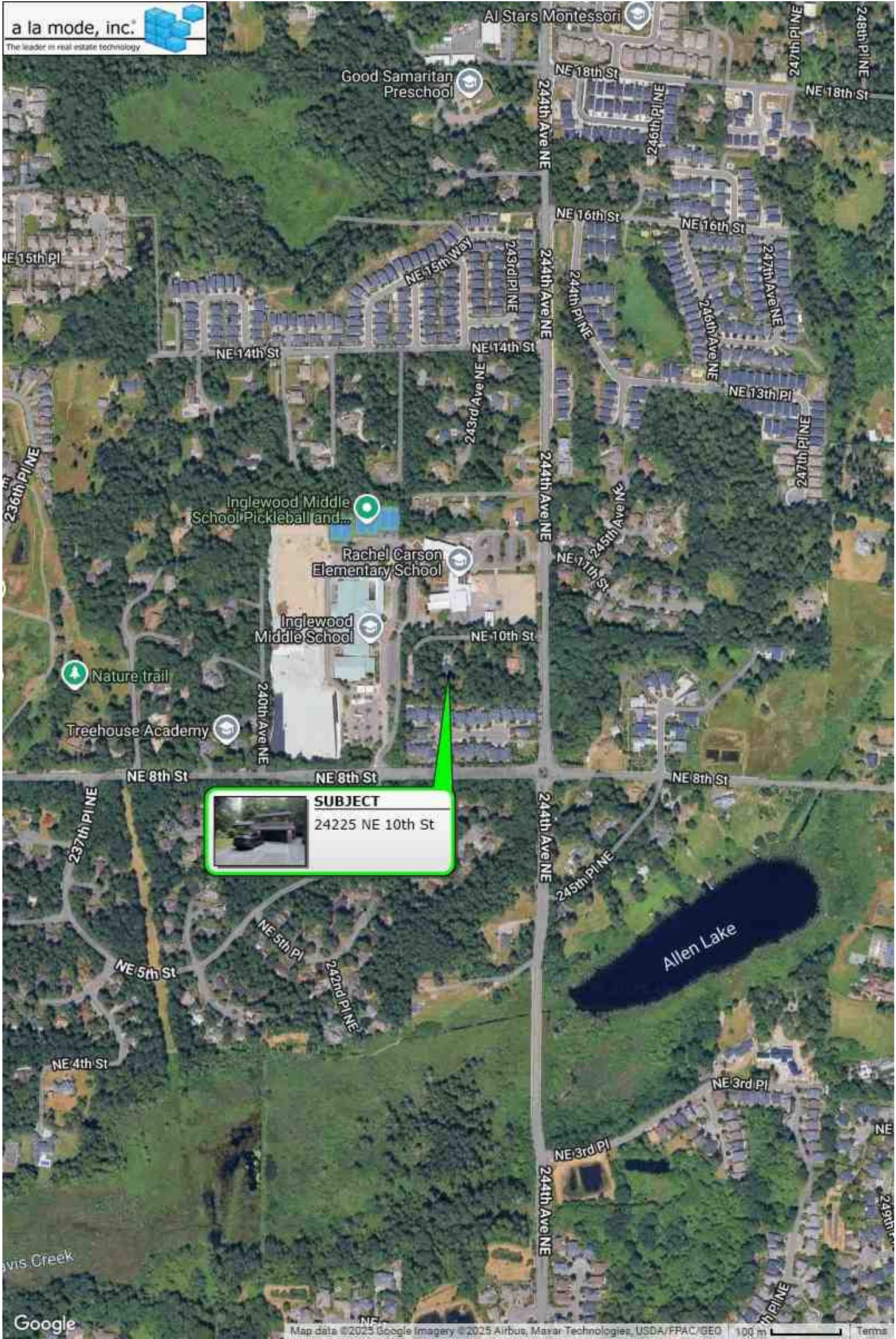
Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				



Paul M. King

Aerial Map

Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				



Rich M. King

USPAP ADDENDUM

File No. 250705

Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA
Lender	Guaranteed Rate Inc				
	Zip Code 98074				

This report was prepared under the following USPAP reporting option:

- ☒ Appraisal Report
- This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- ☐ Restricted Appraisal Report
- This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 days

Additional Certifications

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

- ☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
- The statements of fact contained in this report are true and correct.

- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).


Additional Comments

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C 331 et seq.) and any implementing regulations.

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APPRAISER:

Signature: 

Name: Rick McKenzie

Date Signed: 07/23/2025

State Certification #: 1702619

or State License #:

State: WA

Expiration Date of Certification or License: 06/06/2027

Effective Date of Appraisal: 07/22/2025

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:


State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Pro

☐ Did Not

☐ Exterior-only from Street

 exterior

Market Conditions Addendum to the Appraisal Report

File No. 250705

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

Property Address 24225 NE 10th St City Sammamish State WA ZIP Code 98074

Borrower Stimach, Tom & Lisa

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)	10	8	8	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.67	2.67	2.67	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	Not Available	Not Available	6	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	Not Available	Not Available	2.2	<input 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	937,500	1,175,000	1,182,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	4	7	9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	912,495	1,148,000	1,182,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	Not Available	Not Available	15	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100%	101%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Please note sales concessions are not recorded by any reliable source and not open to public review. They are a discretionary action and not seen as a market requirement to move inventory. The current increase in privacy laws in particular the financial modernization act of 1999 (Graham-Leach-Bliley Act) bars any partly involved in the statement or brokerage process to disclose particulars of sales transactions. When concessions to occur they are typically up to 3% of the loan value.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. Northwest Multiple Listing Service

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.

The overall trends reported regarding the number of sales settled, absorption rate, sale price, sales days on market, list price, and list/close ratio indicate a increasing trend over the past 12 months for comparable properties in the subject's market area. However, this is not conclusive evidence that all of the other properties in the neighborhood are following the trend indicated by properties which are comparable to the subject. The requested information in the grid labeled "Not Available" cannot currently be obtained in Northwest Multiple Listing Service. No other data source is available to the appraiser at this time to locate the requested data. The overall neighborhood market sales and absorption rate appear to have Increased over the past 12 months. According to the data, the subject property's market area appears to have Increased over the past 12 months.

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? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

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Signature
Appraiser Name Rick McKenzie
Company Name Northwest Premier Appraisal Services
Company Address 227 Bellevue Way NE #472, Bellevue, WA 98004
State License/Certification # 1702619 State WA
Email Address Rick@nwpappraisal.com

Signature
Supervisory Appraiser Name
Company Name
Company Address
State License/Certification #
State
Email Address

Subject Photo Page

Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				



Subject Front

24225 NE 10th St
Sales price
Gross living area 1,482
Total rooms 6
Total bedrooms 3
Total bathrooms 2.0
Location N;Res;
View N;Res;
Site 1.21 ac
Quality Q3
Age 46



Subject Rear



Subject Street

Rich McKinley

Subject Interior Photo Page					
Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				



Subject Interior Living Rm

24225 NE 10th St
Sales price
Gross living area 1,482
Total rooms 6
Total bedrooms 3
Total bathrooms 2.0
Location N;Res;
View N;Res;
Site 1.21 ac
Quality Q3
Age 46



Subject Interior Dining Rm



Subject Interior Kitchen

Rich McKinzie

Subject Interior Photo Page					
Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				



Subject Primary Bedroom

24225 NE 10th St
Sales price
Gross living area 1,482
Total rooms 6
Total bedrooms 3
Total bathrooms 2.0
Location N;Res;
View N;Res;
Site 1.21 ac
Quality Q3
Age 46



Subject Primary Bathroom



Subject's Bonus Rm Bsmt

Rich McKinley

Interior Photos

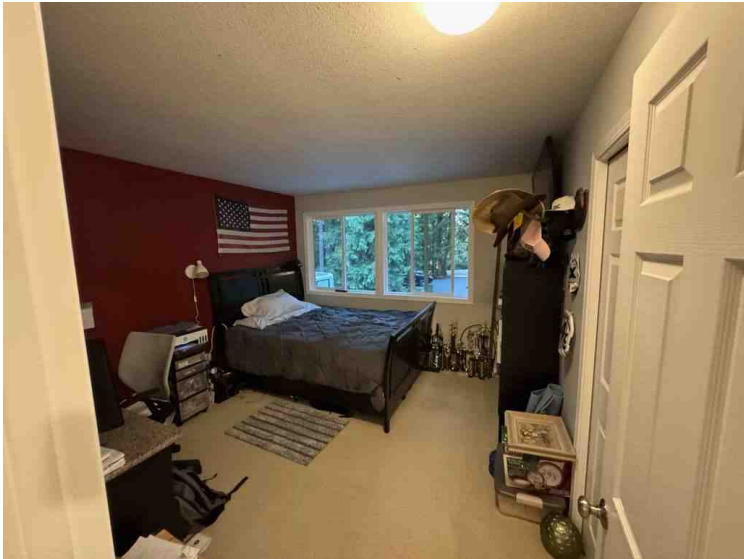
Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				



Subject's Bathroom #2



Subject's 1/2 Bathroom #3 Bsmt



Subject's Bedroom #2



Subject's Bedroom #3



Subject's Nook

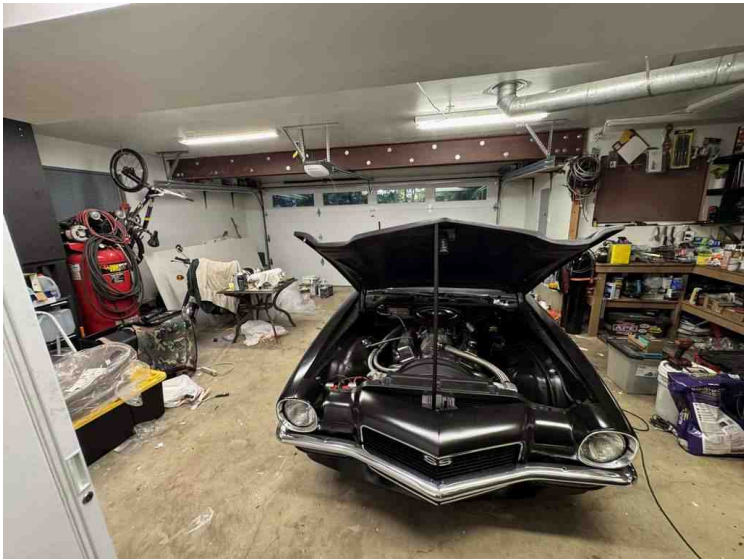


Subject's Laundry Room Bsmt

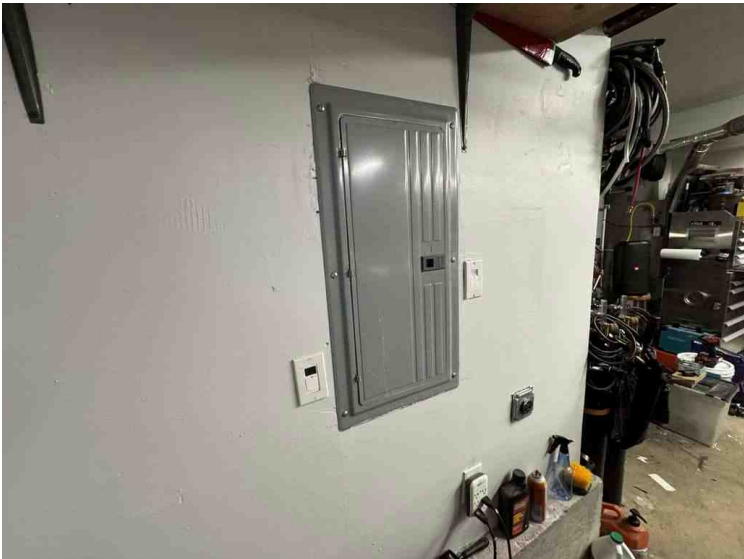
Rich McKeon

Interior Photos

Borrower	Stimach, Tom & Lisa			
Property Address	24225 NE 10th St			
City	Sammamish	County	King	State WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc			



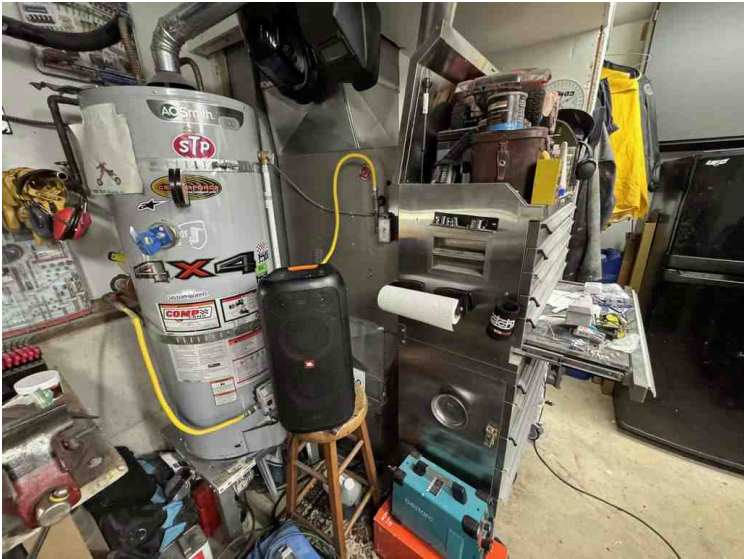
Subject's Garage Interior



Subject's Electrical Panel



Subject's Electrical Panel Open



Subject's Forced Air Gas Furnace



Subjects Hot Water Tank with Double Seismic Straps



Subject's Carbon Monoxide Smoke Sensor

Interior Photos

Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				



Subject’s Carbon Monoxide Sensor



Subject’s Carbon Monoxide Sensor



Subject’s Smoke Detector



Subject’s Well House



Subject’s Well House Interior



Subject Storage Shed #1

Rich McHenry

Interior Photos

Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				



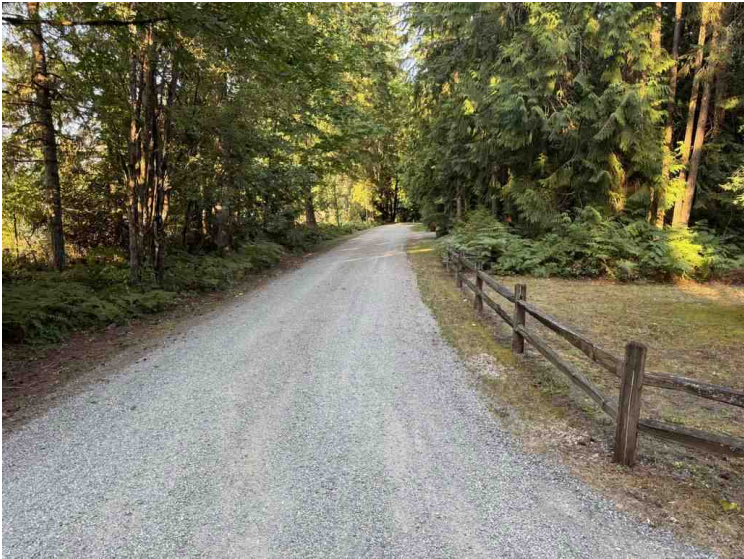
Subject Storage Shed Interior #



Subject Storage Shed #2



Subject Storage Shed Interior #2



Subject's Street Alternatives View

Rich McKinley

Comparable Photo Page					
Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				



Comparable 1

6621 229th PI NE
Prox. To subject 3.39 miles NW
Sales price 1,000,000
Gross living area 1,440
Total rooms 6
Total bedrooms 3
Total bathrooms 2.0
Location N;Res;
View N;Res;
Site 1.04 ac
Quality Q5
Age 55



Comparable 2

27327 NE 30th Way
Prox. To subject 2.27 miles NE
Sales price 1,060,000
Gross living area 1,180
Total rooms 6
Total bedrooms 3
Total bathrooms 2.0
Location N;Res;
View N;Res;
Site 38,633 sf
Quality Q3
Age 33

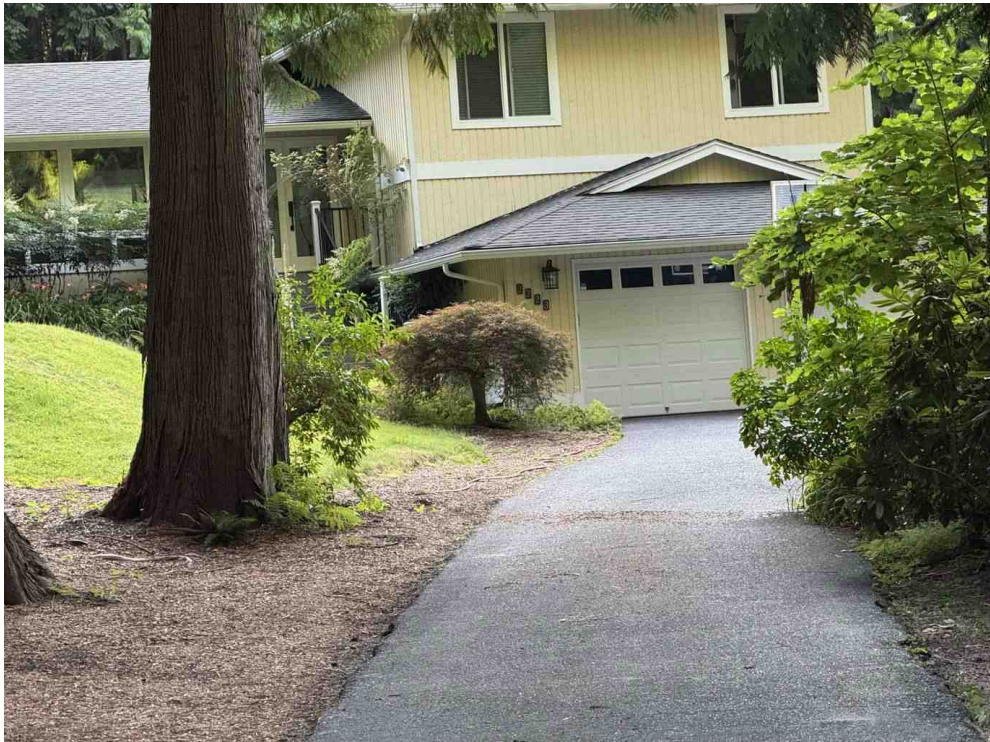


Comparable 3

2035 201st Ave SE
Prox. To subject 3.26 miles SW
Sales price 1,340,000
Gross living area 1,490
Total rooms 6
Total bedrooms 3
Total bathrooms 2.0
Location N;Res;
View N;Res;
Site 34,385 sf
Quality Q4
Age 47

Rich McKeon

Comparable Photo Page					
Borrower	Stimach, Tom & Lisa				
Property Address	24225 NE 10th St				
City	Sammamish	County	King	State	WA Zip Code 98074
Lender/Client	Guaranteed Rate Inc				



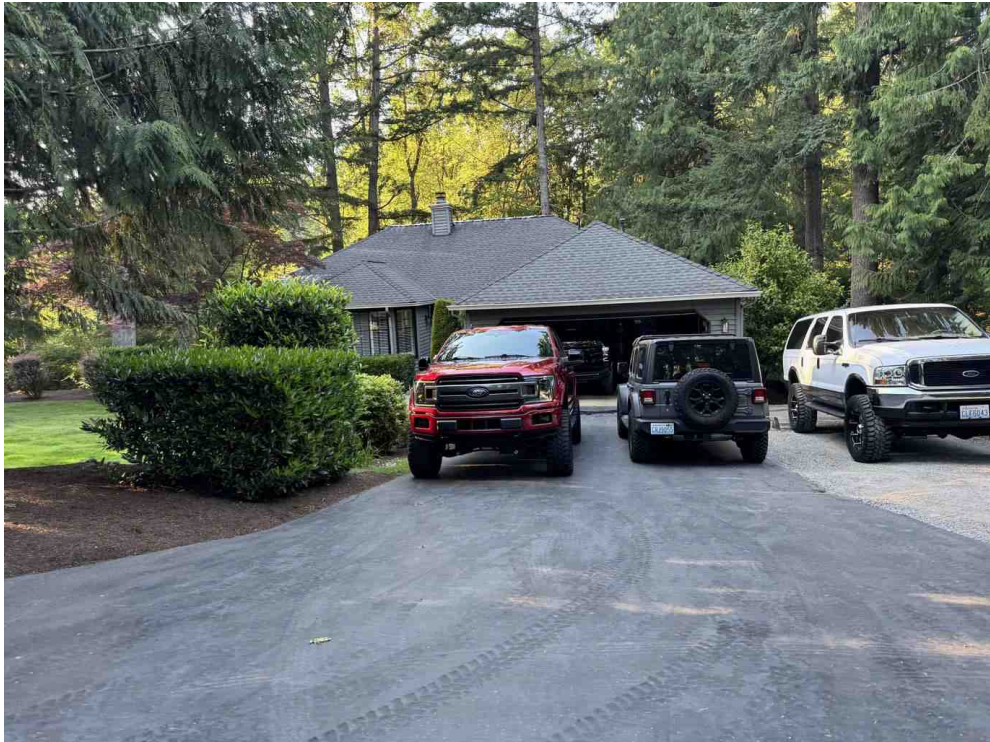
Comparable 4

2223 207th Ave SE
Prox. To subject 3.01 miles SW
Sales price 1,960,000
Gross living area 1,550
Total rooms 6
Total bedrooms 3
Total bathrooms 2.1
Location N;Res;
View N;Res;
Site 1.15 ac
Quality Q3
Age 47



Comparable 5

2906 244th Ave SE
Prox. To subject 2.41 miles S
Sales price 1,149,950
Gross living area 1,380
Total rooms 7
Total bedrooms 3
Total bathrooms 2.0
Location N;Res;
View N;Res;
Site 24,829 sf
Quality Q4
Age 47



Comparable 6

22124 SE 38th St
Prox. To subject 3.21 miles SW
Sales price 1,375,000
Gross living area 1,770
Total rooms 7
Total bedrooms 3
Total bathrooms 2.0
Location N;Res;
View N;Res;
Site 1.26 ac
Quality Q3
Age 39

Rich McHenry

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is ‘Not Updated’ may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

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
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
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
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
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
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

Other Appraiser-Defined Abbreviations (continued)

[illegible]



Aspen American Insurance Company
Insurer (Referred to below as the "Company")
499 Washington Boulevard, 8th Floor
Jersey City, NJ 07310



Company's Program Administrator:
LIA Administrators & Insurance Services
1600 Anacapa Street
Santa Barbara, CA 93108
800-334-0652

APPRAISAL, VALUATION AND PROPERTY SERVICES
PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Date Issued: 8/27/2024 Policy Number: AAI002806-10 Previous Policy Number: AAI002806-09

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

1.	Customer ID: 162345 Named Insured : NORTHWEST PREMIER APPRAISAL SERVICES, LLC Rick McKenzie 17833 25th Dr. SE Bothell, WA 98012																																																	
2.	Policy Period : From: 09/25/2024 To: 09/25/2025 12:01 A.M. Standard Time at the address stated in 1 above.																																																	
3.	Deductible : \$1000 Each Claim																																																	
4.	Retroactive Date : 09/25/2008																																																	
5.	Inception Date : 09/25/2015																																																	
6.	Limits of Liability : A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate																																																	
7.	Covered Professional Services (as defined in the Policy and/or by Endorsement): <table><tr><td>Real Estate Appraisal and Valuation:</td><td>Yes</td><td><input checked="" type="checkbox"/></td><td>No</td><td><input type="checkbox"/></td><td></td></tr><tr><td>Residential Property:</td><td>Yes</td><td><input checked="" type="checkbox"/></td><td>No</td><td><input type="checkbox"/></td><td></td></tr><tr><td>Commercial Property:</td><td>Yes</td><td><input type="checkbox"/></td><td>No</td><td><input checked="" type="checkbox"/></td><td></td></tr><tr><td>Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):</td><td>Yes</td><td><input checked="" type="checkbox"/></td><td>No</td><td><input type="checkbox"/></td><td>(If "yes", added by endorsement)</td></tr><tr><td>Right of Way Agent and Relocation:</td><td>Yes</td><td><input type="checkbox"/></td><td>No</td><td><input checked="" type="checkbox"/></td><td></td></tr><tr><td>Machinery and Equipment Valuation:</td><td>Yes</td><td><input type="checkbox"/></td><td>No</td><td><input checked="" type="checkbox"/></td><td></td></tr><tr><td>Personal Property Appraisal:</td><td>Yes</td><td><input type="checkbox"/></td><td>No</td><td><input checked="" type="checkbox"/></td><td>(If "yes", added by endorsement)</td></tr><tr><td>Real Estate Sales/Brokerage:</td><td>Yes</td><td><input type="checkbox"/></td><td>No</td><td><input checked="" type="checkbox"/></td><td>(If "yes", added by endorsement)</td></tr></table>		Real Estate Appraisal and Valuation:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		Residential Property:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		Commercial Property:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(If "yes", added by endorsement)	Right of Way Agent and Relocation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Machinery and Equipment Valuation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Personal Property Appraisal:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(If "yes", added by endorsement)	Real Estate Sales/Brokerage:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(If "yes", added by endorsement)
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8.	Report Claims to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319																																																	
9.	Annual Premium : \$713.00																																																	
10.	Forms attached at issue : LIA002 (04/19) LIA WA (05/19) LIA012 (06/22) LIA018 (05/19) LIA020 (02/22) LIA164 (05/19) LIA169 (12/21)																																																	

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named **Insured** and the Company.

08/27/2024

Date


By _____

Authorized Representative

LIA001 (05/22)

Page 1 of 1


Appraisers 2027 License



STATE OF WASHINGTON

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION

THIS CERTIFIES THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A



WASHINGTON STATE DEPARTMENT OF
LICENSING

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
SUPERVISOR

RICK MCKENZIE

1702619


License Number

11/08/2007

Issue Date

06/06/2027

Expiration Date



Marcus J. Glasper, Director

Rick McKenzie