

Borrower Jane Benjamin

Property Address 1431 E 22nd Ave

City Eugene

County

Lane

State OR

Zip Code

97403-1704

Lender/Client Stearns Lending

Address 6950 SW Hampton St., Suite 200, Tigard, OR 97223



AMC Links, LLC 3051 Maple Loop Drive, Suite 325 Lehi, UT 84043

File # 1351120638-2807

Subject Property:

1431 E. 22ND

Eugene, OR 97405

Lender: Stearns Lending***Comprehensive Appraiser Independence Certification Addendum to Appraisal***

This certification is issued by AMC Links LLC and is effective on the completion date of the appraisal. This appraisal was completed in compliance with all appraiser independence regulations in effect as of the date of the completion of the appraisal, and include, but are not limited to the regulations contained in TILA, Dodd Frank, FHA, FNMA, FHLMC and all active state regulations. Specifically--

- This appraisal was ordered through a secure order processing system and was requested by the Lender/Client so named on the physical appraisal report.
- The appraiser selected for the appraisal assignment was exclusively selected, retained and compensated by the third party appraisal management company and selected based on geographic and product specific competence, performance and quality standards.
- The appraiser was not provided with an estimated or predetermined property value. If applicable, a purchase contract was provided as requested by the Lender/Client for a purchase transaction.
- The appraiser engagement contract in connection with this appraisal prohibits communication between the Lender/Client and the appraiser relating to any communication that may influence and/or coerce value, either directly or indirectly. In addition the attempt to obtain value or loan information from the borrower or property owner is prohibited.
- The identity of the appraiser was not disclosed to the Lender/Client, except at the time of delivery of the completed appraisal report. The Lender/Client information disclosed to the appraiser consists only of the company name and address for inclusion in the appraisal report.
- All other provisions contained in the above named regulations have been followed by AMC Links LLC in connection with the attached appraisal report. However this certificate does not certify the delivery of the appraisal to the borrower without the properly signed and dated Appraisal Delivery Certification, executed by the borrower and contained below as part of this certification.

FHA, TILA, Dodd Frank, FNMA, FHLMC & Individual State Compliance Certification

If this appraisal is for a HUD Insured FHA mortgage this certification is issued by AMC Links LLC and is effective on the completion date of the appraisal. This appraisal was completed in compliance with Appraiser Independence Safeguard Standards per HUD Mortgagee Letter 2009-28, issued September 18, 2009 and all other applicable requirements contained therein. Compliance to all other applicable laws and regulations is also certified for all services performed by AMC Links LLC in the management of this appraisal assignment.

Appraisal Delivery Certification

Pursuant to the above regulations referenced, the borrower for any property upon which a loan is being sought and that loan is considered a federally related mortgage transaction, the borrower has a right to receive a copy of the completed appraisal at no additional charge no less than three business days before the closing of the loan.

By signing below, the borrower(s) confirm that they have received a copy of the appraisal according to the three-day requirement

I certify that I am the borrower(s) for the subject property. I certify that I have received a copy of my appraisal according to the three day requirement per the regulations referenced above.

I received my copy according to the following delivery method:

☐ Email ☐ US Mail ☐ Overnight Delivery ☐ Personal Delivery ☐ Other: _____

Date _____

Borrower Signature _____

Printed Name _____

Date _____

Borrower Signature _____

Printed Name _____

Lender Considerations for a Borrower/Consumer Inquiry on Specific Appraisal Issues...visit www.amclinks.com/info/questions... "Disclosures & Agreements"

AMC Links' Scope-of-Work & responsibility to the lender is to facilitate Appraiser Independence. AMC Links is not responsible for subcontracted Independent Real Estate Appraisers actions. State regulatory agencies are tasked with governance of all licensed and certified appraisers in their particular state. AMC Links will not accept information directly from a borrower/consumer. All borrowers must submit their requests for information through the loan officer/lender engaged for their home loan. This helps ensure compliance to applicable federal and state appraiser independence laws. AMC Links recommends the use of state regulatory agencies for additional information.

Appraisal Fee Split Disclosure

Please refer to the body of the appraisal report for confirmation or amendment of total charge and appraiser compensation for this report. The Appraisal Fee Split Disclosure as contained on this Certification may not reflect any changes to the fee split made for delivery services or any compensation adjustments for performance results.

Miller Appraisal Services, Inc.'s Compensation for Appraisal Report: \$350.00

AMC Links' Compensation for Appraisal Management Services: \$100.00

Total Appraisal/Valuation Service Fee: \$450.00

Borrower Jane Benjamin						
Property Address 1431 E 22nd Ave						
City Eugene	County	Lane	State OR	Zip Code	97403-1704	
Lender/Client Stearns Lending	Address 6950 SW Hampton St., Suite 200, Tigard, OR 97223					



AMC Links, LLC 3051 Maple Loop Drive, Suite 325 Lehi, UT 84043

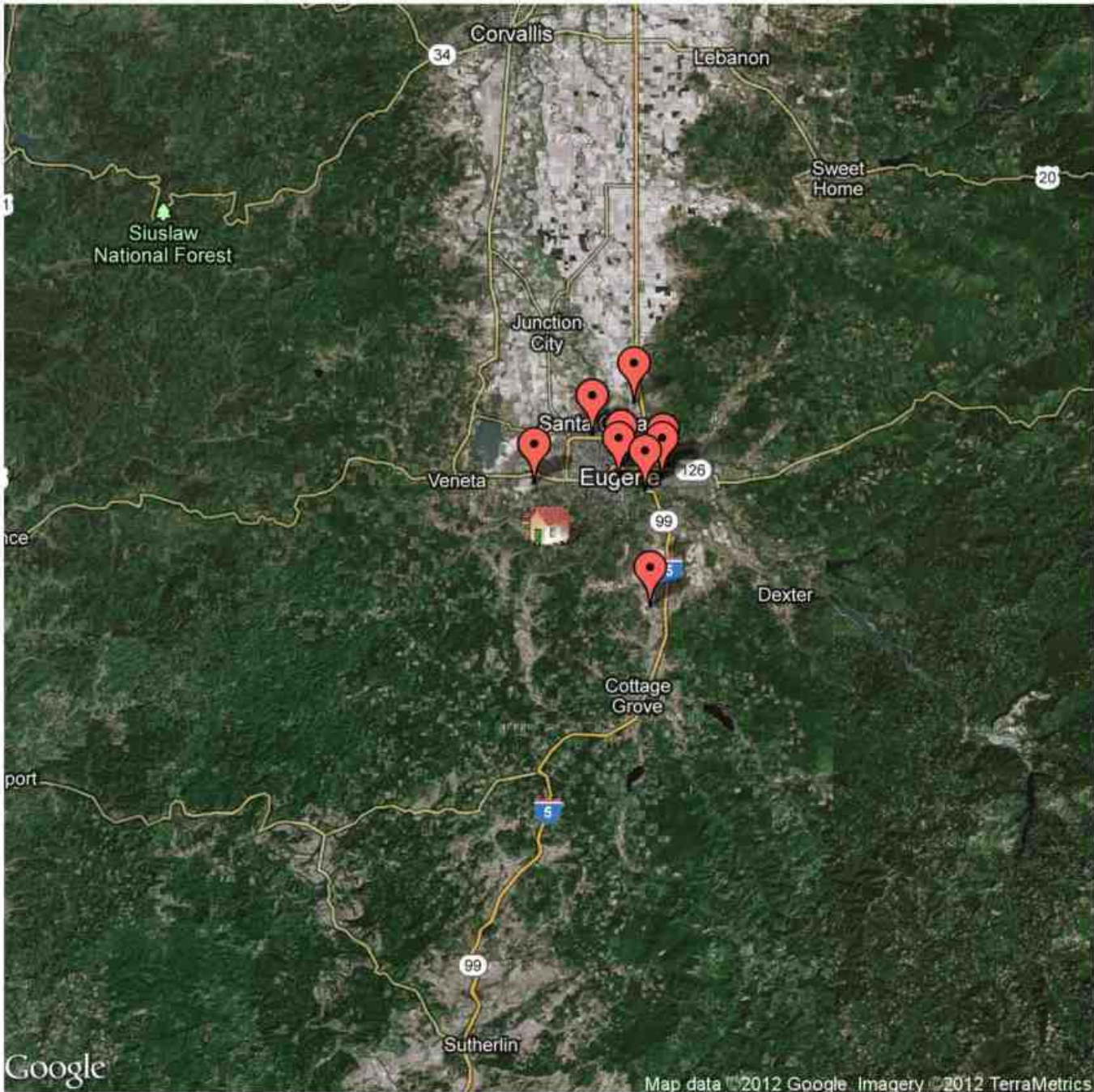
File # 1351120638-2807

Subject Property:

1431 E. 22ND
Eugene, OR 97405

Lender: Stearns Lending

AMC Links Geographic Competence and Proximity Confirmation



AVG Distance of Appraisers in area: 27.25 Mi.
Number of Appraisers in Range: 70
Selected Appraiser: 9.44 Mi.

Uniform Residential Appraisal Report

SUBJECT	The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.																
	Property Address 1431 E 22nd Ave					City Eugene			State OR		Zip Code 97403-1704						
	Borrower Jane Benjamin			Owner of Public Record Benjamin, Jane E			County Lane										
	Legal Description Lot 11, Block 22, GROSS ADDITION																
	Assessor's Parcel # 0597987					Tax Year 2011			R.E. Taxes \$ 3,694								
	Neighborhood Name Eugene					Map Reference 18-03-05-14-11400			Census Tract 0049.00								
	Occupant ☒ Owner ☐ Tenant ☐ Vacant					Special Assessments \$ 0 ☐ PUD					HOA \$ 0 ☐ per year ☐ per month						
	Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)																
	Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)																
	Lender/Client Stearns Lending Address 6950 SW Hampton St., Suite 200, Tigard, OR 97223																
CONTRACT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No																
	Report data source(s) used, offerings price(s), and date(s). RMLS																
	I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.																
	Contract Price \$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No If Yes, report the total dollar amount and describe the items to be paid.																
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.																
	Neighborhood Characteristics						One-Unit Housing Trends						One-Unit Housing			Present Land Use %	
	Location ☐ Urban ☒ Suburban ☐ Rural		Property Values ☐ Increasing ☒ Stable ☐ Declining		PRICE		AGE		One-Unit		75 %						
	Built-Up ☒ Over 75% ☐ 25-75% ☐ Under 25%		Demand/Supply ☐ Shortage ☒ In Balance ☐ Over Supply		\$ (000)		(yrs)		2-4 Unit		10 %						
	Growth ☐ Rapid ☒ Stable ☐ Slow		Marketing Time ☐ Under 3 mths ☒ 3-6 mths ☐ Over 6 mths		50 Low New		Multi-Family		5 %								
	Neighborhood Boundaries Neighborhood boundaries are Willamette Street to the west, 30th Avenue to the east and the Willamette River to the north and east.						950 High 120		Commercial		5 %						
Neighborhood Description SEE ADDENDUM						275 Pred. 60		Other Vacant		5 %							
Market Conditions (including support for the above conclusions) SEE ADDENDUM																	
SITE	Dimensions See attached plat map. Area 7841 sf Shape Rectangular View N;Res;																
	Specific Zoning Classification R-1 Zoning Description Low Density Residential																
	Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)																
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.																
	Utilities Public Other (describe)						Public Other (describe)						Off-site Improvements--Type			Public Private	
	Electricity ☒ ☐		Water ☒ ☐		Street Asphalt		☒ ☐										
Gas ☐ ☐ None		Sanitary Sewer ☒ ☐		Alley None		☐ ☐											
FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 41039C1137 F FEMA Map Date 06/02/1999																	
Are the utilities and/or off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe.																	
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe.																	
SEE ADDENDUM																	
IMPROVEMENTS	General Description				Foundation				Exterior Description materials/condition				Interior materials/condition				
	Units ☒ One ☐ One with Accessory Unit				☐ Concrete Slab ☒ Crawl Space				Foundation Walls Concrete/Avg				Floors HardWd, Carpet/Avg				
	# of Stories 2.00				☐ Full Basement ☐ Partial Basement				Exterior Walls Cedar Shake/Avg				Walls Drywall/Avg				
	Type ☒ Det. ☐ Att. ☐ S-Det./End Unit				Basement Area 0 sq. ft.				Roof Surface Composition/Avg				Trim/Finish MDF, Paint/Avg				
	☒ Existing ☐ Proposed ☐ Under Const.				Basement Finish 0 %				Gutters & Downspouts Metal/Avg				Bath Floor Vinyl/Avg				
	Design (Style) Bungalow				☐ Outside Entry/Exit ☐ Sump Pump				Window Type Vinyl/Avg				Bath Wainscot Clt. Marble/Avg				
	Year Built 1952				Evidence of ☐ Infestation				Storm Sash/Insulated Yes/Avg				Car Storage ☐ None				
	Effective Age (Yrs) 20-25				☐ Dampness ☐ Settlement				Screens Yes/Avg				☒ Driveway # of Cars 1				
	Attic ☐ None				Heating ☐ FWA ☐ HWBB ☐ Radiant				Amenities ☐ Woodstove(s) # 0				Driveway Surface Concrete				
	☐ Drop Stair ☒ Stairs				☒ Other Wall Fuel Elec.				☒ Fireplace(s) # 1 ☒ Fence				☒ Garage # of Cars 1				
	☐ Floor ☐ Scuttle				Cooling ☐ Central Air Conditioning				☒ Patio/Deck ☒ Porch				☐ Carport # of Cars 0				
	☒ Finished ☒ Heated				☐ Individual ☐ Other				☐ Pool 0 ☐ Other 0				☐ Att. ☐ Det. ☐ Built-in				
	Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)																
	Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,578 Square Feet of Gross Living Area Above Grade																
	Additional features (special energy efficient items, etc.) Landscaping, Fence, Porch, Patio, Etc.																
	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-eleven to fifteen years ago;Bathrooms-updated-one to five years ago;The subject is an average quality single family residence that was in above average to good condition at the time of inspection. Upkeep and maintenance is considered to be good. As per the owner, the kitchen was remodeled in 99' with new Maple cabinets at which time the family room and dining area addition was added with permits. The main level bath room has been cosmetically updated. See subject photo addendum for features and condition of the improvements. Overall appeal and marketability is rated average to above average.																
	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe																
This property, to the best of the Appraiser's knowledge, does not show evidence of items, containers or materials that are not intended for normal household use. There were no apparent physical deficiencies or adverse conditions noted that would affect the livability, soundness, or structural integrity of the subject unless mentioned or described in the Improvements Addendum of this report.																	
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe																	

Uniform Residential Appraisal Report

SALES COMPARISON ANALYSIS

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 239,000 to \$ 449,000 .																
There are 24 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 145,100 to \$ 390,000 .																
FEATURE		SUBJECT			COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3			
Address		1431 E 22nd Ave Eugene, OR 97403-1704			810 E 20th Ave Eugene, OR 97405-2967				755 E 22nd Ave Eugene, OR 97405-2927				945 E 24th Ave Eugene, OR 97405-3021			
Proximity to Subject					0.46 miles W				0.51 miles W				0.41 miles W			
Sale Price		\$			\$ 360,000				\$ 325,000				\$ 315,000			
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.			\$ 242.42 sq. ft.				\$ 225.69 sq. ft.				\$ 169.17 sq. ft.			
Data Source(s)					RMLS#12604971;DOM 75				RMLS#12632224;DOM 34				RMLS#12301922;DOM 33			
Verification Source(s)					RE/MAX Integrity				Barnhart Associates Real Estate				John L Scott Real Estate			
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sale or Financing					ArmLth				ArmLth				ArmLth			
Concessions					Conv;0				Conv;0				Conv;0			
Date of Sale/Time					s09/12;c08/12				s08/12;c07/12				s10/12;c08/12			
Location		N;Res;			N;Res;				N;Res;				N;Res;			
Leasehold/Fee Simple		Fee Simple			Fee Simple				Fee Simple				Fee Simple			
Site		7841 sf			6098 sf				8712 sf				10890 sf			
View		N;Res;			N;Res;				N;Res;				N;Res;			
Design (Style)		Bungalo			Bungalo				Bungalo				Bungalo			
Quality of Construction		Q4			Q4				Q4				Q4			
Actual Age		60			74				73				62			
Condition		C3			C2		-40,000		C3				C3			
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
Room Count		7	3	2.0	6	2	2.0		6	3	2.0		7	4	2.0	
Gross Living Area		1,578		sq. ft.	1,485		sq. ft.	+2,300	1,440		sq. ft.	+3,500	1,862		sq. ft.	-7,100
Basement & Finished Rooms Below Grade		0sf			0sf				0sf				0sf			
Functional Utility		Average			Average				Average				Average			
Heating/Cooling		Wall/No Air			FWA/HP		-4,000		FWA/No Air				FWA/No Air			
Energy Efficient Items		Full Weather			Full Weather				Full Weather				Full Weather			
Garage/Carport		1 Car Garage			1 Car Garage				1 Car Garage,Shp		-10,000		1 Car Garage			
Porch/Patio/Deck		Porch/Patio			Comparable				Comparable				Comparable			
Net Adjustment (Total)					+ -		\$ -41,700		+ -		\$ -6,500		+ -		\$ -7,100	
Adjusted Sale Price of Comparables					Net Adj: -12%				Net Adj: -2%				Net Adj: -2%			
					Gross Adj : 13%		\$ 318,300		Gross Adj: 4%		\$ 318,500		Gross Adj: 2%		\$ 307,900	
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) RMLS/Property Owner																
My research ☒ did ☐ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.																
Data source(s) Public Records/RMLS																
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													08/14/2012			
Price of Prior Sale/Transfer													\$0			
Data Source(s)		Public Records.			Public Records.				Public Records.				Public Records.			
Effective Date of Data Source(s)		11/06/2012			11/06/2012				11/06/2012				11/06/2012			
Analysis of prior sale or transfer history of the subject property and comparable sales As per public record/RLID, the subject property has not transferred title within the last thirty-six months. As for the comparables used, comparable #3 had a prior transfer occurred in August of 2012. The terms and condition of this transfer are unknown and appears to have been between family members. No other prior sales or transfers were noted for the comparables used within the last twelve months.																
Summary of Sales Comparison Approach SEE ADDENDUM																
Indicated Value by Sales Comparison Approach \$ 315,000																

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 315,000	Cost Approach (if developed) \$ 287,272	Income Approach (if developed) \$ N/A
SEE ADDENDUM		
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		
\$ 315,000 , as of 11/06/2012 , which is the date of inspection and the effective date of this appraisal.		

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727

Fannie Mae Form 1004 March 2005
Page 4 of 27

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

The cost approach has only been developed by the appraiser as an analysis to support his opinion of the property’s market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

Appraisal is a branch of applied economics. It is distinct and separate from the applied sciences (engineering, surveying, mold or environmental testing, etc), from the building trades (home inspection, pest and dry rot inspection, roof inspection, construction, etc), and from the applied arts (architecture, home design or drafting).

The appraiser is not a home inspector and the appraisal report is not a home inspection. The scope of the appraiser's visual observation does not contemplate defects that are hidden or defects that are not apparent to the appraiser acting as an appraiser from a visual observation of the surfaces of the subject property from standing height.

The testing of systems (structural, electrical, mechanical, heating, cooling, plumbing) and components (such as appliances, fixtures, doors, windows, etc) lies outside of the scope of this appraisal assignment.

The appraiser is not licensed as a home inspector, and for the appraiser to perform the actions of a home inspector such as testing could subject the appraiser to sanctions for unlicensed home inspection activity in the State of Oregon.

Inspection: A visual observation of the unobstructed, exposed surfaces of accessible areas from standing height.

Complete visual inspection of the interior areas of the subject property: A visual observation from standing height of the accessible areas and unobstructed, exposed surfaces of the living area without removal of personal possessions. It includes the visual observation of attached automobile storage, if any, as well as of any attached accessory buildings judged by the appraiser to have contributory value.

Complete visual inspection of the exterior of the subject property: A visual observation of the unobstructed, exposed, and accessible perimeter of the residential improvements from standing height. It includes the visual observation of detached automobile storage, if any, as well as of any detached accessory buildings judged by the appraiser to have contributory value. It excludes physically traversing the entire site or walking along its perimeter or boundaries.

Living area: Living area is defined as legal, finished, permanently heated, living space contiguous with, and accessible from, other living area and regarded by a typical purchaser as being habitable and as having utility. Unless otherwise specified and the reason given why, the visual observation excludes the attic, the crawl space, any unfinished basement, and below grade storage.

The signature on the above appraisal report is a computer generated digital signature, and is my signature.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The land value is based upon comparable vacant land sales, pending sales and/or active listings from within the subject's immediate neighborhood and/or competing neighborhoods. If there was not a sufficient number of limited land sales then the allocation method was used to attempt to estimate land value. The land to value ratio is typical for the University market place, especially for homes near the UofO campus and is not considered to be adverse.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE		= \$	150,000
Source of cost data Marshall & Sift/Local Contractors	Dwelling	1,578 Sq. Ft. @ \$ 105.00	= \$	165,690
Quality rating from cost service 3.5 Effective date of cost data 10/2012		Sq. Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Subtotal Extras			12,000
Replacement costs are derived from Marshall & Swift Residential Cost Factors and/or local Contractors and are adjusted for local building cost.	Garage/Carport	240 Sq. Ft. @ \$ 30.00	= \$	7,200
Physical loss is based upon observed condition and standard age/life tables. No measurable functional nor external obsolescence was noted at the time of inspection.	Total Estimate of Cost-new		= \$	184,890
	Less Physical 29	Functional	External	
	Depreciation 53,618	0	0	= \$ (53,618)
	Depreciated Cost of Improvements		= \$	131,272
	"As-is" Value of Site Improvements		= \$	6,000
Estimated Remaining Economic Life (HUD and VA only) 55 Years	Indicated Value By Cost Approach		= \$	287,272

INCOME

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

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(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 Homeowner's Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

File No. 1012-21EE
Case No.

Borrower Jane Benjamin							
Property Address 1431 E 22nd Ave							
City	Eugene	County	Lane	State	OR	Zip Code	97403-1704
Lender/Client		Stearns Lending Address 6950 SW Hampton St., Suite 200, Tigard, OR 97223					

[illegible]

Uniform Residential Appraisal Report

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 this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I 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

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.

APPRAISER

Signature 
Name Larry Miller
Company Name Miller Appraisal Services, Inc.
Company Address 89710 Hill Road
Springfield, OR 97478
Telephone Number 541-741-1133
Email Address millerappraisal@q.com
Date of Signature and Report 11/09/2012
Effective Date of Appraisal 11/06/2012
State Certification # CR00563
or State License # _____
or Other (describe) _____ State # _____
State OR
Expiration Date of Certification or License 05/31/2014

ADDRESS OF PROPERTY APPRAISED
1431 E 22nd Ave
Eugene, OR 97403-1704

APPRAISED VALUE OF SUBJECT PROPERTY \$ 315,000
LENDER/CLIENT
Name AMC LINKS, LLC
Company Name Stearns Lending
Company Address 6950 SW Hampton St.
Suite 200, Tigard, OR 97223
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 1012-21EE
Case No.

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

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

Note: *Newly constructed improvements that feature recycled 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 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 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 either are 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 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 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 condition severe enough to affect the safety, soundness, or structural integrity of the improvements.*

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 1012-21EE
Case No.

Quality Ratings and Definitions

- Q1
Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. 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 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 residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high-quality.
- Q3
Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4
Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- 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 non-conforming additions to the original structure.

Requirements - Definition 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 predominately 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 expectation. 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 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.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 1012-21EE
Case No.

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

ABBREVIATED ENTRY	VIEW FACTOR
Wtr	Water View
Pstrl	Pastoral View
Woods	Woods View
Prk	Park View
Glfw	Golf Course View
CtySky	City Skyline View
Mtn	Mountain View
Res	Residential View
CtyStr	City Street View
Ind	Industrial View
PwnLn	Power Lines
LtdSght	Limited Sight
See Instruction Below	Other - Appraiser to enter a description of the view*

ABBREVIATED ENTRY	OVERALL VIEW RATING
N	Neutral
B	Beneficial
A	Adverse

* Other: If a view factor not on this list materially affects the value of the subject property, the appraiser must enter a description of the view associated with the property. The description entered must allow a reader of the appraisal report to understand what the view associated with the property actually is. Descriptors such as 'None', 'N/A', 'Typical', 'Average', etc., are unacceptable. Descriptions should be entered carefully because the same text will be represented in both the Site section and the comparable sales grid for the subject property. The text must fit in the allowable space.

Borrower Jane Benjamin					
Property Address 1431 E 22nd Ave					
City Eugene	County	Lane	State	OR	Zip Code 97403-1704
Lender/Client Stearns Lending		Address 6950 SW Hampton St., Suite 200, Tigard, OR 97223			

NEIGHBORHOOD

The subject property is located in an established University neighborhood approximately 2 miles east of Eugene's downtown Central Business District. The subject neighborhood is bounded by the Willamette River on the north, E 30th Avenue on the south, corporate city limits on the east and Willamette Street on the west. Some commercial zonings were noted on the northern and western periphery of the neighborhoods. These commercial zonings do not adversely affect the marketability of the property.

The University of Oregon campus is approximately 1 miles east of the subject property. This close proximity to the UO campus is a main component of value. The eastern portion of this neighborhood is elevated and provides views of the city and Coburg hills. Value and quality tend to increase with elevation in this portion of the neighborhood. Homes in the subject's neighborhood are generally average to above average in both quality and condition. Some variance in quality, upkeep and value is noted in the lower elevations, but even this portion of the neighborhoods experiencing increased demand. A high percentage of rental usage was noted, especially around the campus area. Rents and property values are currently stable with vacancy rated in the 5% range.

Access to major shopping, schools and major city support services is considered above average. Lane County Transit has numerous bus stops within the subject neighborhood which offer good access to the Eugene/Springfield area. There are no apparent adverse influences affecting the market value of the subject neighborhood. Overall appeal for the subject neighborhood is rated above average.

MARKET CONDITIONS

Currently there is an adequate supply of conventional and FHA financing available. Interest rates are in the 3% to 7% range for the 30 year fixed rate loans. A 95% of all sales are financed. 30 year fixed rate, FHA & VA financing predominate. Seller paid points are in the 0% to 4% range with no other concessions or buydowns typical. The average marketing time is approximately 1-4 months with listings typically selling at 90% to 100% of the list price. Market conditions for the University area appears to currently be stable. See market trend exhibits.

SITE

The subject site is an interior parcel of approximately .18 acres +/- per county records. Lot lines were not clearly marked at time of inspection, however, there were no apparent adverse easements or encroachments noted. Normal public utility easements are assumed. Access and drainage appeared adequate throughout. The site is served by city sewer and water services. The utilities were turned on at the time of inspection and the mechanical systems appeared to be in working order.

The zoning for this site is R1, Low Density Residential. As per the city of Eugene, on a legal lot of such zoning, the improvements may be replaced if burnt down or destroyed, subject to city provision. The highest and best use is as to a residential use. This conclusion is supported by current zoning, the use of similarly zoned adjacent parcels and the effective demand for residential usage in this area.

SALES COMPARISON

The comparables presented were considered to be the best, most pertinent, most timely and most proximate sales that could be identified. All closed sales appear to have been arms-length and have occurred within the Lender's preferred 90 day parameter. The two active listings used are both listed by professional real estate agents whom are assumed to be familiar with the local market place and current market conditions. An anticipated sale vs. list price adjustment of 6% was applied to these two comparables. This adjustment was derived from the sales used with support from the data cited in the 1004MC form. Condition adjustments reflect the comparables overall condition when compared to the subject property. Living area adjustments were computed at \$25/sf. The balance of adjustments is relatively straight forward.

Based on the comparables presented, which constitute the most pertinent market evidence of the subject's market worth, a final value conclusion of \$315,000 is bracketed and reasonably supported with an exposure market time of 1-90+/- days. The estimated exposure time is derived from the comparables utilized in this report with support from the data cited in the 1004MC form.

The location map is deemed reliable but is not guaranteed.

RECONCILIATION

Market data derived from sales of competitive properties is judged to be the most reliable indicator of value. The reliability of the cost approach decreases as the age of the improvements increases. This is due to the increasing inaccuracy of estimated effective age, accrued depreciation and remaining economic life. The Cost Approach is thus considered unreliable. The Income Approach does not appeal to the typical residential homebuyer.

I have performed no (or the specified) 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.

Market Conditions Addendum to the Appraisal Report

Case No.

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 1431 E 22nd Ave City Eugene State OR ZIP Code 97403-1704

Borrower Jane Benjamin

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)	10	6	8	☒	Increasing	☐	Stable	☐	Declining
Absorption Rate (Total Sales/Months)	1.67	2.00	2.67	☒	Increasing	☐	Stable	☐	Declining
Total # of Comparable Active Listings	N/A	N/A	6	☐	Declining	☐	Stable	☐	Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	N/A	N/A	2.25	☐	Declining	☐	Stable	☐	Increasing

Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months		Prior 4-6 Months		Current - 3 Months		Overall Trend					
Median Comparable Sales Price	275,000.00		260,650.00		269,250.00		☐	Increasing	☒	Stable	☐	Declining
Median Comparable Sales Days on Market	39		5		33		☐	Declining	☒	Stable	☐	Increasing
Median Comparable List Price	290,000.00		274,450.00		287,000.00		☐	Increasing	☒	Stable	☐	Declining
Median Comparable Listing Days on Market	N/A		N/A		28		☐	Declining	☐	Stable	☐	Increasing
Median Sale Price as % of List Price	94.83		94.97		93.82		☐	Increasing	☒	Stable	☐	Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?			☐	Yes	☒	No	☐	Declining	☒	Stable	☐	Increasing

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

Seller paid points are in the 0% to 4% range with no other concessions or buydowns typical. Seller contributions appear to have remained considerably stable.

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).

Short sale and foreclosure market activity is not dominant in this market, as most property listings and current sales do not reflect seller duress. However, the presence of these types of transactions still appear to be hindering values as well as marketing times.

Cite data sources for above information.

RMLS

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 information contained in this report is specific to the subject property. This form specifically states comparable sales and listings which have significant similarities to the subject. As a result the data contained in this form is not reflective of the entire market area and/or neighborhood of the subject. Due to the scarcity of comparative sales and listing data, the conclusion drawn on this form at best are reflective to the subject and similar properties not the subjects neighborhood. The RMLS data source available does not supply reliable data for shaded areas in the 1004MC. IE: 4-6 months and 7-12 months Comparable list price, Listing days on market and comparable active listings.

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)				☐	Increasing	☐	Stable	☐	Declining
Absorption Rate (Total Sales/Months)				☐	Increasing	☐	Stable	☐	Declining
Total # of Active Comparable Listings				☐	Declining	☐	Stable	☐	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				☐	Declining	☐	Stable	☐	Increasing

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

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

Signature

Appraiser Name Larry Miller

Company Name Miller Appraisal Services, Inc.

Company Address 89710 Hill Road, Springfield, OR 97478

State License/Certification # CR00563 State OR

Email Address millerappraisal@q.com

Signature

Supervisor Name

Company Name

Company Address

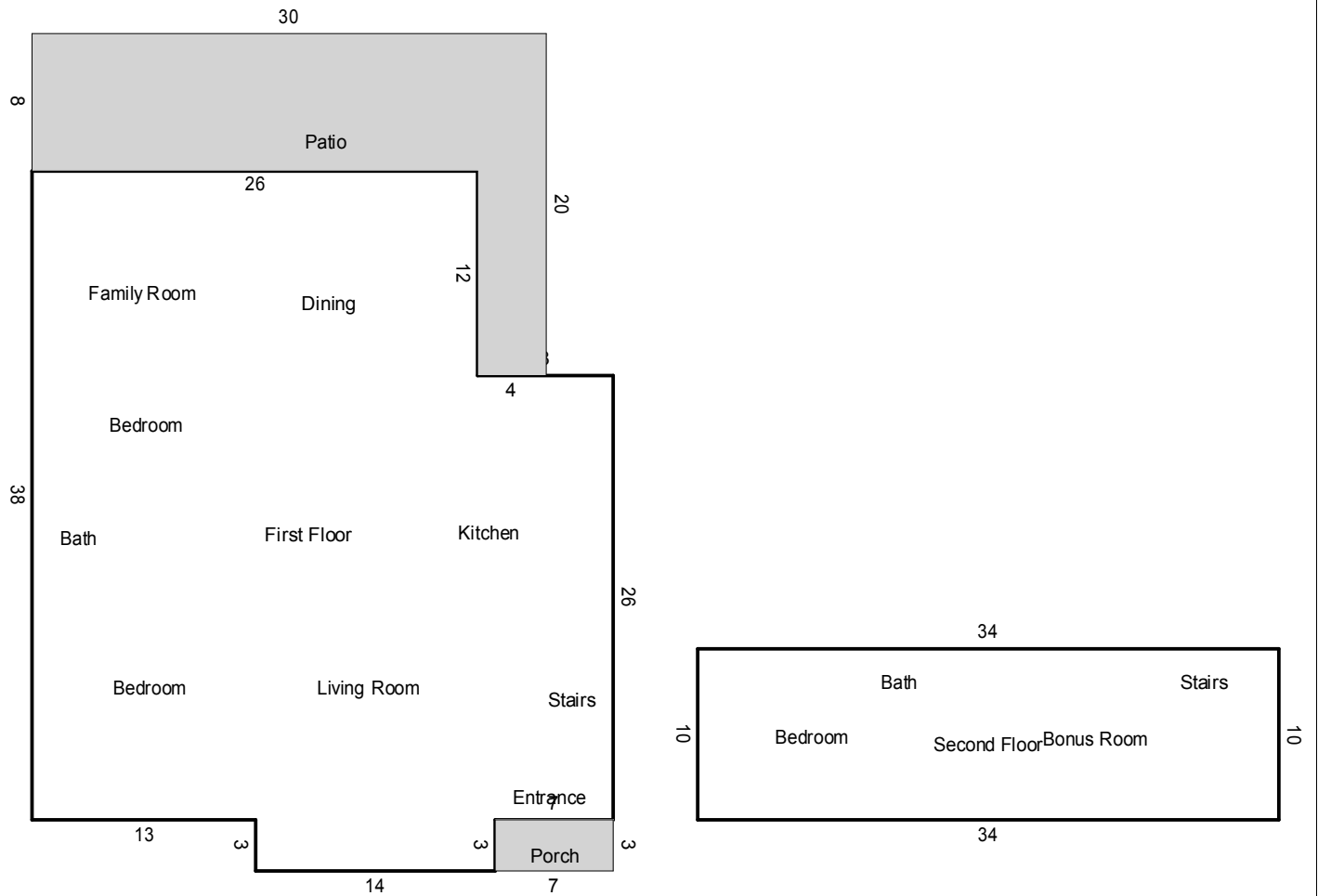
State License/Certification # State

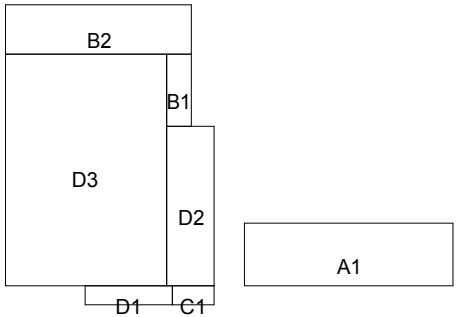
Email Address

Miller Appraisal Services, Inc.
SKETCH ADDENDUM

File No. 1012-21EE
Case No.

Borrower	Jane Benjamin							
Property Address	1431 E 22nd Ave							
City	Eugene	County		Lane	State	OR	Zip Code	97403-1704
Lender/Client	Stearns Lending			Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223			

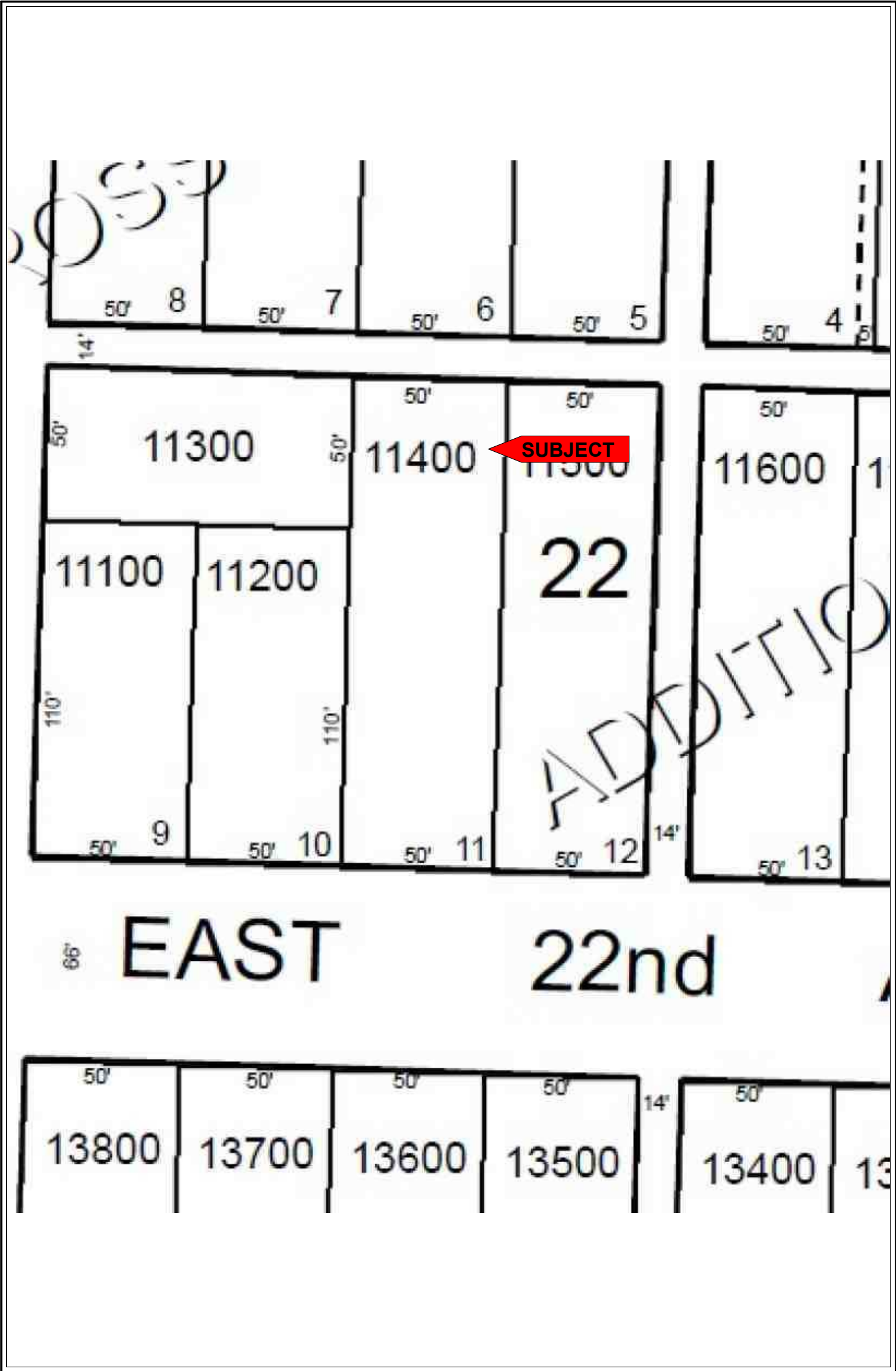


Calculation				
	Summary		Detail	
	Living Area		Living Area	
	First Floor	1238.0	First Floor	1238.0
	Second Floor	340.0	D1: 3.0 X 14.0 = 42.0	
	Total Living Area	1578.0	D2: 8.0 X 26.0 = 208.0	
	Porch Area		D3: 26.0 X 38.0 = 988.0	
	Porch	21.0	Second Floor	340.0
	Total Porch Area	21.0	A1: 10.0 X 34.0 = 340.0	
	Patio/Deck Area		Total Living Area	1578.0
	Patio	288.0	Porch Area	
Total Patio/Deck Area	288.0	Porch	21.0	
		C1: 3.0 X 7.0 = 21.0		
		Total Porch Area	21.0	
		Patio/Deck Area		
		Patio	288.0	
		B1: 4.0 X 12.0 = 48.0		
		B2: 30.0 X 8.0 = 240.0		
		Total Patio/Deck Area	288.0	
Grand Total				
Living Area		1578.0		
Garage Area				
Porch Area		21.0		
Patio/Deck Area		288.0		
Misc. Area				
Basement Area				
Storage Area				
Lot Area				

Borrower Jane Benjamin				
Property Address 1431 E 22nd Ave				
City Eugene	County	Lane	State OR	Zip Code 97403-1704
Lender/Client Stearns Lending		Address 6950 SW Hampton St., Suite 200, Tigard, OR 97223		



Borrower	Jane Benjamin						
Property Address	1431 E 22nd Ave						
City	Eugene	County		Lane	State	OR	Zip Code 97403-1704
Lender/Client	Stearns Lending			Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223		



Miller Appraisal Services, Inc.
LOCATION MAP ADDENDUM

File No. 1012-21EE
Case No.

Borrower	Jane Benjamin							
Property Address	1431 E 22nd Ave							
City	Eugene	County		Lane	State	OR	Zip Code	97403-1704
Lender/Client	Stearns Lending			Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223			



Miller Appraisal Services, Inc.
SUBJECT PHOTO ADDENDUM

File No. 1012-21EE
Case No.

Borrower	Jane Benjamin						
Property Address	1431 E 22nd Ave						
City	Eugene	County		Lane	State	OR	Zip Code 97403-1704
Lender/Client	Stearns Lending			Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223		



**FRONT OF
SUBJECT PROPERTY**
1431 E 22nd Ave
Eugene, OR 97403-1704



**REAR OF
SUBJECT PROPERTY**



STREET SCENE
East Direction

Miller Appraisal Services, Inc.
SUBJECT PHOTO ADDENDUM

File No. 1012-21EE
Case No.

Borrower	Jane Benjamin						
Property Address	1431 E 22nd Ave						
City	Eugene	County		Lane	State	OR	Zip Code 97403-1704
Lender/Client	Stearns Lending			Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223		



East Side of Subject



West Side of Subject



Street Scene
West Direction

Miller Appraisal Services, Inc.
SUBJECT PHOTO ADDENDUM

File No. 1012-21EE
Case No.

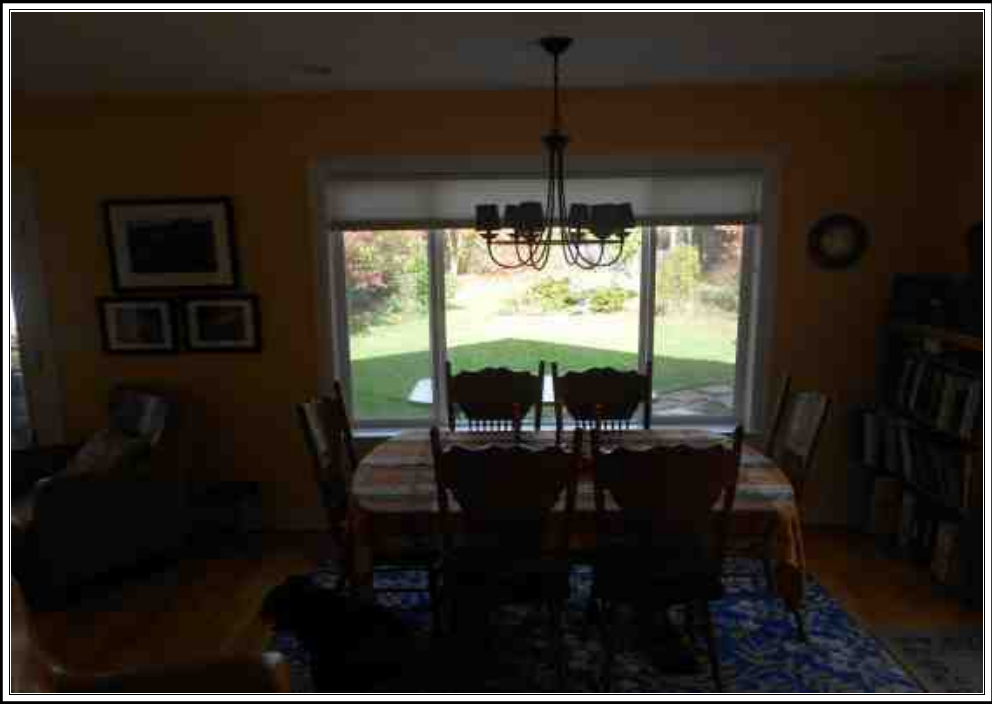
Borrower	Jane Benjamin						
Property Address	1431 E 22nd Ave						
City	Eugene	County		Lane	State	OR	Zip Code 97403-1704
Lender/Client	Stearns Lending			Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223		



Living Room



Kitchen



Dining Area

Miller Appraisal Services, Inc.
SUBJECT PHOTO ADDENDUM

File No. 1012-21EE
Case No.

Borrower	Jane Benjamin						
Property Address	1431 E 22nd Ave						
City	Eugene	County		Lane	State	OR	Zip Code 97403-1704
Lender/Client	Stearns Lending			Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223		



Family Room



Bath Room



Bedroom

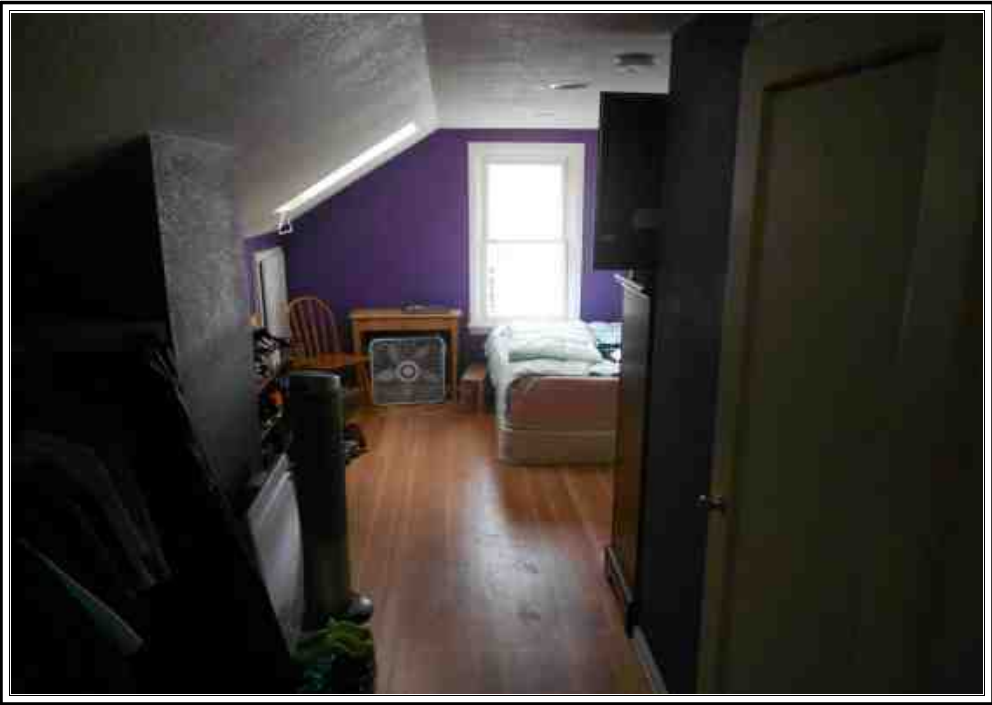
Miller Appraisal Services, Inc.
SUBJECT PHOTO ADDENDUM

File No. 1012-21EE
Case No.

Borrower	Jane Benjamin						
Property Address	1431 E 22nd Ave						
City	Eugene	County		Lane	State	OR	Zip Code 97403-1704
Lender/Client	Stearns Lending			Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223		



Bedroom



Bedroom



Bath Room

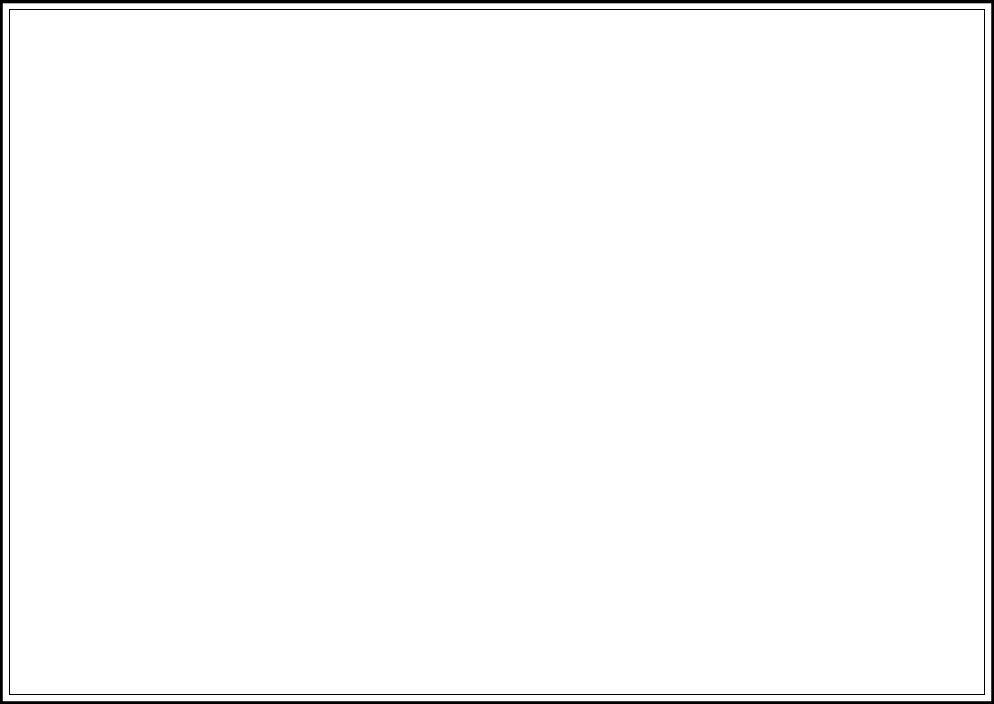
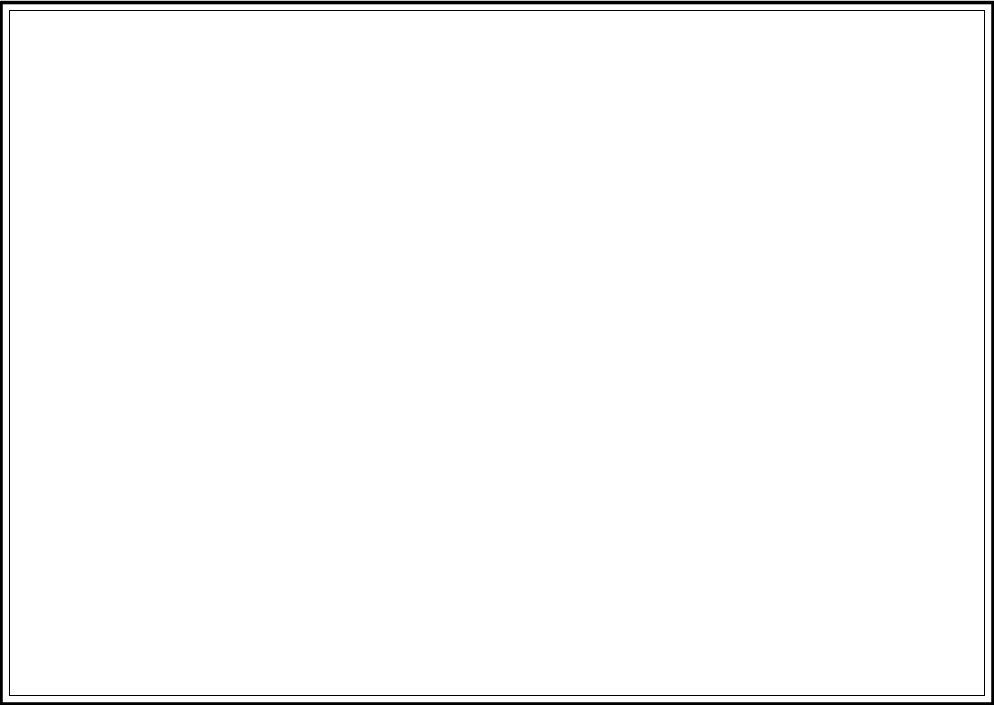
Miller Appraisal Services, Inc.
SUBJECT PHOTO ADDENDUM

File No. 1012-21EE
Case No.

Borrower Jane Benjamin							
Property Address		1431 E 22nd Ave					
City	Eugene	County	Lane	State	OR	Zip Code	97403-1704
Lender/Client	Stearns Lending		Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223			



Bonus Room



Borrower	Jane Benjamin						
Property Address	1431 E 22nd Ave						
City	Eugene	County		Lane	State	OR	Zip Code 97403-1704
Lender/Client	Stearns Lending			Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223		



COMPARABLE SALE # 1
810 E 20th Ave
Eugene, OR 97405-2967



COMPARABLE SALE # 2
755 E 22nd Ave
Eugene, OR 97405-2927



COMPARABLE SALE # 3
945 E 24th Ave
Eugene, OR 97405-3021

Borrower	Jane Benjamin						
Property Address	1431 E 22nd Ave						
City	Eugene	County		Lane	State	OR	Zip Code 97403-1704
Lender/Client	Stearns Lending			Address	6950 SW Hampton St., Suite 200, Tigard, OR 97223		



COMPARABLE SALE # 4
871 E 28th Ave
Eugene, OR 97405-4127



COMPARABLE SALE # 5
1741 E 25th Ave
Eugene, OR 97403-1806



COMPARABLE SALE # 6
2124 Harris St
Eugene, OR 97405-3038

Borrower Jane Benjamin					
Property Address 1431 E 22nd Ave					
City Eugene	County	Lane	State OR	Zip Code	97403-1704
Lender/Client Stearns Lending		Address 6950 SW Hampton St., Suite 200, Tigard, OR 97223			

