



NOTICE OF RIGHT TO EVALUATION REPORT

Important notice concerning your right to receive a copy of the evaluation report we obtain in connection with your loan application.

You have a right to a copy of the evaluation report used in connection with your application for credit. If you would like a copy, you must write to us at: Sterling Savings Bank, 111 N. Wall St., Spokane, WA 99201. We must receive your request no later than 90 days after we notify you about the action taken on your credit application or you withdraw your application.

Your right to receive a copy of the evaluation report requires that you reimburse us for the expense we incurred in obtaining and copying the report*. We will advise you of the cost when we receive your request.

Any evaluation we obtain in connection with your loan application will be for the purpose of assisting us in determining whether to extend credit to be secured by the appraised property, and if so, upon what terms. Depending upon the amount and nature of the loan you have requested and other factors, the evaluation may be conducted by a certified or licensed appraiser. The person performing the appraisal may be our employee or an independent contractor. The appraisal report should not be relied upon by you or anyone else to determine the value, description or condition of the property. If you want professional assistance in determining those matters, you should retain your own appraiser or other advisor.

An evaluation is not an appraisal report as defined by Federal Banking Regulations. This evaluation is performed by Sterling Savings Bank solely for its own internal use in underwriting a loan request. No reliance should be placed upon this evaluation a representation of the value of the subject real estate. Use of this evaluation for any purpose other than its intended use renders this evaluation invalid. The producers of this evaluation, Sterling Savings Bank and its agents assume no responsibility for the misuse of this evaluation and make no representation regarding the accuracy of the information used therein or of the conclusions obtained.

California property owners only:

If your application relates to nonresidential real property or to real property containing more than four dwelling units, California law requires that we advise you that this right only extends to the evaluation report(s) we have obtained from a licensed or certified appraiser for the purpose of evaluating your pending request for an extension of credit.

*For loans secured by residential property in California, release of the appraisal may not be conditioned upon payment of the cost of duplicating the appraisal.