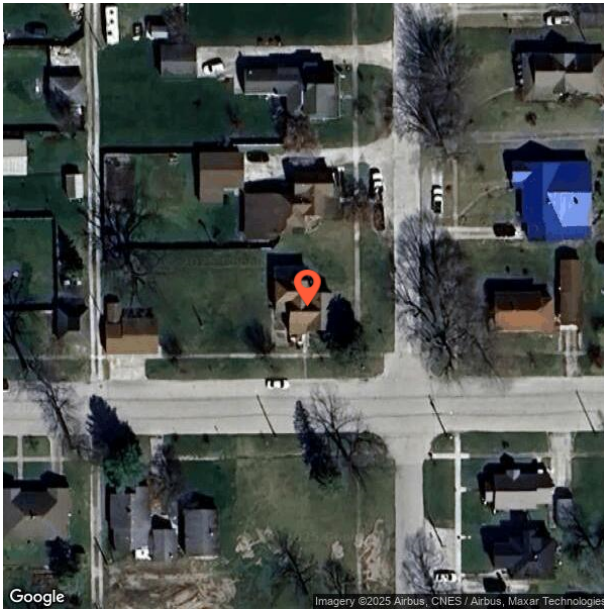




Property Address	Order #	6434286.3
434 E ANGELICA ST	Loan #	NA
RENSSELAER, IN 47978 - JASPER COUNTY	Inspection Type	Exterior/Street
Address is consistent with client-submitted data	Assignment Type	Other: other
Lender	Robert Steele Agency Inc	
Borrower	JOHN CLAPP	
Coborrower	NA	
Evaluated Value	\$165,000	Reasonable Exposure Time
Effective Date	4/11/2025	30 - 150 Days

PROPERTY DETAILS







Property Type	Single Family Residence	County	JASPER
Lot Size	13,504	Parcel Number	37-07-30-040-024.068-027
Year Built	1892	Assessed Year	2024
Gross Living Area	1,364	Assessed Value	\$126,200
Bedroom	2	Assessed Taxes	\$517
Baths	1.0	Sold Date	12/3/2019
Pool	No	Sold Price	\$0
Condition	Average	List Date	6/24/2019
Carrier Route	C002	List Price	\$85,000
HOA	No		
Location Comments	suburban		
Owner of Public Records	CLAPP,JOHN W		
Amenities	typical for area		
Legal Description	DIST:0008 CITY/MUNI/TWP:MARION TOWNSHIP WESTONS 2 ND ADD LOT 9 BLK 40 MAP REF:MP P85/A29		



MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	49	18	42	-14.3% ↓	133.3% ↑
Absorption rate (total sales/month)	16	6	14	-12.5% ↓	133.3% ↑
Total # of Comparable Active Listings	59	72	43	-27.1% ↓	-40.3% ↓
Months of housing supply (Total listings / ab. rate)	4	12	3	-25% ↓	-75% ↓
Median Sale & List Price, DOM, Sale/List %	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Median Comparable Sale Price	\$224,500	\$199,000	\$250,500	11.6% ↑	25.9% ↑
Median Comparable Sales Days on Market	73d	18d	16d	-78.1% ↓	-11.1% ↓
Median Sale Price as % of List Price	95%	96%	96%	1.1% -	0% -
Median Comparable List Price (Currently Active)	\$249,900	\$250,000	\$260,000	4% -	4% -
Median Competitive Listings Days on Market (Currently Active)	132d	37d	56d	-57.6% ↓	51.4% ↑
Foreclosure & REO & Short Sale Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Foreclosure Sales	0	0	0	0% -	0% -
REO Sales	2	0	2	0% -	0% -
Short Sales	1	0	0	-100% ↓	0% -
Foreclosure % of Regular & REO Sales	0%	0%	0%	0% -	0% -

SELECTED COMPARABLES SALES AND LISTINGS

	Subject Property	Sale Comp 1	Sale Comp 2	Sale Comp 3
				
Address	434 E ANGELICA ST RENSSELAER IN, 47978	135 S SCOTT ST RENSSELAER IN, 47978	423 S SCOTT ST RENSSELAER IN, 47978	429 S PARK AVE RENSSELAER IN, 47978
MLS Comments	--	Cute 3 bedroom ranch home on corner lot. Home is being sold as is	Updated roof, windows, and carpet in 2 BRS on the main level. Large 3rd bedroom...	Nestled in the heart of Rensselaer, this charming craftsman home features 3 cozy...
Proximity (mi)	--	0.21 SE	0.41 SE	0.60 SW
MLS# DOC#	--	801055 F200160	202414997	801393 F200777
Sale Price / Price per Sq.Ft.	--	\$135,000 / \$122/sqft	\$169,000 / \$117/sqft	\$223,500 / \$162/sqft
List Price / Price per Sq.Ft.	--	\$129,900 / \$117/sqft	\$169,900 / \$117/sqft	\$214,900 / \$155/sqft
Sale Price % of List Price	--	1.04 / 104%	0.99 / 99%	1.04 / 104%
Property Type	SFR	SFR	SFR	SFR
	Value (Subject)	Value	Adj Value	Adj Value
Sale/List Date		04/22/24 33 DOM	06/05/24 35 DOM	06/03/24 68 DOM
Location	Neutral	Neutral	Neutral	Beneficial
Location Comment	suburban	suburban	suburban	backs river
Site	13,504	7,928	7,492	14,418
View	NONE	NONE	NONE	river
Design	1 story	1 story	2 story	1 story
Quality	Average	Average	Average	Average
Age	1892	1980	1940	1945
Condition	Average	Average	Average	Good
Bedrooms	2	3	3	3
Full / Half Baths	1 / 0	1 / 0	1 / 0	2 / 0
Gross Living Area	1,364	1,108	1,449	1,383
Basement	partial finished	none	Unfinished	Unfinished
				Basement
Parking Type	Garage	Garage	Garage	Garage
Parking Spaces	3	2	1	2
Pool	No	No	No	No
Amenities	typical for area	similar	similar	similar
Other				
Other				
Net Adj. (total)		13.27% \$17,914	4.14% \$7,003	-19.09% -\$42,675
Gross Adj.		13.27% \$17,914	4.14% \$7,003	22.23% \$49,675
Adj. Price		\$152,914	\$176,003	\$180,825

Price and Listing History		Sold	04/19/2024	Sold	06/05/2024	Sold	05/31/2024
		Price	\$135,000	Price	\$169,000	Price	\$223,500
		Pending	03/23/2024	Pending	05/06/2024	Pending	04/30/2024
		Price	\$129,900	Price	\$169,900	Price	\$214,900
		Listed	03/20/2024	Price Changed	05/04/2024	Price Changed	04/12/2024
		Price	\$129,900	Price	\$169,900	Price	\$214,900
				Listed	05/01/2024	Listed	03/27/2024
				Price	\$165,000	Price	\$219,900
				Sold	03/25/2024		
				Price	\$85,000		

Subject Property		List Comp 1		
				
Address	434 E ANGELICA ST RENSSELAER IN, 47978	427 S PARK AVE RENSSELAER IN, 47978		
MLS Comments	--	This 3 bedroom home is full of character and charm! The wrap-around, covered...		
Proximity (mi)	--	0.60 SW		
MLS# DOC#	--	818722		
Sale Price / Price per Sq.Ft.	--			
List Price / Price per Sq.Ft.	--	\$199,900 / \$137/sqft		
Sale Price % of List Price	--			
Property Type	SFR	SFR		
	Value (Subject)	Value	Adj	
Sale/List Date		04/08/25 3 DOM		
Location	Neutral	Beneficial	-\$20,000	
Location Comment	suburban	river front		
Site	13,504	7,405	\$1,525	
View	NONE	river	-\$10,000	
Design	1 story	1 story		
Quality	Average	Average	\$4,362	
Age	1892	1910		
Condition	Average	Average		
Bedrooms	2	3		
Full / Half Baths	1 / 0	1 / 0		
Gross Living Area	1,364	1,460		
Basement	partial finished	Unfinished Basement	\$1,500	
Parking Type	Garage	Garage		
Parking Spaces	3	2	\$2,000	
Pool	No	No		
Amenities	typical for area	similar		
Other				
Other				
Net Adj. (total)		-10.31%	-\$20,613	
Gross Adj.		19.70%	\$39,387	
Adj. Price			\$179,287	
Price and Listing History		Listed Price	04/08/2025 \$199,900	

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears to be in average condition with no apparent signs of external obsolescence or deferred maintenance. The subject is located in a suburban neighborhood and generally conforms to surrounding properties. Subject data per public records

Market conditions data from QVM and supplemental sources are conflicting. Review of sales data and supplemental sources indicate time adjustments for the presented comparable sales are not warranted. Foreclosures, REO, and short sales are not a significant factor in the market.

The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$152,914 to \$180,825

Due to a lack of recent and similar listings in the subject's area, only 1 comparable listing was found and deemed reasonable for comparison. No weight was given to comparable listings in developing the value opinion.

Due to a lack of similar comparables that closed within 3 months, it was necessary to expand search parameters going back 1 year.

No age adjustments were deemed warranted

No adjustments were deemed necessary for the nominal difference between 2-3 bedrooms.

GLA was adjusted when difference is greater than 100 sf.

Lot size differences adjusted greater than 1,000 sf.

Riverfront location adjusted at \$20,000,

River view adjusted at \$10,000

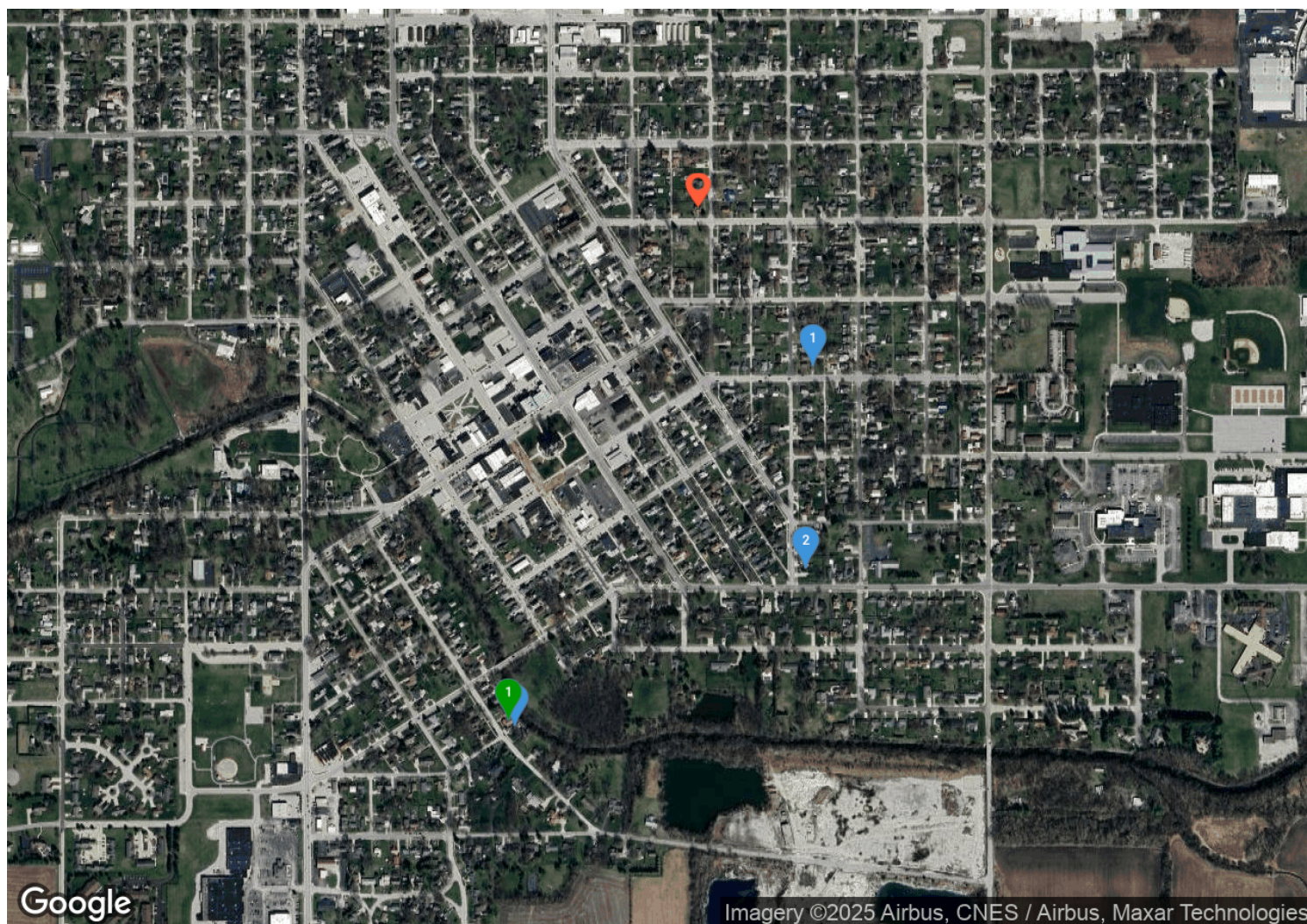
Condition adjusted at 5%

Garage bays adjusted at \$2,000 per bay

Lack of basement adjusted \$3,000, unfinished basement adjusted \$1,500

Full baths adjusted \$5,000

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	434 E ANGELICA ST RENSSELAER, IN 47978	Single Family Residence				13504	1892	2	1	1364	1023	No		Public Records
1	135 S SCOTT ST RENSSELAER, IN 47978	Single Family Residence	\$135,000	04/22/2024	0.21	7928	1980	3	1	1108		No		MLS, Public Records
2	423 S SCOTT ST RENSSELAER, IN 47978	Single Family Residence	\$169,000	06/05/2024	0.41	7492	1940	3	1	1449	672	No		MLS
3	429 S PARK AVE RENSSELAER, IN 47978	Single Family Residence	\$223,500	06/03/2024	0.60	14418	1945	3	2	1383	1383	No		MLS, Public Records
1	427 S PARK AVE RENSSELAER, IN 47978	Single Family Residence	\$199,900	04/08/2025	0.60	7405	1910	3	1	1460	1460	No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 135 S SCOTT ST
RENSSELAER IN, 47978

Cute 3 bedroom ranch home on corner lot. Home is being sold as is



Comp 2: 423 S SCOTT ST
RENSSELAER IN, 47978

Updated roof, windows, and carpet in 2 BRS on the main level. Large 3rd bedroom upstairs/closet. Lots of lighted ceiling fans. Gas heat/Central air conditioning. Full basement has lots of built in storage shelves. 1.5 car garage and large fenced corner lot.



Comp 3: 429 S PARK AVE
RENSSELAER IN, 47978



Listing 1: 427 S PARK AVE
RENSSELAER IN, 47978

Nestled in the heart of Rensselaer, this charming craftsman home features 3 cozy bedrooms, 2 full bathrooms, a half bath and an inviting atmosphere that makes you feel right at home from the moment you step inside. Boasting a blend of classic charm and modern convenience, this property offers an opportunity to own your slice of tranquility. The heart of the home unfolds with multiple living areas where natural light cascades through windows, illuminating the spaces with an inviting glow. The bright & airy kitchen with neighboring dining area promises memorable mealtime gatherings and effortless functionality. Original hardwood floors, woodwork, french doors all still remain in tact. Venture downstairs to discover the versatile basement area, a canvas awaiting your personal touch. Outside, the property reveals its true charm with generous outdoor space, inviting you to immerse yourself in the serene surroundings or host lively gatherings along the river bank. New roof in 2023!

This 3 bedroom home is full of character and charm! The wrap-around, covered front porch has a beautiful tiled floor, and invites you into the open layout of the home. The spacious living room features a fireplace with built-in's. The formal DR is large enough for gatherings. The bright, fully-applianced kitchen has a large peninsula, great for cooking or gatherings. Loaded with character, with tall ceilings, hardwood floors & crown molding throughout most of the home. The full basement houses the mechanicals, washer & dryer, and a new water heater. The electrical panel is new as well as the wiring to the garage. The decorative paver block driveway leads you to the detached garage, divided into 2 bays, great for additional storage space or hobby space. Enjoy the cozy backyard space and enjoy the peaceful river view.

PRICE AND LISTING HISTORY

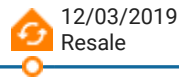
Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Source
 Sold	12/02/2019	\$85,000	MLS
Pending	10/09/2019	\$85,000	MLS
Listed	06/24/2019	\$85,000	MLS

Certain information contained herein is derived from information which is the property of, and copyrighted by, the applicable MLS. As such, the applicable MLS retains copyrights to all MLS provisioned data and images. Data through 04/13/2025.

TRANSACTION HISTORY

Timeline



12/03/2019
Resale

History

12/03/2019 Resale

Recording Date	12/03/2019	Lender	FIRST MERCHANTS BANK
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$85,858
Doc Type	Deed	2nd Loan Amt	N/A
Doc #	F172391	Loan Type	N/A
Seller	KAMOS,JAMES JAMES KAMOS LIVING TRUST	Rate Type	N/A
Buyer/Borrower	CLAPP,JOHN W	Loan Doc #	F172392

ZIP-CODE DATA

Number of Properties Sold in 47978

This chart tells you how many properties have sold in the selected area over time.

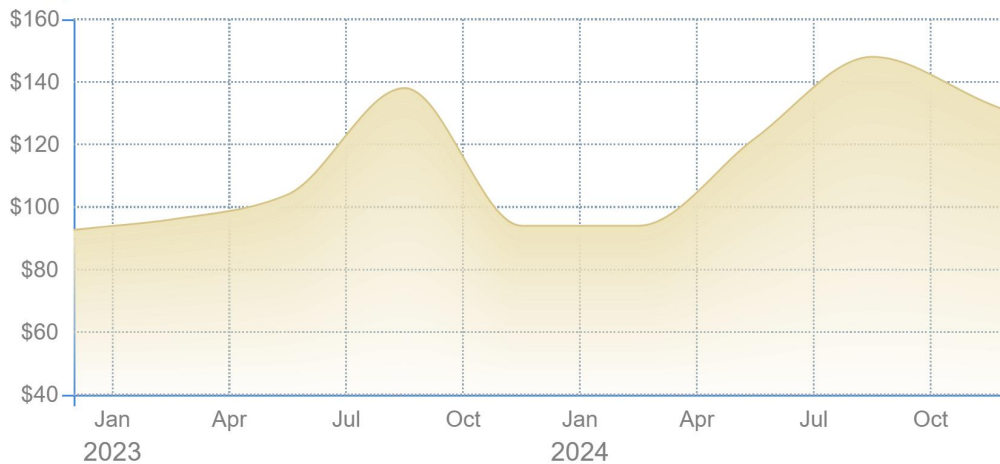
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 47978

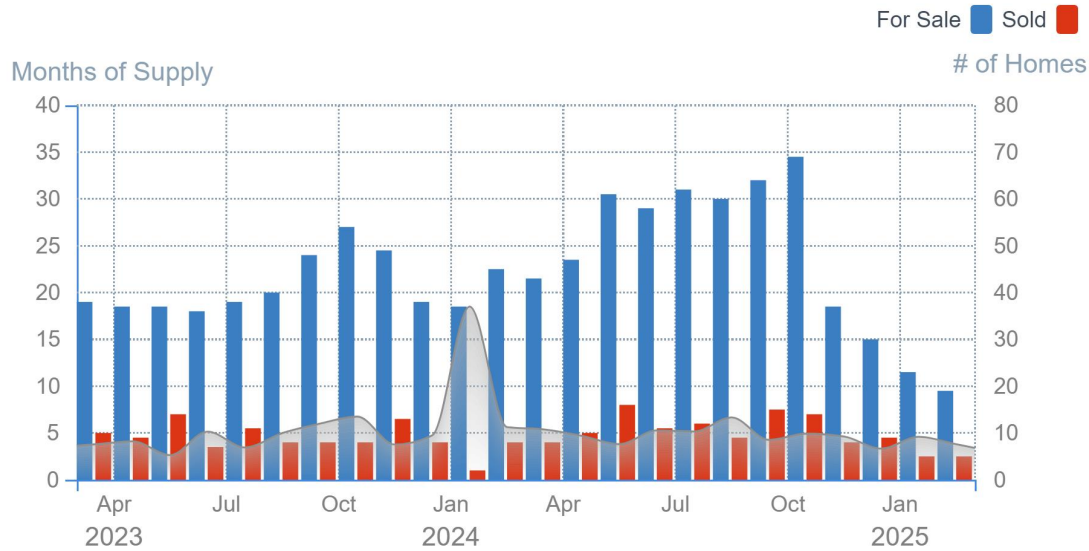
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



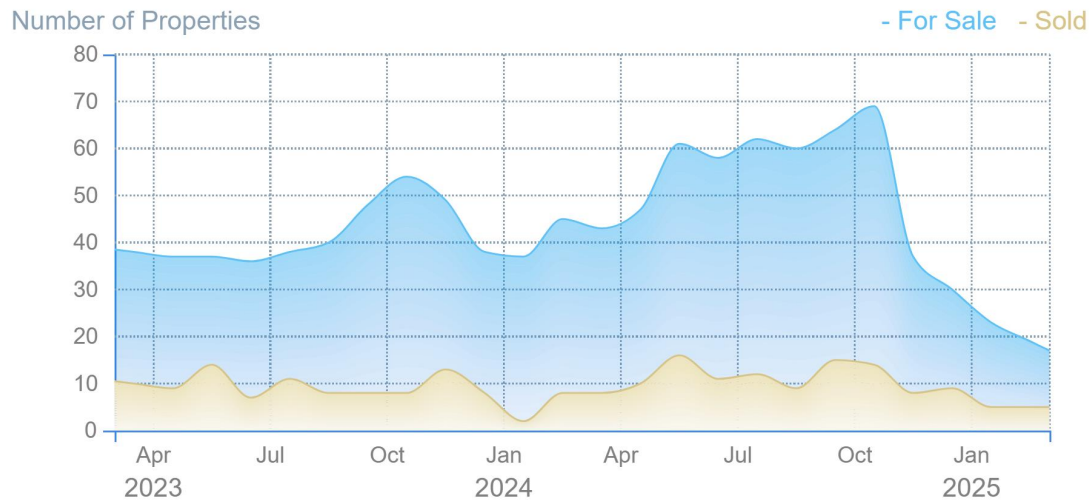
Months of Supply in 47978

This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.

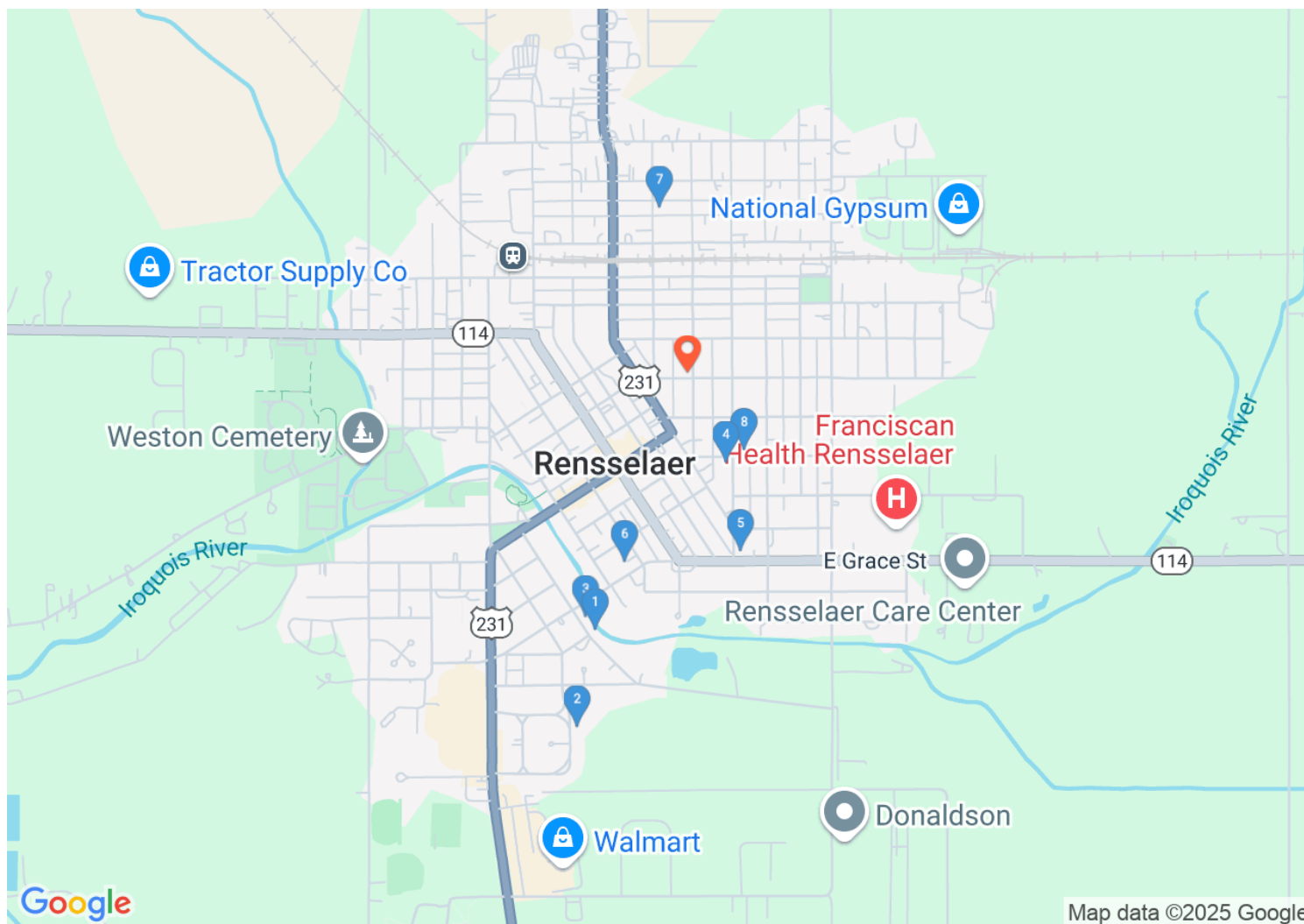


Supply / Demand in 47978

The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.

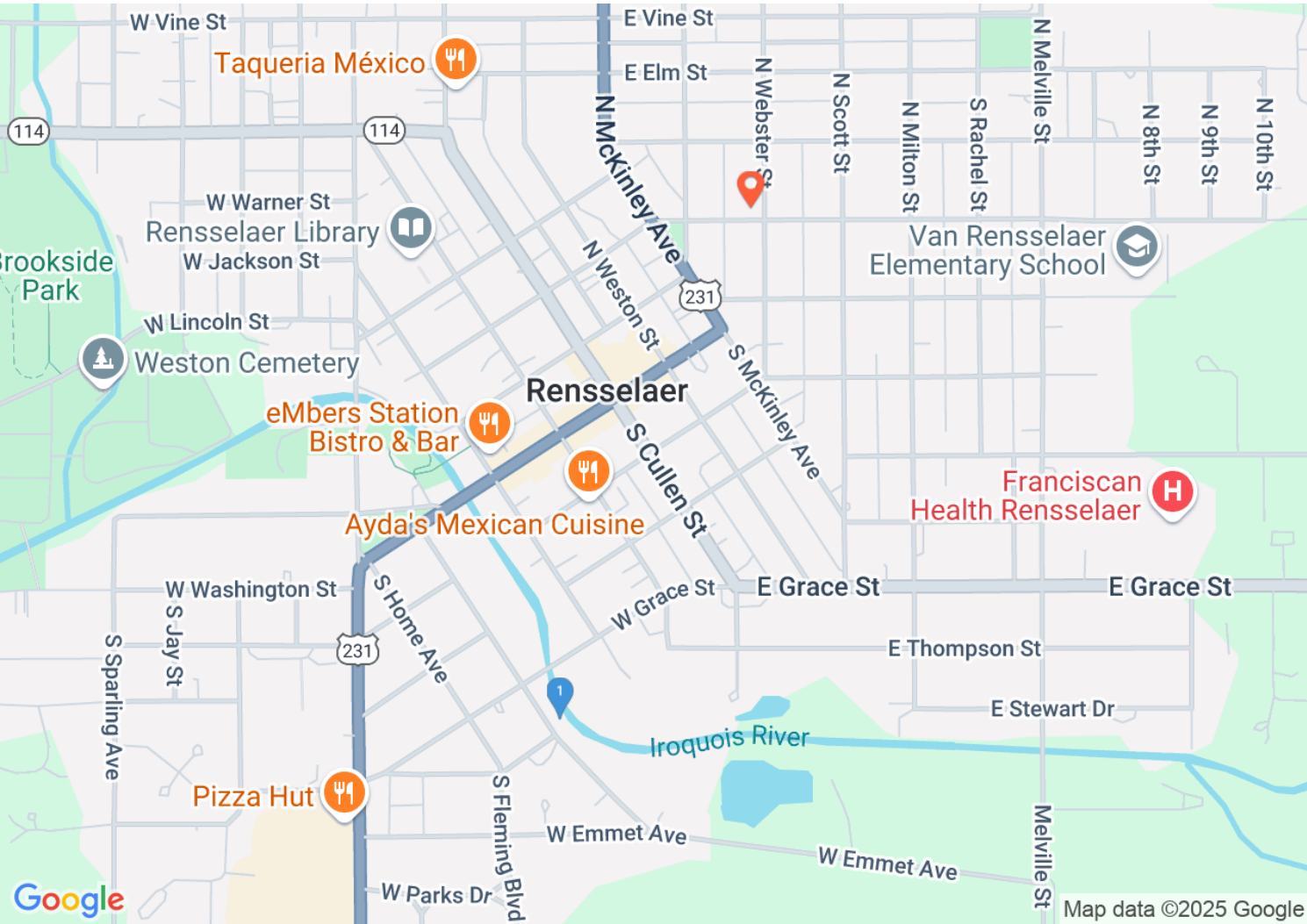


COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	434 E ANGELICA ST, RENSSELAER, IN 47978	--	--	2	1	1,364	--	--	0.31	--	1892
1	429 S PARK AVE RENSSELAER, IN 47978	\$223,500	Jun 03, 2024	2	3	1,383	\$161	0.60	0.33	76	1945
2	615 S FLEMING BLVD RENSSELAER, IN 47978	\$0	Aug 22, 2024	1	1	1,440	\$0	0.82	0.19	61	1941
3	405 S PARK AVE RENSSELAER, IN 47978	\$110,000	Jun 03, 2024	2	1	1,107	\$99	0.58	0.19	60	1930
4	202 S SCOTT ST RENSSELAER, IN 47978	\$0	Nov 08, 2024	2	1	1,260	\$0	0.22	0.16	57	1910
5	423 S SCOTT ST RENSSELAER, IN 47978	\$169,000	Jun 05, 2024	3	1	1,449	\$116	0.41	0.17	56	1940
6	316 S VAN RENSSELAER ST RENSSELAER, IN 47978	\$117,000	May 24, 2024	2	2	1,120	\$104	0.44	0.18	56	1934
7	400 E OAK ST RENSSELAER, IN 47978	\$0	Jan 22, 2025	2	1	1,632	\$0	0.36	0.14	47	1945
8	135 S SCOTT ST RENSSELAER, IN 47978	\$135,000	Apr 22, 2024	3	1	1,108	\$121	0.21	0.18	46	1980

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	434 E ANGELICA ST, RENSSELAER, IN 47978	--	--	2	1	1,364	--	--	0.31	--	1892
	427 S PARK AVE RENSSELAER, IN 47978	\$199,900	Apr 08, 2025	3	1	1,460	\$136	0.60	0.17	61	1910

EVALUATION LIMITING CONDITIONS AND CERTIFICATIONS

REPORTING OPTION AND PURPOSE OF EVALUATION: This is an Evaluation as defined by the Interagency Appraisal and Evaluation Guidelines. The purpose of this Evaluation is to develop an opinion of market value (as defined) for the identified subject property.

INTENDED USE: The intended use of this Evaluation report is to assist the client in evaluating the suitability of the subject property as collateral for a lending transaction. This report is not intended for any other use.

INTENDED USER: The only intended user of this Evaluation report is the client identified on the first page of the report. Use of this report by any others is not intended. If you are not identified as the client, you are an unauthorized party and are warned not to use this report. As an unauthorized party, your interpretation of the information contained in this report may be incorrect.

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 and 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 acting in what they consider their own best interests;
- (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. (Source: Office of the Comptroller of the Currency, under 12CFR, Part 34, Subpart C)

REAL PROPERTY INTEREST: The real property interest is Fee Simple interest, unless otherwise indicated in this report.

SCOPE OF WORK: The scope of this assignment includes analysis of the subject data and comparable data, as well as, other relevant information by the evaluator. If an inspection is included within this report, the subject data is provided by a qualified third party and assumed to be accurate. The evaluator has reviewed and validated the inspection data. The evaluator also relies on varied sources of additional data about the subject property and comparables from public record data services, multiple listing services, automated valuation models and/or other data sources considered relevant to the opinion of value.

Comparables or comparable data includes, but is not limited to, closed sales, available listings, pending sales, or any other transaction(s) that the evaluator determines to be comparable applying the criteria that would be used by a perspective buyer for the subject property. The confirmation of closed sales is from public data sources, unless otherwise noted in the report. Any photographs of comparables used in the report are taken from Multiple Listing Service (MLS) or other online sources, unless otherwise noted in the report.

The type and extent of analyses applied to arrive at opinions or conclusions in the sales comparison approach is based on qualitative analysis. This method of analysis accounts for differences between comparables but without quantified, numerical adjustments. Common qualitative techniques include ranking and relative comparison analyses. In ranking analysis, the comparables are ranked to determine each of their positions relative to the subject property's relevant characteristics. Relative comparison analysis is used to determine if the relative characteristics of a comparable are inferior, superior or similar to those of the subject property. Quantitative analysis may also be employed, and adjustments made reflective of market preferences.

Certain automated adjustments are generated based on an application of Quantarium's AVM (QVM) technologies. Such adjustments leverage machine learning valuation adjustments derived from a broad analysis of location relevant larger data sets, including among other, statistically reliable common factors of gla, lot size, age and other property characteristics. Some or all of those adjustments MAY have been overridden by the evaluator based on local market expertise.

INTENDED USER (CLIENT) SCOPE OF WORK AGREEMENT: All data is collected, confirmed and analyzed in accordance with the scope of work; determined appropriate by the evaluator given the intended use. The client agrees, by use of this evaluation report, such limitations of the assignment will not affect the credibility of the opinions and conclusions given the intended use; and, is consistent with the client's level of risk tolerance. **WARNING:** From the perspective of the client, this scope of work may result in an opinion of value that is not as reliable in comparison to a full appraisal that includes a personal viewing of the interior and exterior of the subject property, overall neighborhood or market area and comparables used and, if employed, providing a qualitative analysis in the sales comparison approach.

SUBJECT PROPERTY EXISTING USE AND HIGHEST AND BEST USE: Given the zoning and other relevant legal and physical characteristics, the highest and best use continues to be its present use, unless otherwise indicated in the report.

APPROACHES TO VALUE: The sales comparison approach is used exclusively, unless otherwise indicated in the report.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The evaluator's certification in this report is subject to the following assumptions and limiting conditions and to such other specific and limiting conditions as are set forth by the evaluator in the report.

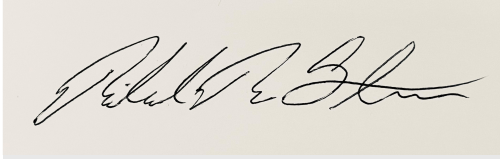
WARNING: The use of assumptions may affect assignment results.

1. The evaluator will not be responsible for matters of a legal nature that affect either the property being evaluated or the title to it. The evaluator assumes that the title is good and marketable, and will not render any opinions about the title.
2. The evaluator will not give testimony or appear in court because he or she made an evaluation of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
3. Unless otherwise stated in this evaluation report, the evaluator has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property or surroundings (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 made an assumption that there are no such conditions or influences; the evaluator makes no guarantees, or warranties, express or implied. The evaluator will not be responsible for any such conditions or influences that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the evaluator is not an expert in the field of environmental hazards, this evaluation report must not be considered as an environmental assessment of the property.
4. The evaluator obtained the information, estimates, and opinions that were expressed in the evaluation report from sources he or she considers to be reliable and believes them to be true and correct. However, the evaluator does not assume responsibility for the accuracy of such items furnished by other parties.
5. The evaluator has based the valuation conclusion on the identified and available data sources, which are considered reliable and include, but are not limited to, public records, and MLS data.
6. The evaluator assumes the subject property complies with zoning, environmental and land use regulations, and that the present use is the Highest and Best Use as improved.
7. The evaluator will not disclose the contents of this report except as required by applicable law.
8. When an interior viewing of the subject is not performed as part of an assignment, the interior of the subject is assumed to be consistent with the condition of the exterior of the property, and that interior appointments and amenities are consistent with similar properties located within the area.
9. Factors such as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature that would significantly affect the evaluator's opinion of value are not apparent.
10. Components, such as mechanical, electrical, plumbing that constitute the subject property are fundamentally sound and in good working order.
11. The source and data collected and provided by a qualified professional inspector is assumed reliable and believed to be true and correct; and, the evaluator has a reasonable basis to believe that such a professional is competent.

EVALUATOR'S CERTIFICATION: The evaluator certifies and agrees that:

- 1) the statements of fact contained in this report are true and correct.
- 2) 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.
- 3) I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) 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 evaluation.
- 7) I have **not** made a personal inspection (viewing) of the property that is the subject of this report.
- 8) I have personally prepared all opinions and conclusions concerning the subject property that were set forth in the evaluation report.

EVALUATOR SIGNOFF

Evaluator Name	Richard Rios-Stevens	
Evaluator Signature		
Signature Date	4/16/2025	

PROPERTY INSPECTION ANALYSIS

File # 6434286.2

Loan #

SUBJECT & CLIENT				
Address 434 E ANGELICA ST		City RENSSELAER	County Jasper	State IN Zip 47978
Borrower JOHN CLAPP		Co-Borrower		
Client Robert Steele Agency Inc		Address 11 Motif Boulevard	City Brownsburg	State IN Zip 46112

TYPE OF INSPECTION PERFORMED
<input checked="" type="checkbox"/> Exterior-Only From Street <input type="checkbox"/> Walk-In Interior & Exterior <input type="checkbox"/> Virtual Exterior-Only From Street <input type="checkbox"/> Virtual Walk-In Interior & Exterior

EVIDENCE OF LISTING STATUS
Evidence Subject For Sale <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Distressed Listing <input type="checkbox"/> Yes <input type="checkbox"/> No List Price [\$] List Date [] DOM []

MARKET INFLUENCES
Significant Area Non-Residential Use
Commercial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Industrial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Agricultural <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Golf/Recreational <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lake or Ocean <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No National Park/Forest <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vacant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [None] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SUBJECT CONDITION	
<input type="checkbox"/> New / Like New <input type="checkbox"/> Very Good <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair / Below-Average <input type="checkbox"/> Poor / Uninhabitable	Occupancy <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant (If Vacant, Is Home Secured? <input type="checkbox"/> Yes <input type="checkbox"/> No) <input type="checkbox"/> Tenant Occupied Rent [] Terms [] Length []

Subject Condition Related to Neighboring Properties
<input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> Superior <input type="checkbox"/> Unknown

Deferred Maintenance			
Siding Damaged	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof Disrepair / Lifting Shingles	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Peeling Paint	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Dry Rot / Decaying Wood	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Broken Windows	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fire / Wildfire or Smoke Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Foundation Damaged	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Water or Flood Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Landscape Not Maintained	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Storm or Hurricane Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Landscape Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Earthquake Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Under Construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Tornado Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Other (Describe Below)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Safety or Habitability Issues Noted	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Was any of the above deferred maintenance caused by a recent natural disaster? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, does it appear the interior suffered significant damage? <input type="checkbox"/> Yes <input type="checkbox"/> No Is the property located in an active FEMA disaster area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rate the disaster related damage to the property: [] Percent of neighborhood properties that suffered damage: [%] Estimate of total cost to repair: [\$] Estimated time to repair: [] Describe the damage to the subject and any damage to neighborhood: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>

ROOM INFORMATION AND LOCATION
[7] # Total Rooms Above Grade [2] # Bedrooms Above Grade [1.0] # Bathrooms Above Grade

PROPERTY TYPE
<input checked="" type="checkbox"/> SFR - Detached <input type="checkbox"/> Condo - Garden Style <input type="checkbox"/> SFR - Attached <input type="checkbox"/> Condo - Mid-Rise or High-Rise <input type="checkbox"/> SFR - Semi-Detached / End <input type="checkbox"/> Condo - Other <input type="checkbox"/> SFR - With Accessory Unit <input type="checkbox"/> Manufactured [Add Date] <input type="checkbox"/> Duplex <input type="checkbox"/> Commercial / Mixed-Use <input type="checkbox"/> Triplex <input type="checkbox"/> Other [] <input type="checkbox"/> Quadplex

CONDO OR PLANNED UNIT DEV
<input type="checkbox"/> Subject is in a Condo or PUD Dues [] Dues Term [] <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p><small>*Homeowner's association information is provided as available. Lender may wish to confirm with the association.</small></p>

CAR STORAGE
<input type="checkbox"/> None <input type="checkbox"/> Carport # Cars [] <input checked="" type="checkbox"/> Garage # Cars [3] <input checked="" type="checkbox"/> Driveway # Cars [3] Surface [Concrete] Garage/Carport Design <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Built-In

ADDITIONAL IMPROVEMENTS
<input type="checkbox"/> Accessory Unit <input type="checkbox"/> Outbuildings <input type="checkbox"/> Solar Panels [] <input checked="" type="checkbox"/> Porch [Open] <input checked="" type="checkbox"/> Patio [Concrete] <input type="checkbox"/> Pool [] <input type="checkbox"/> Fence [] <input type="checkbox"/> Other []

ADDITIONS OR CONVERSIONS
<input type="checkbox"/> Apparent Additions Added GLA [] SqFt Permitted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Conversions <div style="border: 1px solid black; height: 50px; width: 100%;"></div>

SUBJECT SITE / LOT			
Lot Size [0.31]		Lot Shape [Rectangular]	
Utilities	Public	Other	Description
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Offsite Improvements	Public	Private	Description
Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Asphalt]
Alley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Gravel]

SUBJECT IMPROVEMENTS		
# Stories [1]	Year Built [1892]	Foundation / Basement
Design [Ranch]		<input type="checkbox"/> Concrete Slab
Construction [Wood Frame]		<input type="checkbox"/> Crawl Space
Exterior Walls [Other]		<input checked="" type="checkbox"/> Basement
Roof Surface [Comp Shingle]		<input type="checkbox"/> Full
Fireplace # [0] [None]		<input checked="" type="checkbox"/> Partial
Heating Type [Forced]		% Finished [0 %]
Cooling Type [None]		

PROPERTY INSPECTION ANALYSIS

File # 6434286.2

Loan #

SUBJECT & CLIENT

Address 434 E ANGELICA ST	City RENSSELAER	County Jasper	State IN	Zip 47978
Borrower JOHN CLAPP	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

The subject is a single story, single family home with vinyl siding. The property appears to be in average condition for the neighborhood and its age. According to the tax records and a listing for the property in 2019, the house does not have central air conditioning.

SCOPE, CERTIFICATION AND LIMITING CONDITIONS

SCOPE OF WORK: The scope of this property inspection assignment is as follows:

- An inspector has conducted either a property inspection of the described property via use of a personal physical inspection or remotely utilizing proprietary video/audio technology (inspection type is noted within the report), and this inspection is the source of the photographs and salient information contained within this report. Information obtained from county websites, local MLS, and other public sources of data has, in some cases, also been relied upon and or reported.
- Unless otherwise indicated, the use of this technology has allowed the inspector to optically view all areas of the subject property which are typically viewed during a physical inspection. When needed, the inspector has also interfaced with the borrower to obtain and confirm information about the features and characteristics of the property. Any items of deferred maintenance will be photographed and included within the report.
- Information about the neighborhood, site and surrounding property characteristics have been, when available, obtained from secondary online sources. Aerial imagery, unless unavailable for the property in question, has been analyzed in the course of this inspection.

CERTIFICATION: The inspector, hereby certifies and agrees that:

- I have personally conducted the inspection, as defined herein, of the subject property identified in this report.
- The subject photos, contained herein, were taken at the time of the inspection.
- I have viewed subject from all sides, as possible, and have reported any external influences.
- If identified within the report as a physical inspection, I have completed an exterior or interior (as noted) inspection of subject property and have reported all observable factors that have an effect on subject value and marketability.
- If identified within the report as a virtual inspection, I have completed an exterior and/or interior (as noted) inspection of the subject property via proprietary video technology, and have reported all observable factors that have an effect on the subject value and marketability.
- The statements of fact contained in this report are true and correct and I have not knowingly withheld any information.
- The reported opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and have 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 to the parties involved with this assignment.
- I have adequate knowledge and training to complete this inspection assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- In completion of this assignment I have utilized technology sufficient to perform a complete and adequate visual inspection of the interior and exterior areas of the subject property. I have reported the condition of the improvements in factual, specific terms, and have identified and reported the physical deficiencies that could affect the livability, soundness and/or structural integrity of the property.

CONTINGENT AND LIMITING CONDITIONS: The above certification is subject to the following conditions:

Unless otherwise stated in this report, the inspector has no knowledge of any concealed or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and make no guarantees or warranties, expressed or implied, regarding the condition of the property. Inspector 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. This report must not be considered as an environmental assessment of the property. In addition, this inspection report is not an estimate of value, but may be utilized as part of a valuation assignment. This report is intended to help determine the existence and condition of the subject property on the date and time of the inspection for a mortgage finance transaction.

Any intentional or negligent misrepresentation(s) contained in this report may result in civil liability and/or criminal penalties including, but not limited to fine, imprisonment, or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

Company Pamela J Drangmeister

Address 13425 Delaware Street

City, St Zip Crown Point, IN 46307

Phone _____

Location Validation (VPI Inspection Only)

Pamela Drangmeister / 04/11/2025

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6434286.2

Loan #

SUBJECT & CLIENT

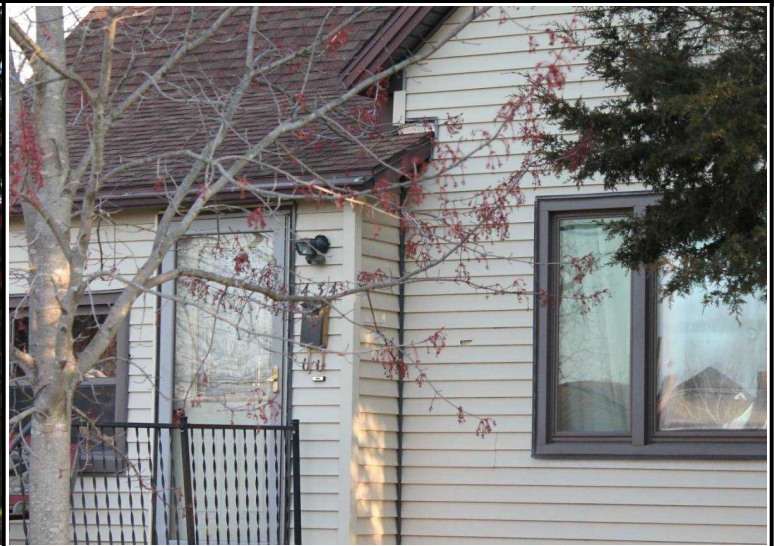
Address 434 E ANGELICA ST	City RENSSELAER	County Jasper	State IN	Zip 47978
Borrower JOHN CLAPP	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



Right Side View



Left Street View



Right Street View



PROPERTY INSPECTION ANALYSIS

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Loan #

SUBJECT & CLIENT				
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Borrower JOHN CLAPP		Co-Borrower		
Client Robert Steele Agency Inc	Address 11 Motif Boulevard		City Brownsburg	State IN Zip 46112

SUBJECT PROPERTY PHOTO ADDENDUM

Rear View (If accessible)	Garage
	

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