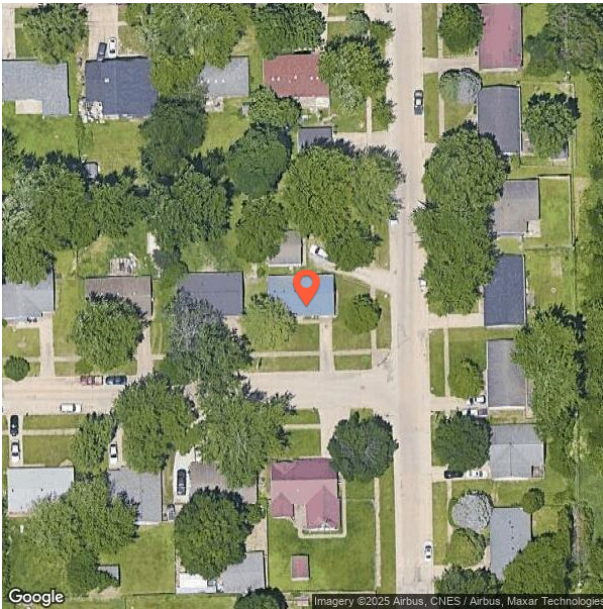




Property Address	3860 MORRIS DR	Order #	6471570
	LAFAYETTE, IN 47905 - TIPPECANOE COUNTY	Loan #	Not Specified
Address is consistent with client-submitted data		Inspection Type	Exterior/Street
		Assignment Type	Other: Other
Lender	Robert Steele		
Borrower	EDMUNDO SALAZAR		
Coborrower	Not Specified		
Evaluated Value	\$240,000	Reasonable Exposure Time	
Effective Date	5/13/2025		60 - 90 Days

PROPERTY DETAILS







Property Type	Single Family Residence	County	TIPPECANOE
Lot Size	9,601	Parcel Number	79-07-26-403-004.000-004
Year Built	1976	Assessed Year	2024
Gross Living Area	1,248	Assessed Value	\$178,400
Bedroom	0	Assessed Taxes	\$3,583
Baths	1.1	Sold Date	
Pool	No	Sold Price	\$0
Condition	Average	List Date	
Carrier Route	C047	List Price	
HOA	No		
Location Comments	Residential		
Owner of Public Records	SALAZAR, EDMUNDO A		
Amenities	None		
Legal Description	DIST:0001 CITY/MUNI/TWP:FAIRFIELD TOWNSHIP TREECE MEADOWS SD SEC 3 LOT 11		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	139	174	129	-7.2% ↓	-25.9% ↓
Absorption rate (total sales/month)	46	58	43	-6.5% ↓	-25.9% ↓
Total # of Comparable Active Listings	212	227	189	-10.8% ↓	-16.7% ↓
Months of housing supply (Total listings / ab. rate)	5	4	4	-20% ↓	0% -
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	\$281,000	\$268,500	\$270,000	-3.9% -	0.6% -
Median Comparable Sales Days on Market	14d	12d	23d	64.3% ↑	91.7% ↑
Median Sale Price as % of List Price	100%	96%	98%	-2% -	2.1% -
Median Comparable List Price (Currently Active)	\$314,500	\$309,000	\$290,000	-7.8% ↓	-6.1% ↓
Median Competitive Listings Days on Market (Currently Active)	32d	47d	11d	-65.6% ↓	-76.6% ↓
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	1	1	0	-100% ↓	-100% ↓
Short Sales	5	1	1	-80% ↓	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	3860 MORRIS DR LAFAYETTE IN, 47905	3838 HARPER DR LAFAYETTE IN, 47905		30 N KENSINGTON CT LAFAYETTE IN, 47905		1133 SOURGUM LN LAFAYETTE IN, 47905	
MLS Comments	--						
Proximity (mi)	--	0.07 SW		1.45 N		0.59 SE	
MLS# DOC#	--	202513498		202444017 202424018386		202441681 202424016456	
Sale Price / Price per Sq.Ft.	--	\$243,000 / \$191/sqft		\$225,000 / \$172/sqft		\$249,000 / \$186/sqft	
List Price / Price per Sq.Ft.	--	\$249,000 / \$196/sqft		\$224,900 / \$172/sqft		\$250,000 / \$187/sqft	
Sale Price % of List Price	--	0.98 / 98%		1.00 / 100%		1.00 / 100%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		05/09/25 21 DOM		12/30/24 47 DOM		11/19/24 22 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Residential	Residential		Residential		Residential	
Site	9,601	7,562		11,552		8,952	
View	None	NONE		NONE		NONE	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1976	1975		1969		1999	
Condition	Average	Average		Average		Average	
Bedrooms	0	3		3		3	
Full / Half Baths	1 / 1	2 / 0	-\$2,000	2 / 0	-\$2,000	1 / 0	\$3,000
Gross Living Area	1,248	1,272		1,310	-\$1,000	1,337	-\$2,000
Basement	None	None		None		None	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	2	2		2		2	
Pool	No	No		No		No	
Amenities	None	None		None		None	
Other							
Other							
Net Adj. (total)		-0.82%	-\$2,000	-1.33%	-\$3,000	0.40%	\$1,000
Gross Adj.		0.82%	\$2,000	1.33%	\$3,000	2.01%	\$5,000
Adj. Price			\$241,000		\$222,000		\$250,000
Price and Listing History		Sold	05/09/2025	Sold	12/20/2024	Sold	11/18/2024
		Price	\$243,000	Price	\$225,000	Price	\$249,000
		Contingent	04/21/2025	Contingent	11/16/2024	Pending	11/01/2024
		Price	\$249,000	Price	\$224,900	Price	\$250,000
		Listed	04/18/2025	Listed	11/13/2024	Listed	10/28/2024
		Price	\$249,000	Price	\$224,900	Price	\$250,000

Subject Property		List Comp 1		
				
Address	3860 MORRIS DR LAFAYETTE IN, 47905	241 EQUESTRIAN DR LAFAYETTE IN, 47905		
MLS Comments	--			
Proximity (mi)	--	1.75 E		
MLS# DOC#	--	202515707		
Sale Price / Price per Sq.Ft.	--			
List Price / Price per Sq.Ft.	--	\$257,500 / \$208/sqft		
Sale Price % of List Price	--			
Property Type	SFR	SFR		
	Value (Subject)	Value Adj		
Sale/List Date		04/30/25 13 DOM		
Location	Neutral	Neutral		
Location Comment	Residential	Residential		
Site	9,601	7,860		
View	None	None		
Design	Typical	Typical		
Quality	Average	Average		
Age	1976	2001		
Condition	Average	Average		
Bedrooms	0	3		
Full / Half Baths	1 / 1	2 / 0	-\$2,000	
Gross Living Area	1,248	1,240		
Basement	None	None		
Parking Type	Garage	Garage		
Parking Spaces	2	2		
Pool	No	No		
Amenities	None			
Other				
Other				
Net Adj. (total)		-0.78%	-\$2,000	
Gross Adj.		0.78%	\$2,000	
Adj. Price			\$255,500	
Price and Listing History		Pending Price	05/05/2025 \$257,500	
		Listed Price	04/30/2025 \$257,500	

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

- The subject appears to be in average condition with no apparent signs of obsolescence or deferred maintenance.
- 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.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

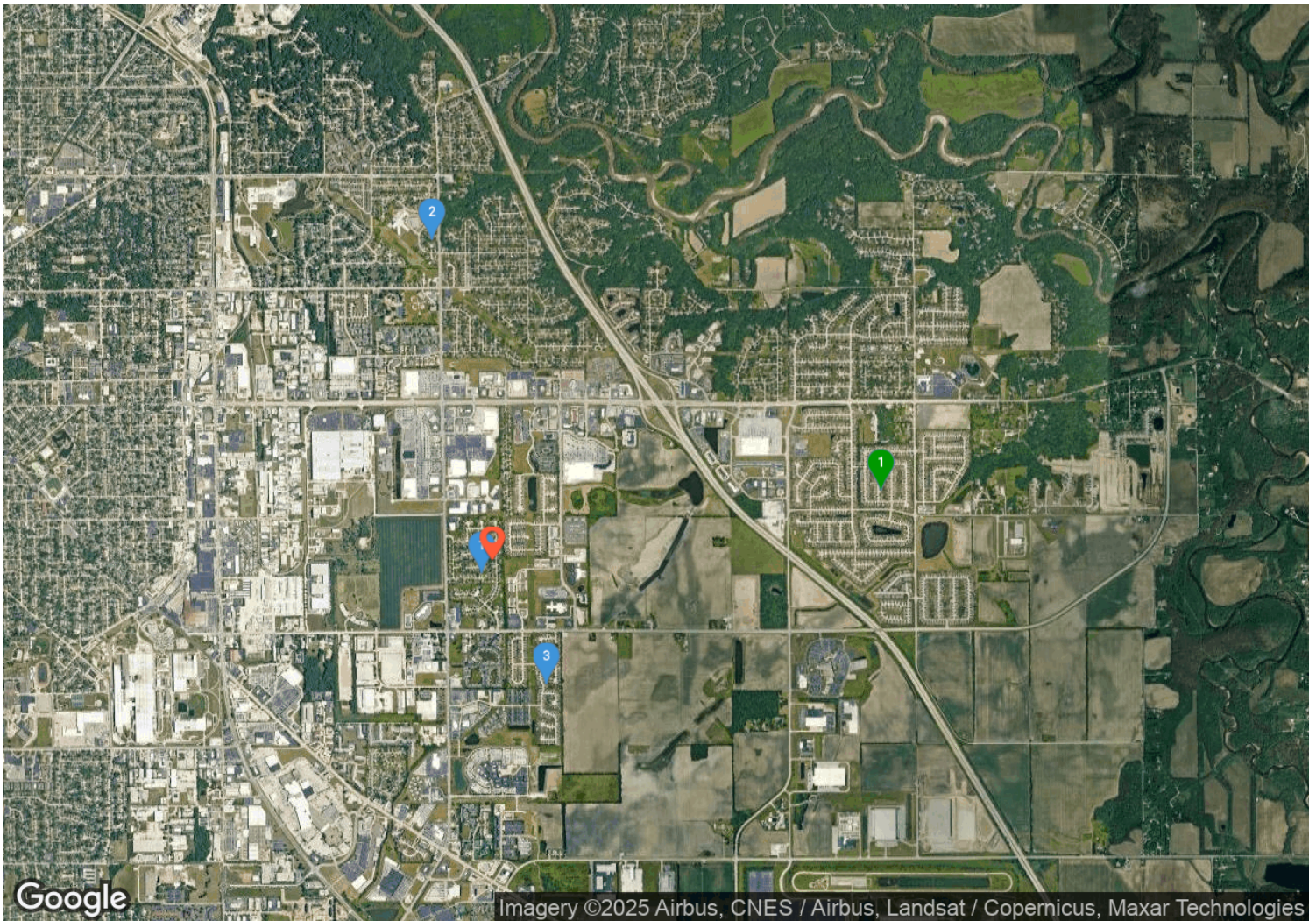
Adjusted Value Range of Comps: \$222,000 to \$255,500

- All adjustments rounded to the nearest \$500.
- Time adjustments or lack thereof are based on review of market data from Quantarium and/or supplemental sources.
- When applicable, comparables are adjusted for differences in location based on maps and aerial images.
- Site was only adjusted when difference exceeds 1,000 sf.
- GLA was only adjusted when difference exceeds 100 sf.
- Carports valued half as much as garages.
- When applicable, quality and/or condition adjustments are applied based on evaluator's review of MLS photos and commentary.

Additional Notes:

- All comparables were verified with MLS comments & photos from Quantarium or online sources. Some properties listed in the comparable section of this report which may appear similar to the subject were not considered for use if they were not listed on MLS.
- It may be necessary to use comparables over 1 mile distant, across major roadways/highways, from competing municipalities, or which sold over 120 days ago. Comparables used in this report are among the most recent, proximate, and similar available. All are similar to the subject in marketability and are considered to be competing properties.
- All disparities between the subject and utilized comparables were given careful consideration while compiling this report. Where disparities exist and adjustments have not been applied, there was either insufficient market data from which to extract an adjustment or the subject and comparables are considered to be acceptably similar and adjustments were deemed unwarranted.
- Outbuildings have only been reported as an amenity and in the grid if they appear to be built on a permanent foundation. If foundation is unknown, no amenity rating or value is given as they are considered personal property. Similarly, above ground pools/spas are considered personal property and given no value in this report. Solar panels are only given value if owned; if leased, under PPA, or ownership is unknown, no amenity rating or value is given.
- Porches/patios/decks are considered typical amenities, and no adjustments are deemed warranted.
- Some single-line, net, or gross adjustments may exceed 10%, 15%, or 25% respectively. Comparables used in this report are among the most similar available and considered reasonable indicators of market value and activity.
- 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. Quantitative analysis may also be employed, and adjustments made reflective of apparent market preferences.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	3860 MORRIS DR LAFAYETTE, IN 47905	Single Family Residence				9601	1976	0	2	1248		No		Public Records
1	3838 HARPER DR LAFAYETTE, IN 47905	Single Family Residence	\$243,000	05/09/2025	0.07	7562	1975	3	2	1272		No		MLS
2	30 N KENSINGTON CT LAFAYETTE, IN 47905	Single Family Residence	\$225,000	12/30/2024	1.45	11552	1969	3	2	1310		No		MLS, Public Records
3	1133 SOURGUM LN LAFAYETTE, IN 47905	Single Family Residence	\$249,000	11/19/2024	0.59	8952	1999	3	1	1337		No		MLS, Public Records
1	241 EQUESTRIAN DR LAFAYETTE, IN 47905	Single Family Residence	\$257,500	04/30/2025	1.75	7860	2001	3	2	1240		No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 3838 HARPER DR
LAFAYETTE IN, 47905



Comp 2: 30 N KENSINGTON CT
LAFAYETTE IN, 47905



Comp 3: 1133 SOURGUM LN
LAFAYETTE IN, 47905



Listing 1: 241 EQUESTRIAN DR
LAFAYETTE IN, 47905

PRICE AND LISTING HISTORY

There is insufficient data to provide Price and Listing History for this property.

TRANSACTION HISTORY

Timeline

There is no timeline available.

History

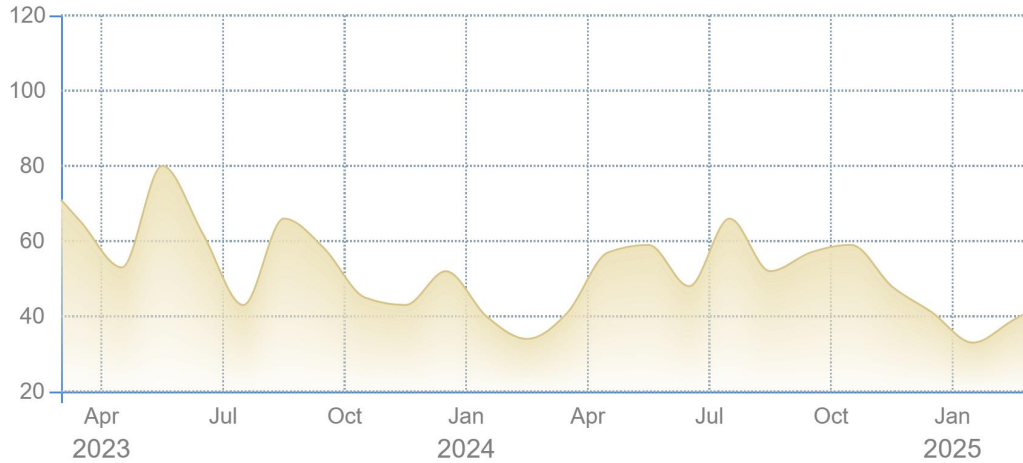
There is no property transaction history available.

ZIP-CODE DATA

Number of Properties Sold in 47905

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

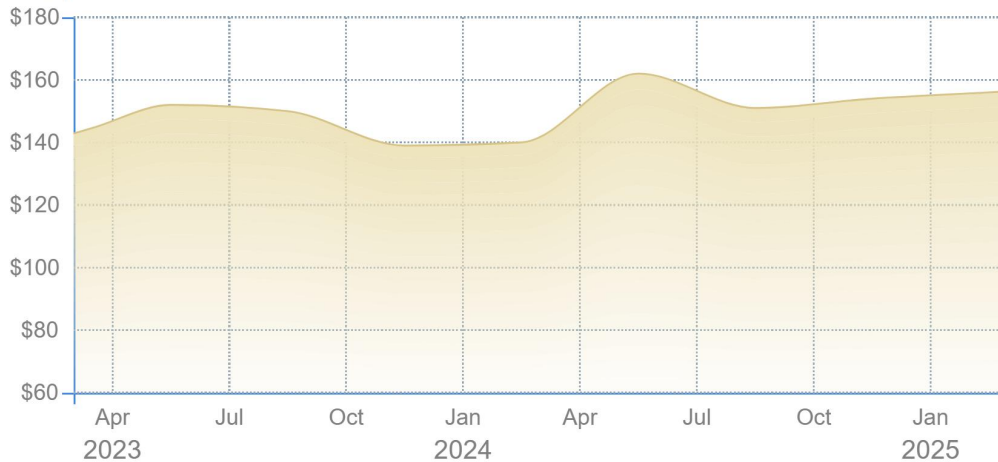
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 47905

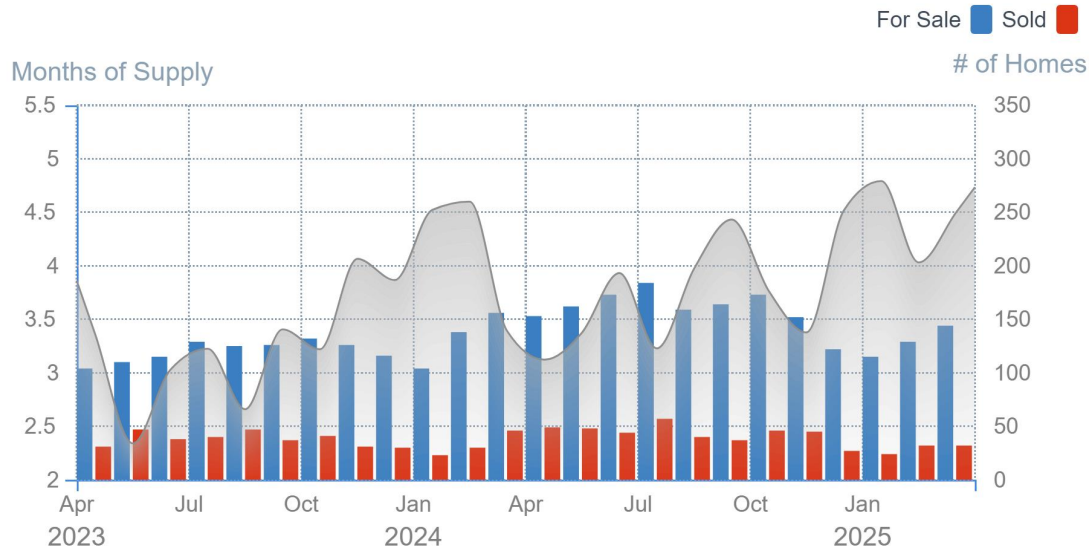
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



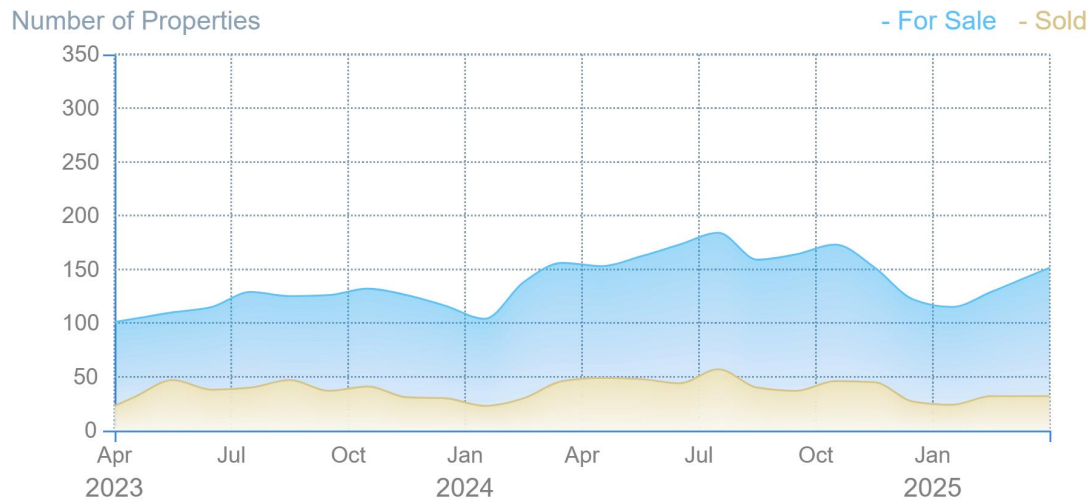
Months of Supply in 47905

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.

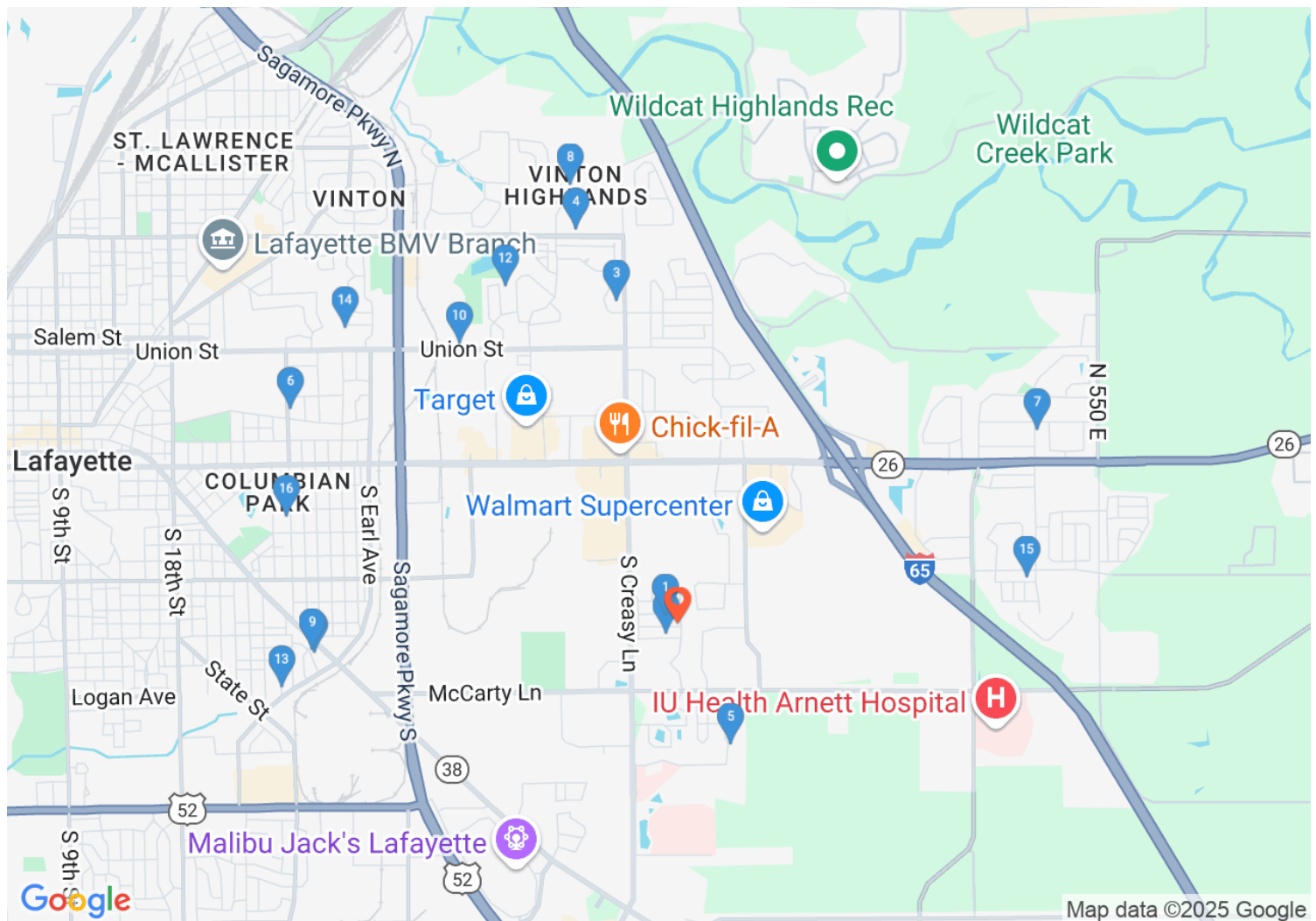


Supply / Demand in 47905

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



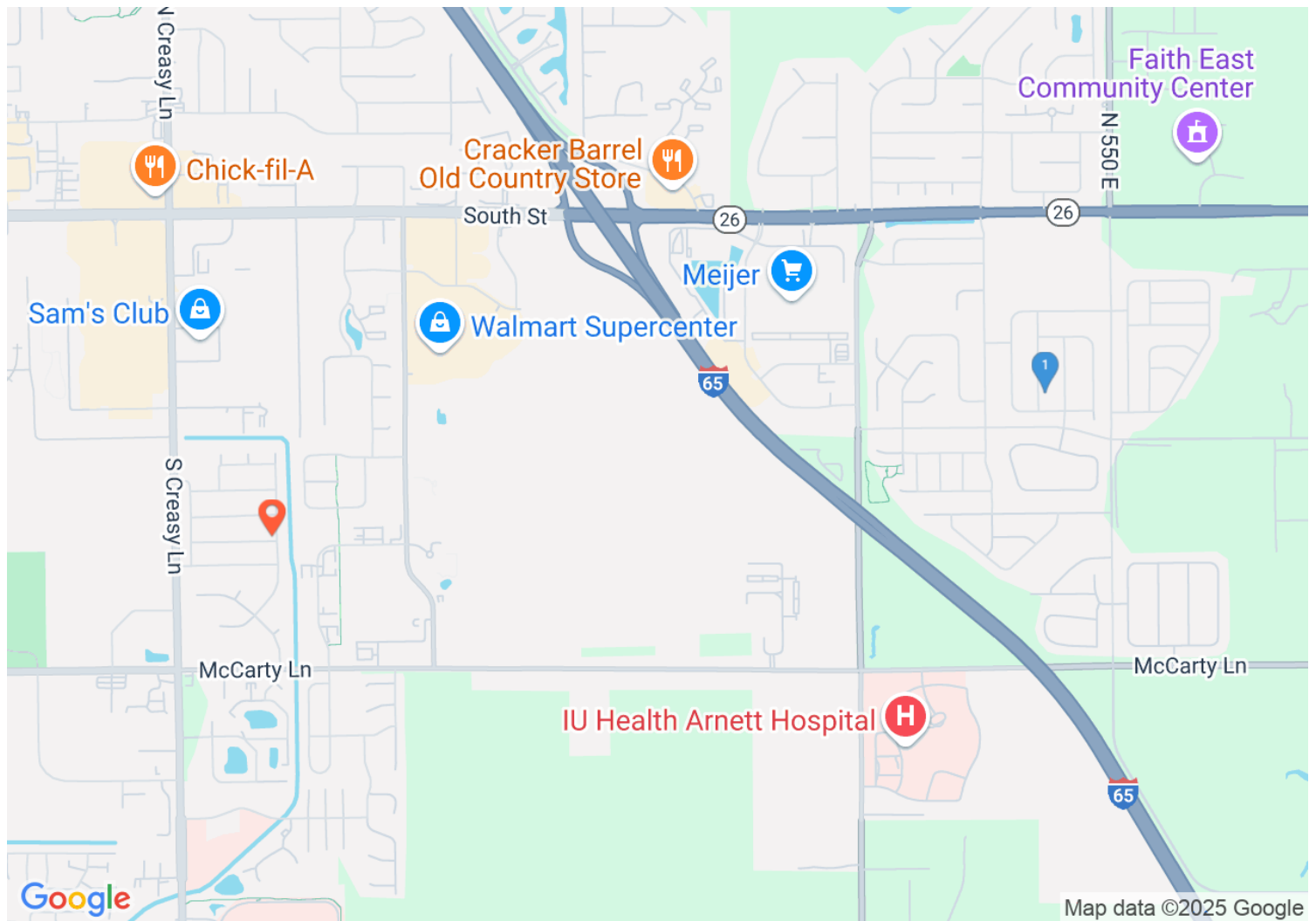
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	3860 MORRIS DR, LAFAYETTE, IN 47905	--	--	0	2	1,248	--	--	0.22	--	1976
1	3847 TIMOTHY TRL LAFAYETTE, IN 47905	\$204,900	Jun 12, 2024	4	2	1,248	\$164	0.06	0.18	96	1977
2	3838 HARPER DR LAFAYETTE, IN 47905	\$243,000	May 09, 2025	3	2	1,272	\$191	0.07	0.17	93	1975
3	30 N KENSINGTON CT LAFAYETTE, IN 47905	\$225,000	Dec 30, 2024	3	2	1,310	\$171	1.45	0.27	85	1969
4	3725 TULAROSA DR LAFAYETTE, IN 47905	\$215,000	Sep 30, 2024	4	2	1,256	\$171	1.80	0.22	78	1966
5	1133 SOURGUM LN LAFAYETTE, IN 47905	\$249,000	Nov 19, 2024	3	1	1,337	\$186	0.59	0.21	76	1999
6	505 N 26TH ST LAFAYETTE, IN 47904	\$255,000	Jan 31, 2025	3	2	1,232	\$206	1.96	0.23	73	1964
7	35 N BROOKFIELD DR LAFAYETTE, IN 47905	\$268,000	Dec 09, 2024	3	2	1,200	\$223	1.81	0.24	72	1991
8	50 LACROSSE CT LAFAYETTE, IN 47905	\$275,000	Dec 06, 2024	4	2	1,192	\$230	1.99	0.21	72	1967
9	1307 PARKWAY CT LAFAYETTE, IN 47905	\$195,000	Nov 07, 2024	2	1	1,150	\$169	1.62	0.18	70	1948
10	3506 UNION ST LAFAYETTE, IN 47905	\$118,000	Nov 01, 2024	2	1	1,161	\$101	1.57	0.22	67	1930
11	1311 PARKWAY CT LAFAYETTE, IN 47905	\$225,000	Apr 11, 2025	2	3	1,280	\$175	1.61	0.17	67	1948
12	3603 HAMPTON DR LAFAYETTE, IN 47905	\$213,000	Nov 26, 2024	3	1	1,232	\$172	1.67	0.16	67	1954

13	1415 S 25TH ST LAFAYETTE, IN 47905	\$208,000	Dec 31, 2024	3	1	1,170	\$177	1.78	0.16	63	1950
14	2800 HOLLY HILL DR LAFAYETTE, IN 47904	\$225,000	Oct 21, 2024	3	3	1,196	\$188	1.97	0.16	62	1956
15	5146 TROTTER DR LAFAYETTE, IN 47905	\$231,000	Apr 04, 2025	3	2	1,272	\$181	1.56	0.15	61	1998
16	312 S 26TH ST LAFAYETTE, IN 47904	\$130,000	Jul 09, 2024	2	1	1,144	\$113	1.79	0.18	59	1920

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	3860 MORRIS DR, LAFAYETTE, IN 47905	--	--	0	2	1,248	--	--	0.22	--	1976
	241 EQUESTRIAN DR LAFAYETTE, IN 47905	\$257,500	Apr 30, 2025	3	2	1,240	\$207	1.75	0.18	63	2001

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.

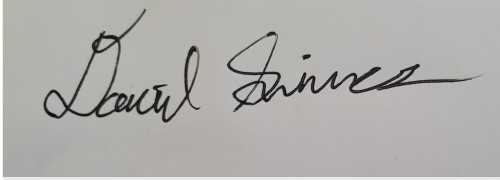
WARNING: The use of assumptions may affect assignment results.

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	David Simoes
Evaluator Signature	
Signature Date	5/14/2025

PROPERTY INSPECTION ANALYSIS

File # 6471570.2

Loan #

SUBJECT & CLIENT				
Address 3860 MORRIS DR		City LAFAYETTE	County Tippecanoe	State IN Zip 47905
Borrower EDMUNDO SALAZAR		Co-Borrower		
Client Robert Steele Agency Inc		Address 11 Motif Boulevard	City Brownsburg	State IN Zip 46112

TYPE OF INSPECTION PERFORMED	EXTERNAL FACTORS	PROPERTY TYPE
<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	Adverse External Factors Fronts/Sides/Backs Busy Street <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No High Tension Electrical Wires <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vacant/Abandoned Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landfill or Transfer Station <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial/Industrial Influences <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Railroad Tracks <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Freeway/Highway Influence <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Private or Public Airport <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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

EVIDENCE OF LISTING STATUS	CONDO OR PLANNED UNIT DEV
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 []	<input type="checkbox"/> Subject is in a Condo or PUD Dues [] Dues Term [] <div style="border: 1px solid black; height: 80px; margin-top: 5px;"></div> <p><small>*Homeowner's association information is provided as available. Lender may wish to confirm with the association.</small></p>

MARKET INFLUENCES	CAR STORAGE
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 [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> None <input type="checkbox"/> Carport # Cars [] <input checked="" type="checkbox"/> Garage # Cars [2] <input checked="" type="checkbox"/> Driveway # Cars [2] Surface [Dirt] Garage/Carport Design <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Built-In

SUBJECT CONDITION	POSITIVE EXTERNAL FACTORS
<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	Positive External Factors Golf Course <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Waterfront <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Beach Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lake Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Marina/Boat Ramp Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Gated Community / Security Gate <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No View [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SUBJECT CONDITION RELATED TO NEIGHBORING PROPERTIES	ADDITIONAL IMPROVEMENTS
<input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> Superior <input type="checkbox"/> Unknown	<input type="checkbox"/> Accessory Unit <input type="checkbox"/> Outbuildings <input type="checkbox"/> Solar Panels [Unknown] <input checked="" type="checkbox"/> Porch [front porch] <input type="checkbox"/> Patio [] <input type="checkbox"/> Pool [] <input checked="" type="checkbox"/> Fence [wood] <input type="checkbox"/> Other []

DEFERRED MAINTENANCE	ADDITIONS OR CONVERSIONS
Siding Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Peeling Paint <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Broken Windows <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Foundation Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landscape Not Maintained <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landscape Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Under Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other (Describe Below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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; margin-top: 5px;"></div>

SUBJECT CONDITION RELATED TO DEFERRED MAINTENANCE	SUBJECT SITE / LOT																																
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; padding: 5px; min-height: 40px;"> there was no damage of the subject property that was observed at the time of inspection </div>	Subject Site / Lot Lot Size [0.22] Lot Shape [Rectangular] <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f2f2f2;"> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> <tr> <td>Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> </tbody> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f2f2f2;"> <th>Offsite Improvements</th> <th>Public</th> <th>Private</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Street</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[Concrete]</td> </tr> <tr> <td>Alley</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[None]</td> </tr> </tbody> </table>	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"/>	[Concrete]	Alley	<input type="checkbox"/>	<input type="checkbox"/>	[None]
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Alley	<input type="checkbox"/>	<input type="checkbox"/>	[None]																														

SUBJECT IMPROVEMENTS	FOUNDATION / BASEMENT
# Stories [1] Year Built [1976] Design [Ranch] Construction [Brick/Masonry] Exterior Walls [Brick / Masonry] Roof Surface [Comp Shingle] Fireplace # [0] [None] Heating Type [Forced] Cooling Type [Central/Forced Air]	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space <input type="checkbox"/> Basement <input type="checkbox"/> Full <input type="checkbox"/> Partial % Finished [] %

ROOM INFORMATION AND LOCATION
[7] # Total Rooms Above Grade [3] # Bedrooms Above Grade [2.0] # Bathrooms Above Grade

PROPERTY INSPECTION ANALYSIS

File # 6471570.2
Loan #

SUBJECT & CLIENT

Address 3860 MORRIS DR	City LAFAYETTE	County Tippecanoe	State IN	Zip 47905
Borrower EDMUNDO SALAZAR	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

Price is based on homes that have sold in the area. There is shortage of listings in this market, driving the prices up to accommodate the lack of available sales. Some criteria for this report had to be expanded in order to find enough properties that are similar to subject property.

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 Kathryn Noles
Address 4816 Admirals Pointe Dr
City, St Zip Lafayette, IN 47909
Phone (765) 586-4855

Location Validation (VPI Inspection Only)

Kathryn Noles

Kathryn (Katie) Noles / 05/13/2025

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6471570.2

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SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



Right Side View



Left Street View



Right Street View



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SUBJECT PROPERTY PHOTO ADDENDUM

Rear View (If accessible)

