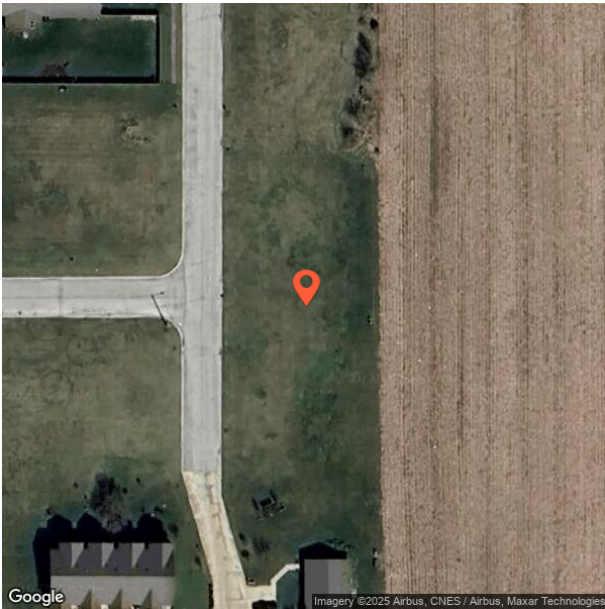




Property Address	Order #	6510432.3
9037 Division Rd	Loan #	NA
RENSELAER, IN 47978 - JASPER COUNTY	Inspection Type	Exterior/Street
Address is consistent with client-submitted data	Assignment Type	Other: Other
Lender	Robert Steele Agency Inc	
Borrower	JAMES CRAIGHEAD IV	
Coborrower	NA	
Evaluated Value	\$235,000	Reasonable Exposure Time
Effective Date	6/17/2025	1 - 120 Days

PROPERTY DETAILS







Property Type	Manufactured	County	JASPER
Lot Size	236,966	Parcel Number	37-09-33-000-001.000-029
Year Built	1996	Assessed Year	2023
Gross Living Area	990	Assessed Value	\$41,625
Bedroom	2	Assessed Taxes	\$302
Baths	2.0	Sold Date	10/25/2023
Pool	No	Sold Price	\$0
Condition	Average	List Date	
Carrier Route		List Price	
HOA	No		
Location Comments	Rural		
Owner of Public Records	CRAIGHEAD JAMES W IV		
Amenities	Typical for Market		
Legal Description	DIST:0008 CITY/MUNI/TWP:MARION TOWNSHIP PT W 1/2 NE 19 29 6, 3.039A MAP REF:19-29-6 P238A21		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	28	48	23	-17.9% ↓	-52.1% ↓
Absorption rate (total sales/month)	9	16	7	-22.2% ↓	-56.2% ↓
Total # of Comparable Active Listings	66	83	76	15.2% ↑	-8.4% ↓
Months of housing supply (Total listings / ab. rate)	7	5	10	42.9% ↑	100% ↑
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	\$198,500	\$260,000	\$250,000	25.9% ↑	-3.8% -
Median Comparable Sales Days on Market	42d	73d	71d	69% ↑	-2.7% -
Median Sale Price as % of List Price	100%	90%	96%	-4% -	6.7% ↑
Median Comparable List Price (Currently Active)	\$249,900	\$234,900	\$244,500	-2.2% -	4.1% -
Median Competitive Listings Days on Market (Currently Active)	84d	54d	27d	-67.9% ↓	-50% ↓
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	0	2	0	0% -	-100% ↓
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	9037 Division Rd RENSSELAER IN, 47978	5331 W STATE ROAD 14 RENSSELAER IN, 47978		12775 S 380 W REMINGTON IN, 47977		1362 N 350 W RENSSELAER IN, 47978	
MLS Comments	--						
Proximity (mi)	--	5.06 N		8.73 S		5.75 NE	
MLS# DOC#	--	F204526 F204526		F204370 F204370		544767 F199899	
Sale Price / Price per Sq.Ft.	--	\$265,000 / \$212/sqft		\$286,000 / \$213/sqft		\$329,000 / \$175/sqft	
List Price / Price per Sq.Ft.	--	\$0 / \$0/sqft		\$0 / \$0/sqft		\$329,000 / \$175/sqft	
Sale Price % of List Price	--					1.00 / 100%	
Property Type	Manufactured	Manufactured		Manufactured		Manufactured	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		03/06/25 unk DOM		02/20/25 unk DOM		04/02/24 55 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Rural	Rural		Rural		Rural	
Site	236,966	179,119	\$14,462	405,195	-\$42,057	217,800	\$4,792
View	Residential/Patoral	Residential/Patora		Residential/Patoral		Residential/Patora	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1996	1993		1990		1996	
Condition	Average	Average		Average		Average	
Bedrooms	2	3	-\$5,000	3	-\$5,000	3	-\$5,000
Full / Half Baths	2 / 0	2 / 0		2 / 0		2 / 0	
Gross Living Area	990	1,248	-\$7,740	1,344	-\$10,620	1,876	-\$26,580
Basement	NA	NA		NA		NA	
Parking Type	Driveway	Detached Garage		Detached Garage		Detached Garage	
Parking Spaces	2	2		2	-\$20,000	2	-\$20,000
Pool	No	No		No		No	
Amenities	Typical for Market	Typical for Market		Typical for Market		Typical for Market	
Other							
Other							
Net Adj. (total)		0.65%	\$1,722	-27.16%	-\$77,677	-14.22%	-\$46,788
Gross Adj.		10.26%	\$27,202	27.16%	\$77,677	17.13%	\$56,372
Adj. Price			\$266,722		\$208,323		\$282,212
Price and Listing History		Sold Price	03/06/2025 \$265,000	Sold Price	02/20/2025 \$286,000	Sold Price	04/01/2024 \$329,000
						Pending Price	02/09/2024 \$329,000
						Price Changed Price	02/07/2024 \$329,000
						Sold Price	06/16/2023 \$153,000
						Price Changed Price	04/07/2023 \$265,900
						Listed Price	11/01/2022 \$274,900

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

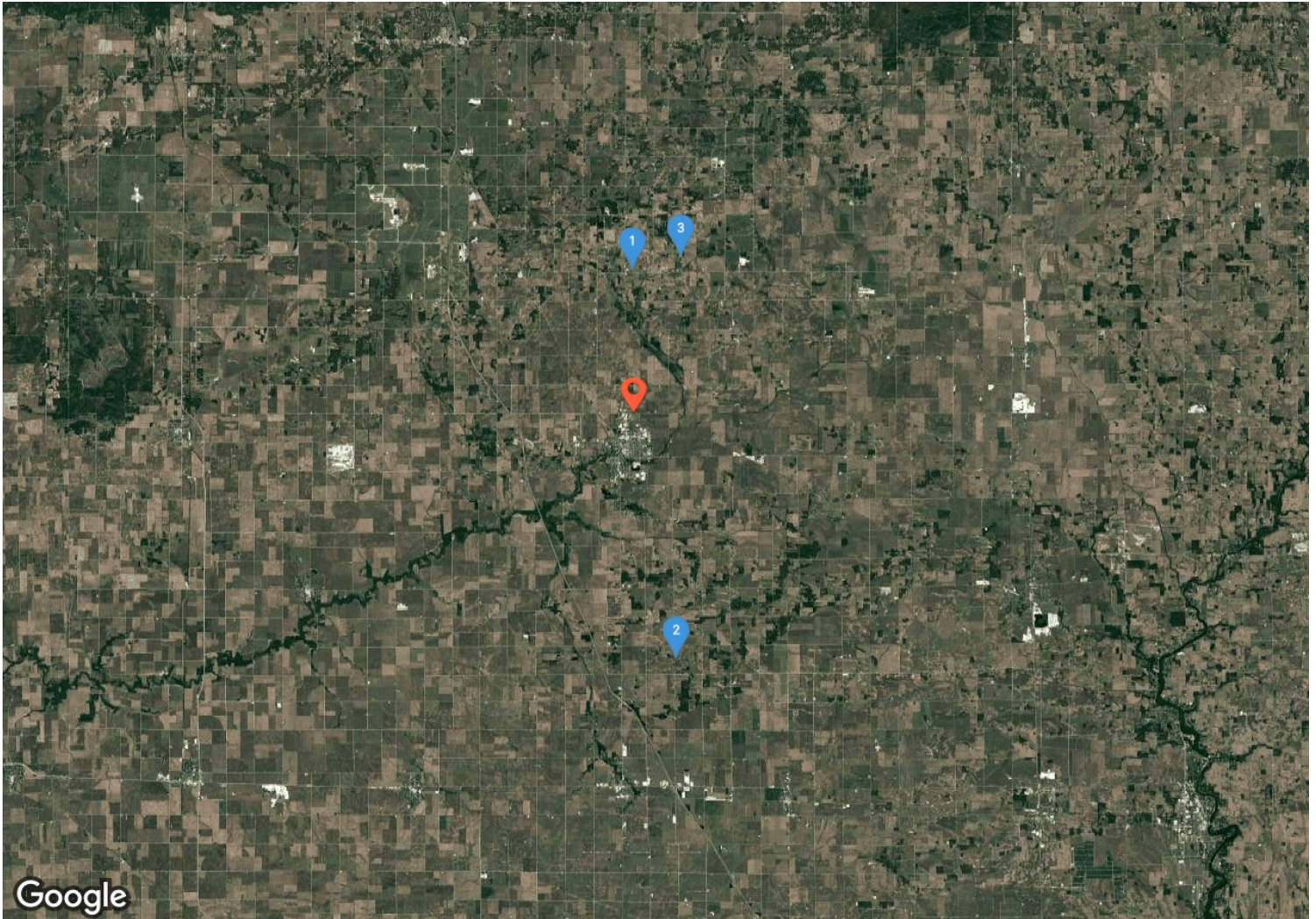
Per ancillary data and market analysis provided by Quantarium the subject's market area is supporting stabilizing market conditions with typical days on the marker of 0-120 days. Marketing times in the Subject's greater marketing area have averaged less than 120 days on a trailing 12 month basis, per recent MLS data. Marketing times for the Subject are expected to be consistent with the average time provided it is properly priced and marketed. Conventional financing is readily available at rates purchasers consider acceptable, thus sellers need not negotiate a sale on financing related concessions.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$208,323 to \$282,212

The subject is noted to be a single family 1 story ranch style manufactured home with 2 bedrooms and 1.0 bathroom. The subject was built in 1996, with 990 SF GLA, and no repairs were noted per the property inspection report provided for review. Per the photos provided in the property inspection report, the subject appears to be well maintained in average condition with average quality. Data sources for the comparables were MLS and Assessor data. The search criteria for identifying comparable properties were sales similar in GLA, room count, lot size and other property features that require minimal adjustments. The appraiser was able to bracket a majority of the subject's features and where differences were noted, supported adjustments were taken into consideration. The comparables provided support the subject average condition that is assumed to have similar condition interior as noted on the exterior. Due to a lack of available similar manufactured home sales in the area, the sales utilized were considered among the best available though it was necessary to exceed the search criteria in time and distance to provide supportive sales. Data sources for the comparables were MLS and Assessor data. The search criteria for identifying comparable properties were sales similar in GLA, room count, lot size and other property features that require minimal adjustments. The three sales provided with market supported adjustments taken into consideration support an "as is" market value of \$225,000.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	9037 DIVISION RD RENSSELAER, IN 47978	Manufactured				236966	1996	2	2	990	0	No		Public Records
1	5331 W STATE ROAD 14 RENSSELAER, IN 47978	Manufactured	\$265,000	03/06/2025	5.06	179119	1993	3	2	1248	0	No		Public Records
2	12775 S 380 W REMINGTON, IN 47977	Manufactured	\$286,000	02/20/2025	8.73	405195	1990	3	2	1344	0	No		Public Records
3	1362 N 350 W RENSSELAER, IN 47978	Manufactured	\$329,000	04/02/2024	5.75	217800	1996	3	2	1876	0	No		MLS, Public Records

SELECTED COMPARABLES PHOTOS



Comp 1: 5331 W STATE ROAD 14
RENSSELAER IN, 47978



Comp 2: 12775 S 380 W
REMINGTON IN, 47977



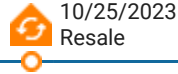
Comp 3: 1362 N 350 W
RENSSELAER IN, 47978

PRICE AND LISTING HISTORY

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

TRANSACTION HISTORY

Timeline



History

10/25/2023 Resale

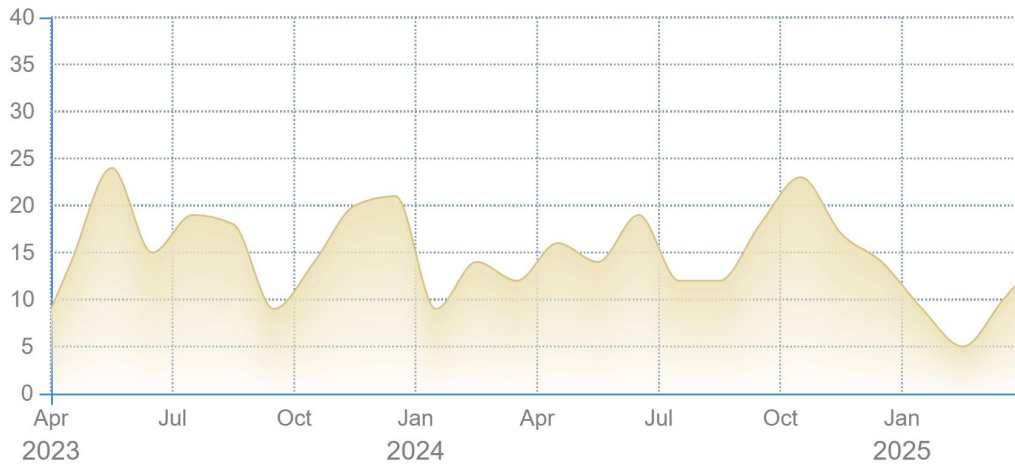
Recording Date	10/25/2023	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Special Warranty Deed	2nd Loan Amt	N/A
Doc #	F197808	Loan Type	N/A
Seller	RENSSELAER MADISON LP	Rate Type	N/A
Buyer/Borrower	AFR INDIANA LLC	Loan Doc #	N/A

ZIP-CODE DATA

Number of Properties Sold in 47978

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

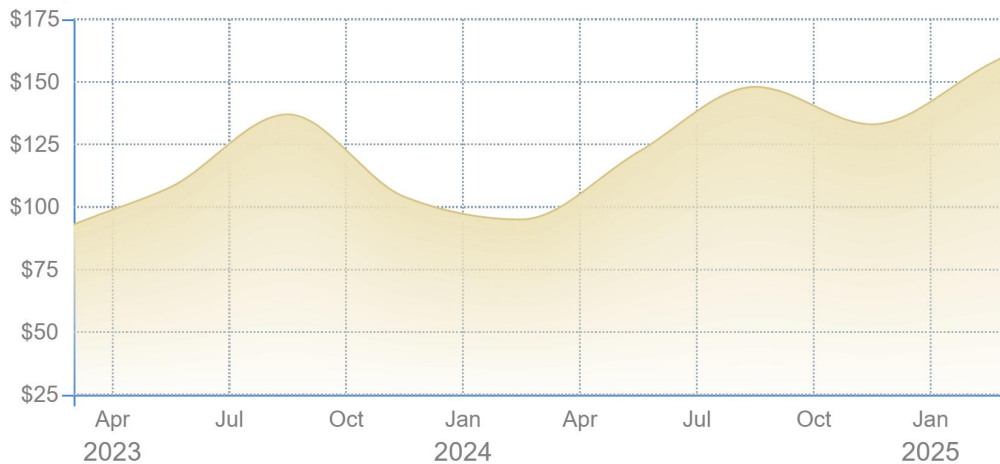
Number of Sales



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

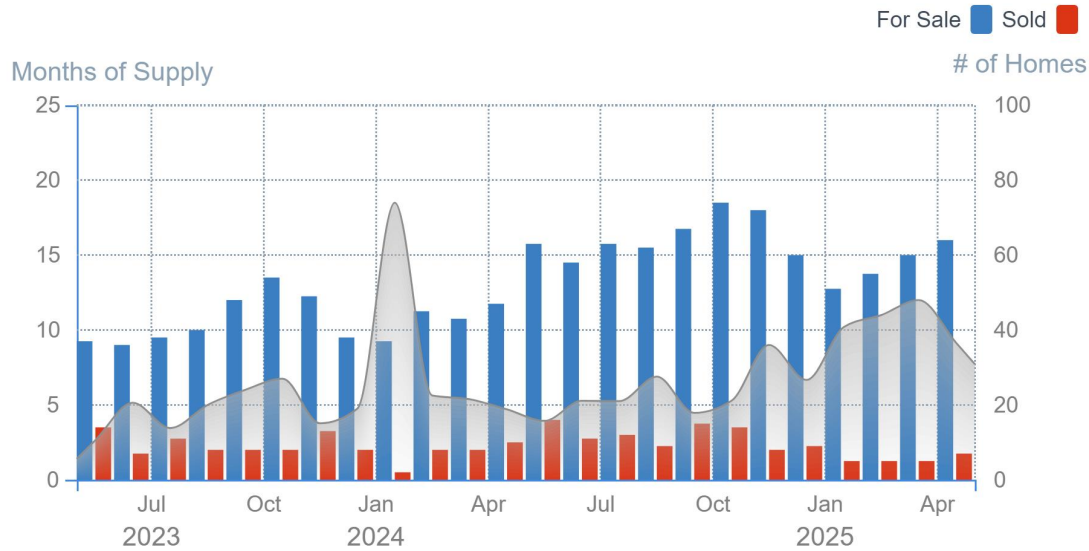
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



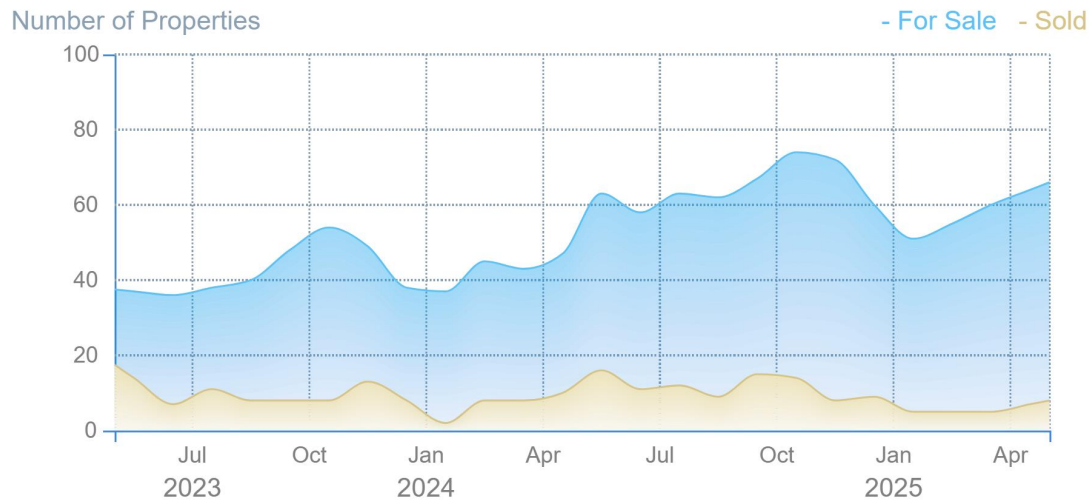
Months of Supply in 47978

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.

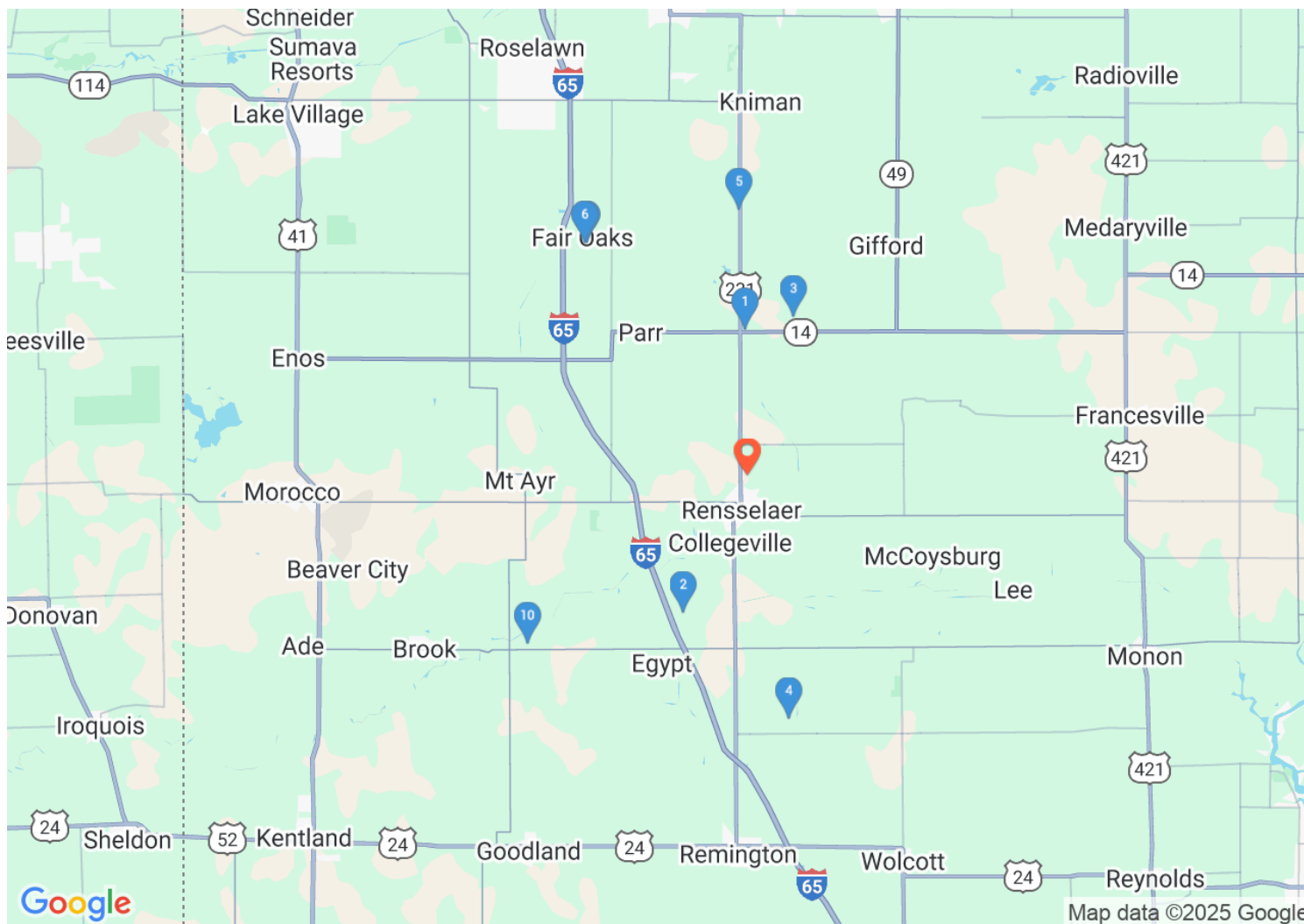


Supply / Demand in 47978

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
	9037 Division Rd, RENSELAE, IN 47978	--	--	2	2	990	--	--	5.44	--	1996
1	5331 W STATE ROAD 14 RENSELAE, IN 47978	\$265,000	Mar 06, 2025	3	2	1,248	\$212	5.06	4.11	30	1993
2	8802 EGYPT RD RENSELAE, IN 47978	\$205,000	Jul 11, 2024	3	1	936	\$219	5.37	5.17	27	1998
3	1362 N 350 W RENSELAE, IN 47978	\$329,000	Apr 02, 2024	3	2	1,876	\$175	5.75	5.00	18	1996
4	12775 S 380 W REMINGTON, IN 47977	\$286,000	Feb 20, 2025	3	2	1,344	\$212	8.73	9.30	15	1990
5	5092 N US HIGHWAY 231 RENSELAE, IN 47978	\$70,000	Jun 24, 2024	3	2	1,512	\$46	9.27	1.21	14	1999
6	10937 W 400 N FAIR OAKS, IN 47943	\$0	Apr 29, 2024	3	2	1,248	\$0	9.90	0.90	14	1999
7	10863 W 400 N FAIR OAKS, IN 47943	\$0	Apr 29, 2024	3	2	1,248	\$0	9.86	0.75	13	1999
8	10887 W 400 N FAIR OAKS, IN 47943	\$0	Apr 29, 2024	3	2	1,248	\$0	9.87	0.75	13	1999
9	10911 W 400 N FAIR OAKS, IN 47943	\$0	Apr 29, 2024	3	2	1,248	\$0	9.88	0.75	13	1999
10	5140 E 894 S BROOK, IN 47922	\$160,000	Jun 09, 2025	3	2	1,456	\$109	9.74	0.17	11	1999

COMPARABLE PROPERTY LISTINGS



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.

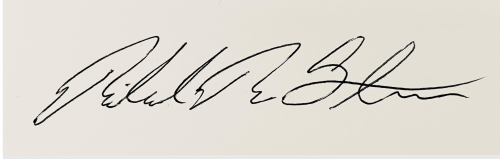
WARNING: The use of assumptions may affect assignment results.

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	6/20/2025	

PROPERTY INSPECTION ANALYSIS

File # 6510432.2
Loan #

SUBJECT & CLIENT			
Address 9037 DIVISION RD		City RENSSELAER	County Jasper
Borrower JAMES CRAIGHEAD IV		Co-Borrower	
Client Robert Steele Agency Inc		Address 11 Motif Boulevard	City Brownsburg
		State IN	Zip 47978
		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 checked="" type="checkbox"/> Yes <input 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	Occupancy
<input type="checkbox"/> Very Good	<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"/> Good	<input type="checkbox"/> Tenant Occupied
<input checked="" type="checkbox"/> Average	Rent []
<input type="checkbox"/> Fair / Below-Average	Terms []
<input type="checkbox"/> Poor / Uninhabitable	Length []
Subject Condition Related to Neighboring Properties	
<input type="checkbox"/> Similar <input checked="" 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:	
There does not appear to be any damage to the subject property or the surrounding area.	

EXTERNAL FACTORS	
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 [Farm fields] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 [Farm fields] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Other [None] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

PROPERTY TYPE
<input 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 checked="" type="checkbox"/> Other [Trailer, permanently affixed to th
<input type="checkbox"/> Quadplex

CONDO OR PLANNED UNIT DEV
<input type="checkbox"/> Subject is in a Condo or PUD
Dues []
Dues Term []
*Homeowner's association information is provided as available. Lender may wish to confirm with the association.

CAR STORAGE
<input type="checkbox"/> None
<input type="checkbox"/> Carport # Cars []
<input type="checkbox"/> Garage # Cars []
<input checked="" type="checkbox"/> Driveway # Cars [4]
Surface [Aggregate]
Garage/Carport Design
<input type="checkbox"/> Attached
<input type="checkbox"/> Detached
<input type="checkbox"/> Built-In

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

SUBJECT SITE / LOT			
Lot Size [5.44]		Lot Shape [Rectangular]	
Utilities	Public	Other	Description
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[Propane]
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[Well]
Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[Septic]
Offsite Improvements	Public	Private	Description
Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Gravel]
Alley	<input type="checkbox"/>	<input type="checkbox"/>	[None]

SUBJECT IMPROVEMENTS		
# Stories [1]	Year Built [1996]	Foundation / Basement
Design [Ranch]		<input checked="" type="checkbox"/> Concrete Slab
Construction [Other]		<input type="checkbox"/> Crawl Space
Exterior Walls [Other]		<input type="checkbox"/> Basement
Roof Surface [Comp Shingle]		<input type="checkbox"/> Full
Fireplace # [0] [None]		<input type="checkbox"/> Partial
Heating Type [Forced]		% Finished [%]
Cooling Type [Zone/Window]		

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

PROPERTY INSPECTION ANALYSIS

File # 6510432.2

Loan #

SUBJECT & CLIENT

Address 9037 DIVISION RD	City RENSSELAER	County Jasper	State IN	Zip 47978
Borrower JAMES CRAIGHEAD IV	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

According to the public records the subject is a mobile home that has been permanently affixed to the lot. It sits on a slab foundation. The room count was from the listing when the property was sold in 2007.

There is a shed on the 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 Pamela J Drangmeister

Address 13425 Delaware Street

City, St Zip Crown Point, IN 46307

Phone _____

Location Validation (VPI Inspection Only)

Pamela Drangmeister / 06/17/2025

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6510432.2
Loan #

SUBJECT & CLIENT

Address 9037 DIVISION RD	City RENNELLAER	County Jasper	State IN	Zip 47978
Borrower JAMES CRAIGHEAD IV	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

File # 6510432.2
Loan #

SUBJECT & CLIENT				
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Borrower JAMES CRAIGHEAD IV		Co-Borrower		
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SUBJECT PROPERTY PHOTO ADDENDUM	
Rear View (If accessible)	Street sign
	
Neighborhood	Shed
	