





6516522.3	Order #	roperty Address		rty Address Order #		
NA	Loan #		7174 N 725 W			
Exterior/Street	Inspection Type	JLASKI COUNTY	WINAMAC, IN 46996 - PL			
Other: NA	Assignment Type	h client-submitted	Address is consistent wit data			
Robert Steele			Lender			
DONALD SCOTT			Borrower			
NA			Coborrower			
leasonable Exposure Time		\$245,000	Evaluated Value			
30 - 150 Days		6/27/2025	Effective Date			

PROPERTY DETAILS



Property Type	Single Family Residence	County	PULASKI
Lot Size	115,434	Parcel Number	66-03-03-400-029.000-012
Year Built	2000	Assessed Year	2024
Gross Living Area	1,215	Assessed Value	\$109,600
Bedroom	3	Assessed Taxes	\$323
Baths	2.0	Sold Date	6/9/2022
Pool	No	Sold Price	\$0
Condition	Good	List Date	1/5/2008
Carrier Route	R003	List Price	\$84,900
НОА	No		
Location Comments			rural
Owner of Public Record	S		WASTAK VIDGINIA

Owner of Public Records WASZAK,VIRGINIA

Amenities typical for area

Legal Description DIST:0008 CITY/MUNI/TWP:RICH GROVE TOWNSHIP 012-00395-00 PT SE SE SEC. 3 2.65A BOGUS (690) MAP REF:MP 31N-R3W

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	0	0	0	0% -	0% -
Absorption rate (total sales/month)	0	0	0	0% -	0% -
Total # of Comparable Active Listings	58	47	54	-6.9% ₹	14.9%
Months of housing supply (Total listings / ab. rate)	0	0	0	0% -	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	\$202,000	\$419,000	\$195,000	-3.5% -	-53.5% ₹
Median Comparable Sales Days on Market	35d	150d	35d	0% -	-76.7% ₹
Median Sale Price as % of List Price	93%	99%	97%	4.3% -	-2% -
Median Comparable List Price (Currently Active)	\$208,000	\$224,900	\$224,000	7.7%	-0.4% -
Median Competitive Listings Days on Market (Currently Active)	89d	120d	47d	-47.2% ₹	-60.8% ₹
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	0	0	0% -	0% -
Short Sales	0	0	0	0% -	0% -
Foreclosure % of Regular & REO Sales	0%	0%	0%	0% -	0% -





SELECTED COMPARABLES SALES AND LISTINGS

	Subject Property	S	ale Comp 1	Sale (Comp 2	Sale Cor	np 3
						<u> </u>	
Address	7174 N 725 W	6020 S 300 W		2810 E TRIBUE DE	}	2228 S 200 E	Control of the Contro
	WINAMAC IN, 46996	NORTH JUDS	ON IN, 46366	KNOX IN, 46534		KNOX IN, 46534	
MLS Comments			n, 3 full bath house in a ry setting with acreage,			This one owner, rand features a FULL BASI plenty of storage	
Proximity (mi)		3.82 N		8.38 NE		8.78 NE	
MLS# DOC#		202439574	2025001265	818376		805321	
Sale Price / Price per Sq.Ft.		\$270,000 / \$2		\$235,000 / \$177/	sqft	\$255,000 / \$213/sqf	t
List Price / Price per Sq.Ft.		\$286,500 / \$2	229/sqft	\$235,000 / \$177/	sqft	\$265,000 / \$221/sqf	t
Sale Price % of List Price		0.94 / 94%		1.00 / 100%		0.96 / 96%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Δdi	Value	ihΔ	Value	Adj
Sale/List Date		05/05/25	7101	05/28/25	. 101	07/16/24	. 101
Jane, 2.00 2 400		207 DOM		57 DOM		33 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	rural	rural		rural		rural	
Site	115,434	115,434		77,537	\$3,790		\$6,839
View	NONE	NONE		NONE	ψ5).30	NONE	ψ 0,000
Design	1 story	1 story		1 story		1 story	
Quality	Average	Average		Average		Average	
Age	2000	1994		1996		1997	
Condition	Good	Good		Good		Good	
Bedrooms	3	5		3		4	
Full / Half Baths	2/0	3/0	-\$10,000		\$5,000		-\$5,000
Gross Living Area	1,215	1,252	-310,000	1,328	-\$8,475		\$1,125
Basement	Crawl Space	Finished, Full	\$20,000	Crawl Space	-30,473	Partially Finished	-\$10,000
	·	-	-\$20,000	· ·			-\$10,000
Parking Type	Garage	Garage 2	¢r. 000	Garage	¢r 000	Garage	¢F 000
Parking Spaces	3 Na		\$5,000		\$5,000		\$5,000
Pool	No	No		No		No	
Amenities	typical for area	similar		similar		similar	
Other							
Other		0.2001	A2F C22	2.260/	AF 04-	0.000/	62.000
Net Adj. (total)		-9.26%	-\$25,000			-0.80%	-\$2,036
Gross Adj.		12.96%	\$35,000	9.4/%	\$22,265	10.97%	\$27,964
Adj. Price		6-1-1	\$245,000	6.14	\$240,315	C - I - I	\$252,964
Price and Listing		Sold	05/01/2025		05/28/2025		07/16/2024
History		Price	\$270,000		\$235,000		\$255,000
		Pending	04/25/2025		04/15/2025		06/22/2024
		Price	\$286,500		\$235,000		\$265,000
		Contingent		Contingent		Price Changed	06/19/2024
		Price	\$286,500		\$235,000		\$265,000
		Relisted	03/17/2025		04/01/2025		06/13/2024
		Price	\$286,500 01/30/2025	-	\$235,000	FILE	\$272,800
		Contingent Price	\$286,500				
		Price Change		-			
		Price Change	\$286,500				
		Price Change		-			
		Price Change	tu 11/05/2024 \$289,000				
		Listed	10/10/2024	-			
		Price	\$295,900				
			7233,300				





	Cubinat Dunanantu	List Comp 1	
	Subject Property	List Comp 1	
Address	7174 N 725 W	2280 E 150 S	
	WINAMAC IN, 46996	KNOX IN, 46534	
MLS Comments		BEAUTIFUL RANCH HOME NEAR KNOX - Move right into this excellent 3BR home	
Proximity (mi)		9.57 NE	
MLS# DOC#		823077	
Sale Price / Price per Sq.Ft.			
List Price / Price per Sq.Ft.		\$229,900 / \$189/sqft	
Sale Price % of List Price			
Property Type	SFR	SFR	
	Value (Subject)	Value Adj	
Sale/List Date		06/24/25 3 DOM	
Location	Neutral	Neutral	
Location Comment	rural	rural	
Site	115,434	85,944 \$2,949	
View	NONE	NONE	
Design	1 story	1 story	
Quality	Average	Average	
Age	2000	1976	
Condition	Good	Good	
Bedrooms	3	3	
Full / Half Baths	2/0	1/1 \$5,000	
Gross Living Area	1,215	1,216	
Basement	Crawl Space	Crawl Space	
Parking Type	Garage	Garage	
Parking Spaces	3	1 \$10,000	
Pool	No	No	
Amenities	typical for area	similar	
Other			
Other			
Net Adj. (total)		7.81% \$17,949	
Gross Adj.		7.81% \$17,949	
Adj. Price		\$247,849	
Price and Listing History		Listed 06/24/2025 Price \$229,900	





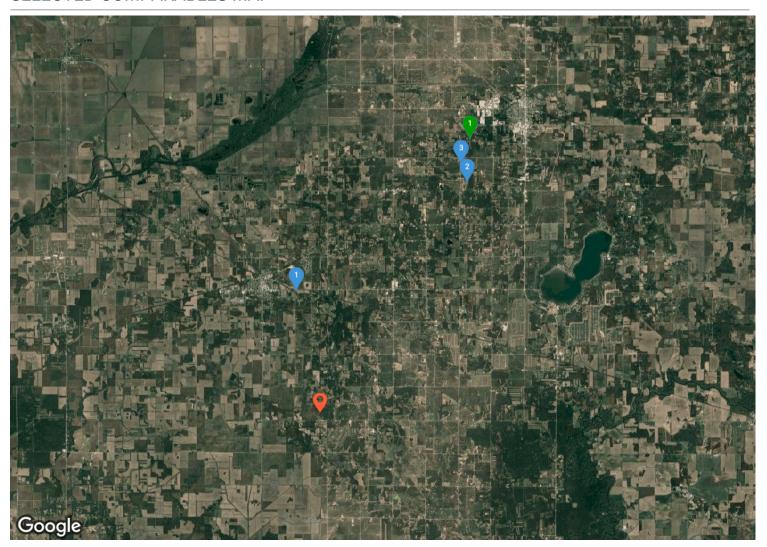
SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears to be in good condition with no apparent signs of external obsolescence or deferred maintenance. The subject is located in a rural area. Subject data per public records/online records/inspection. NOTE; Inspector notes subject is a manufactured home, public records notes its an SFR, we have utilized SFR as the property type
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
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SELECTED COMPARABLES MAP



	Address	Туре	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	7174 N 725 W WINAMAC, IN 46996	Single Family Residence				115434	2000	3	2	1215	0	No		Public Records
1	6020 S 300 W NORTH JUDSON, IN 46366	Single Family Residence	\$270,000	05/05/2025	3.82	115434	1994	5	3	1252	1252	No		MLS, Public Records
2	2810 E TRIBUE DR KNOX, IN 46534	Single Family Residence	\$235,000	05/28/2025	8.38	77537	1996	3	2	1328	0	No		MLS, Public Records
3	2228 S 200 E KNOX, IN 46534	Single Family Residence	\$255,000	07/16/2024	8.78	47045	1997	4	3	1200	1200	No		MLS, Public Records
1	2280 E 150 S KNOX, IN 46534	Single Family Residence	\$229,900	06/24/2025	9.57	85944	1976	3	2	1216	0	No		MLS



eVAL Report powered by Quantarium

SELECTED COMPARABLES PHOTOS



Comp 1: 6020 S 300 W NORTH JUDSON IN, 46366



Comp 2: 2810 E TRIBUE DR KNOX IN, 46534



Comp 3: 2228 S 200 E KNOX IN, 46534

Five bedroom, 3 full bath house in a private country setting with acreage, but close to town and both SR 10 & SR 39 for easy commute. Includes all appliances and some personal items including a snowblower.

Very well kept ranch style home with three bedrooms, one and a half bathrooms, and an attached two car garage in a lovely subdivision setting. Approximately 1,500 sq. ft. of living space with a large living room, central kitchen and dining area, and a finished sunroom as a bonus. The exterior boasts a 1.78 acre landscaped lot and paved driveway. Kitchen and laundry appliances available with acceptable offer.

This one owner, ranch home features a FULL BASEMENT, offering plenty of storage space plus 700 square feet are finished to include a large recreational area plus flex room (new carpeting) and half bath, perfect for entertaining extended stay guests or anyone looking for their own space. The main level features three bedrooms, the primary with its own full bath, a large/open concept living area with cathedral ceiling, spacious kitchen with stainless steel appliances (included), plenty of cabinetry, and a pantry. Additional features/upgrades include newly remodeled guest bath, newer WELL TANK & PUMP, FURNACE and A/C UNIT (3 yrs.), HEATED garage has NEWER windows, insulated door, and opener, sliding doors from the dining area led to a large rear deck accented by a Pergola. Resting on an arce, there is plenty of outdoor living space to enjoy. Exterior features include a large front porch, rear deck with pergola and dog run with double gate attached, storage shed, and additional fenced area for the pets. Home warranty is being provided as well!







Listing 1: 2280 E 150 S KNOX IN, 46534

BEAUTIFUL RANCH HOME NEAR KNOX - Move right into this excellent 3BR home. Interior features huge living room along with updated kitchen that includes breakfast bar, tile backsplash and stainless appliances. Newer paint, lighting and plank wood flooring throughout. Stunning curb appeal with brick/vinyl exterior, attached and detached garages, front porch and and patio. Private park-like setting on nearly 2 acres and includes a large pond out back with many possibilities.





PRICE AND LISTING HISTORY

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

Event	Date	Price	Change	Source	
Price Changed	01/05/2008	\$84,900	-2.97%	MLS	
Relisted	09/14/2006	\$87,500		MLS	
Listed	04/14/2005	\$87,500		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 06/29/2025.

TRANSACTION HISTORY

Timeline



History



06/02/2025 Resale

Recording Date	06/02/2025	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Affidavit	2nd Loan Amt	N/A
Doc#	20250944	Loan Type	N/A
Seller	WASZAK,VIRGINIA	Rate Type	N/A
Buyer/Borrower	SCOTT,DONALD V & LINDA C	Loan Doc #	N/A

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06/09/2022 Resale

Recording Date	06/09/2022	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Personal Representatives Deed	2nd Loan Amt	N/A
Doc#	20221128	Loan Type	N/A
Seller	OLLER GERALD EST WEBDELL,BARBARA J	Rate Type	N/A
Buyer/Borrower	WASZAK,VIRGINIA	Loan Doc #	N/A







09/30/2009 Resale

Recording Date	09/30/2009	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#	20091811	Loan Type	N/A
Seller	SECRETARY OF HUD	Rate Type	N/A
Buyer/Borrower	OLLER,GERALD LEE	Loan Doc #	N/A



03/27/2009 Resale

Recording Date	03/27/2009	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Correction Deed	2nd Loan Amt	N/A
Doc#	20090554	Loan Type	N/A
Seller	MIDFIRST BANK	Rate Type	N/A
Buyer/Borrower	SECRETARY OF HUD	Loan Doc #	N/A



10/07/2008 Transfer to Lender

Recording Date	10/07/2008	Lender	N/A
Transaction Type	Transfer to Lender	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Sheriff's Deed	2nd Loan Amt	N/A
Doc#	20081949	Loan Type	N/A
Seller	GAMBLIN,DONNA R	Rate Type	N/A
Buyer/Borrower	MIDFIRST BANK	Loan Doc #	N/A

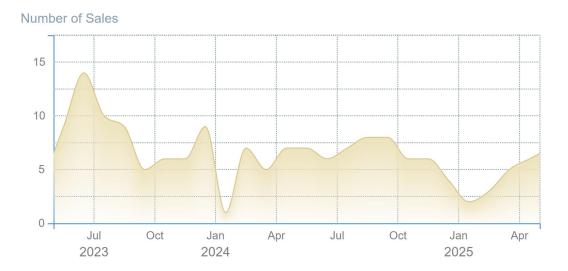






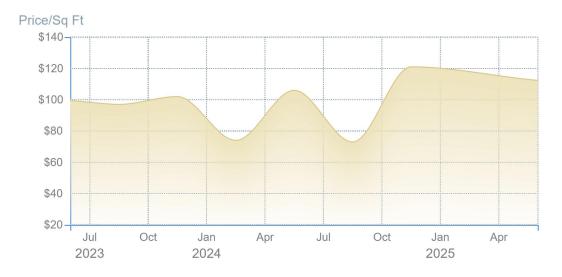
Number of Properties Sold in 46996

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



Median Sale Price/Sq.Ft. (quarterly) in 46996

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.

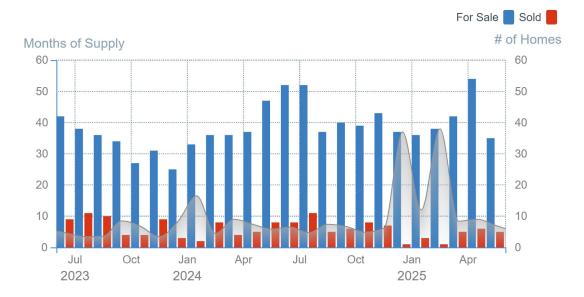






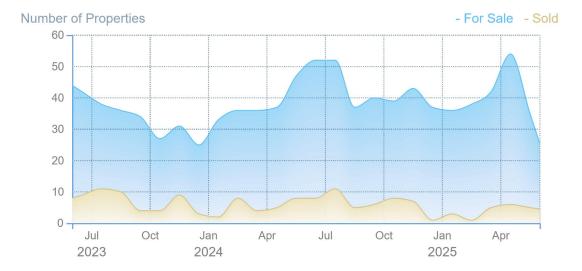
Months of Supply in 46996

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 46996

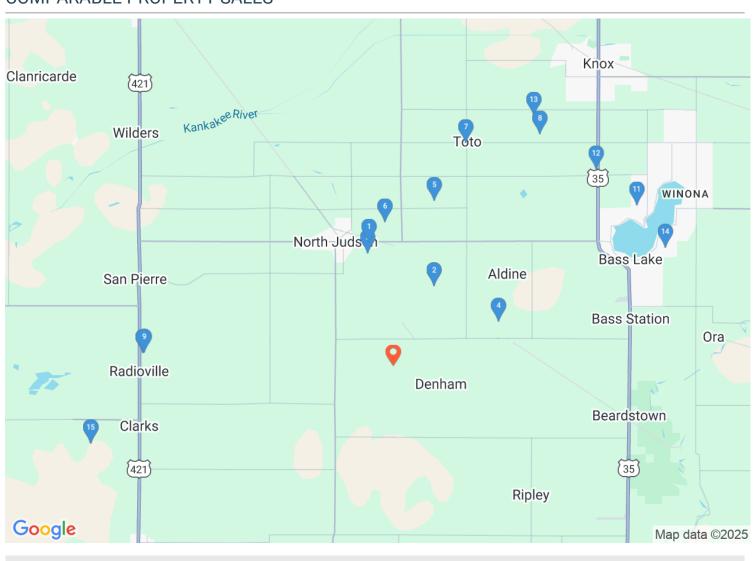
The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.







COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft. F	[\$] Price/Sq.Ft	← Distance	Site	Score	Year Built
9 7174 4699	I N 725 W, WINAMAC, IN 96			3	2	1,215			2.65		2000
	S 300 W H JUDSON, IN 46366	\$270,000	May 05, 2025	3	3	1,252	\$215	3.82	2.65	42	1994
7380 9	S 100 W H JUDSON, IN 46366	\$74,900	Nov 12, 2024	3	1	1,440	\$52	2.72	2.50	39	1923
6395	S 300 W H JUDSON, IN 46366	\$260,000	May 16, 2025	3	2	1,200	\$216	3.50	2.30	39	1968
8535 9	S 100 E H JUDSON, IN 46366	\$80,000	Jan 27, 2025	3	1	1,392	\$57	3.50	2.36	37	1960
4780 \$	S 100 W H JUDSON, IN 46366	\$123,500	May 20, 2025	3	1	1,176	\$105	5.19	1.25	23	1968
5410 \$	S 250 W H JUDSON, IN 46366	\$0	Jun 04, 2025	3	1	1,034	\$0	4.38	1.00	22	1917
3075	S RANGE RD H JUDSON, IN 46366	\$149,900	Mar 20, 2025	3	2	1,314	\$114	7.16	1.85	20	1956
2810 E	E TRIBUE DR . IN 46534	\$235,000	May 28, 2025	3	2	1,328	\$176	8.38	1.78	19	1996
	N US HIGHWAY 421 PIERRE. IN 46374	\$0	Sep 27, 2024	3	2	1,296	\$0	7.64	1.09	18	1997
70	N US HIGHWAY 421 PIERRE, IN 46374	\$0	Sep 27, 2024	3	1	1,080	\$0	7.68	1.09	18	1996
5240 E	E 500 S , IN 46534	\$126,500	Aug 12, 2024	3	1	1,354	\$93	8.94	2.49	17	1929
3855	S US HIGHWAY 35 , IN 46534	\$153,000	May 29, 2025	3	1	1,152	\$132	8.65	1.70	16	1925



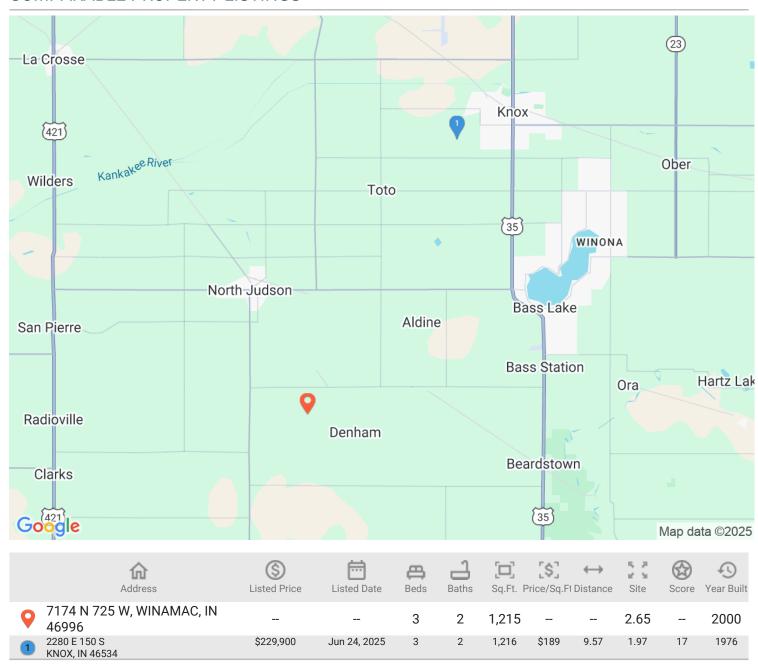


13	2228 S 200 E KNOX, IN 46534	\$255,000	Jul 16, 2024	4	3	1,200	\$212	8.78	1.08	16	1997
14	6276 S 600 E KNOX, IN 46534	\$48,000	Aug 28, 2024	2	1	1,200	\$40	9.10	1.46	16	2012
15	4728 COUNTY RD 1650 RD # MEDARYVILLE, IN 47957	\$110,000	Jun 16, 2025	2	1	1,232	\$89	9.57	1.01	14	1970
16	4728 N 1650 RD W MEDARYVILLE, IN 47957	\$110,000	Jun 16, 2025	2	1	1,232	\$89	9.57	1.01	14	1970





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	David Simoes
Evaluator Signature	Dougl Sinces
Signature Date	6/30/2025

Address 7174 N 725 W City Winamac Country Pulaski State IN Zip 46996		PROPERTY INS	PECTION A	NALYSIS	Loan #
Borrower DONALD SCOTT	SUBJECT & CLIENT				
City Brownsburg State IN Zip 46112	Address 7174 N 725 W	City V	Vinamac	County Pulaski	State IN Zip 46996
STERNAL FACTORS Staterior Description Street Description Description Street Description Descri	Borrower DONALD SCOTT	·	Co-Borrower	·	·
Exterior-Only From Street	Client Robert Steele Agency Inc	Address 11 Motif Boulevard		City Brownsburg	State IN Zip 46112
Sexterior-Only From Street Walk-In Interior & Exterior Walk-Interior & Exterior Walk-In Interior & Exterior Walk-In Interior & Exterior Walk-In Interior & Exterior Walk-Interior & Walk-Interior	-	EVEEDUM		,	·
Walk-in Interior & Exterior Fronts/Sides/Backs Busy Street Yes Sides/Backs Busy Street High Tension Electrical Wires Yes Sides/Backs Busy Street	_				
Virtual Exterior-Only From Street Virtual Walk-in Interior & Exterior Vacant/Abandoned Property Yes Silvo Strict Striction Yes Silvo Commercial/Moustrial Infleences Yes Silvo Commercial/Influences Yes Silvo Commercia	_	Adverse External Factors			•
Virtual Walk-In Interior & Exterior	_	Fronts/Sides/Backs Busy Street		SFR - Attached	Condo - Mid-Rise or High-Rise
Landfill or Transfer Station	☐ Virtual Exterior-Only From Street	High Tension Electrical Wires	□ Yes ⊠ No	☐ SFR - Semi-Detached / End	Condo - Other
Evidence Subject For Sale Yes No Railroad Tracks Yes No Ye	☐ Virtual Walk-In Interior & Exterior	Vacant/Abandoned Property	□ Yes ⊠ No	☐ SFR - With Accessory Unit	
Evidence Subject For Sale	EVIDENCE OF LISTING STATUS	Landfill or Transfer Station	□Yes ⊠ No	☐ Duplex	☐ Commercial / Mixed-Use
If Yes, Distressed Listing		Commercial/Industrial Influences	□Yes ⊠ No	☐ Triplex	Other [
List Price [\$] List Date [] DOM [] MARKET INFLUENCES Significant Area Non-Residential Use Commercial	, – –	Railroad Tracks	□Yes ⊠ No	☐ Quadruplex	
List Date [,	Freeway/Highway Influence	□Yes ⊠ No		
Other None Yes No Other None Yes No Other None Yes No Other None Yes No Other None Yes No Other Yes No Other None Yes No Other Yes Yes No Other Yes Yes Yes No Other Yes Yes Yes No Other Yes Ye	• • • • • • • • • • • • • • • • • • • •	Private or Public Airport	□Yes ⊠ No		
Positive External Factors Significant Area Non-Residential Use Commercial Yes No National Park/Forest Yes No National Park/Forest Yes No National Park/Forest Yes No Other None Yes No Other None Yes No Other None Tenant Occupied New / Like New Occupancy Rent Factor Tenant Occupied New / Like New Rent Factor Tenant Occupied New / Unimabilitable Length Length Length Length Length Length Length Length Length Nonon Dues Term Jest Shoe Sano Dues Term Jest Shoe Rars 2 Jest Shoe Sarage # Cars 2 Jest Shoe Sarage Marina/Roat Ramp Access Yes No National Park/Forest Yes No National Park/Forest Yes No National Park/Forest Yes No National Park/Forest Yes No Other None Jest Shoe No Nother None Jest Shoe No Nother None Jest Shoe Nother None Nother None Jest Shoe Nother None Nother None Nother None Jest Shoe Nother None Nother Nother None Nother Not	List Date [] DOM [Other [None]	□Yes 図No	1	
Significant Area Non-Residential Use Commercial	MARKET INFILIENCES	Positive External Factors		•	· II
Commercial Yes No Industrial Yes No Beach Access Yes No Lake Access Yes No Marina/Boat Ramp Access Yes No National Park/Forest Yes No Yes No National Park/Forest Yes No National Park/Forest Yes No Other None Yes No Other Yes Yes			□Vas ⊠Na	Dues Term [· *
Industrial		1 1			1 1 1
Agricultural					Surface [Aggregate]
Golf/Recreational					Garage/Carport Design
Lake or Ocean		11			☐ Attached
National Park/Forest					☐ ☐ ☐ Detached
Vacant					」┃┃
Vacant	· · · · · · · · · · · · · · · · · · ·	11			on —
SUBJECT CONDITION New / Like New			⊔Yes ⊠No		· []
SUBJECT CONDITION New / Like New Occupancy Outbuildings Added GLA [SqFt] Solar Panels [] Porch [] Patio [] Poor / Uninhabitable Length [Superior Unknown Subject Condition Related to Neighboring Properties Deferred Maintenance Deferred Maintenance Deferred Maintenance Deferred Maintenance Deferred Maintenance Deferred Maintenance December Dec	Other [None] ☐ Yes ☒ N			ADDITIONAL IMPROVEMENTS	ADDITIONS OF CONVERSIONS
New / Like New Occupancy □ Very Good □ Occupied □ Vacant (If Vacant, Is Home Secured? □ Yes □ No) □ Good □ Tenant Occupied □ Average Rent [SUBJECT CONDITION				
□ Very Good □ Occupied □ Vacant (If Vacant, Is Home Secured? □ Yes □ No) □ Good □ Tenant Occupied □ Average Rent [1 '	
Good □ Tenant Occupied □ Average Rent [□ Fair / Below-Average Terms [□ Poor / Uninhabitable Length [□ Subject Condition Related to Neighboring Properties □ Similar □ Inferior □ Superior □ Unknown SUBJECT SITE / LOT Let Size [3 65] Jet Size [3 65] Jet Shape [Postpanyular Jet Shape [Postpany	- New / Like New		Пусс Пыс	I _ *	11 ' ' '
Average Rent [Fair / Below-Average Terms [Poor / Uninhabitable Length [Subject Condition Related to Neighboring Properties Similar ☐ Inferior Superior ☐ Unknown SUBJECT SITE / LOT Let Size [3, 65] A lot Shape [Postpanyular and shape] Let Shape [Postpanyular and shape] Let Size [3, 65] A lot		-	□ res □ No)	1_	111 _
Fair / Below-Average Terms [_	cupieu	1	1 = '	1 Conversions
□ Poor / Uninhabitable Length [_		J 1	1 =	1
Subject Condition Related to Neighboring Properties Similar Inferior Superior Unknown Deferred Maintenance SUBJECT SITE / LOT Let Size [2 65]			J	1 = '	1
Similar	, , , ,		J	1 — '	1
Deferred Maintenance Let Size [2, 65] Let Shape [Rectangular				⊠ Other [wood deck	1
Lot Size [2 6E] Lot Shape [Postangular		Unknown		SUBJECT SITE / LOT	
Siding Damaged Tyes IXINO Roof Disrenair / Lifting Shingles Tyes IXINO		2 (2) (4)(4)		Lot Size [2.65]	Lot Shape [Rectangular]
I I Hilitias Bublic Other Description				Utilities Pub	lic Other Description
Peeling Paint	_	· -		Flectricity	
Broken Windows		-		_	,
Foundation Damaged Tres Zino Water of Flood Damage Tres Zino		<u> </u>		I –	
Landscape Not Maintained Lifes And Storm or Hurricane Damage Lifes And	•	-			, ,
Landscape Damage	_	-			
Officer Construction Tes 2010 Torridado Daniage Tes 2010		<u> </u>			•
	Other (Describe Below)	Safety or Habitability Issues Noted	□ Yes ⋈ No	_	- · · · · · · · · · · · · · · · · · · ·
Was any of the above deferred maintenance caused by a recent natural disaster?	Was any of the above deferred maintena	nce caused by a recent natural disaster?	□Yes ⊠No	Alley	i
If yes, does it appear the interior suffered significant damage? Yes No SUBJECT IMPROVEMENTS	If yes, does it appear the interior suf	ered significant damage?	□Yes □No	SUBJECT IMPROVEMENTS	
Is the property located in an active FEMA disaster area?	Is the property located in an active FEMA	disaster area?	□Yes ⊠No	# Stories [1] Year Buil	t [2000] Foundation / Basement
Rate the disaster related damage to the property: [] Design [Ranch] Concrete Slab	Rate the disaster related damage to the p	roperty: [Design [Ranch] Concrete Slab
Percent of neighborhood properties that suffered damage: [%] Construction [Wood Frame] 🖂 Crawl Space	Percent of neighborhood properties that	suffered damage: [%]		Construction [Wood Frame	e] 🗵 Crawl Space
Estimate of total cost to repair: [\$] Estimated time to repair: [] Exterior Walls [Other] Basement	Estimate of total cost to repair: [\$] Estimated time to repair: []	Exterior Walls [Other] 🗆 Basement
Describe the damage to the subject and any damage to neighborhood: Roof Surface [Metal] Full		ny damage to neighborhood:	- 1	1]
There does not appear to be any damage tot he subject or the surrounding neighborhood. Fireplace # [0] [None] Partial			 		1 _
Heating Type [Forced] % Finished [%]				1 ' ' '	-
Cooling Type [Central/Forced Air]			 	I - ''	
				2 0 7,12 (33	<u> </u>
ROOM INFORMATION AND LOCATION	ROOM INFORMATION AND LOCATION				

- [5] # Total Rooms Above Grade
- [3] # Bedrooms Above Grade
- [2.0] # Bathrooms Above Grade

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PROPERTY INSPECTION ANALYSIS

SUBJECT & CLIENT

Address 7174 N 725 W City Winamac County Pulaski State IN Zip 46996

Borrower DONALD SCOTT Co-Borrower

Client Robert Steele Agency Inc Address 11 Motif Boulevard City Brownsburg State IN Zip 46112

CO	М	NΛ	ΕN	1

The subject is a manufactured home built in 2000. It appears to be in good condition. The surrounding properties are mostly trailers and manufactured homes and area in fair to average condition.	n.
According to the county records, on 07/08/2024, a metal roof was installed on the house.	

There are no alleys in the area, so a picture of the rear of the house is not possible.

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 and 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.

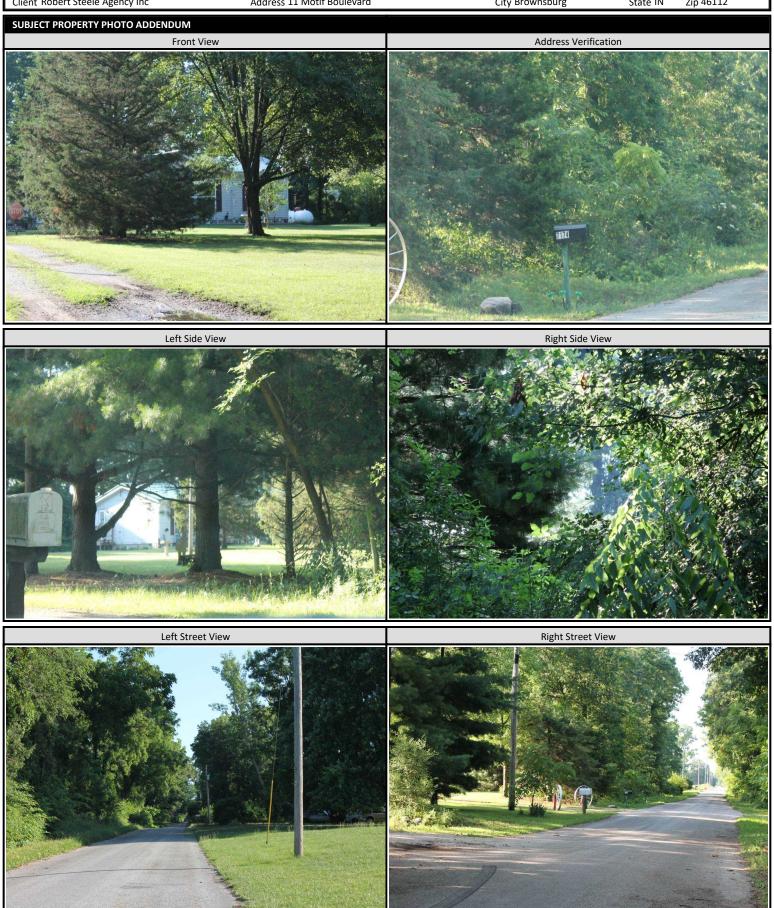
Any intentional or negligent misrepresentation(s) contained in this report may result in civil liability and/or criminal penalties including, but not limited to fine, imprisonment, or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

Company Pa	amela J Drangmeister		Location Validation (VPI Inspection Only)
Address 13	3425 Delaware Street		
City, St Zip Cr	own Point, IN 46307		
Phone			
	Pamela Drangmeister	/ 06/27/2025	
_	Inspector / Inspection	Date	

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Address 7174 N 725 W	City Winamac	County Pulaski	State IN	Zip 46996
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