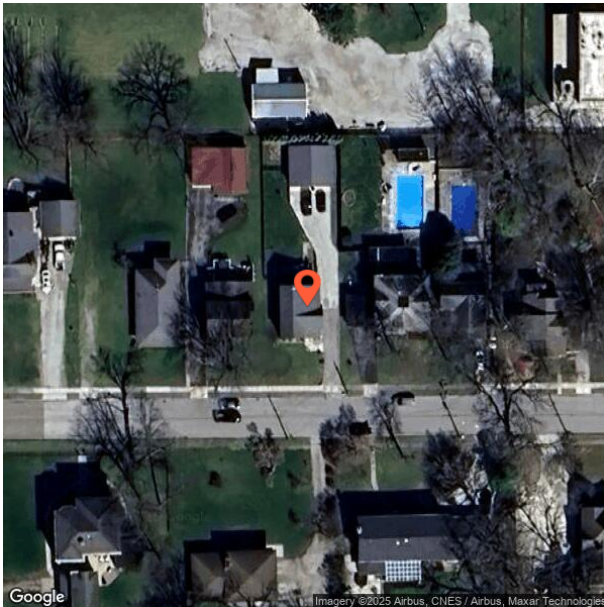




Property Address	706 W MILROY AVE	Order #	6527700.3
RENSSELAER, IN 47978 - JASPER COUNTY		Loan #	N/A
Address is consistent with client-submitted data		Inspection Type	Interior/Exterior
		Assignment Type	Other: None
Lender	Robert Steele Agency Inc		
Borrower	Vincent Vontobel		
Coborrower	N/A		
Evaluated Value	\$220,000	Reasonable Exposure Time	
Effective Date	7/7/2025		10 - 60 Days

PROPERTY DETAILS



Property Type	Single Family Residence	County	JASPER
Lot Size	10,759	Parcel Number	37-07-30-000-022.007-027
Year Built	1890	Assessed Year	2024
Gross Living Area	2,062	Assessed Value	\$203,400
Bedroom	4	Assessed Taxes	\$1,179
Baths	3.0	Sold Date	5/20/2013
Pool	No	Sold Price	\$109,000
Condition	Good	List Date	1/18/2006
Carrier Route	C003	List Price	\$89,900
HOA	No		
Location Comments	City Limits of Rensselaer		
Owner of Public Records	VON TOBEL VINCENT C / VON TOBEL JESSICA		
Amenities	Covered Porch		
Legal Description	LOT:1,2 DIST:0008 CITY/MUNI/TWP:MARION TOWNSHIP KANNAL'S SUBD OF OL 6 EXC W 50' LOT 1; ALL LOT 2		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	39	38	11	-71.8% ↓	-71.1% ↓
Absorption rate (total sales/month)	13	12	3	-76.9% ↓	-75% ↓
Total # of Comparable Active Listings	79	75	58	-26.6% ↓	-22.7% ↓
Months of housing supply (Total listings / ab. rate)	6	6	16	166.7% ↑	166.7% ↑
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	\$247,500	\$265,000	\$200,000	-19.2% ↓	-24.5% ↓
Median Comparable Sales Days on Market	59d	71d	39d	-33.9% ↓	-45.1% ↓
Median Sale Price as % of List Price	98%	96%	97%	-1% -	1% -
Median Comparable List Price (Currently Active)	\$233,800	\$249,900	\$249,900	6.9% ↑	0% -
Median Competitive Listings Days on Market (Currently Active)	76d	54d	30d	-60.5% ↓	-44.4% ↓
Foreclosure & REO & Short Sale Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Foreclosure Sales	1	0	1	0% -	0% -
REO Sales	0	1	1	0% -	0% -
Short Sales	1	0	0	-100% ↓	0% -
Foreclosure % of Regular & REO Sales	3%	0%	8%	166.7% ↑	0% -

SELECTED COMPARABLES SALES AND LISTINGS

Subject Property		Sale Comp 1		Sale Comp 2		Sale Comp 3	
							
Address	706 W MILROY AVE RENSSELAER IN, 47978	303 W JACKSON ST RENSSELAER IN, 47978		519 N COLLEGE AVE RENSSELAER IN, 47978		724 N ELZA ST RENSSELAER IN, 47978	
MLS Comments	--						
Proximity (mi)	--	0.24 N		0.32 NE		0.46 N	
MLS# DOC#	--	815066		813786		819844 F206122	
Sale Price / Price per Sq.Ft.	--	\$238,500 / \$135/sqft		\$254,000 / \$122/sqft		\$177,500 / \$83/sqft	
List Price / Price per Sq.Ft.	--	\$244,500 / \$139/sqft		\$269,900 / \$130/sqft		\$189,900 / \$89/sqft	
Sale Price % of List Price	--	0.98 / 98%		0.94 / 94%		0.93 / 93%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		02/28/25 44 DOM		03/14/25 98 DOM		06/17/25 49 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	City Limits of Rensselaer	City Limits of Rensselaer		City Limits of Rensselaer		City Limits of Rensselaer	
Site	10,759	8,712 \$2,763		13,460 -\$3,646		10,324	
View	Residential	Residential		Residential		Residential	
Design	2 Story	2 Story		2 Story		2 Story	
Quality	Average	Average		Average		Average	
Age	1890	1910		1896		1910	
Condition	Good	Very Good -\$23,850		Very Good -\$25,400		Good	
Bedrooms	4	3		4		4	
Full / Half Baths	3 / 0	2 / 1 \$2,500		2 / 0 \$5,000		2 / 0 \$5,000	
Gross Living Area	2,062	1,764 \$14,900		2,079		2,136	
Basement	Partial Unfinished	Crawlspace		Crawlspace		Unfinished Basement	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	2	2		2		2	
Pool	No	No		No		No	
Amenities	Covered Porch	Covered Porch		Covered Porch		Open Porch	
Other							
Other							
Net Adj. (total)		-1.55% -\$3,687		-9.47% -\$24,046		2.82% \$5,000	
Gross Adj.		18.45% \$44,013		13.40% \$34,046		2.82% \$5,000	
Adj. Price		\$234,813		\$229,954		\$182,500	
Price and Listing History		Sold	02/28/2025	Sold	03/14/2025	Sold	06/13/2025
		Price	\$238,500	Price	\$254,000	Price	\$177,500
		Pending	01/31/2025	Pending	02/04/2025	Pending	05/16/2025
		Price	\$244,500	Price	\$269,900	Price	\$189,900
		Price Changed	01/24/2025	Listed	12/06/2024	Listed	04/29/2025
		Price	\$244,500	Price	\$269,900	Price	\$189,900
		Listed	01/15/2025				
		Price	\$249,900				

Subject Property		Sale Comp 4		List Comp 1		List Comp 2	
							
Address	706 W MILROY AVE RENSSELAER IN, 47978	1017 N WESTON ST RENSSELAER IN, 47978		317 S CULLEN ST RENSSELAER IN, 47978		912 E STEWART DR RENSSELAER IN, 47978	
MLS Comments	--						
Proximity (mi)	--	0.76 NE		0.48 E		0.98 E	
MLS# DOC#	--	817918 F205442		822905		818704	
Sale Price / Price per Sq.Ft.	--	\$241,900 / \$134/sqft					
List Price / Price per Sq.Ft.	--	\$234,900 / \$130/sqft		\$149,900 / \$92/sqft		\$263,000 / \$125/sqft	
Sale Price % of List Price	--	1.03 / 103%					
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		05/07/25 44 DOM		06/19/25 18 DOM		04/08/25 90 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	City Limits of Rensselaer	City Limits of Rensselaer		City Limits of Rensselaer		City Limits of Rensselaer	
Site	10,759	13,373	-\$3,529	7,187	\$4,822	14,026	-\$4,410
View	Residential	Residential		Residential		Residential	
Design	2 Story	2 Story		2 Story		Rambler	
Quality	Average	Average		Average		Average	
Age	1890	1910		1910		1971	
Condition	Good	Good		Good		Good	
Bedrooms	4	4		3		3	
Full / Half Baths	3 / 0	1 / 0	\$10,000	2 / 2		2 / 0	\$5,000
Gross Living Area	2,062	1,804	\$12,900	1,638	\$21,200	2,098	
Basement	Partial Unfinished	Unfinished Basement		Crawl Space		Crawl Space	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	2	2		2		2	
Pool	No	No		No		No	
Amenities	Covered Porch	Covered Porch		Enclosed Porch		Stoop	
Other							
Other							
Net Adj. (total)		8.01%	\$19,371	17.36%	\$26,022	0.22%	\$590
Gross Adj.		10.93%	\$26,429	17.36%	\$26,022	3.58%	\$9,410
Adj. Price			\$261,271		\$175,922		\$263,590
Price and Listing History		Sold	05/06/2025 Price \$241,900	Pending	06/19/2025 Price \$149,900	Price Changed	05/28/2025 Price \$263,000
		Pending	03/31/2025 Price \$234,900	Price Changed	06/19/2025 Price \$149,900	Price Changed	04/08/2025 Price \$269,900
		Listed	03/24/2025 Price \$234,900	Price Changed	11/20/2024 Price \$159,900	Relisted	04/01/2025 Price \$271,000
				Price Changed	10/01/2024 Price \$169,900	Price Changed	07/23/2024 Price \$271,000
				Listed	07/18/2024 Price \$174,900	Price Changed	06/12/2024 Price \$278,000
						Listed	08/01/2023 Price \$280,000

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

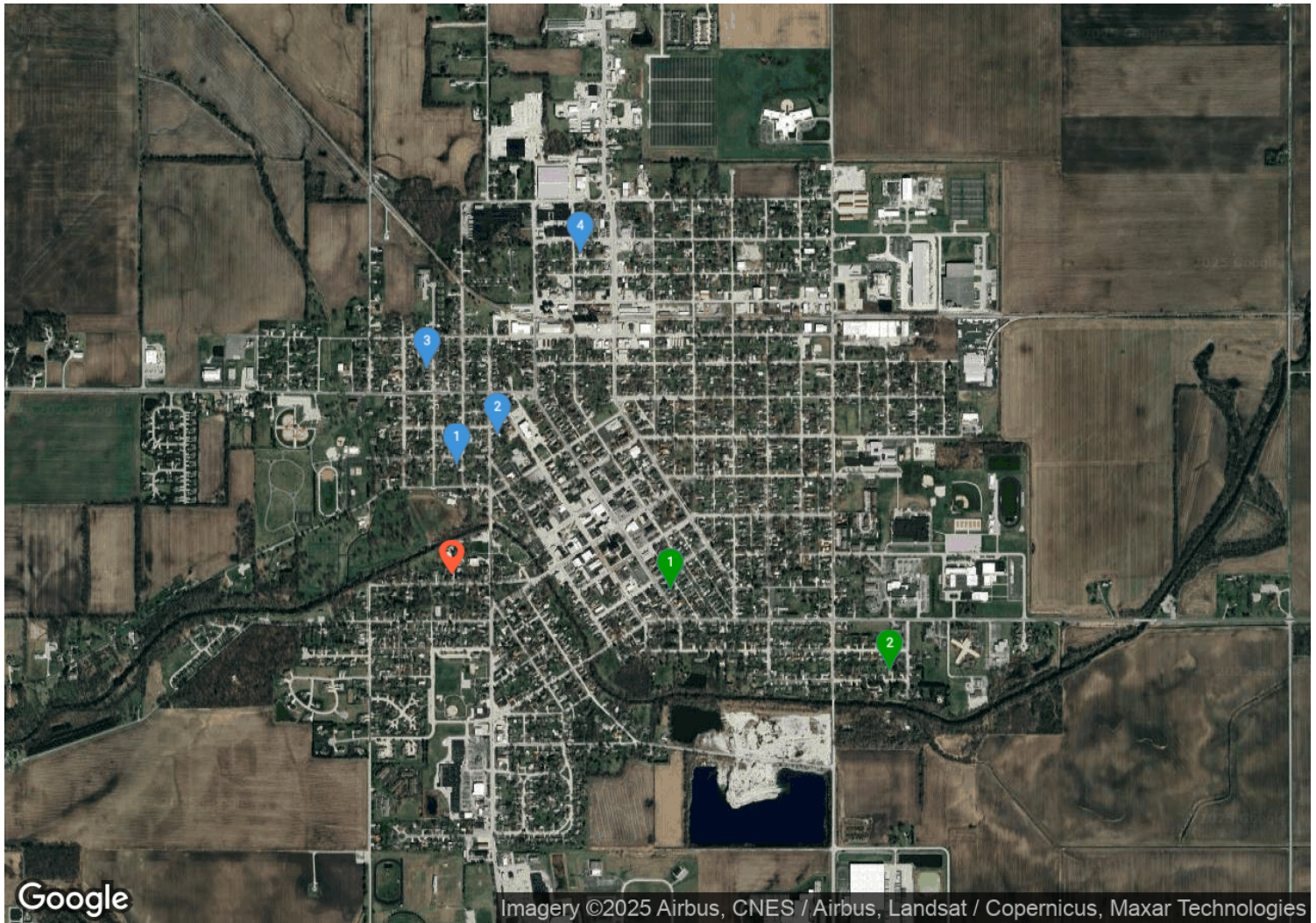
At the time of the exterior inspection the subject appeared to be in good condition. The siding has been recently replaced/updated with vinyl siding. Most of the area is maintained in good condition. There is no imminent deferred maintenance items observed. The market conditions indicate the market is in the process of stabilizing. Median sale prices have fluctuated over the last 12 months while list prices continue to trend upward over the last 12 months. The average day on market continues to trend under 90 days.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$175,922 to \$263,590

Every effort has been made to select the best competing sales locationally, physically, and functionally capable of bracketing the Subjects market features. All closed sales and active listings are located within a 1-mile radius of the Subject. The pairing of closed sales and a sensitivity analysis have been utilized to reconcile market reactions. Closed sales 2 ad 3 have been given considerable consideration in the reconciliation of the estimated value due to their time of sale and aggregately low net/gross adjustments.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	706 W MILROY AVE RENSSELAER, IN 47978	Single Family Residence				10759	1890	4	3	2062	689	No		Public Records
1	303 W JACKSON ST RENSSELAER, IN 47978	Single Family Residence	\$238,500	02/28/2025	0.24	8712	1910	3	3	1764	0	No		MLS
2	519 N COLLEGE AVE RENSSELAER, IN 47978	Single Family Residence	\$254,000	03/14/2025	0.32	13460	1896	4	2	2079	678	No		MLS
3	724 N ELZA ST RENSSELAER, IN 47978	Single Family Residence	\$177,500	06/17/2025	0.46	10324	1910	4	2	2136	412	No		MLS, Public Records
4	1017 N WESTON ST RENSSELAER, IN 47978	Single Family Residence	\$241,900	05/07/2025	0.76	13373	1910	4	1	1804	242	No		MLS, Public Records
1	317 S CULLEN ST RENSSELAER, IN 47978	Single Family Residence	\$149,900	06/19/2025	0.48	7187	1910	3	4	1638	0	No		MLS
2	912 E STEWART DR RENSSELAER, IN 47978	Single Family Residence	\$263,000	04/08/2025	0.98	14026	1971	3	2	2098	0	No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 303 W JACKSON ST
RENSSELAER IN, 47978



Comp 2: 519 N COLLEGE AVE
RENSSELAER IN, 47978



Comp 3: 724 N ELZA ST
RENSSELAER IN, 47978



Comp 4: 1017 N WESTON ST
RENSSELAER IN, 47978



Listing 1: 317 S CULLEN ST
RENSSELAER IN, 47978



Listing 2: 912 E STEWART DR
RENSSELAER IN, 47978

PRICE AND LISTING HISTORY

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

Event	Date	Price	Source
 Sold	05/20/2013	\$109,000	Public Records
Relisted	01/18/2006	\$89,900	MLS
Listed	10/14/2005	\$89,900	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 07/07/2025.

TRANSACTION HISTORY

Timeline



History

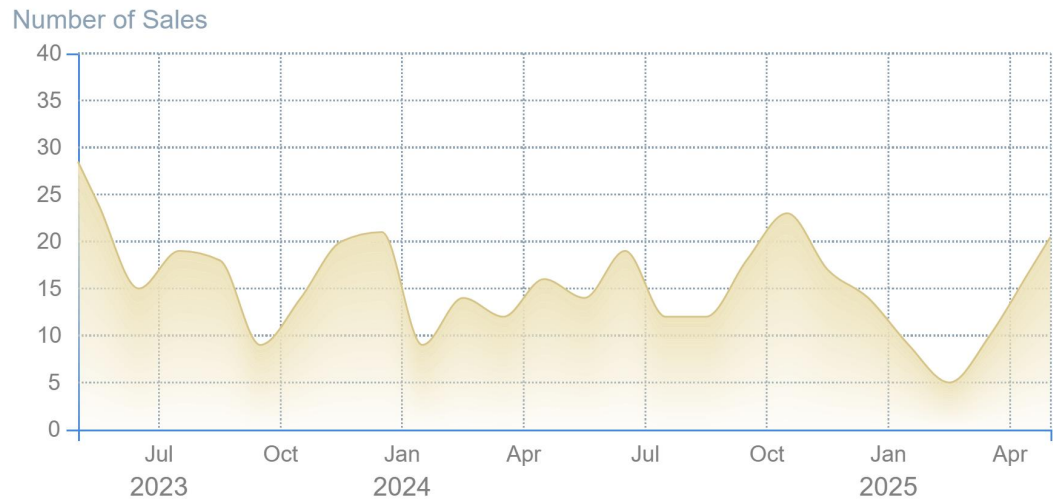
05/20/2013 Resale

Recording Date	05/20/2013	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$109,000	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	F134801	Loan Type	N/A
Seller	JOHNS,KRISTEN A DAHNKE,KRISTEN A	Rate Type	N/A
Buyer/Borrower	VON TOBEL,VINCENT C & JESSICA	Loan Doc #	N/A

ZIP-CODE DATA

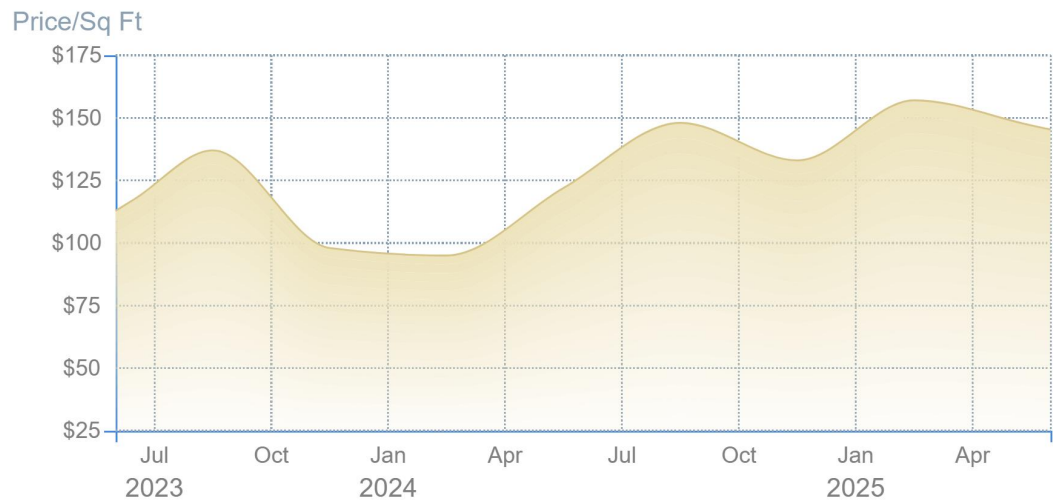
Number of Properties Sold in 47978

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



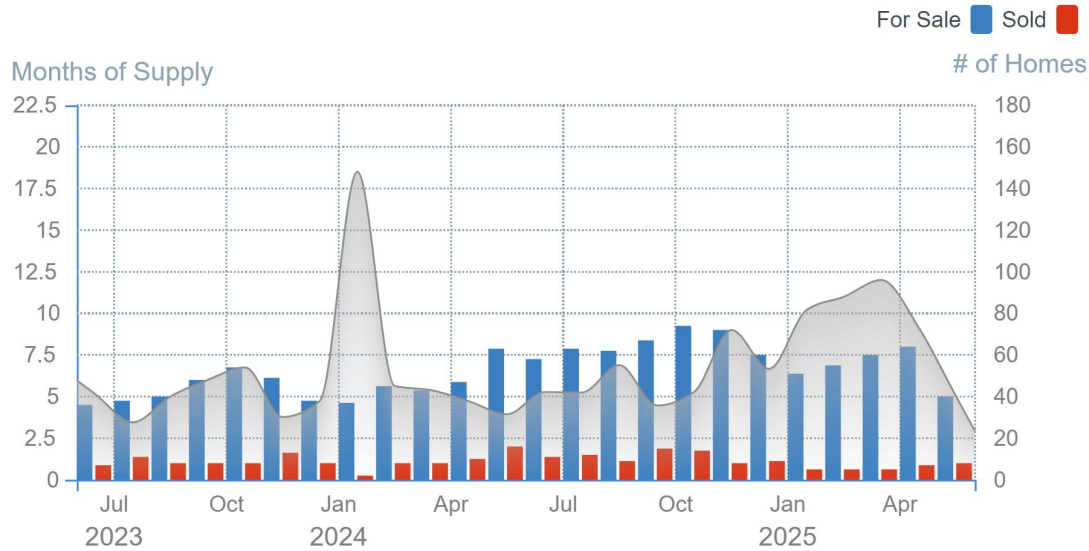
Median Sale Price/Sq.Ft. (quarterly) in 47978

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.



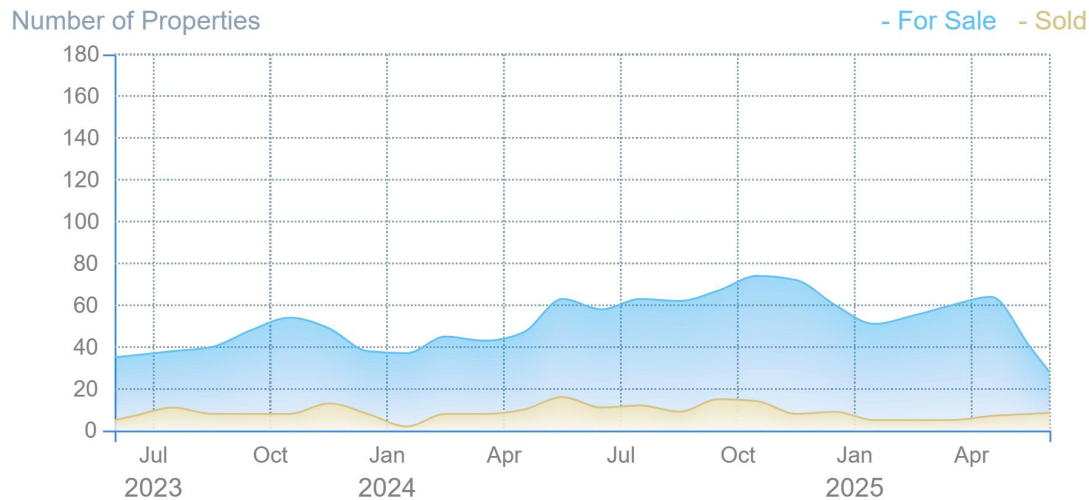
Months of Supply in 47978

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.

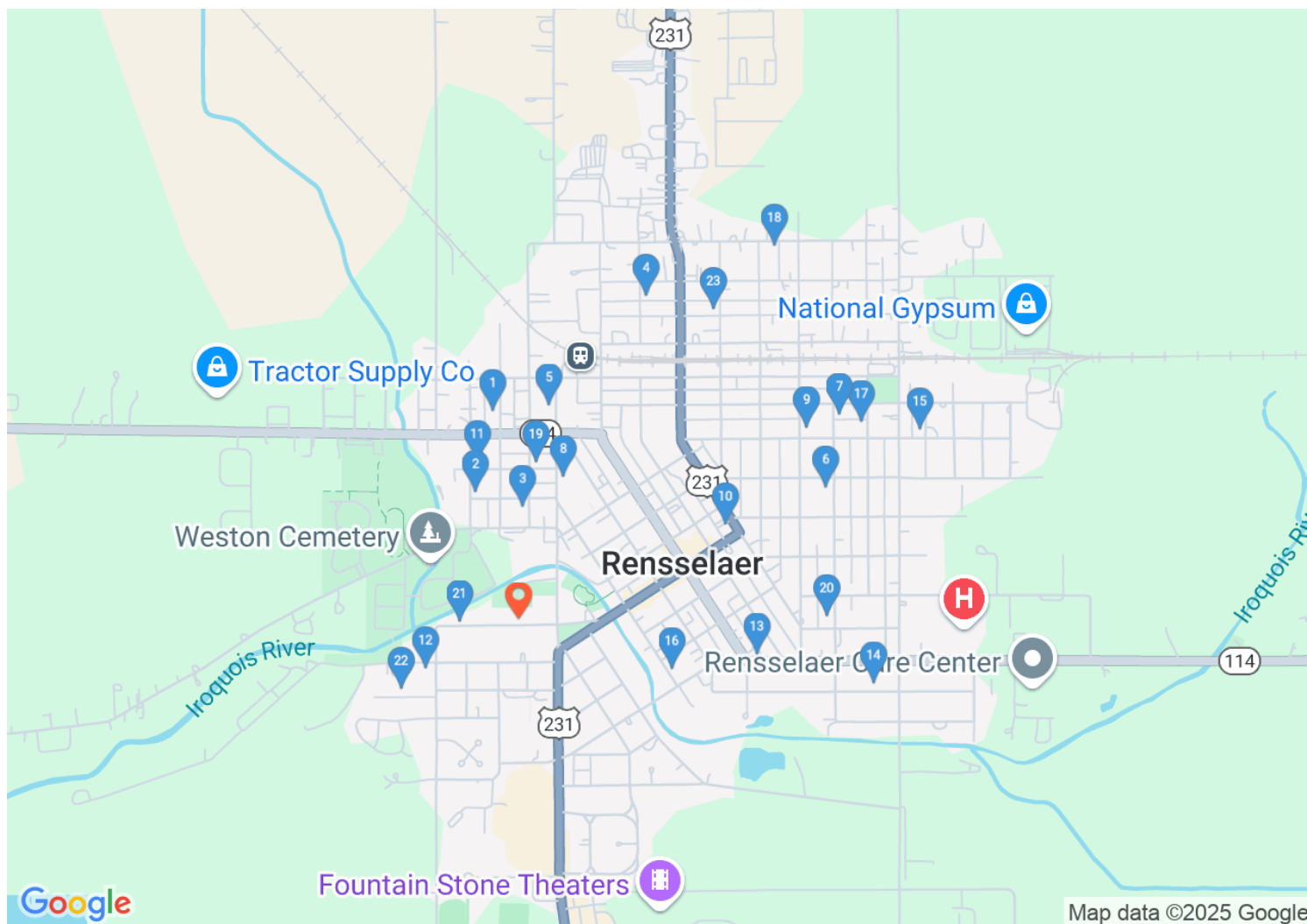


Supply / Demand in 47978

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



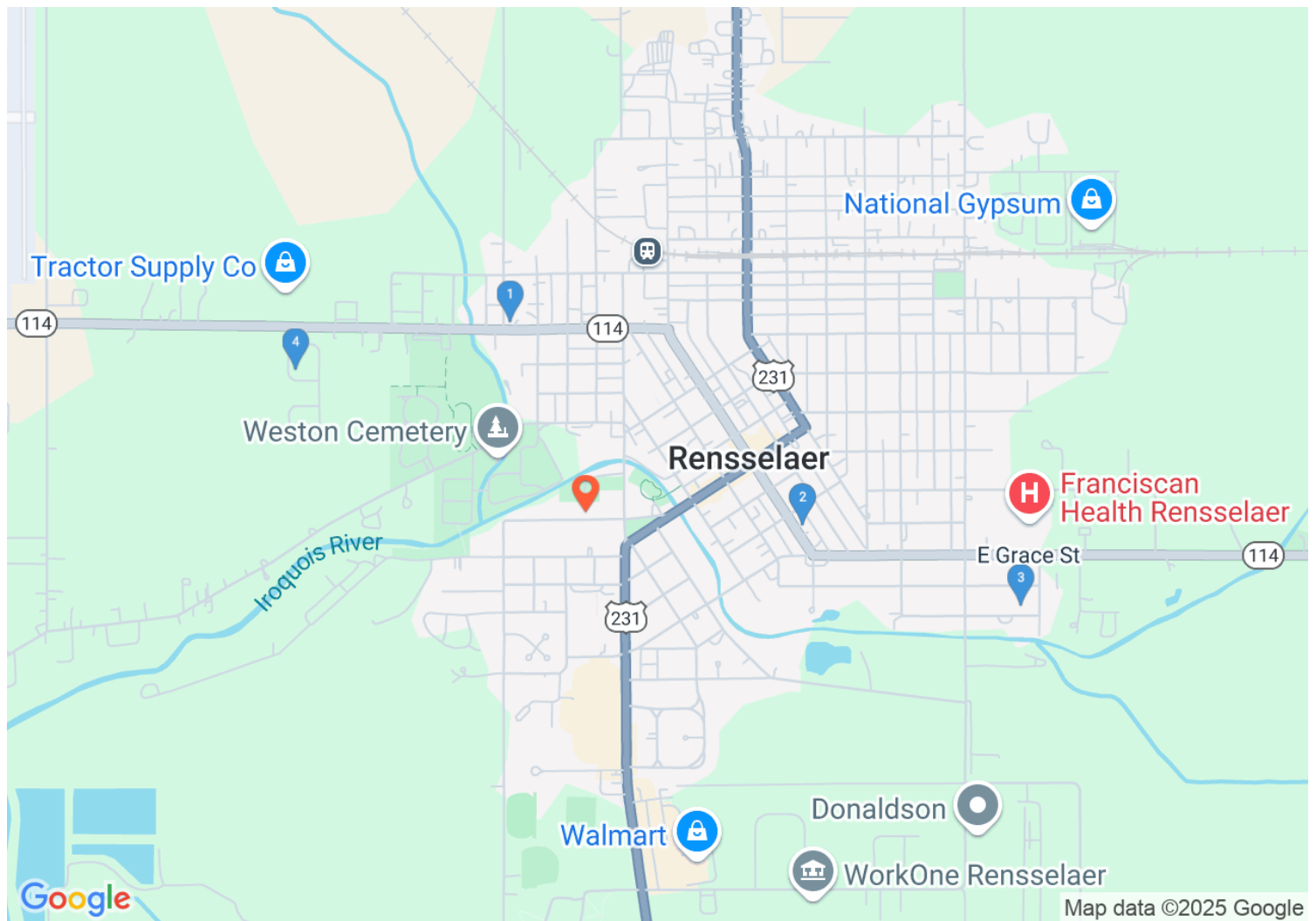
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	706 W MILROY AVE, RENSELAER, IN 47978	--	--	4	3	2,062	--	--	0.25	--	1890
1	724 N ELZA ST RENSELAER, IN 47978	\$177,500	Jun 17, 2025	4	2	2,136	\$83	0.46	0.24	96	1910
2	424 W JACKSON ST RENSELAER, IN 47978	\$0	May 28, 2025	3	2	1,824	\$0	0.29	0.20	89	1910
3	303 W JACKSON ST RENSELAER, IN 47978	\$238,500	Feb 28, 2025	3	3	1,764	\$135	0.24	0.20	88	1910
4	1017 N WESTON ST RENSELAER, IN 47978	\$241,900	May 07, 2025	4	1	1,804	\$134	0.76	0.31	82	1910
5	722 N COLLEGE AVE RENSELAER, IN 47978	\$224,000	Sep 09, 2024	3	2	2,144	\$104	0.47	0.34	81	1896
6	130 N MILTON ST RENSELAER, IN 47978	\$0	Sep 09, 2024	3	2	2,204	\$0	0.73	0.18	81	1910
7	325 N MILTON ST RENSELAER, IN 47978	\$191,500	Sep 11, 2024	3	2	1,967	\$97	0.83	0.20	77	1940
8	519 N COLLEGE AVE RENSELAER, IN 47978	\$254,000	Mar 14, 2025	4	3	2,715	\$93	0.32	0.31	73	1896
9	315 N SCOTT ST RENSELAER, IN 47978	\$230,000	May 20, 2025	2	2	1,760	\$130	0.76	0.24	71	1945
10	112 N MCKINLEY AVE RENSELAER, IN 47978	\$250,000	Mar 07, 2025	2	2	2,164	\$115	0.50	0.16	70	1910
11	422 W WARNER ST RENSELAER, IN 47978	\$275,000	Dec 20, 2024	3	3	2,106	\$130	0.35	0.33	69	1950
12	102 S SPARLING AVE RENSELAER, IN 47978	\$275,000	Sep 26, 2024	3	3	2,355	\$116	0.23	0.33	68	1951

13	106 E GRACE ST RENSSELAER, IN 47978	\$210,000	Nov 14, 2024	4	2	2,356	\$89	0.53	0.16	66	1928
14	802 E THOMPSON ST RENSSELAER, IN 47978	\$190,000	Feb 05, 2025	3	1	1,711	\$111	0.79	0.25	66	1953
15	306 N 7TH ST RENSSELAER, IN 47978	\$147,900	May 30, 2025	3	2	2,386	\$61	0.98	0.15	63	1923
16	311 S FRONT ST RENSSELAER, IN 47978	\$159,000	Jan 17, 2025	2	1	1,924	\$82	0.36	0.16	62	1920
17	316 N RACHEL ST RENSSELAER, IN 47978	\$70,000	Nov 06, 2024	2	1	1,952	\$35	0.87	0.31	62	1957
18	515 E MERRITT ST RENSSELAER, IN 47978	\$85,000	Aug 16, 2024	4	2	2,058	\$41	0.99	0.17	62	1952
19	224 W WARNER ST RENSSELAER, IN 47978	\$247,000	Oct 15, 2024	4	2	1,852	\$133	0.34	0.20	60	1980
20	320 S MILTON ST RENSSELAER, IN 47978	\$0	May 06, 2025	2	2	1,764	\$0	0.68	0.22	59	1975
21	924 W MILROY AVE RENSSELAER, IN 47978	\$198,000	Apr 11, 2025	3	2	1,740	\$113	0.13	0.16	58	1950
22	1014 SCOUTS BLUFF RD RENSSELAER, IN 47978	\$295,000	Sep 04, 2024	3	2	1,848	\$159	0.30	0.21	51	2004
23	334 E OAK ST RENSSELAER, IN 47978	\$0	Oct 22, 2024	2	1	1,716	\$0	0.80	0.17	48	1980

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	706 W MILROY AVE, RENSELAER, IN 47978	--	--	4	3	2,062	--	--	0.25	--	1890
1	526 W CLARK ST RENSELAER, IN 47978	\$60,000	May 26, 2025	3	2	2,178	\$27	0.45	0.34	81	1910
2	317 S CULLEN ST RENSELAER, IN 47978	\$149,900	Jun 19, 2025	3	2	1,638	\$91	0.48	0.16	66	1910
3	912 E STEWART DR RENSELAER, IN 47978	\$263,000	Apr 08, 2025	3	2	2,098	\$125	0.98	0.32	60	1971
4	518 COUNTRYSIDE CIR RENSELAER, IN 47978	\$350,000	May 12, 2025	3	2	2,072	\$168	0.71	0.27	55	1996

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.

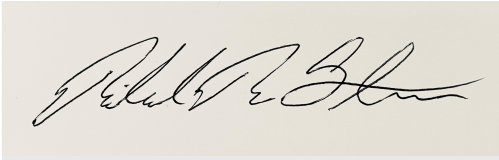
WARNING: The use of assumptions may affect assignment results.

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	7/10/2025	

SUBJECT & CLIENT

Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112
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Valligent-PIA-Ext-v2023

PROPERTY INSPECTION ANALYSIS

File # 6527700.2

Loan #

SUBJECT & CLIENT

Address 706 W Milroy St	City Rensselaer	County Jasper	State IN	Zip 47978
Borrower Vincent Vontobel	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

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

The subject appears to be in good condition, and it appears that the siding has been recently replaced. Most of the area is maintained in good condition.

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 / 07/07/2025

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6527700.2

Loan #

SUBJECT & CLIENT

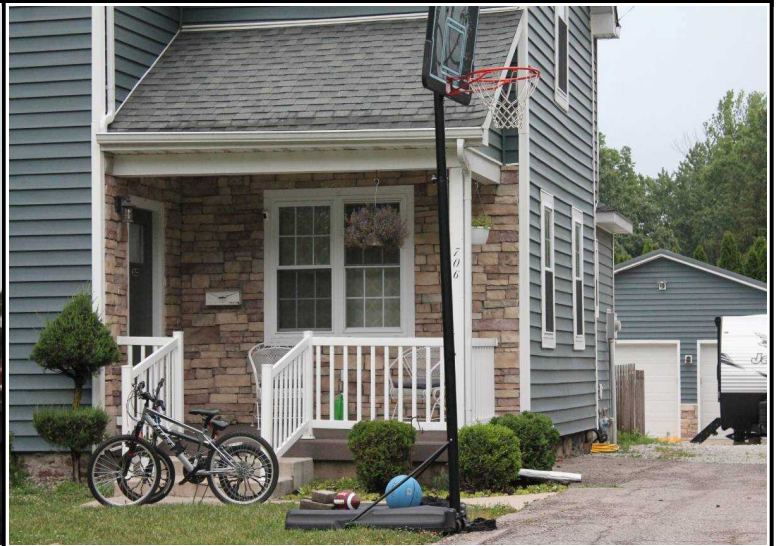
Address 706 W Milroy St	City Rensselaer	County Jasper	State IN	Zip 47978
Borrower Vincent Vontobel	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



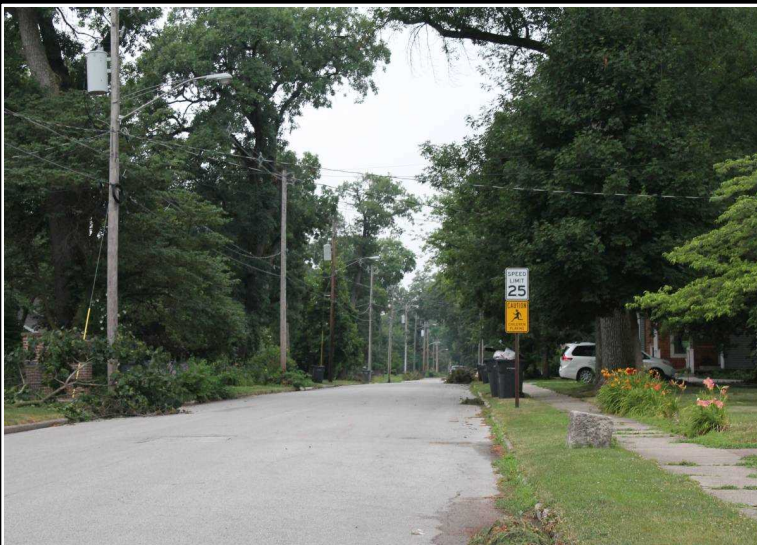
Left Side View



Right Side View



Left Street View



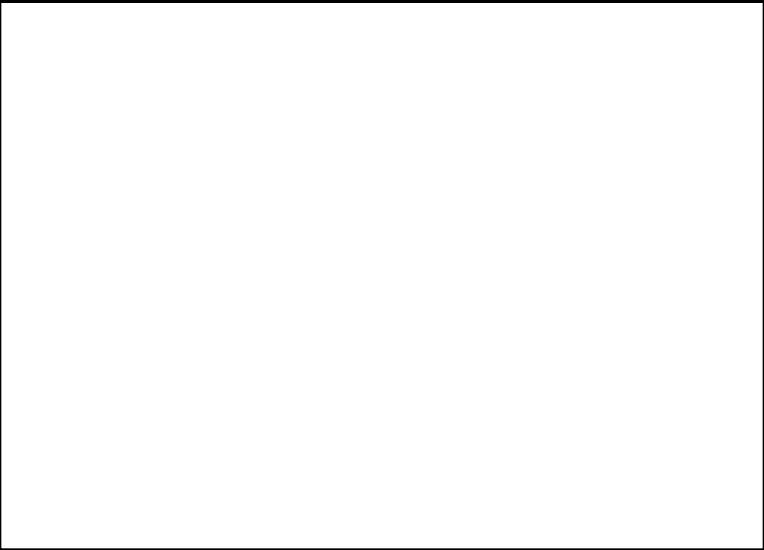
Right Street View



PROPERTY INSPECTION ANALYSIS

File # 6527700.2
Loan #

SUBJECT & CLIENT				
Address 706 W Milroy St		City Rensselaer	County Jasper	State IN Zip 47978
Borrower Vincent Vontobel		Co-Borrower		
Client Robert Steele Agency Inc	Address 11 Motif Boulevard		City Brownsburg	State IN Zip 46112

SUBJECT PROPERTY PHOTO ADDENDUM	
Rear View (If accessible)	Across from subject
	
Street sign	
	