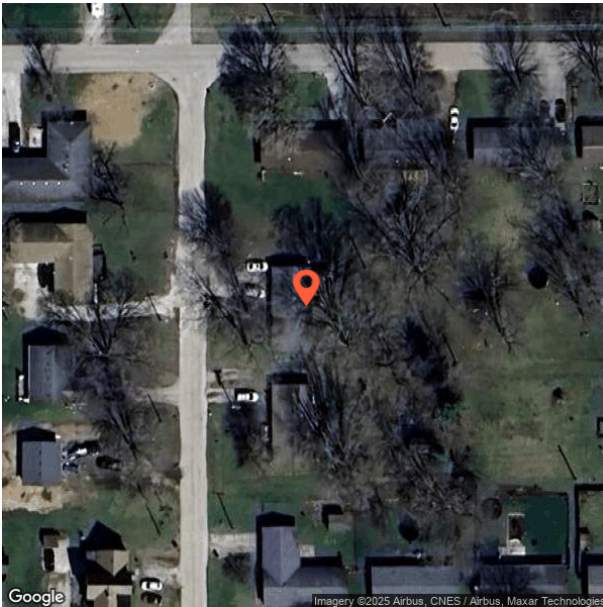




Property Address	Order #	6546900.3
929 N SCOTT ST	Loan #	NA
RENSSELAER, IN 47978 - JASPER COUNTY	Inspection Type	Exterior/Street
Address is consistent with client-submitted data	Assignment Type	Other: NA
Lender	Robert Steele	
Borrower	Isaac Camarena Cruz	
Coborrower	NA	
Evaluated Value	\$205,000	Reasonable Exposure Time
Effective Date	7/23/2025	10 - 120 Days

PROPERTY DETAILS



Property Type	Single Family Residence	County	JASPER
Lot Size	12,589	Parcel Number	37-07-19-004-011.076-027
Year Built	1976	Assessed Year	2024
Gross Living Area	1,440	Assessed Value	\$100,100
Bedroom	3	Assessed Taxes	\$1,179
Baths	2.0	Sold Date	5/15/2015
Pool	No	Sold Price	\$24,500
Condition	Average	List Date	9/10/2014
Carrier Route	C002	List Price	\$29,500
HOA	No		
Location Comments	suburban		
Owner of Public Records	CRUZ,ISAAC CAMARENA		
Amenities	typical for area		
Legal Description	LOT:7,8-13 DIST:0008 CITY/MUNI/TWP:MARION TOWNSHIP SUNNYSIDE ADD S 77' OF W 11' 9" LOT 7, S 77' LOTS 8-13 INC BLK 4		

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	87	69	67	-23% ↓	-2.9% -
Months of housing supply (Total listings / ab. rate)	7	5	18	157.1% ↑	260% ↑
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	\$269,000	\$254,000	\$185,000	-31.2% ↓	-27.2% ↓
Median Comparable Sales Days on Market	47d	113d	28d	-40.4% ↓	-75.2% ↓
Median Sale Price as % of List Price	99%	100%	96%	-3% -	-4% -
Median Comparable List Price (Currently Active)	\$229,900	\$264,900	\$249,900	8.7% ↑	-5.7% ↓
Median Competitive Listings Days on Market (Currently Active)	74d	29d	31d	-58.1% ↓	6.9% ↑
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	929 N SCOTT ST RENSSELAER IN, 47978	500 E MAPLE ST RENSSELAER IN, 47978		611 E MERRITT ST RENSSELAER IN, 47978		715 N LUCINA ST RENSSELAER IN, 47978	
MLS Comments	--	Welcome to this Great, 1508 SF Home sitting on a Corner Lot. This home offers a...		Welcome to 611! This 3-bedroom home is move-in ready and waiting for you! The...		This Delightful 3 BR, 2 BA ranch home is ready for new buyers! It has been...	
Proximity (mi)	--	0.09 SW		0.03 NE		0.97 SW	
MLS# DOC#	--	805328 F201535		818707 F206155		812355	
Sale Price / Price per Sq.Ft.	--	\$180,000 / \$119/sqft		\$185,000 / \$175/sqft		\$214,900 / \$166/sqft	
List Price / Price per Sq.Ft.	--	\$179,900 / \$119/sqft		\$189,900 / \$180/sqft		\$214,900 / \$166/sqft	
Sale Price % of List Price	--	1.00 / 100%		0.97 / 97%		1.00 / 100%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		07/29/24 46 DOM		06/18/25 71 DOM		12/31/24 61 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	suburban	suburban		suburban		suburban	
Site	12,589	13,504		9,365	\$806	16,248	-\$915
View	NONE	NONE		NONE		NONE	
Design	1 story	similar		similar		similar	
Quality	Average	Average		Average	\$3,821	Average	\$4,300
Age	1976	1959		1976		1972	
Condition	Average	Fair	\$18,000	Good	-\$18,500	Average	
Bedrooms	3	3		3		3	
Full / Half Baths	2 / 0	1 / 0		1 / 0		2 / 0	
Gross Living Area	1,440	1,508		1,056	\$19,200	1,296	\$7,200
Basement	Crawl Space	none		Crawl Space		Crawl Space	
Parking Type	Driveway	Garage		Garage		Garage	
Parking Spaces	2	2	-\$10,000	1	-\$5,000	2	-\$10,000
Pool	No	No		No		No	
Amenities	typical for area	similar		similar		similar	
Other							
Other							
Net Adj. (total)		10.00%	\$18,000	5.58%	\$10,327	0.27%	\$585
Gross Adj.		21.11%	\$38,000	30.99%	\$57,327	10.43%	\$22,415
Adj. Price			\$198,000		\$195,327		\$215,485
Price and Listing History		Sold	07/26/2024 Price \$180,000	Sold	06/17/2025 Price \$185,000	Sold	12/31/2024 Price \$214,900
		Pending	06/20/2024 Price \$179,900	Pending	05/06/2025 Price \$189,900	Pending	11/26/2024 Price \$214,900
		Listed	06/13/2024 Price \$179,900	Price Changed	04/08/2025 Price \$189,900	Relisted	11/13/2024 Price \$214,900
						Contingent	11/03/2024 Price \$214,900
						Listed	10/31/2024 Price \$214,900
						Sold	07/10/2023 Price \$183,000
						Listed	06/02/2023 Price \$189,900

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

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

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

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

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$195,327 to \$215,485

No active listings were found and deemed reasonable for comparison.

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

GLA was adjusted when difference is greater than 100 sf.

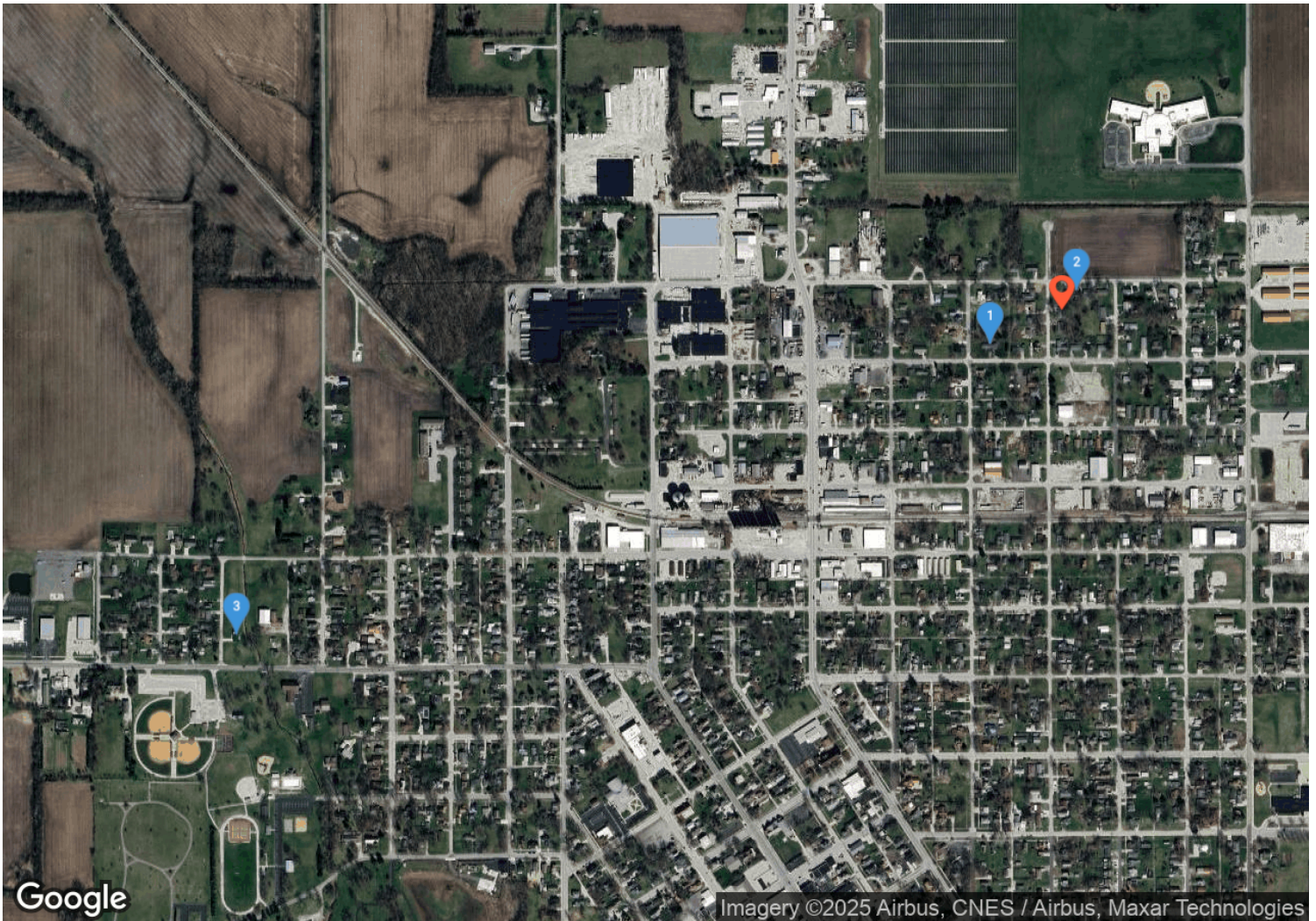
Lot size differences adjusted greater than 1,000 sf.

Full bath adjusted \$10,000

Condition adjusted 10%

Garage adjusted \$5,000 per bay

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	929 N SCOTT ST RENSSELAER, IN 47978	Single Family Residence				12589	1976	3	2	1440	0	No		Public Records
1	500 E MAPLE ST RENSSELAER, IN 47978	Single Family Residence	\$180,000	07/29/2024	0.09	13504	1959	3	1	1508	0	No		MLS, Public Records
2	611 E MERRITT ST RENSSELAER, IN 47978	Single Family Residence	\$185,000	06/18/2025	0.03	9365	1976	3	1	1056	0	No		MLS, Public Records
3	715 N LUCINA ST RENSSELAER, IN 47978	Single Family Residence	\$214,900	12/31/2024	0.97	16248	1972	3	2	1296	0	No		MLS, Public Records

SELECTED COMPARABLES PHOTOS



Comp 1: 500 E MAPLE ST
RENSSELAER IN, 47978

Welcome to this Great, 1508 SF Home sitting on a Corner Lot. This home offers a Wonderful Great Room next to the Eat-In Kitchen, which leads into the Spacious Living Room. 3 Nice Bedrooms, a Full Bath and Laundry Room complete this home. Updates include Vinyl Tilt-In Windows, Updated Electrical Box and Front and Storm Doors. Bonus features include a 24 x 26 Garage, a Covered Breezeway for relaxation and Hardwood Floors under the carpet, The floors were carpeted when the house was built. This home has been well taken care of!



Comp 2: 611 E MERRITT ST
RENSSELAER IN, 47978

Welcome to 611! This 3-bedroom home is move-in ready and waiting for you! The large, covered front porch invites you into the open floor plan with vaulted ceilings and lots of natural light. The eat-in kitchen features NEW Stainless Steel appliances w/extended warranty, freshly painted cabinets, functional island and NEW sliding patio door that leads to the backyard. The updated bathroom offers, new vanity, toilet, and lighting. Other updates include new floor coverings throughout most of the home, new exterior & interior doors, new light fixtures, new garage door, new garage door opener, new siding, & new ROOF! Outdoors, enjoy the cozy patio and large backyard space, great for entertaining. Don't miss this one!




Comp 3: 715 N LUCINA ST
RENSSELAER IN, 47978

This Delightful 3 BR, 2 BA ranch home is ready for new buyers! It has been freshly painted in modern colors and has gleaming hard wood floors. The heart of this home is the large county kitchen, ideal for holiday gatherings. It is situated across from a picturesque park giving you plenty of recreational space just steps from your front door. The heated 2 car garage provides a ton of convenience as a workshop in the winter. Come check it out today.

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
 Sold	05/18/2015	\$24,500	-16.95%	MLS
Pending	04/01/2015	\$29,500		MLS
Listed	09/10/2014	\$29,500		MLS

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TRANSACTION HISTORY

Timeline



History

05/15/2015 Resale

Recording Date	05/15/2015	Lender	KENTLAND BANK
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$24,500	1st Loan Amt	\$25,000
Doc Type	Special Warranty Deed	2nd Loan Amt	N/A
Doc #	F146095	Loan Type	N/A
Seller	SECRETARY OF HUD	Rate Type	N/A
Buyer/Borrower	ARNETT,DANIEL & SHARON ANN	Loan Doc #	F146096

08/18/2014 Resale

Recording Date	08/18/2014	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 #	F142159	Loan Type	N/A
Seller	BANK OF AMERICA NA	Rate Type	N/A
Buyer/Borrower	SECRETARY OF HUD	Loan Doc #	N/A



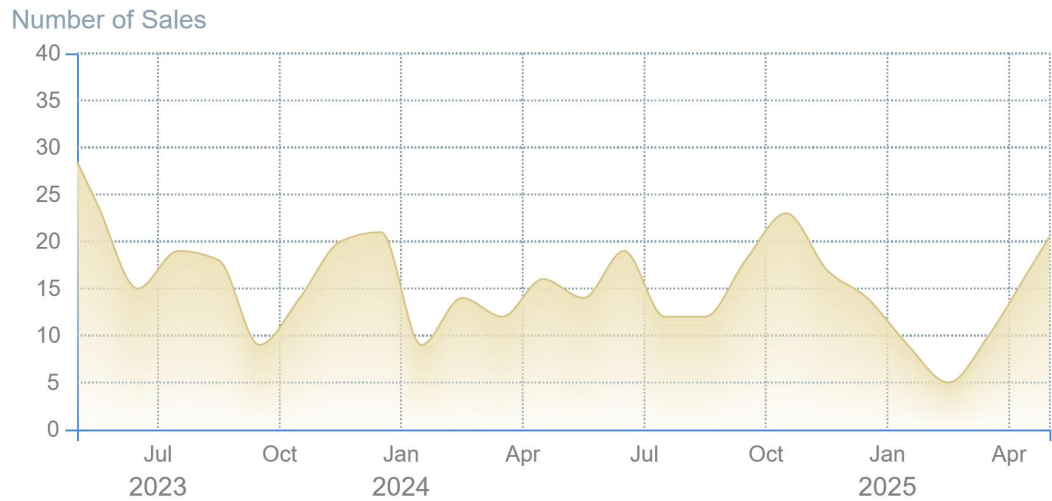
04/03/2014 Transfer to Lender

Recording Date	04/03/2014	Lender	N/A
Transaction Type	Transfer to Lender	Title Co	NONE AVAILABLE
Value	\$48,280	1st Loan Amt	N/A
Doc Type	Sheriff's Deed	2nd Loan Amt	N/A
Doc #	F140154	Loan Type	N/A
Seller	BAILEY,JOSEPH A GEESA,HEATHER M	Rate Type	N/A
Buyer/Borrower	BANK OF AMERICA NA	Loan Doc #	N/A

ZIP-CODE DATA

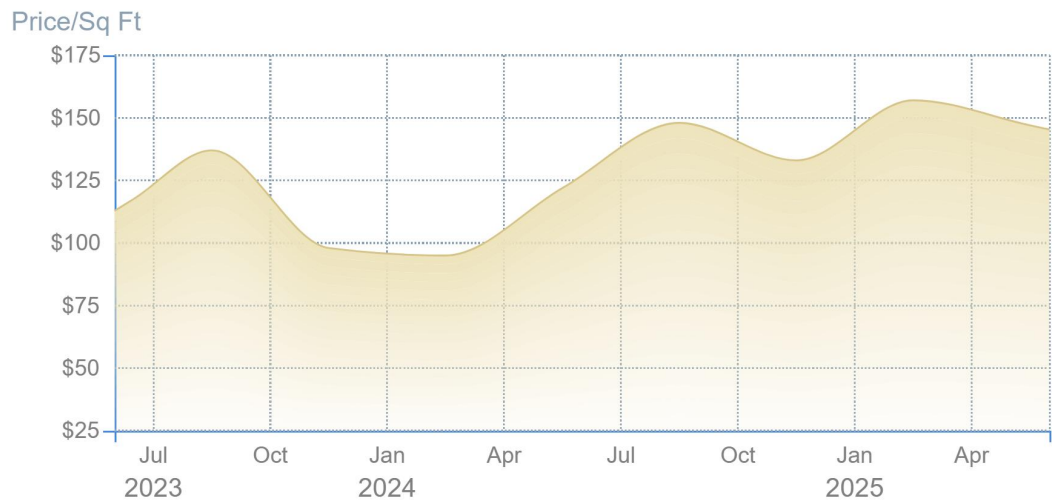
Number of Properties Sold in 47978

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



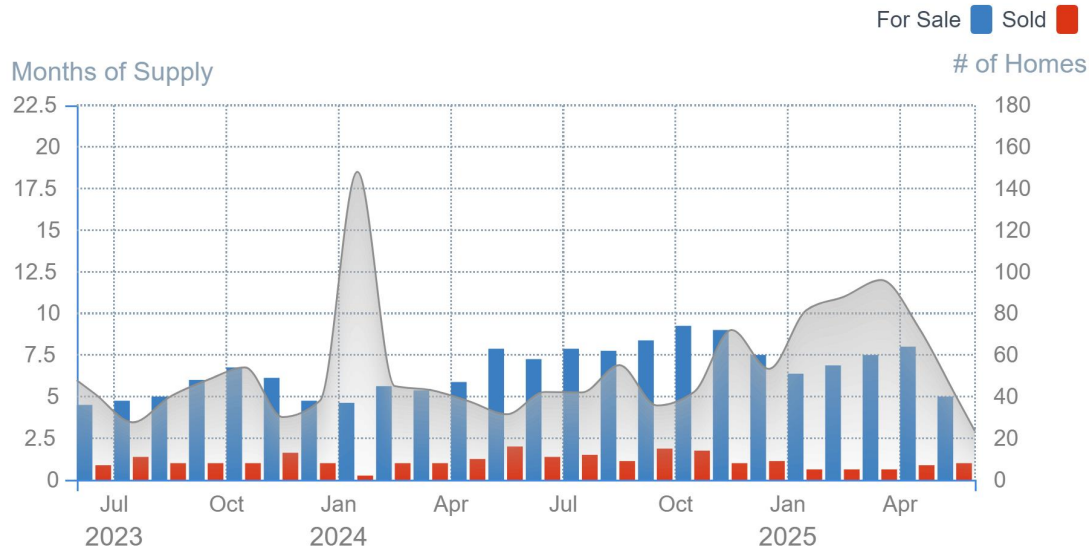
Median Sale Price/Sq.Ft. (quarterly) in 47978

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.



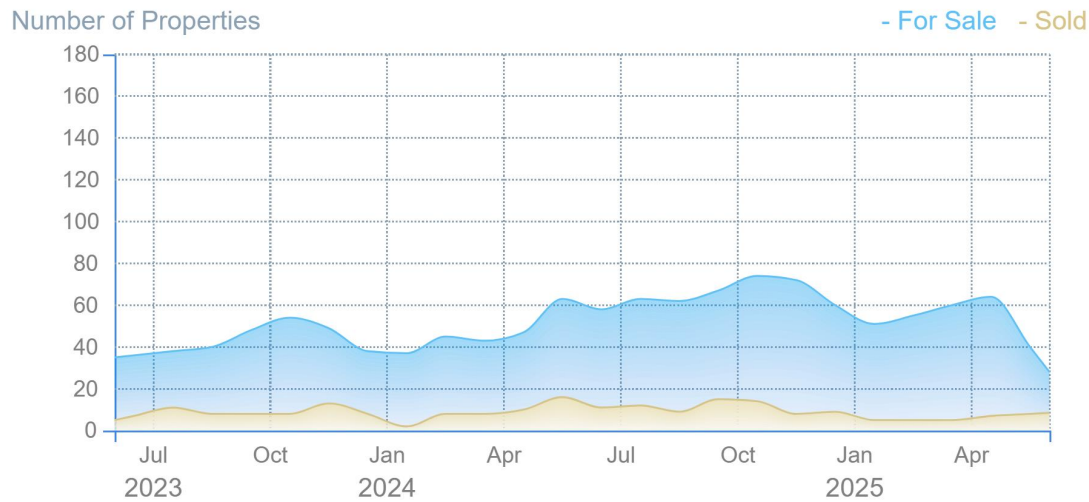
Months of Supply in 47978

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.

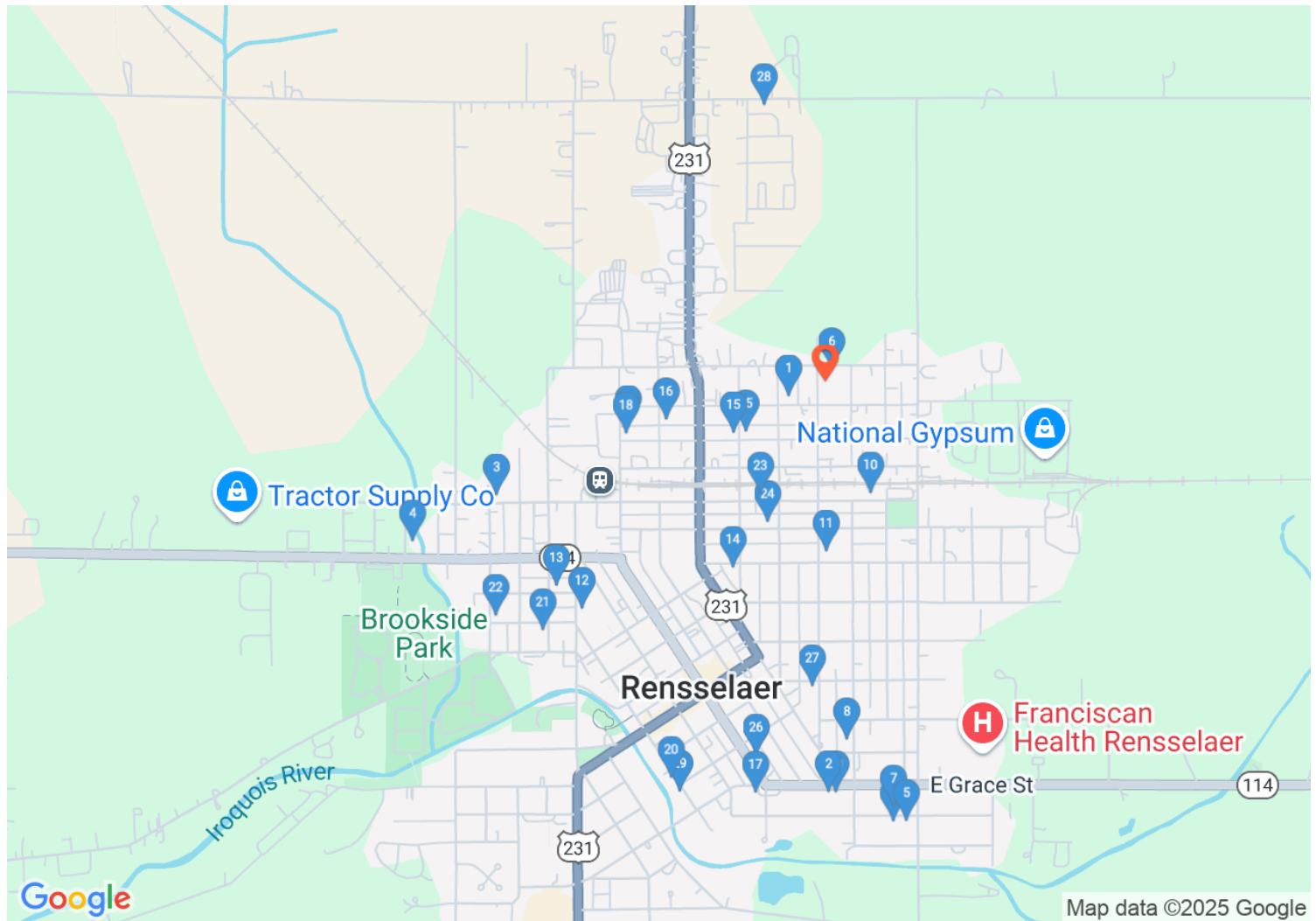


Supply / Demand in 47978

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



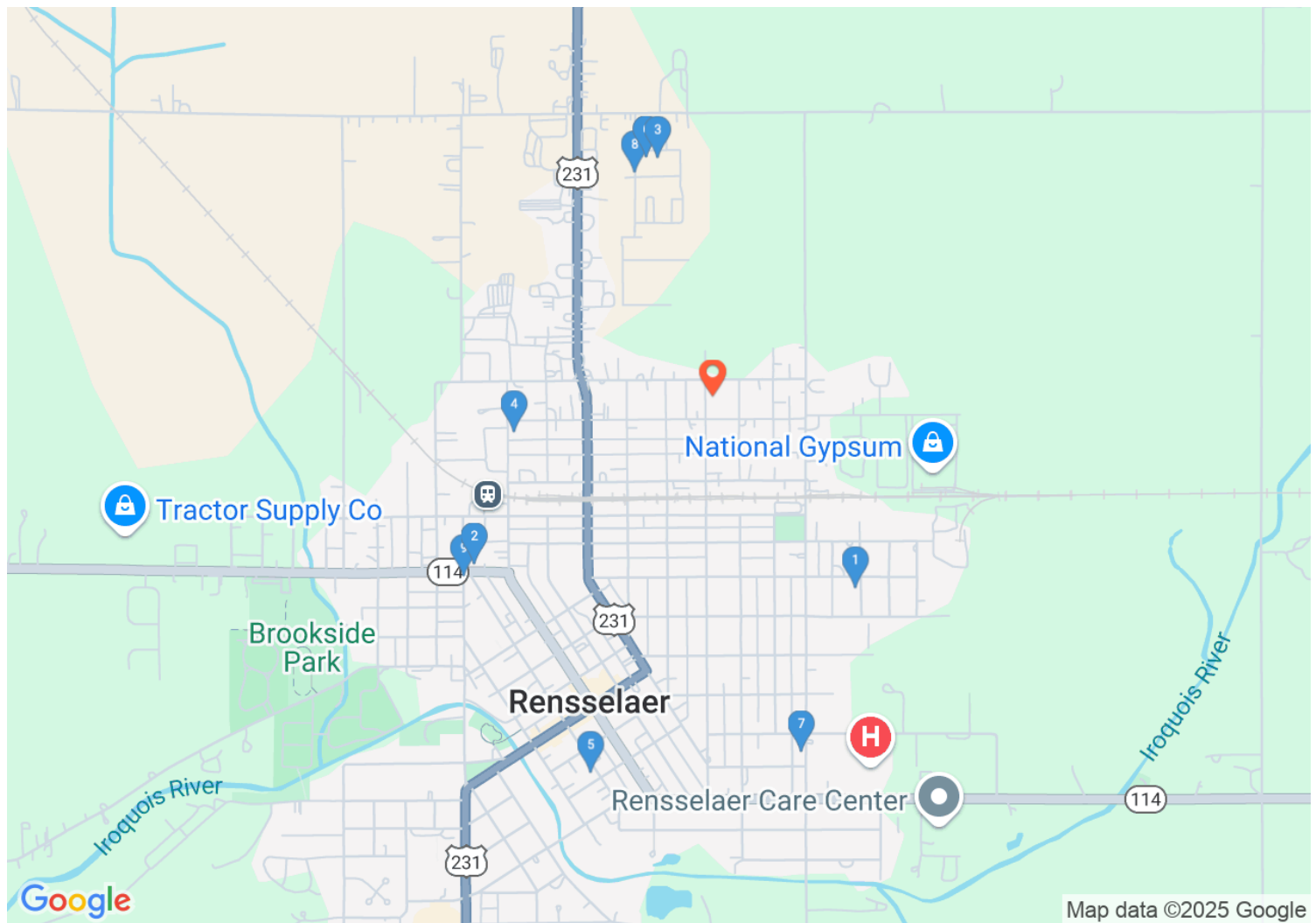
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	929 N SCOTT ST, RENSSELAER, IN 47978	--	--	3	2	1,440	--	--	0.29	--	1976
1	500 E MAPLE ST RENSSELAER, IN 47978	\$180,000	Jul 29, 2024	3	1	1,508	\$119	0.09	0.31	92	1959
2	605 E GRACE ST RENSSELAER, IN 47978	\$199,000	Nov 12, 2024	3	1	1,402	\$141	0.91	0.32	90	1960
3	424 W VINE ST RENSSELAER, IN 47978	\$235,000	Aug 01, 2024	3	2	1,585	\$148	0.76	0.28	88	1956
4	715 N LUCINA ST RENSSELAER, IN 47978	\$214,900	Dec 31, 2024	3	2	1,296	\$165	0.97	0.37	86	1972
5	817 E THOMPSON ST RENSSELAER, IN 47978	\$255,000	Apr 21, 2025	4	2	1,550	\$164	0.99	0.25	86	1957
6	611 E MERRITT ST RENSSELAER, IN 47978	\$185,000	Jun 18, 2025	3	1	1,440	\$128	0.03	0.21	85	1976
7	802 E THOMPSON ST RENSSELAER, IN 47978	\$190,000	Feb 05, 2025	3	1	1,711	\$111	0.95	0.25	79	1953
8	320 S MILTON ST RENSSELAER, IN 47978	\$0	May 06, 2025	2	2	1,764	\$0	0.79	0.22	79	1975
9	803 E THOMPSON ST RENSSELAER, IN 47978	\$191,900	Aug 01, 2024	3	1	1,167	\$164	0.98	0.25	77	1954
10	718 E VINE ST RENSSELAER, IN 47978	\$0	Dec 10, 2024	3	1	1,236	\$0	0.27	0.20	75	1965
11	315 N SCOTT ST RENSSELAER, IN 47978	\$230,000	May 20, 2025	2	2	1,760	\$130	0.38	0.24	74	1945
12	513 N COLLEGE AVE RENSSELAER, IN 47978	\$200,000	Sep 16, 2024	3	2	1,648	\$121	0.73	0.36	74	1940

13	224 W WARNER ST RENSSELAER, IN 47978	\$247,000	Oct 15, 2024	4	2	1,852	\$133	0.74	0.20	66	1980
14	234 N FRANKLIN ST RENSSELAER, IN 47978	\$225,000	May 05, 2025	4	2	1,272	\$176	0.46	0.19	65	1949
15	334 E OAK ST RENSSELAER, IN 47978	\$0	Oct 22, 2024	2	1	1,716	\$0	0.23	0.17	63	1980
16	1017 N WESTON ST RENSSELAER, IN 47978	\$241,900	May 07, 2025	4	1	1,804	\$134	0.36	0.31	62	1910
17	103 W GRACE ST RENSSELAER, IN 47978	\$201,000	Aug 13, 2024	2	2	1,433	\$140	0.92	0.48	59	1946
18	100 E OAK ST RENSSELAER, IN 47978	\$40,000	Apr 24, 2025	3	1	1,480	\$27	0.45	0.14	57	1975
19	615 E GRACE ST RENSSELAER, IN 47978	\$260,000	Jan 09, 2025	3	2	1,494	\$174	0.91	0.31	56	1830
20	210 S FRONT ST RENSSELAER, IN 47978	\$159,000	Sep 16, 2024	3	1	1,528	\$104	0.94	0.14	56	1980
21	303 W JACKSON ST RENSSELAER, IN 47978	\$238,500	Feb 28, 2025	3	3	1,764	\$135	0.83	0.20	54	1910
22	424 W JACKSON ST RENSSELAER, IN 47978	\$0	May 28, 2025	3	2	1,824	\$0	0.89	0.20	53	1910
23	422 E VINE ST RENSSELAER, IN 47978	\$61,900	Aug 28, 2024	3	1	1,256	\$49	0.29	0.13	52	1965
24	424 E ELM ST RENSSELAER, IN 47978	\$70,000	May 27, 2025	3	1	1,168	\$59	0.34	0.14	51	1955
25	400 E OAK ST RENSSELAER, IN 47978	\$0	Jan 22, 2025	2	1	1,632	\$0	0.21	0.14	50	1945
26	317 S CULLEN ST RENSSELAER, IN 47978	\$148,000	Jul 17, 2025	3	2	1,638	\$90	0.84	0.16	49	1910
27	202 S SCOTT ST RENSSELAER, IN 47978	\$0	Nov 08, 2024	2	1	1,260	\$0	0.67	0.16	47	1910
28	410 SMITH ST RENSSELAER, IN 47978	\$218,500	May 01, 2025	3	2	1,310	\$166	0.62	0.14	46	2003
29	302 S FRONT ST RENSSELAER, IN 47978	\$0	Oct 15, 2024	2	1	1,080	\$0	0.96	0.16	44	1930
30	1009 N CULLEN ST RENSSELAER, IN 47978	\$0	Apr 07, 2025	3	2	1,158	\$0	0.44	0.15	43	2007

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	929 N SCOTT ST, RENSSELAER, IN 47978	--	--	3	2	1,440	--	--	0.29	--	1976
1	210 N 8TH ST RENSSELAER, IN 47978	\$169,900	May 05, 2025	3	2	1,104	\$153	0.53	0.23	76	1978
2	136 W CLARK ST RENSSELAER, IN 47978	\$59,900	Jul 02, 2025	3	1	1,676	\$35	0.64	0.26	71	1928
3	413 LEA ANNE ST RENSSELAER, IN 47978	\$239,500	May 22, 2025	3	2	1,402	\$170	0.53	0.18	55	2005
4	1023 N CULLEN ST RENSSELAER, IN 47978	\$129,900	Jun 24, 2025	3	1	1,050	\$123	0.44	0.26	53	1910
5	220 S VAN RENSSELAER ST RENSSELAER, IN 47978	\$189,900	Jun 04, 2025	2	2	1,493	\$127	0.87	0.18	53	1914
6	405 LEA ANNE ST RENSSELAER, IN 47978	\$258,000	Jul 16, 2025	3	2	1,402	\$184	0.54	0.18	47	2015
7	326 S MELVILLE ST RENSSELAER, IN 47978	\$62,500	Apr 22, 2025	3	1	1,008	\$62	0.81	0.15	42	1959
8	403 WOLF ST RENSSELAER, IN 47978	\$351,000	Mar 29, 2025	3	3	1,872	\$187	0.52	0.18	36	2025
9	701 N COLLEGE AVE RENSSELAER, IN 47978	\$379,000	Mar 28, 2025	4	2	1,820	\$208	0.68	0.00	22	2012

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.

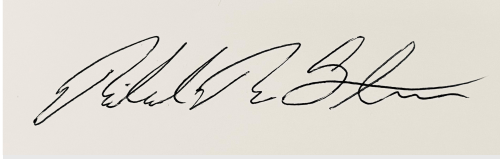
WARNING: The use of assumptions may affect assignment results.

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	7/25/2025	

SUBJECT & CLIENT

Zip 47978

Co-Borrower

Zip 46112

PROPERTY TYPE

Valligent-PIA-Ext-v2023

PROPERTY INSPECTION ANALYSIS

File # 6546900.2

Loan #

SUBJECT & CLIENT

Address 929 N Scott St	City Rensselaer	County Jasper	State IN	Zip 47978
Borrower Isaac Camerena Cruz	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

The subject is a ranch style house that appears to be in average condition. I believe that originally, the house had an attached garage on the north(left) side that was converted to living space. That is why there are both a crawl space and slab foundation.

There are commercial properties within one block of the subject.

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 / 07/23/2025

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6546900.2
Loan #

SUBJECT & CLIENT

Address 929 N Scott St	City Rensselaer	County Jasper	State IN	Zip 47978
Borrower Isaac Camerena Cruz	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

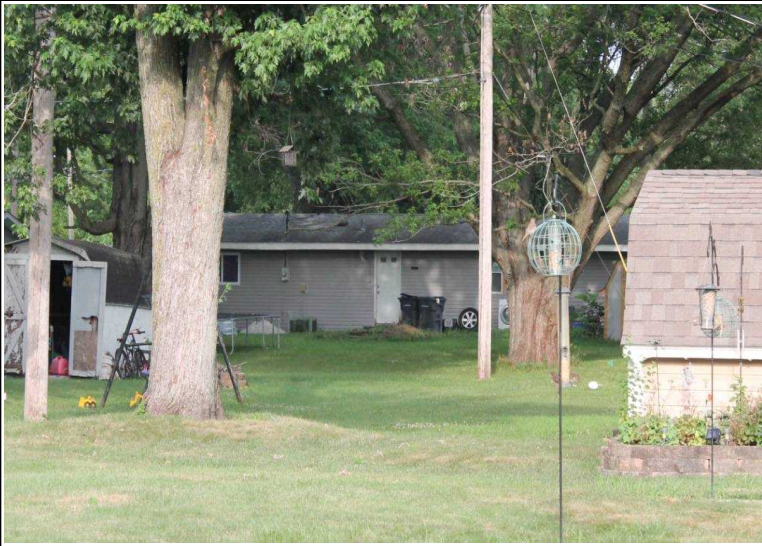
File # 6546900.2
Loan #

SUBJECT & CLIENT

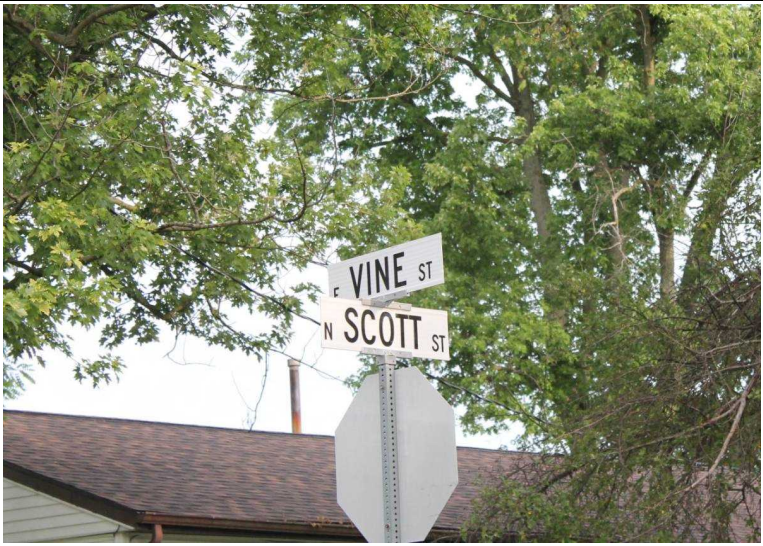
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SUBJECT PROPERTY PHOTO ADDENDUM

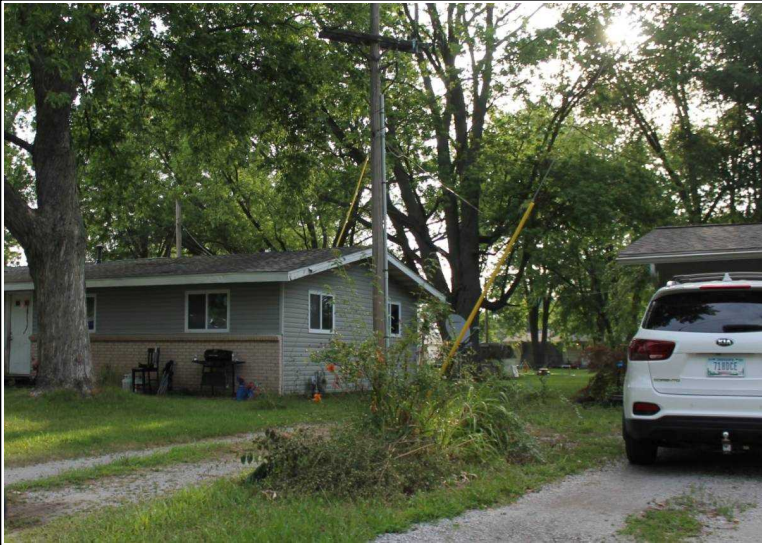
Rear View (If accessible)



Street sign



Right side



Left side

