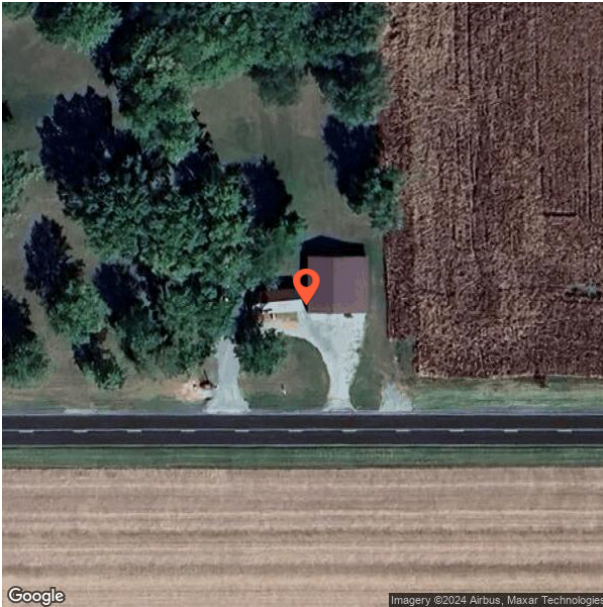




Property Address	1830 E STATE ROAD 32 VEEDERSBURG, IN 47987 - FOUNTAIN COUNTY Address is consistent with client-submitted data	Order #	6290226
		Loan #	N/A
		Inspection Type	Interior/Exterior
		Assignment Type	Other: Unknown
Lender	Robert Steele		
Borrower	Jesse Driver		
Coborrower	N/A		
Evaluated Value	\$130,000	Reasonable Exposure Time	
Effective Date	10/29/2024		20 - 80 Days

PROPERTY DETAILS







Property Type	Manufactured	County	FOUNTAIN
Lot Size	55,757	Parcel Number	23-11-35-400-003.000-001
Year Built	2018	Assessed Year	2023
Gross Living Area	576	Assessed Value	\$106,700
Bedroom	1	Assessed Taxes	\$558
Baths	1.0	Sold Date	3/26/2018
Pool	No	Sold Price	\$0
Condition	Very Good	List Date	1/24/2018
Carrier Route	R002	List Price	\$32,000
HOA	No		
Location Comments	Highway		
Owner of Public Records	DRIVER JESSE D		
Amenities	1 Car Carport		
Legal Description	DIST:0001 CITY/MUNI/TWP:CAIN TOWNSHIP 001-00419-00 PT W1/2 SE 35-19-7 1.28A MP I11-35-400-00300		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	14	0	0	-100% ↓	0% -
Absorption rate (total sales/month)	4	0	0	-100% ↓	0% -
Total # of Comparable Active Listings	23	22	32	39.1% ↑	45.5% ↑
Months of housing supply (Total listings / ab. rate)	5	0	0	-100% ↓	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	\$89,000	\$146,000	\$144,000	61.8% ↑	-1.4% -
Median Comparable Sales Days on Market	1d	3d	48d	4700% ↑	1500% ↑
Median Sale Price as % of List Price	83%	97%	99%	19.3% ↑	2.1% -
Median Comparable List Price (Currently Active)	\$151,000	\$150,000	\$150,000	-0.7% -	0% -
Median Competitive Listings Days on Market (Currently Active)	23d	77d	49d	113% ↑	-36.4% ↓
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		Sale Comp 1		Sale Comp 2		Sale Comp 3	
							
Address	1830 E STATE ROAD 32 VEEDERSBURG IN, 47987	7909 E MILLERS PL WAVELAND IN, 47989		5075 VAN BIBBER LAKE EST GREENCASTLE IN, 46135		13122 US HIGHWAY 231 S ROMNEY IN, 47981	
MLS Comments	--	Electric in place. Newer heavy gauge steel roof. Newer windows and doors. Nice...		This well maintained home has lots to offer. A covered front porch to enjoy the...		The split floorplan with two full baths offers lots of options. Light floods in...	
Proximity (mi)	--	10.59 SE		25.05 SE		19.31 NE	
MLS# DOC#	--	21979062		21991265		202434293	
Sale Price / Price per Sq.Ft.	--	\$95,000 / \$247/sqft		\$112,000 / \$174/sqft		\$193,000 / \$149/sqft	
List Price / Price per Sq.Ft.	--	\$95,000 / \$247/sqft		\$118,500 / \$184/sqft		\$202,000 / \$156/sqft	
Sale Price % of List Price	--	1.00 / 100%		0.95 / 95%		0.96 / 96%	
Property Type	Manufactured	Manufactured		Manufactured		Manufactured	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		06/13/24		10/04/24		10/28/24	
Location	Adverse	Neutral		Neutral		Adverse	
Location Comment	Highway	Typical		Typical		Highway	
Site	55,757	20,037		16,422		99,578	
View	None	Water		None		None	
Design	Manufactured	Manufactured		Manufactured		Manufactured	
Quality	Average	Average		Average		Average	
Age	2018	2019		2005		1998	
Condition	Very Good	Very Good		Good		Good	
Bedrooms	1	1		2		3	
Full / Half Baths	1 / 0	1 / 0		1 / 0		2 / 0	
Gross Living Area	576	384		644		1,296	
Basement	None	None		None		None	
Parking Type	Garage	None		Garage		None	
Parking Spaces	2	0		1		0	
Pool	No	No		No		No	
Amenities	1 Car Carport	Typical		2 Car Carport		Typical	
Other							
Other							
Net Adj. (total)		26.84%		16.07%		-27.20%	
Gross Adj.		41.58%		33.04%		42.23%	
Adj. Price		\$120,500		\$130,000		\$140,500	
Price and Listing History		Sold	06/13/2024	Sold	10/04/2024	Sold	10/28/2024
		Price	\$95,000	Price	\$112,000	Price	\$193,000
		Pending	05/31/2024	Pending	08/30/2024	Pending	09/24/2024
		Price	\$95,000	Price	\$118,500	Price	\$202,000
		Price Changed	05/18/2024	Price Changed	08/26/2024	Listed	09/06/2024
		Price	\$95,000	Price	\$118,500	Price	\$202,000
		Listed	05/18/2024	Listed	07/18/2024		
		Price	\$95,000	Price	\$124,500		
		Price Changed	06/27/2023	Sold	03/18/2024		
		Price	\$99,000	Price	\$85,000		
		Price Changed	06/08/2023				
		Price	\$105,000				
		Listed	05/24/2023				
		Price	\$107,000				
		Sold	07/14/2022				
		Price	\$95,000				
		Listed	05/04/2022				
		Price	\$110,000				

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears proximate to a highway. The subject appears to be in a rural area. Subject conforms to the area. No significant foreclosure rate present.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$120,500 to \$140,500

Summary of Sales Comparison Approach

Due to a lack of recent and similar comparables, it was deemed necessary to utilize comparables with a date of sale time over 120 days, over 20% difference in GLA and exceed distance parameters of 1 mile. 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. Sales #1 and #2 adjusted for superior location. Sale #1 adjusted for superior view. Sales #2 and #3 adjusted for condition based on listing photos and/or listing remarks. Due to a lack of similar comparables, the subject's garage could not be bracketed and adjustments were applied across the board in line with estimated depreciated cost.

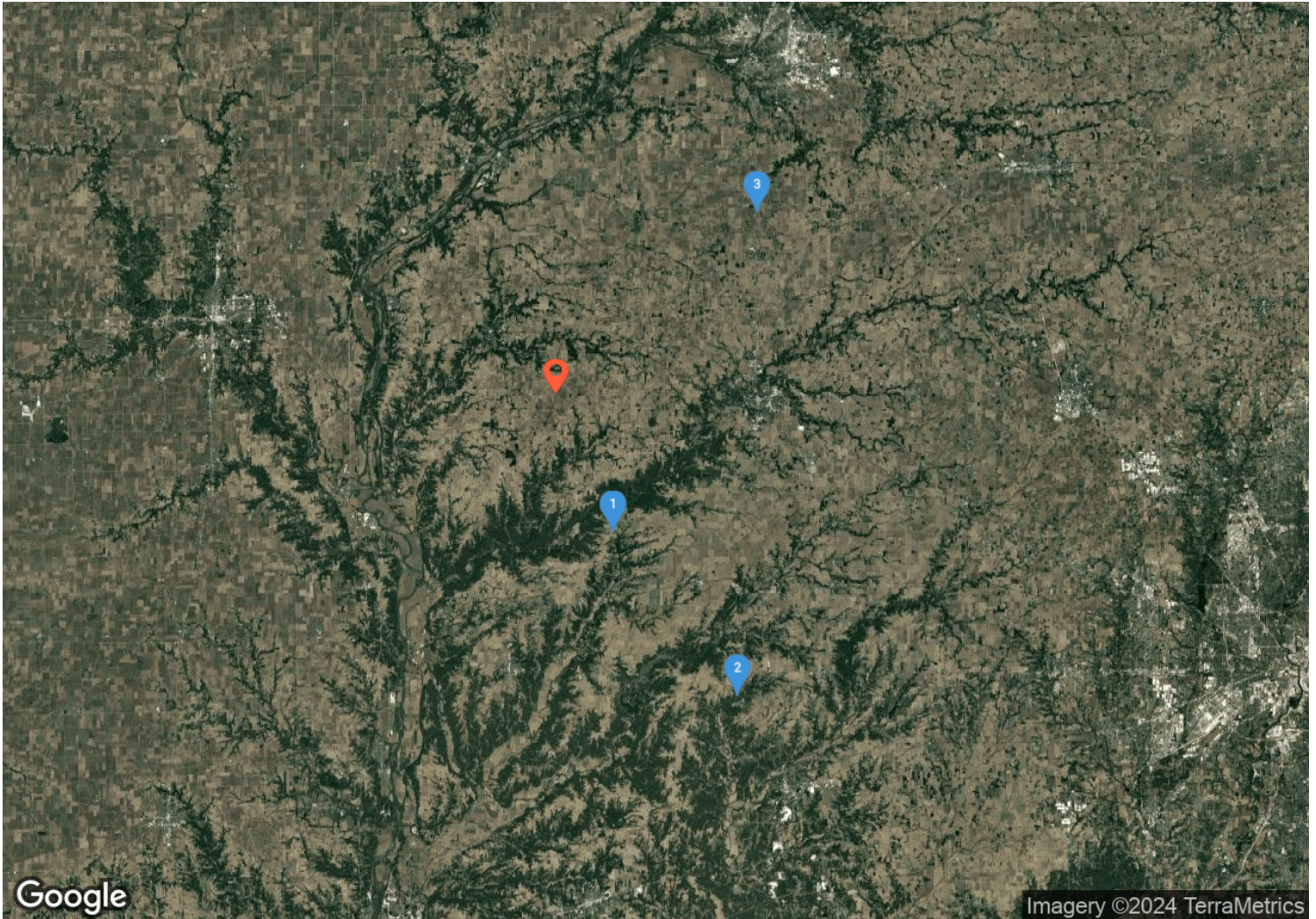
Summary of Listings Comparison Approach

An attempt was made to find comparable listings in the subject's area. Secondary data sources did not appear to provide any similar comparable listings in the area; therefore, none were provided in the grid for comparison.

ADDITIONAL NOTES

1. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.
2. Outbuildings have only been reported as an amenity and in the grid if appear to be located on permanent foundation. If foundation unknown, no amenity rating or value given as considered personal property. Similarly, above ground pools are considered personal property and no value was given.
3. Due to a lack of similar and more proximate comparables, it was deemed necessary to expand search parameters across major roadways and highways and into neighboring cities to locate appropriate comparables.
4. All adjustments are rounded to the nearest \$500.
5. The subject and all comparables appear proximate to railroad tracks. This is deemed typical for the area and no value was given in the grid.
6. Due to the rural nature of the subject and lack of comparables with a similar GLA, it was deemed necessary to utilize comparables up to 30 miles distant from the subject.
7. While the inspection report indicates the subject is a detached single family residence, the inspection report commentary indicates the subject was placed on the land after being built. This would indicate the subject is a manufactured home which has been utilized.
8. All comparables have been verified as manufactured homes through Public Records and/or MLS sources.
9. While Sale #3 is significantly larger in GLA, it has been utilized to bracket the subject's site size.
10. Due to a lack of similar comparables, the single line, net and gross adjustments have exceeded the recommended 10%, 15% and 25% guidelines.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	1830 E STATE ROAD 32 VEEDERSBURG, IN 47987	Manufactured				55757	2018	1	1	576		No		Public Records
1	7909 E MILLERS PL WAVELAND, IN 47989	Manufactured	\$95,000	06/13/2024	10.59	20037	2019	1	1	384		No		MLS
2	5075 VAN BIBBER LAKE EST GREENCASTLE, IN 46135	Manufactured	\$112,000	10/04/2024	25.05	16422	2005	2	1	644		No		MLS
3	13122 US HIGHWAY 231 S ROMNEY, IN 47981	Manufactured	\$193,000	10/28/2024	19.31	99578	1998	3	2	1296		No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 7909 E MILLERS PL
WAVELAND IN, 47989

Electric in place. Newer heavy gauge steel roof. Newer windows and doors. Nice laminate Pergo wood floor that is waterproof. Everything at cabin stays. Great brand new deck attached in back. Cabin is 16x24 ft. \$4,000 high end incinerator toilet. No septic. 130 ft deep well dug in 2019. Well is not connected to cabin. Uses rainwater collection barrel for water. Little Racoon Conservancy District right behind the property with water access for a kayak or small boat. Lots of great community areas along the water.



Comp 2: 5075 VAN BIBBER LAKE EST
GREENCASTLE IN, 46135

This well maintained home has lots to offer. A covered front porch to enjoy the outdoors. An oversized detached garage, carport and two storage sheds to hold all your lake toys. Attached to the garage is an enclosed sunroom for relaxing. Want more, the deck behind the garage is large enough to hold a hot tub. Finally, there is plenty of space for parking.



Comp 3: 13122 US HIGHWAY 231 S
ROMNEY IN, 47981

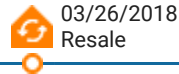
The split floorplan with two full baths offers lots of options. Light floods in from the skylights and French doors to add to the peaceful, natural ambiance.

PRICE AND LISTING HISTORY

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

TRANSACTION HISTORY

Timeline



History

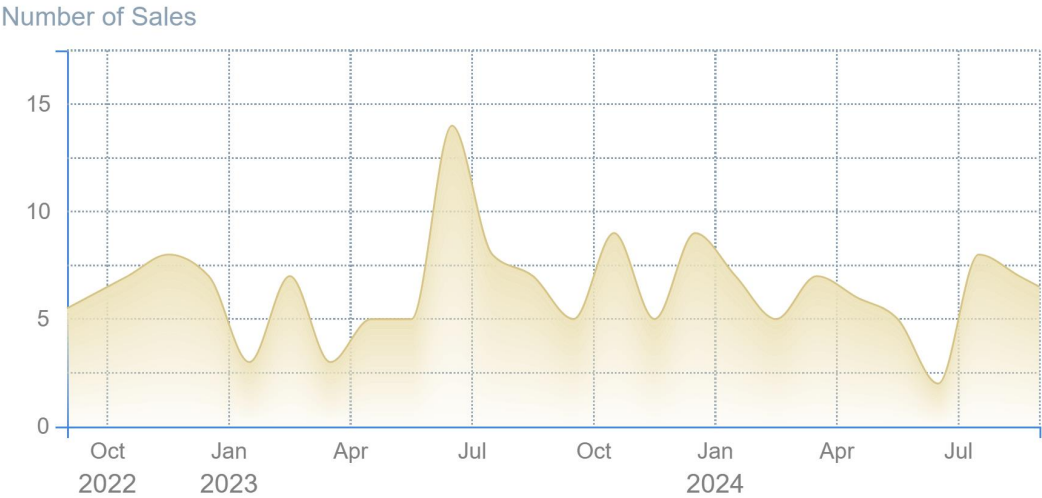
03/26/2018 Resale

Recording Date	03/26/2018	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	201800613	Loan Type	N/A
Seller	DOWNS,GINGER D & JAY M	Rate Type	N/A
Buyer/Borrower	DRIVER,JESSE D	Loan Doc #	N/A

ZIP-CODE DATA

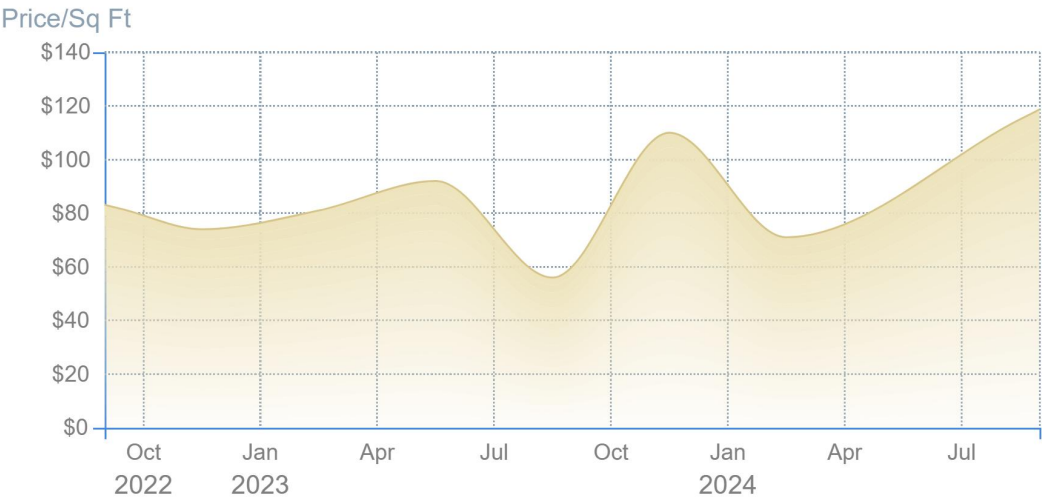
Number of Properties Sold in 47987

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



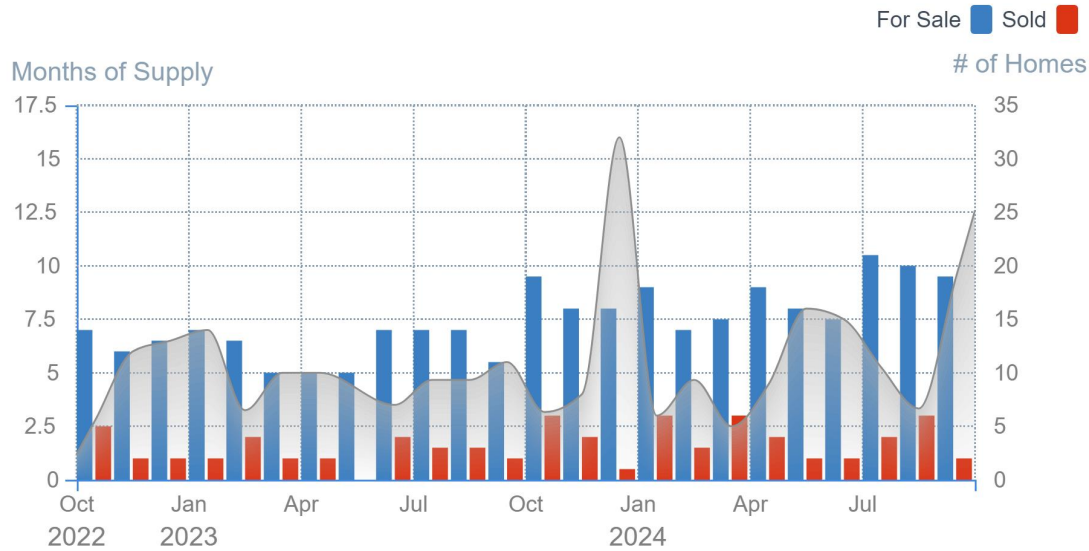
Median Sale Price/Sq.Ft. (quarterly) in 47987

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.



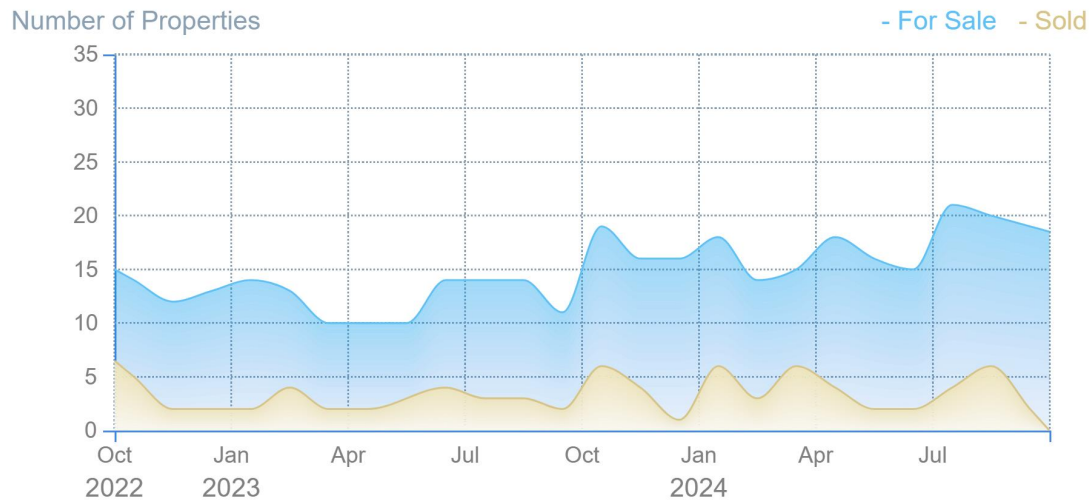
Months of Supply in 47987

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.

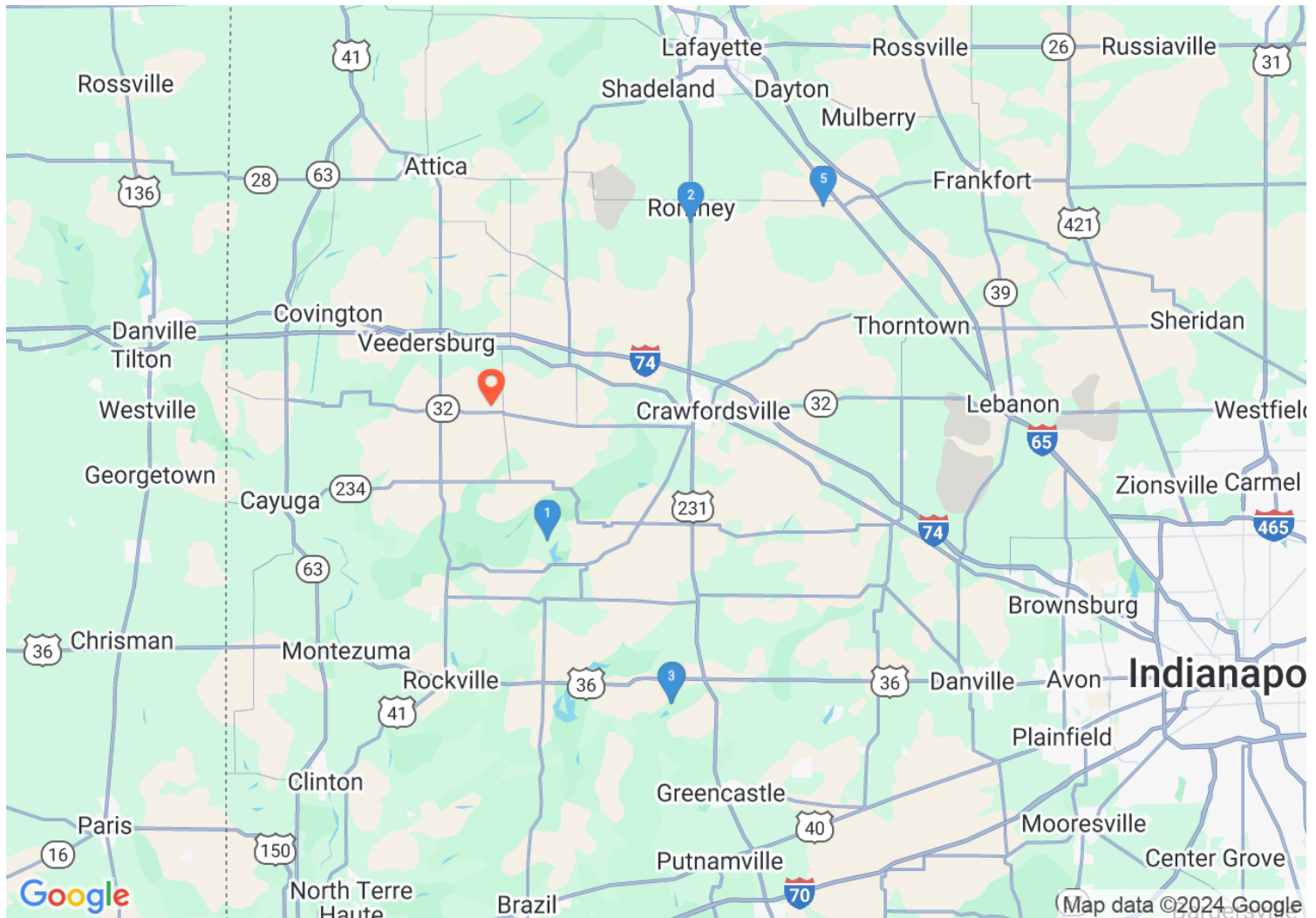


Supply / Demand in 47987

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

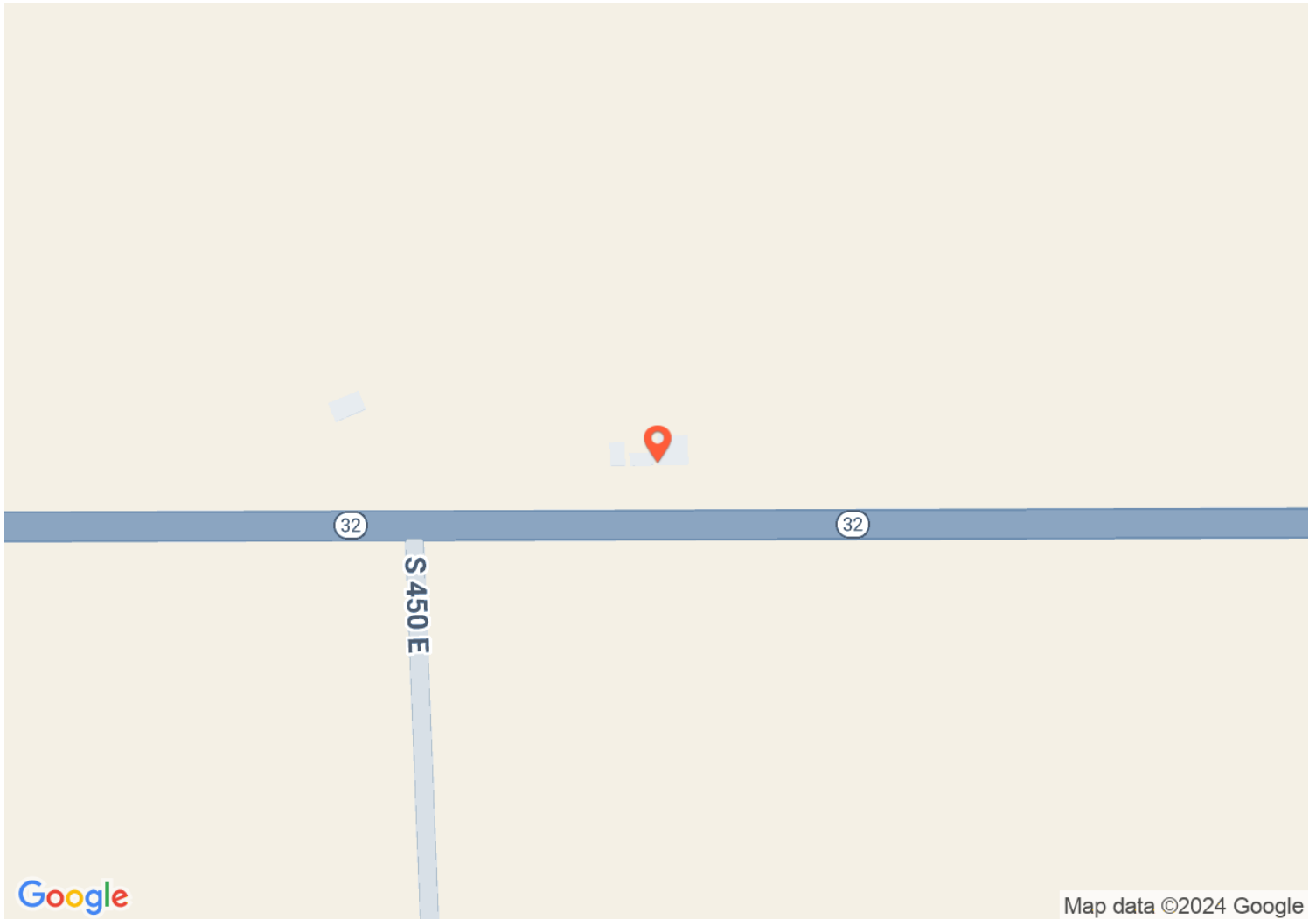


COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	1830 E STATE ROAD 32, VEEDERSBURG, IN 47987	--	--	1	1	576	--	--	1.28	--	2018
1	7909 E MILLERS PL WAVELAND, IN 47989	\$95,000	Jun 13, 2024	1	1	384	\$247	10.59	0.46	12	2019
2	13122 US HIGHWAY 231 S ROMNEY, IN 47981	\$193,000	Oct 28, 2024	3	2	1,296	\$148	19.31	2.29	7	1998
3	5075 VAN BIBBER LAKE EST GREENCASTLE, IN 46135	\$112,000	Oct 04, 2024	2	1	644	\$173	25.05	0.38	6	2005
4	5169 VAN BIBBER LAKE EST GREENCASTLE, IN 46135	\$51,000	Sep 30, 2024	3	2	936	\$54	25.04	0.07	5	1998
5	9302 MAIN ST CLARKS HILL, IN 47930	\$0	Jan 25, 2024	0	0	0	--	27.66	0.33	4	2019

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.

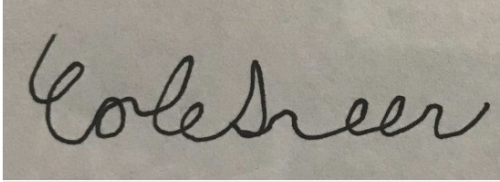
WARNING: The use of assumptions may affect assignment results.

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	Cole Green	
Evaluator Signature		
Signature Date	10/30/2024	

SUBJECT & CLIENT

Address 1830 E State Road 32	City VEEDERSBURG	County Fountain	State IN	Zip 47987
Borrower Jesse Driver	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

TYPE OF INSPECTION PERFORMED

- ☐ Exterior-Only From Street
☒ Walk-In Interior & Exterior
☐ Virtual Exterior-Only From Street
☐ Virtual Walk-In Interior & Exterior

EVIDENCE OF LISTING STATUS

Evidence Subject For Sale ☐ Yes ☒ No
If Yes, Distressed Listing ☐ Yes ☐ No
List Price [\$]
List Date [] DOM []

MARKET INFLUENCES

Significant Area Non-Residential Use

Commercial ☐ Yes ☒ No
Industrial ☐ Yes ☒ No
Agricultural ☒ Yes ☐ No
Golf/Recreational ☐ Yes ☒ No
Lake or Ocean ☐ Yes ☒ No
National Park/Forest ☐ Yes ☒ No
Vacant ☐ Yes ☒ No
Other [] ☐ Yes ☒ No

EXTERNAL FACTORS

Adverse External Factors

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

Positive External Factors

Golf Course	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Waterfront	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Beach Access	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Lake Access	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Marina/Boat Ramp Access	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Gated Community / Security Gate	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
View []	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other []	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

PROPERTY TYPE

- | | |
|--|--|
| <input checked="" type="checkbox"/> SFR - Detached | <input type="checkbox"/> Condo - Garden Style |
| <input type="checkbox"/> SFR - Attached | <input type="checkbox"/> Condo - Mid-Rise or High-Rise |
| <input type="checkbox"/> SFR - Semi-Detached / End | <input type="checkbox"/> Condo - Other |
| <input type="checkbox"/> SFR - With Accessory Unit | <input type="checkbox"/> Manufactured [Add Date] |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Commercial / Mixed-Use |
| <input type="checkbox"/> Triplex | <input type="checkbox"/> Other [] |
| <input type="checkbox"/> Quadplex | |

CONDO OR PLANNED UNIT DEV

☐ Subject is in a Condo or PUD
Dues []
Dues Term []

*Homeowner's association information is provided as available. Lender may wish to confirm with the association.

CAR STORAGE

☐ None
☒ Carport # Cars [1]
☒ Garage # Cars [2]
☒ Driveway # Cars [4]
Surface [Other]

Garage/Carport Design

- ☐ Attached
☒ Detached
☐ Built-In

ADDITIONAL IMPROVEMENTS

- ☐ Accessory Unit
☒ Outbuildings
☐ Solar Panels []
☐ Porch []
☐ Patio []
☐ Pool []
☐ Fence []
☐ Other []

ADDITIONS OR CONVERSIONS

- ☐ Apparent Additions
Added GLA [] SqFt
Permitted? ☐ Yes ☐ No
☐ Conversions

SUBJECT CONDITION

<input type="checkbox"/> New / Like New <input checked="" type="checkbox"/> Very Good <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair / Below-Average <input type="checkbox"/> Poor / Uninhabitable	Occupancy <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant (If Vacant, Is Home Secured? <input type="checkbox"/> Yes <input type="checkbox"/> No) <input type="checkbox"/> Tenant Occupied Rent [] Terms [] Length []
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Subject Condition Related to Neighboring Properties

☒ Similar ☐ Inferior ☐ Superior ☐ Unknown

Deferred Maintenance

Siding Damaged	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof Disrepair / Lifting Shingles	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Peeling Paint	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Dry Rot / Decaying Wood	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Broken Windows	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fire / Wildfire or Smoke Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Foundation Damaged	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Water or Flood Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Landscape Not Maintained	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Storm or Hurricane Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Landscape Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Earthquake Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Under Construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Tornado Damage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Other (Describe Below)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Safety or Habitability Issues Noted	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Was any of the above deferred maintenance caused by a recent natural disaster? ☐ Yes ☒ No

If yes, does it appear the interior suffered significant damage? ☐ Yes ☐ No

Is the property located in an active FEMA disaster area? ☐ Yes ☒ No

Rate the disaster related damage to the property: []

Percent of neighborhood properties that suffered damage: [] %

Estimate of total cost to repair: [\$] Estimated time to repair: []

Describe the damage to the subject and any damage to neighborhood:

SUBJECT SITE / LOT

Lot Size [1.28] Lot Shape [Rectangular]

Utilities	Public	Other	Description
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Power to property]
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[None]
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Well]
Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[None]

Offsite Improvements	Public	Private	Description
Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Asphalt]
Alley	<input type="checkbox"/>	<input type="checkbox"/>	[None]

SUBJECT IMPROVEMENTS

# Stories [1]	Year Built [2018]	Foundation / Basement
Design [Ranch]		<input checked="" type="checkbox"/> Concrete Slab
Construction [Manufactured]		<input type="checkbox"/> Crawl Space
Exterior Walls [Other]		<input type="checkbox"/> Basement
Roof Surface [Metal]		<input type="checkbox"/> Full
Fireplace # [] [None]		<input type="checkbox"/> Partial
Heating Type [Other]		% Finished [] %
Cooling Type [Other]		

ROOM INFORMATION AND LOCATION

[5] # Total Rooms Above Grade		Living Room	Dining Room	Kitchen	Den	Family Room	Rec Room	Bedrooms	Full Baths	Half Baths	Other
[1] # Bedrooms Above Grade	Above Grade	1	1	1				1	1	0	1
[1.0] # Bathrooms Above Grade	Below Grade										

PROPERTY INSPECTION ANALYSIS

Loan #

SUBJECT & CLIENT

Address 1830 E State Road 32	City VEEDERSBURG	County Fountain	State IN	Zip 47987
Borrower Jesse Driver	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

Way out in the country, with numerous crop fields, cow farms, grain silos, high winds, farm tractors that take up the whole road so you have to pull off, and several gravel roads to get there. The subject property is on a main road that has very little traffic. I took pictures of the road (both directions) and I saw no traffic. According to the owner, the house was built elsewhere and brought to the property by truck. It appears to be in very good condition and all metal. When entering in the front door, you enter one room that is a combination living room/kitchen/dining room. To the right is a utility room that has the water heater, washer, dryer, and storage. Also on the right is the only full bathroom toward the back. To the left of the front door is the one and only bedroom. The interior of the unit appears to be in very good condition with no needed maintenance. Above the right utility room and bathroom is a loft area for storage. Above the left bedroom is a loft area for storage. Outside is a metal storage shed to the west of the subject property that is used for mowing machine, storage, and landscaping materials. It is about 10 feet by 14 feet and in very good condition. On the back property line there is a fenced in area with shelter for dogs. To the east there is a two car metal detached garage with an attached carport on the right hand side. There was no address on the subject property and no mailbox. About 400 feet west of the property is where I took the street sign picture. Overall, the subject property appears to be in very good condition, well maintained, and suited for a country environment.

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 Charles T LordAddress 4835 Oakwood TrailCity, St Zip Indianapolis, IN 46268Phone (317) 731-2150

Location Validation (VPI Inspection Only)

Charles (Tim) Lord / 10/29/2024

Inspector / Inspection Date

SUBJECT & CLIENT

Address 1830 E State Road 32	City VEEDERSBURG	County Fountain	State IN	Zip 47987
Borrower Jesse Driver	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 # 6290226.2
Loan #

SUBJECT & CLIENT

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SUBJECT PROPERTY PHOTO ADDENDUM

Rear View (If needed)



Storage Shed



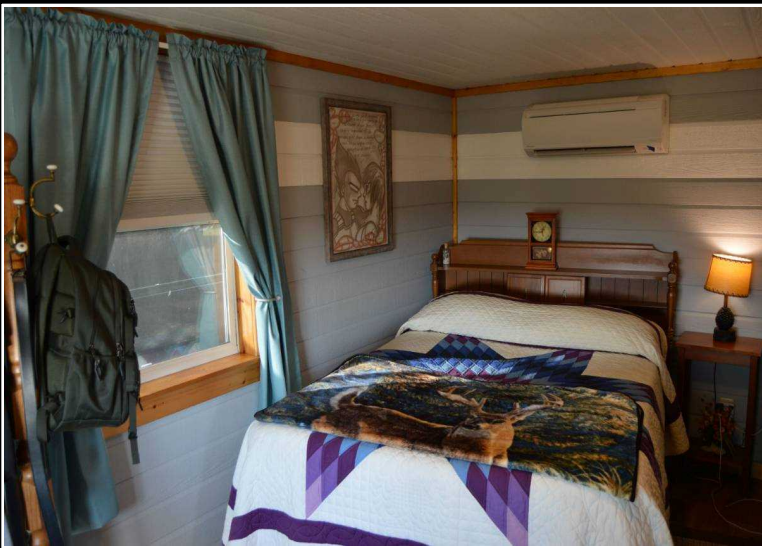
Fenced dog area with shelter



Plaque next to front door



One and only bedroom



Combination living room/dining room/kitchen



PROPERTY INSPECTION ANALYSIS

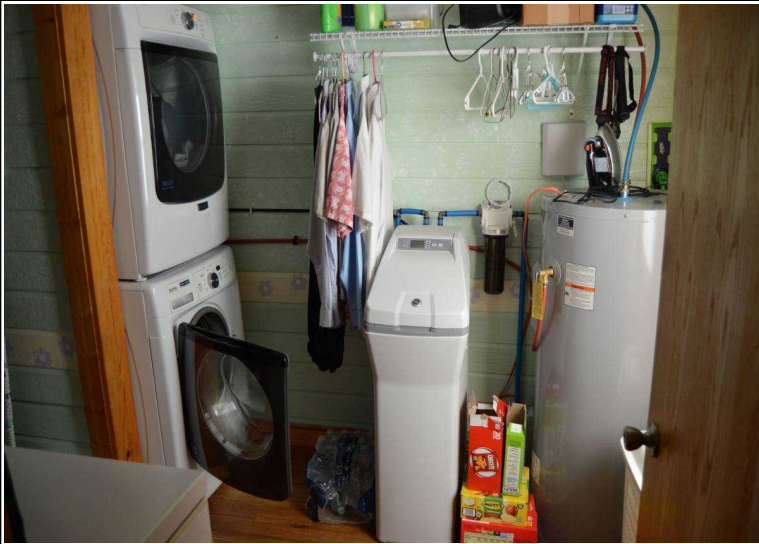
File # 6290226.2
Loan #

SUBJECT & CLIENT

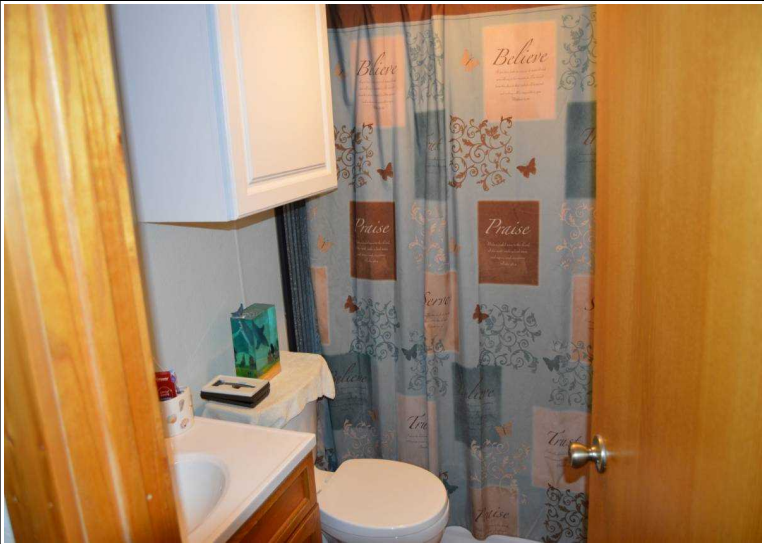
Address 1830 E State Road 32	City VEEDERSBURG	County Fountain	State IN	Zip 47987
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SUBJECT PROPERTY PHOTO ADDENDUM

Utility room



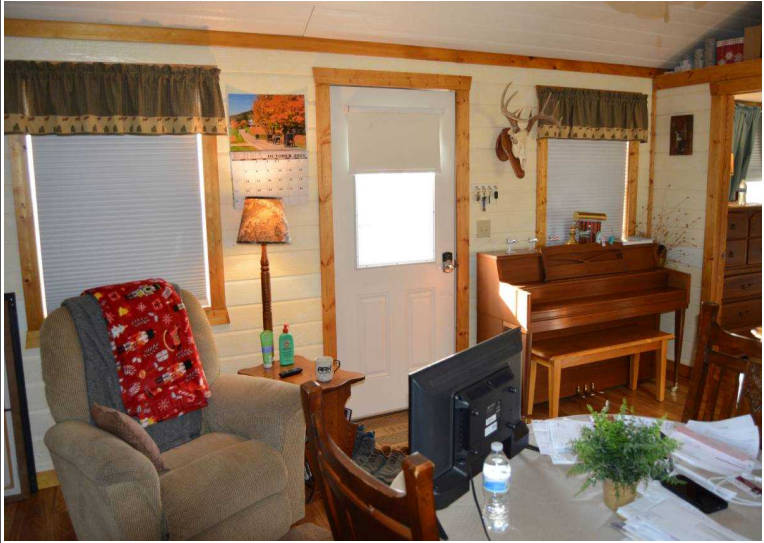
One and only full bath



2nd view of living room/dining room/kitchen



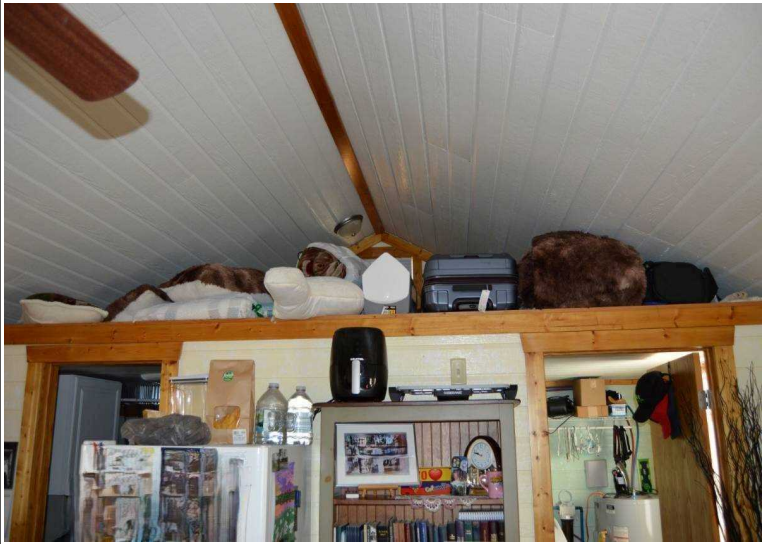
3rd view of living room/dining room/kitchen looking toward front door



Loft over bedroom



Loft over bathroom/utility room



PROPERTY INSPECTION ANALYSIS

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SUBJECT PROPERTY PHOTO ADDENDUM

Detached garage with carport



Rear view of subject property



Water pump house

