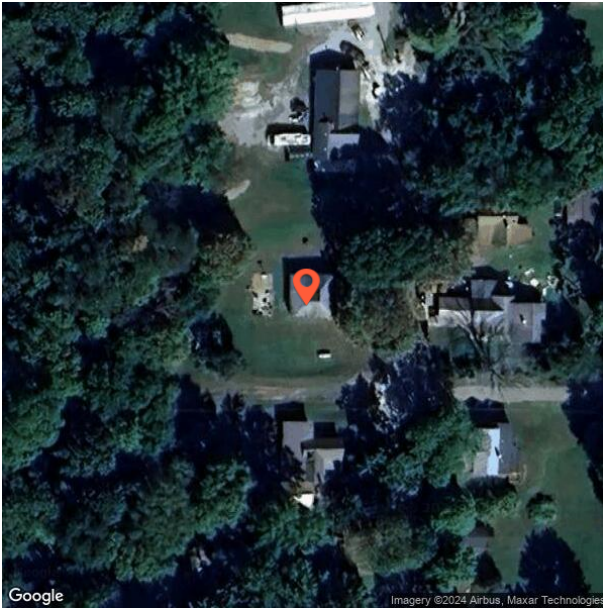




Property Address	Order #	6182658
804 N MAIN ST	Loan #	Not Specified
VEEDERSBURG, IN 47987 - FOUNTAIN COUNTY	Inspection Type	Exterior/Street
Address is consistent with client-submitted data	Assignment Type	Other: N/A
Lender	Robert Steele	
Borrower	Candace Edwards	
Coborrower	Not Specified	
Evaluated Value	\$110,000	Reasonable Exposure Time
Effective Date	5/9/2024	20 - 60 Days

PROPERTY DETAILS

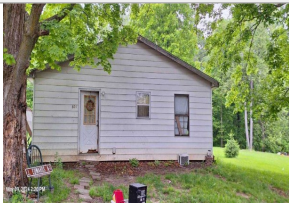





Property Type	Single Family Residence	County	FOUNTAIN
Lot Size	17,424	Parcel Number	23-11-06-300-002.001-018
Year Built	1885	Assessed Year	2023
Gross Living Area	1,152	Assessed Value	\$41,500
Bedroom	3	Assessed Taxes	\$215
Baths	1.0	Sold Date	01/19/2023
Pool	No	Sold Price	\$56,250
Condition	Average	List Date	
Carrier Route	C001	List Price	
HOA	No		
Location Comments	None		
Owner of Public Records	EDWARDS JERRY L / SNIDER CANDACE L		
Amenities	None		
Legal Description	DIST:0010 CITY/MUNI/TWP:VAN BUREN TOWNSHIP 011-00782-00 OP S1/2 QR BLK 8 MP F09-06-300-002B0		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	0	0	0	0% -	0% -
Absorption rate (total sales/month)	0	0	0	0% -	0% -
Total # of Comparable Active Listings	19	30	26	36.8% ↑	-13.3% ↓
Months of housing supply (Total listings / ab. rate)	0	0	0	0% -	0% -
Median Sale & List Price, DOM, Sale/List %	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Median Comparable Sale Price	\$150,000	\$180,000	\$178,000	18.7% ↑	-1.1% -
Median Comparable Sales Days on Market	42d	93d	8d	-81% ↓	-91.4% ↓
Median Sale Price as % of List Price	84%	97%	95%	13.1% ↑	-2.1% -
Median Comparable List Price (Currently Active)	\$225,000	\$185,000	\$185,000	-17.8% ↓	0% -
Median Competitive Listings Days on Market (Currently Active)	42d	24d	25d	-40.5% ↓	4.2% -
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	804 N MAIN ST VEEDERSBURG IN, 47987	1011 N WALNUT ST VEEDERSBURG IN, 47987		406 N MILL ST VEEDERSBURG IN, 47987		201 E 5TH ST VEEDERSBURG IN, 47987	
MLS Comments	--						
Proximity (mi)	--	0.22 NW		0.24 S		0.20 SE	
MLS# DOC#	--	21946946 N/A		21942896 202302291		21949668 202302655	
Sale Price / Price per Sq.Ft.	--	\$125,000 / \$120/sqft		\$105,000 / \$94/sqft		\$118,000 / \$132/sqft	
List Price / Price per Sq.Ft.	--	\$125,000 / \$120/sqft		\$105,000 / \$94/sqft		\$119,999 / \$134/sqft	
Sale Price % of List Price	--	1.00 / 100%		1.00 / 100%		0.98 / 98%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		11/30/23	\$1,000	10/05/23	\$1,500	11/21/23	\$1,000
Location	Neutral	Neutral		Adverse	\$1,000	Adverse	\$1,000
Location Comment	None	None		Commercial		Commercial	
Site	17,424	8,712	\$1,742	8,712	\$1,742	8,712	\$1,742
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1885	1897		1870		1948	
Condition	Average	Good	-\$12,500	Average		Good	-\$11,500
Bedrooms	3	2	\$2,000	3		2	\$2,000
Full / Half Baths	1 / 0	1 / 0		1 / 0		1 / 0	
Gross Living Area	1,152	1,041	\$1,110	1,120		896	\$2,560
Basement	None	None		None		None	
Parking Type	None	Garage		Garage		Garage	
Parking Spaces	0	1	-\$2,000	1	-\$2,000	1	-\$2,000
Pool	No	No		No		No	
Amenities	None	None		None		None	
Other							
Other							
Net Adj. (total)		-6.92%	-\$8,648	2.14%	\$2,242	-4.41%	-\$5,198
Gross Adj.		16.28%	\$20,352	5.94%	\$6,242	18.48%	\$21,802
Adj. Price		\$116,352		\$107,242		\$112,802	
Price and Listing History		Sold Price 11/30/2023 \$125,000		Sold Price 10/04/2023 \$105,000		Sold Price 11/09/2023 \$118,000	
		Pending Price 10/11/2023 \$125,000		Pending Price 09/11/2023 \$105,000		Pending Price 10/21/2023 \$119,999	
		Listed Price 10/05/2023 \$125,000		Listed Price 09/11/2023 \$105,000		Listed Price 10/20/2023 \$119,999	
		Sold Price 06/11/2021 \$55,000				Sold Price 06/20/2023 \$52,000	
		Listed Price 05/17/2021 \$79,500					

Subject Property		List Comp 1		
				
Address	804 N MAIN ST VEEDERSBURG IN, 47987	606 W HARRISON ST VEEDERSBURG IN, 47987		
MLS Comments	--			
Proximity (mi)	--	0.75 SW		
MLS# DOC#	--	21964071		
Sale Price / Price per Sq.Ft.	--			
List Price / Price per Sq.Ft.	--	\$133,900 / \$131/sqft		
Sale Price % of List Price	--			
Property Type	SFR	SFR		
	Value (Subject)	Value	Adj	
Sale/List Date		02/14/24 85 DOM		
Location	Neutral	Neutral		
Location Comment	None	None		
Site	17,424	24,394	-\$1,394	
View	None	None		
Design	Typical	Typical		
Quality	Average	Average		
Age	1885	1895		
Condition	Average	Good	-\$13,000	
Bedrooms	3	2	\$2,000	
Full / Half Baths	1 / 0	1 / 0		
Gross Living Area	1,152	1,024	\$1,280	
Basement	None	None		
Parking Type	None	Garage		
Parking Spaces	0	1	-\$2,000	
Pool	No	No		
Amenities	None	None		
Other				
Other				
Net Adj. (total)		-9.79%	-\$13,114	
Gross Adj.		14.69%	\$19,674	
Adj. Price			\$120,786	
Price and Listing History		Pending Price \$133,900 Price Changed Price \$133,900 Price Changed Price \$134,900 Price Changed Price \$135,500 Price Changed Price \$136,500 Price Changed Price \$137,500 Pending Price \$135,500 Listed Price \$135,500 Sold Price \$65,000 Sold Price \$34,000	04/09/2024 04/05/2024 04/03/2024 03/27/2024 03/20/2024 03/08/2024 02/21/2024 02/14/2024 01/09/2024 09/06/2022	

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears to conform to the area. No significant foreclosure rate present. No adverse external site influences noted. Subject location appears to be suburban. Full market trends and data are not available for the assignment. Supplemental data sources have been utilized as basis of analysis. Subject Fascia/soffit need paint. Entry door damaged. discoloration on N (right) side. While deferred maintenance is noted, it appears that the subject generally conforms to the area. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources. Some comps may assume listing price as sales price. Subject has a prior sale on 01/19/2023 for \$56,250. Further details unknown.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$107,242 to \$120,786

Sales Commentary

Research finds there are different statistics to show an increasing trend in subject's market. Based on an average of the findings, a 0.2% per month adjustment appears reasonable and has been applied. Sales #2 and #3 adjusted for inferior location. Due to lack of recent sales subject site size could not be bracketed by sales, however is bracketed by listing. Sales #1 and #3 adjusted for condition based on listing photos and/or listing remarks. No age adjustments appear warranted. Due to lack of recent sales subject garage count could not be bracketed and was adjusted across the board. Due to lack of recent sales subject GLA could not be bracketed, however Sale #2 is within 100 sqft of subject and no adjustment applied.

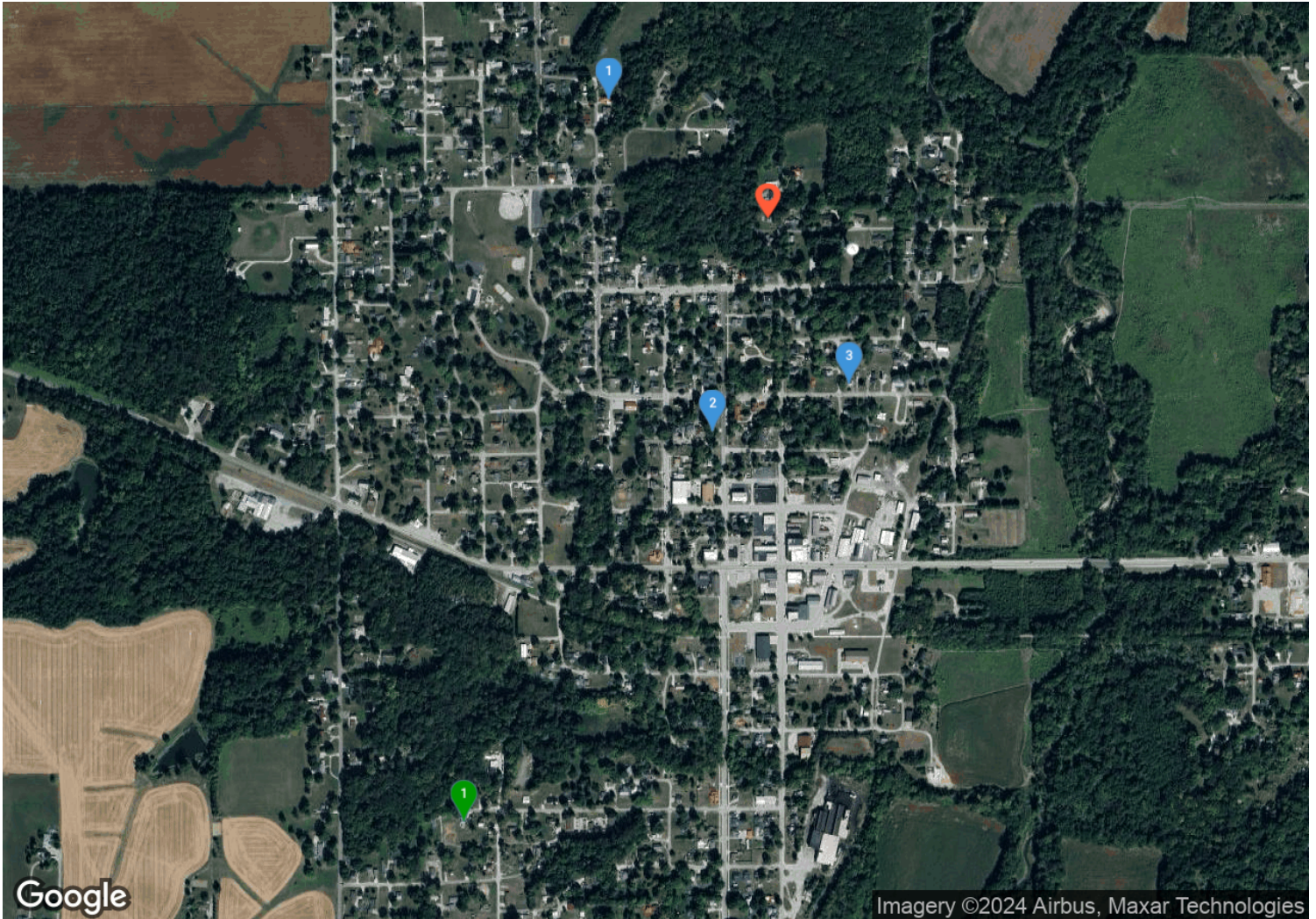
Listing Commentary

Listing #1 adjusted for condition based on listing photos and/or listing remarks.

Additional Notes

- Unknown whether subject shed is on a permanent foundation, no value given.
- Due to lack of recent similar listings, only 1 comparable listing has been provided.
- Subject and comparables may be proximate additional external influences, however if not reflected in grid, does not appear to affect marketability.
- Due to a lack of recent and similar listings/sales in subject's area, comparables with a living area difference of >20% were necessary.
- Due to a lack of similar and more proximate comparables, it was necessary to expand search parameters across major roadways.
- Due to a lack of recent and similar listings/sales in subject's area, it was deemed necessary to use comparables over 120 days.
- Outbuildings have only been reported as an amenity and in the grid if appear to be located on a permanent foundation. If foundation unknown, no amenity rating or value given as considered personal property. Above ground pools have not been given value or reported as no value given to personal property.
- MLS commentary was unavailable for comparables; therefore, secondary sources have been utilized.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	804 N MAIN ST VEEDERSBURG, IN 47987	Single Family Residence				17424	1885	3	1	1152		No		Public Records
1	1011 N WALNUT ST VEEDERSBURG, IN 47987	Single Family Residence	\$125,000	11/30/2023	0.22	8712	1897	2	1	1041		No		MLS, Public Records
2	406 N MILL ST VEEDERSBURG, IN 47987	Single Family Residence	\$105,000	10/05/2023	0.24	8712	1870	3	1	1120		No		MLS, Public Records
3	201 E 5TH ST VEEDERSBURG, IN 47987	Single Family Residence	\$118,000	11/21/2023	0.20	8712	1948	2	1	896		No		MLS, Public Records
1	606 W HARRISON ST VEEDERSBURG, IN 47987	Single Family Residence	\$133,900	02/14/2024	0.75	24394	1895	2	1	1024		No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 1011 N WALNUT ST
VEEDERSBURG IN, 47987



Comp 2: 406 N MILL ST
VEEDERSBURG IN, 47987



Comp 3: 201 E 5TH ST
VEEDERSBURG IN, 47987



Listing 1: 606 W HARRISON ST
VEEDERSBURG IN, 47987

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	01/25/2023	\$31,000	Public Records
Sold	03/26/2012	\$2,566	Public Records

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 05/09/2024.

TRANSACTION HISTORY

Timeline



History

01/25/2023 Resale

Recording Date	01/25/2023	Lender	N/A
Transaction Type	Resale	Title Co	PARTNERS TITLE GROUP INC
Value	\$31,000	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	202300174	Loan Type	N/A
Seller	GUPTA,VINOD C	Rate Type	N/A
Buyer/Borrower	EDWARDS,JERRY L SNIDER,CANDACE L	Loan Doc #	N/A

03/26/2012 Resale

Recording Date	03/26/2012	Lender	N/A
Transaction Type	Resale	Title Co	N/A
Value	\$2,566	1st Loan Amt	N/A
Doc Type	N/A	2nd Loan Amt	N/A
Doc #	201200742	Loan Type	N/A
Seller	COLLEEN CHAMBERS AUDITOR THE COUNTRY OF	Rate Type	N/A
Buyer/Borrower	GUPTA,VINOD C.	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.

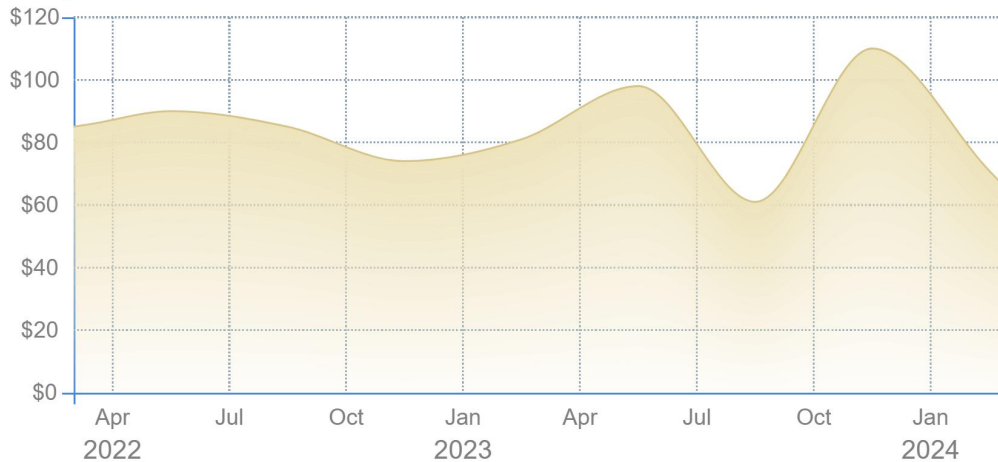
Number of Sales



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

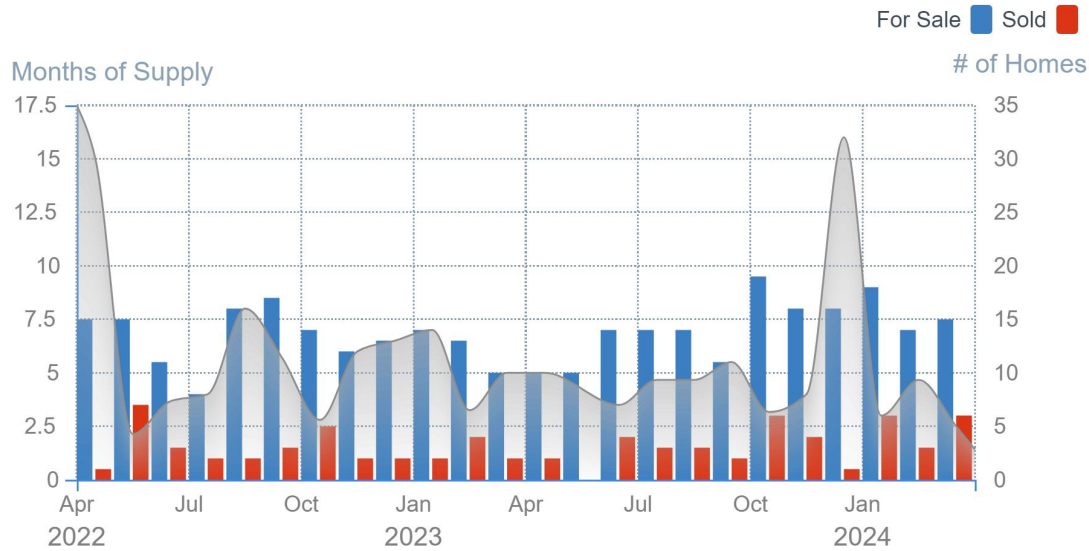
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



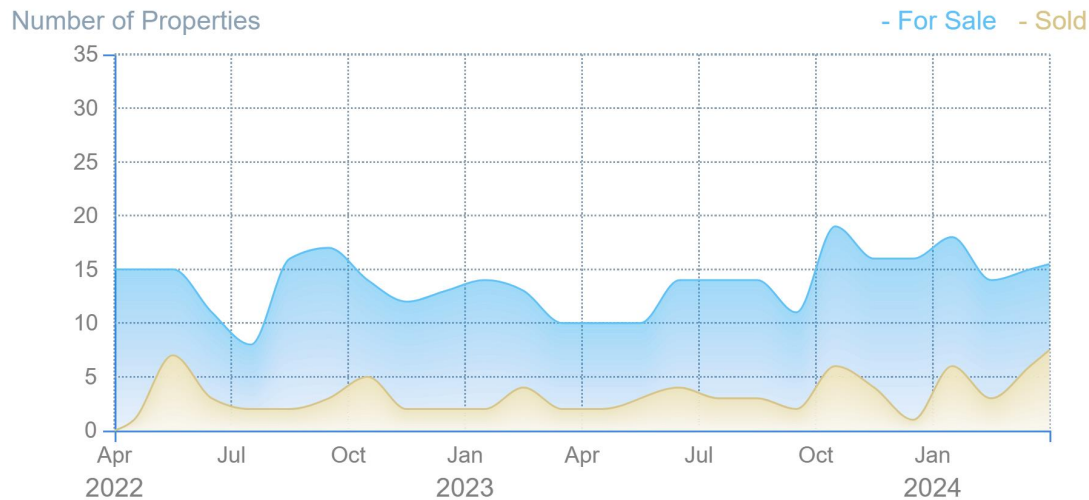
Months of Supply in 47987

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.

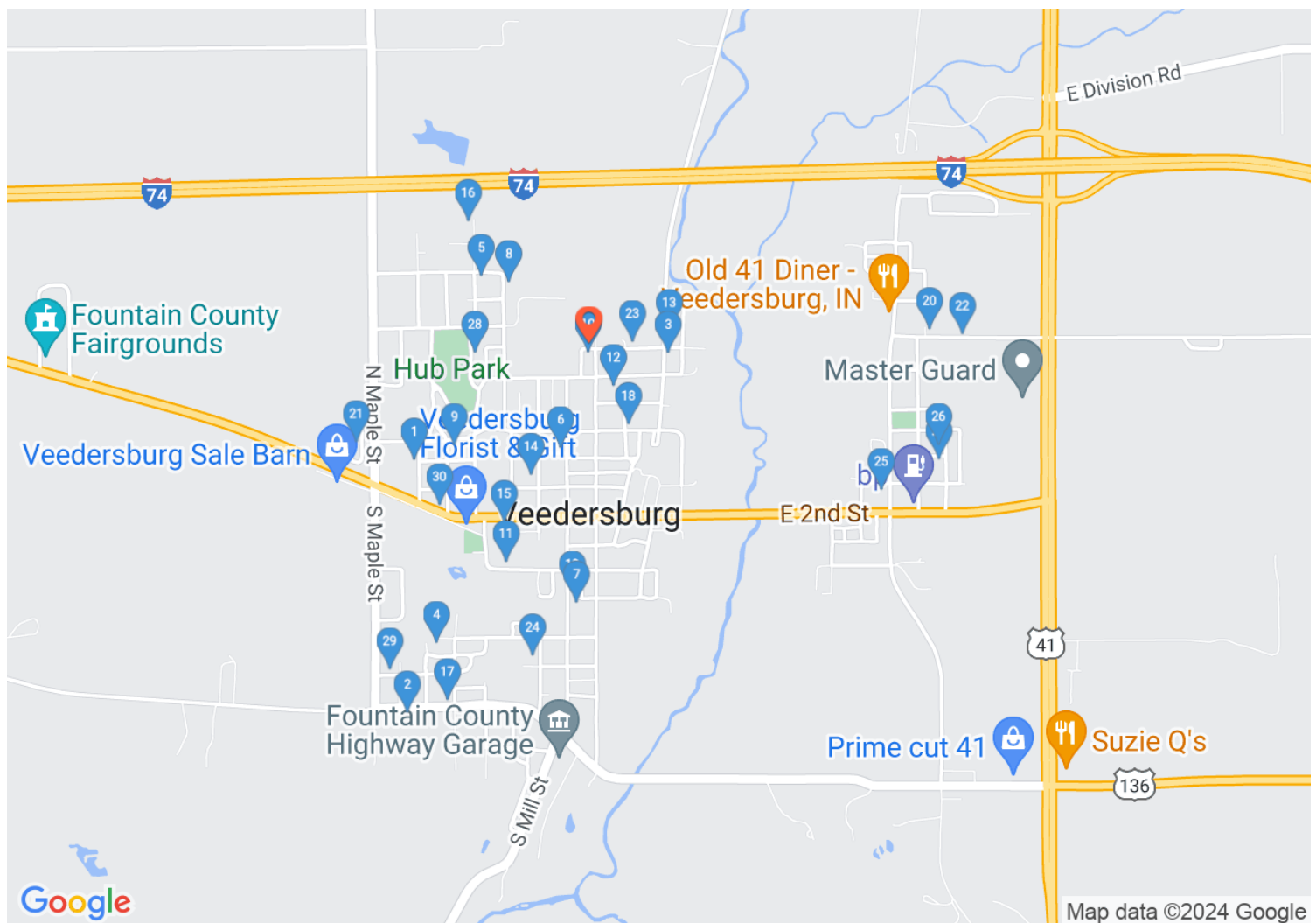


Supply / Demand in 47987

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
	804 N MAIN ST, VEEDERSBURG, IN 47987	--	--	3	1	1,152	--	--	0.40	--	1885
1	400 DEWEY ST VEEDERSBURG, IN 47987	\$36,000	Mar 08, 2024	2	1	1,040	\$34	0.47	0.33	93	1890
2	804 W STATE ST VEEDERSBURG, IN 47987	\$70,000	Jan 09, 2024	2	1	990	\$70	0.92	0.50	86	1885
3	711 INDIANA AVE VEEDERSBURG, IN 47987	\$40,000	Feb 13, 2024	2	1	976	\$40	0.18	0.29	78	1890
4	606 W HARRISON ST VEEDERSBURG, IN 47987	\$65,000	Jan 09, 2024	2	1	1,024	\$63	0.75	0.56	78	1895
5	1015 N COLLEGE ST VEEDERSBURG, IN 47987	\$179,000	Jan 08, 2024	4	2	1,588	\$112	0.28	0.40	67	1910
6	406 N MILL ST VEEDERSBURG, IN 47987	\$105,000	Oct 05, 2023	3	1	1,120	\$93	0.24	0.20	58	1870
7	116 W JACKSON ST VEEDERSBURG, IN 47987	\$0	Apr 10, 2024	0	1	1,196	\$0	0.58	0.40	58	1974
8	1011 N WALNUT ST VEEDERSBURG, IN 47987	\$125,000	Nov 30, 2023	2	1	1,041	\$120	0.22	0.20	57	1897
9	514 W 5TH ST VEEDERSBURG, IN 47987	\$180,000	Sep 01, 2023	3	2	1,240	\$145	0.38	0.26	57	1959
10	714 N MAIN ST VEEDERSBURG, IN 47987	\$65,000	Jul 13, 2023	0	1	1,064	\$61	0.02	0.20	53	1870
11	401 W WASHINGTON ST VEEDERSBURG, IN 47987	\$151,000	Nov 30, 2023	4	1	843	\$179	0.52	0.59	52	1940
12	112 E 7TH ST VEEDERSBURG, IN 47987	\$11,000	Aug 11, 2023	0	1	1,040	\$10	0.11	0.80	52	1915

13	811 INDIANA AVE VEEDERSBURG, IN 47987	\$147,500	Mar 29, 2024	4	1	1,261	\$116	0.18	0.26	51	1976
14	306 N NEWLIN ST VEEDERSBURG, IN 47987	\$175,000	Jun 23, 2023	3	2	1,586	\$110	0.32	0.23	50	1890
15	404 W 2ND ST VEEDERSBURG, IN 47987	\$106,000	Nov 13, 2023	2	1	1,064	\$99	0.44	0.15	48	1895
16	1214 N COLLEGE ST VEEDERSBURG, IN 47987	\$81,000	Oct 13, 2023	2	1	928	\$87	0.38	0.20	47	1945
17	601 W STATE ST VEEDERSBURG, IN 47987	\$30,000	Feb 16, 2024	0	1	1,320	\$22	0.86	0.76	46	1950
18	201 E 5TH ST VEEDERSBURG, IN 47987	\$118,000	Nov 21, 2023	2	1	896	\$131	0.20	0.20	45	1948
19	117 W JACKSON ST VEEDERSBURG, IN 47987	\$129,000	Jan 30, 2024	2	1	813	\$158	0.56	0.20	44	1875
20	1011 E 8TH ST VEEDERSBURG, IN 47987	\$225,000	Apr 11, 2024	5	1	1,644	\$136	0.76	0.74	43	1915
21	817 KNOB HILL DR VEEDERSBURG, IN 47987	\$130,500	Oct 30, 2023	3	2	988	\$132	0.56	0.16	42	1954
22	1101 E 8TH ST VEEDERSBURG, IN 47987	\$225,000	Apr 11, 2024	5	2	1,644	\$136	0.83	0.74	42	1915
23	201 E 8TH ST VEEDERSBURG, IN 47987	\$85,000	Mar 08, 2024	0	2	1,632	\$52	0.10	0.40	41	1991
24	414 S HOME ST VEEDERSBURG, IN 47987	\$67,000	Jul 05, 2023	3	2	1,536	\$43	0.71	0.25	40	1988
25	214 N STERLING AVE VEEDERSBURG, IN 47987	\$186,000	Oct 31, 2023	3	2	2,144	\$86	0.73	0.40	39	1890
26	406 SUGAR ST VEEDERSBURG, IN 47987	\$0	Oct 05, 2023	0	2	960	\$0	0.81	0.20	39	1975
27	312 SUGAR ST VEEDERSBURG, IN 47987	\$140,000	Jul 17, 2023	3	1	1,382	\$101	0.82	0.20	37	1999
28	715 N COLLEGE ST VEEDERSBURG, IN 47987	\$49,500	Jun 21, 2023	0	2	1,215	\$40	0.25	0.20	37	1996
29	813 W VAN BUREN ST VEEDERSBURG, IN 47987	\$182,500	Apr 26, 2024	3	2	1,992	\$91	0.85	0.46	36	1970
30	605 W 2ND ST VEEDERSBURG, IN 47987	\$93,500	Jun 14, 2023	1	1	864	\$108	0.49	0.17	34	1974

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	804 N MAIN ST, VEEDERSBURG, IN 47987	--	--	3	1	1,152	--	--	0.40	--	1885
1	606 W HARRISON ST VEEDERSBURG, IN 47987	\$133,900	Feb 14, 2024	2	1	1,024	\$130	0.75	0.56	78	1895
2	715 N MAIN ST VEEDERSBURG, IN 47987	\$100,000	Apr 11, 2024	3	1	1,288	\$77	0.03	0.20	57	1890
3	321 S MAIN ST VEEDERSBURG, IN 47987	\$160,000	May 08, 2024	3	1	767	\$208	0.64	0.42	57	1880
4	220 W WASHINGTON ST VEEDERSBURG, IN 47987	\$147,500	Apr 23, 2024	3	2	1,344	\$109	0.53	0.42	55	1991
5	1114 N COLLEGE ST VEEDERSBURG, IN 47987	\$109,500	Mar 07, 2024	4	2	1,314	\$83	0.34	0.20	54	1920
6	709 N STERLING AVE VEEDERSBURG, IN 47987	\$112,000	Mar 22, 2024	3	2	1,584	\$70	0.68	0.68	50	1904
7	814 N STERLING AVE VEEDERSBURG, IN 47987	\$137,500	Apr 22, 2024	3	2	1,152	\$119	0.67	0.23	43	1990
8	408 W STATE ST VEEDERSBURG, IN 47987	\$155,000	Apr 30, 2024	3	2	1,696	\$91	0.85	0.20	31	1991

EVALUATION LIMITING CONDITIONS AND CERTIFICATIONS

REPORTING OPTION AND PURPOSE OF EVALUATION: This is an Evaluation as defined by the Interagency Appraisal and Evaluation Guidelines. The purpose of this Evaluation is to develop an opinion of market value (as defined) for the identified subject property.

INTENDED USE: The intended use of this Evaluation report is to assist the client in evaluating the suitability of the subject property as collateral for a lending transaction. This report is not intended for any other use.

INTENDED USER: The only intended user of this Evaluation report is the client identified on the first page of the report. Use of this report by any others is not intended. If you are not identified as the client, you are an unauthorized party and are warned not to use this report. As an unauthorized party, your interpretation of the information contained in this report may be incorrect.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well-informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: Office of the Comptroller of the Currency, under 12CFR, Part 34, Subpart C)

REAL PROPERTY INTEREST: The real property interest is Fee Simple interest, unless otherwise indicated in this report.

SCOPE OF WORK: The scope of this assignment includes analysis of the subject data and comparable data, as well as, other relevant information by the evaluator. If an inspection is included within this report, the subject data is provided by a qualified third party and assumed to be accurate. The evaluator has reviewed and validated the inspection data. The evaluator also relies on varied sources of additional data about the subject property and comparables from public record data services, multiple listing services, automated valuation models and/or other data sources considered relevant to the opinion of value.

Comparables or comparable data includes, but is not limited to, closed sales, available listings, pending sales, or any other transaction(s) that the evaluator determines to be comparable applying the criteria that would be used by a perspective buyer for the subject property. The confirmation of closed sales is from public data sources, unless otherwise noted in the report. Any photographs of comparables used in the report are taken from Multiple Listing Service (MLS) or other online sources, unless otherwise noted in the report.

The type and extent of analyses applied to arrive at opinions or conclusions in the sales comparison approach is based on qualitative analysis. This method of analysis accounts for differences between comparables but without quantified, numerical adjustments. Common qualitative techniques include ranking and relative comparison analyses. In ranking analysis, the comparables are ranked to determine each of their positions relative to the subject property's relevant characteristics. Relative comparison analysis is used to determine if the relative characteristics of a comparable are inferior, superior or similar to those of the subject property. Quantitative analysis may also be employed, and adjustments made reflective of market preferences.

Certain automated adjustments are generated based on an application of Quantarium's AVM (QVM) technologies. Such adjustments leverage machine learning valuation adjustments derived from a broad analysis of location relevant larger data sets, including among other, statistically reliable common factors of gla, lot size, age and other property characteristics. Some or all of those adjustments MAY have been overridden by the evaluator based on local market expertise.

INTENDED USER (CLIENT) SCOPE OF WORK AGREEMENT: All data is collected, confirmed and analyzed in accordance with the scope of work; determined appropriate by the evaluator given the intended use. The client agrees, by use of this evaluation report, such limitations of the assignment will not affect the credibility of the opinions and conclusions given the intended use; and, is consistent with the client's level of risk tolerance. **WARNING:** From the perspective of the client, this scope of work may result in an opinion of value that is not as reliable in comparison to a full appraisal that includes a personal viewing of the interior and exterior of the subject property, overall neighborhood or market area and comparables used and, if employed, providing a qualitative analysis in the sales comparison approach.

SUBJECT PROPERTY EXISTING USE AND HIGHEST AND BEST USE: Given the zoning and other relevant legal and physical characteristics, the highest and best use continues to be its present use, unless otherwise indicated in the report.

APPROACHES TO VALUE: The sales comparison approach is used exclusively, unless otherwise indicated in the report.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The evaluator's certification in this report is subject to the following assumptions and limiting conditions and to such other specific and limiting conditions as are set forth by the evaluator in the report.

WARNING: The use of assumptions may affect assignment results.

1. The evaluator will not be responsible for matters of a legal nature that affect either the property being evaluated or the title to it. The evaluator assumes that the title is good and marketable, and will not render any opinions about the title.
2. The evaluator will not give testimony or appear in court because he or she made an evaluation of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
3. Unless otherwise stated in this evaluation report, the evaluator has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property or surroundings (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has made an assumption that there are no such conditions or influences; the evaluator makes no guarantees, or warranties, express or implied. The evaluator will not be responsible for any such conditions or influences that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the evaluator is not an expert in the field of environmental hazards, this evaluation report must not be considered as an environmental assessment of the property.
4. The evaluator obtained the information, estimates, and opinions that were expressed in the evaluation report from sources he or she considers to be reliable and believes them to be true and correct. However, the evaluator does not assume responsibility for the accuracy of such items furnished by other parties.
5. The evaluator has based the valuation conclusion on the identified and available data sources, which are considered reliable and include, but are not limited to, public records, and MLS data.
6. The evaluator assumes the subject property complies with zoning, environmental and land use regulations, and that the present use is the Highest and Best Use as improved.
7. The evaluator will not disclose the contents of this report except as required by applicable law.
8. When an interior viewing of the subject is not performed as part of an assignment, the interior of the subject is assumed to be consistent with the condition of the exterior of the property, and that interior appointments and amenities are consistent with similar properties located within the area.
9. Factors such as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature that would significantly affect the evaluator's opinion of value are not apparent.
10. Components, such as mechanical, electrical, plumbing that constitute the subject property are fundamentally sound and in good working order.
11. The source and data collected and provided by a qualified professional inspector is assumed reliable and believed to be true and correct; and, the evaluator has a reasonable basis to believe that such a professional is competent.

EVALUATOR'S CERTIFICATION: The evaluator certifies and agrees that:

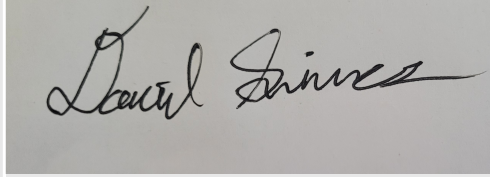
- 1) the statements of fact contained in this report are true and correct.
- 2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this evaluation.
- 7) I have **not** made a personal inspection (viewing) of the property that is the subject of this report.
- 8) I have personally prepared all opinions and conclusions concerning the subject property that were set forth in the evaluation report.

EVALUATOR SIGNOFF

Evaluator Name

David Simoes

Evaluator Signature



Signature Date

5/10/2024

SUBJECT & CLIENT			
Address 804 N Main St		City Veedersburg	County Fountain
Borrower Candace Edwards		Co-Borrower	
Client Robert Steele Agency Inc		Address 11 Motif Boulevard	City Brownsburg
		State IN	Zip 47987
		State IN	Zip 46112

TYPE OF INSPECTION PERFORMED
<input checked="" type="checkbox"/> Exterior-Only From Street
<input type="checkbox"/> Walk-In Interior & Exterior
<input type="checkbox"/> Virtual Exterior-Only From Street
<input type="checkbox"/> Virtual Walk-In Interior & Exterior

EVIDENCE OF LISTING STATUS
Evidence Subject For Sale <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, Distressed Listing <input type="checkbox"/> Yes <input type="checkbox"/> No
List Price [\$]
List Date [] DOM []

MARKET INFLUENCES
Significant Area Non-Residential Use
Commercial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Industrial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Agricultural <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Golf/Recreational <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lake or Ocean <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
National Park/Forest <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Vacant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SUBJECT CONDITION	
<input type="checkbox"/> New / Like New	Occupancy
<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant (If Vacant, Is Home Secured? <input type="checkbox"/> Yes <input type="checkbox"/> No)
<input type="checkbox"/> Good	<input type="checkbox"/> Tenant Occupied
<input checked="" type="checkbox"/> Average	Rent []
<input type="checkbox"/> Fair / Below-Average	Terms []
<input type="checkbox"/> Poor / Uninhabitable	Length []
Subject Condition Related to Neighboring Properties	
<input checked="" type="checkbox"/> Similar	<input type="checkbox"/> Inferior
<input type="checkbox"/> Superior	<input type="checkbox"/> Unknown
Deferred Maintenance	
Siding Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof Disrepair / Lifting Shingles <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Peeling Paint <input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Safety or Habitability Issues Noted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Was any of the above deferred maintenance caused by a recent natural disaster? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, does it appear the interior suffered significant damage? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the property located in an active FEMA disaster area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Rate the disaster related damage to the property: []	
Percent of neighborhood properties that suffered damage: [%]	
Estimate of total cost to repair: [\$] Estimated time to repair: []	
Describe the damage to the subject and any damage to neighborhood:	
Fascia/soffit need paint. Entry door damaged. discoloration on N (right) side.	

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 [neighborhood] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Other [Wooded land] <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
<input type="checkbox"/> Subject is in a Condo or PUD
Dues []
Dues Term []
*Homeowner's association information is provided as available. Lender may wish to confirm with the association.

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

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

ADDITIONS OR CONVERSIONS
<input type="checkbox"/> Apparent Additions
Added GLA [] SqFt
Permitted? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Conversions

SUBJECT SITE / LOT	
Lot Size [0.40]	Lot Shape [Rectangular]
Utilities	Public Other Description
Electricity	<input checked="" type="checkbox"/> <input type="checkbox"/> []
Gas	<input type="checkbox"/> <input checked="" type="checkbox"/> [Propane. Not tank in photo]
Water	<input checked="" type="checkbox"/> <input type="checkbox"/> []
Sewer	<input checked="" type="checkbox"/> <input type="checkbox"/> []
Offsite Improvements	Public Private Description
Street	<input checked="" type="checkbox"/> <input type="checkbox"/> [Composite Pavement]
Alley	<input type="checkbox"/> <input type="checkbox"/> [None]

SUBJECT IMPROVEMENTS		
# Stories [1]	Year Built [1885]	Foundation / Basement
Design [Other]		<input checked="" type="checkbox"/> Concrete Slab
Construction [Wood Frame]		<input type="checkbox"/> Crawl Space
Exterior Walls [Other]		<input type="checkbox"/> Basement
Roof Surface [Comp Shingle]		<input type="checkbox"/> Full
Fireplace # [] [None]		<input type="checkbox"/> Partial
Heating Type [Unknown]		% Finished [%]
Cooling Type [Unknown]		

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

PROPERTY INSPECTION ANALYSIS

File # 6182658.2

Loan #

SUBJECT & CLIENT

Address 804 N Main St	City Veedersburg	County Fountain	State IN	Zip 47987
Borrower Candace Edwards	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

Discoloration on the N (right) side. Should be removable with pressure wash. Roof appears to be worn, but serviceable. Shed needs paint. Entry door damaged. Fascia and soffit need painted. No alley or street behind subject to allow a rear view of 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 1st Choice Realty

Address 425 N Gilbert

City, St Zip Danville, IL 61832

Phone (217) 799-2465

Location Validation (VPI Inspection Only)

Michael Rohall / 05/09/2024

Inspector / Inspection Date

SUBJECT & CLIENT

Address 804 N Main St	City Veedersburg	County Fountain	State IN	Zip 47987
Borrower Candace Edwards	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



File # 6182658.2
Loan #

SUBJECT & CLIENT

Address 804 N Main St	City Veedersburg	County Fountain	State IN	Zip 47987
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Rear View (If accessible)
