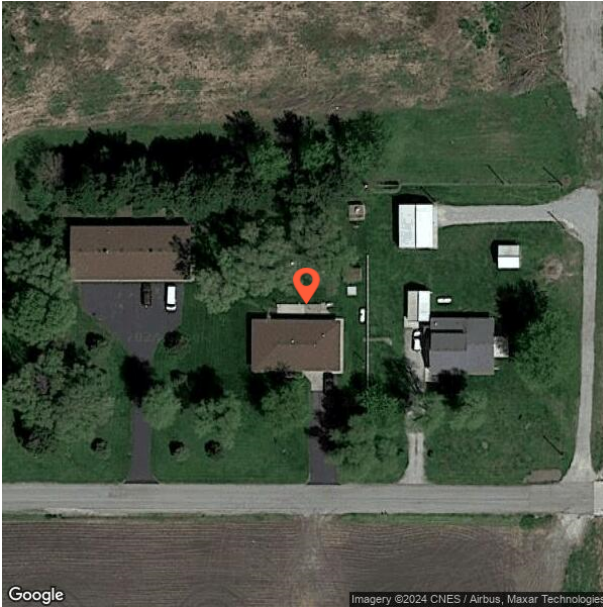




|                                                  |                                   |                          |                 |
|--------------------------------------------------|-----------------------------------|--------------------------|-----------------|
| Property Address                                 | 1310 W 400 N                      | Order #                  | 6205338         |
|                                                  | MOROCCO, IN 47963 - NEWTON COUNTY | Loan #                   | N/A             |
| Address is consistent with client-submitted data |                                   | Inspection Type          | Exterior/Street |
|                                                  |                                   | Assignment Type          | Other: Unknown  |
| Lender                                           | Robert Steele                     |                          |                 |
| Borrower                                         | PAUL MONTEMAYER                   |                          |                 |
| Coborrower                                       | N/A                               |                          |                 |
| Evaluated Value                                  | \$230,000                         | Reasonable Exposure Time |                 |
| Effective Date                                   | 6/9/2024                          |                          | 40 - 150 Days   |

## PROPERTY DETAILS



|                         |                                                                                                                                   |                |                          |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|
| Property Type           | Single Family Residence                                                                                                           | County         | NEWTON                   |
| Lot Size                | 29,185                                                                                                                            | Parcel Number  | 56-07-11-400-003.001-014 |
| Year Built              | 1966                                                                                                                              | Assessed Year  | 2023                     |
| Gross Living Area       | 1,336                                                                                                                             | Assessed Value | \$136,100                |
| Bedroom                 | 2                                                                                                                                 | Assessed Taxes | \$916                    |
| Baths                   | 1.1                                                                                                                               | Sold Date      |                          |
| Pool                    | No                                                                                                                                | Sold Price     | \$0                      |
| Condition               | Good                                                                                                                              | List Date      |                          |
| Carrier Route           | R002                                                                                                                              | List Price     |                          |
| HOA                     | No                                                                                                                                |                |                          |
| Location Comments       | Typical                                                                                                                           |                |                          |
| Owner of Public Records | MONTEMAYER PAUL D / MONTEMAYER DEBORAH D                                                                                          |                |                          |
| Amenities               | Typical                                                                                                                           |                |                          |
| Legal Description       | DIST:0009 CITY/MUNI/TWP:MCCLELLAN TOWNSHIP PT. SW SE WEST OF DITCH SEC.11 T30N R9W .67 ACRES MCCLELLAN TWP. MAP REF:06-11-100-003 |                |                          |

## 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                         | 22                     | 12                | 12            | -45.5% ↓     | 0% -         |
| 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                                  | \$0                    | \$0               | \$85,387      | 0% -         | 0% -         |
| Median Comparable Sales Days on Market                        | 0d                     | 0d                | 73d           | 0% -         | 0% -         |
| Median Sale Price as % of List Price                          | 0%                     | 0%                | 93%           | 0% -         | 0% -         |
| Median Comparable List Price (Currently Active)               | \$189,000              | \$124,500         | \$104,999     | -44.4% ↓     | -15.7% ↓     |
| Median Competitive Listings Days on Market (Currently Active) | 92d                    | 146d              | 45d           | -51.1% ↓     | -69.2% ↓     |
| 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                                                                           | 1310 W 400 N<br>MOROCCO IN, 47963 | 5304 E BARKER<br>DEMOTTE IN, 46310                                                 |           | 10342 N 486 E 11<br>DEMOTTE IN, 08929                                              |           | 23703 EUCLID ST<br>SCHNEIDER IN, 46376                                              |           |
| MLS Comments                                                                      | --                                | Boasting an array of premium upgrades, this quality-built residence promises an... |           | ADORABLE! This home sweet home is ready for you! With fresh paint, appliances...   |           | WELCOME TO YOUR REMODELED RANCH ON 1/3 ACRE WITH HUGE 40x24 TANDOM 4+ CAR HEATED... |           |
| Proximity (mi)                                                                    | --                                | 9.47 NE                                                                            |           | 8.83 NE                                                                            |           | 9.07 N                                                                              |           |
| MLS#   DOC#                                                                       | --                                | 801391                                                                             |           | 531680                                                                             |           | 11826195                                                                            |           |
| Sale Price / Price per Sq.Ft.                                                     | --                                | \$295,000 / \$200/sqft                                                             |           | \$204,000 / \$185/sqft                                                             |           | \$189,250 / \$158/sqft                                                              |           |
| List Price / Price per Sq.Ft.                                                     | --                                | \$310,000 / \$210/sqft                                                             |           | \$199,000 / \$180/sqft                                                             |           | \$188,000 / \$157/sqft                                                              |           |
| Sale Price % of List Price                                                        | --                                | 0.95 / 95%                                                                         |           | 1.03 / 103%                                                                        |           | 1.01 / 101%                                                                         |           |
| Property Type                                                                     | SFR                               | SFR                                                                                |           | SFR                                                                                |           | SFR                                                                                 |           |
|                                                                                   | Value (Subject)                   | Value                                                                              | Adj       | Value                                                                              | Adj       | Value                                                                               | Adj       |
| Sale/List Date                                                                    |                                   | 05/10/24                                                                           |           | 07/13/23                                                                           | \$9,000   | 08/07/23                                                                            | \$8,500   |
| Location                                                                          | Neutral                           | Neutral                                                                            |           | Neutral                                                                            |           | Neutral                                                                             |           |
| Location Comment                                                                  | Typical                           | Typical                                                                            |           | Typical                                                                            |           | Typical                                                                             |           |
| Site                                                                              | 29,185                            | 41,991                                                                             | -\$12,806 | 19,788                                                                             | \$9,397   | 15,000                                                                              | \$14,185  |
| View                                                                              | None                              | None                                                                               |           | None                                                                               |           | None                                                                                |           |
| Design                                                                            | Typical                           | Typical                                                                            |           | Typical                                                                            |           | Typical                                                                             |           |
| Quality                                                                           | Average                           | Average                                                                            |           | Average                                                                            |           | Average                                                                             |           |
| Age                                                                               | 1966                              | 1995                                                                               |           | 1972                                                                               |           | 1978                                                                                |           |
| Condition                                                                         | Good                              | Very Good                                                                          | -\$29,500 | Good                                                                               |           | Good                                                                                |           |
| Bedrooms                                                                          | 2                                 | 3                                                                                  | -\$4,000  | 3                                                                                  | -\$4,000  | 2                                                                                   |           |
| Full / Half Baths                                                                 | 1 / 1                             | 2 / 0                                                                              | -\$2,000  | 1 / 0                                                                              | \$2,000   | 1 / 0                                                                               | \$2,000   |
| Gross Living Area                                                                 | 1,336                             | 1,476                                                                              | -\$5,600  | 1,104                                                                              | \$9,280   | 1,201                                                                               | \$5,400   |
| Basement                                                                          | No Basement                       | No Basement                                                                        |           | No Basement                                                                        |           | No Basement                                                                         |           |
| Parking Type                                                                      | Garage                            | Garage                                                                             |           | Garage                                                                             |           | Garage                                                                              |           |
| Parking Spaces                                                                    | 2                                 | 2                                                                                  |           | 2                                                                                  |           | 4                                                                                   | -\$4,000  |
| Pool                                                                              | No                                | No                                                                                 |           | No                                                                                 |           | No                                                                                  |           |
| Amenities                                                                         | Typical                           | Typical                                                                            |           | Typical                                                                            |           | Typical                                                                             |           |
| Other                                                                             |                                   |                                                                                    |           |                                                                                    |           |                                                                                     |           |
| Other                                                                             |                                   |                                                                                    |           |                                                                                    |           |                                                                                     |           |
| Net Adj. (total)                                                                  |                                   | -18.27%                                                                            | -\$53,906 | 12.59%                                                                             | \$25,677  | 13.78%                                                                              | \$26,085  |
| Gross Adj.                                                                        |                                   | 18.27%                                                                             | \$53,906  | 16.51%                                                                             | \$33,677  | 18.01%                                                                              | \$34,085  |
| Adj. Price                                                                        |                                   |                                                                                    | \$241,094 |                                                                                    | \$229,677 |                                                                                     | \$215,335 |
| Price and Listing History                                                         |                                   | Sold<br>Price<br>07/13/2023<br>\$204,000                                           |           | Sold<br>Price<br>08/07/2023<br>\$189,250                                           |           |                                                                                     |           |
|                                                                                   |                                   | Price Changed<br>Price<br>06/08/2023<br>\$199,000                                  |           | Pending<br>Price<br>08/04/2023<br>\$188,000                                        |           |                                                                                     |           |
|                                                                                   |                                   | Listed<br>Price<br>03/19/2022<br>\$165,000                                         |           | Listed<br>Price<br>07/06/2023<br>\$188,000                                         |           |                                                                                     |           |

# SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

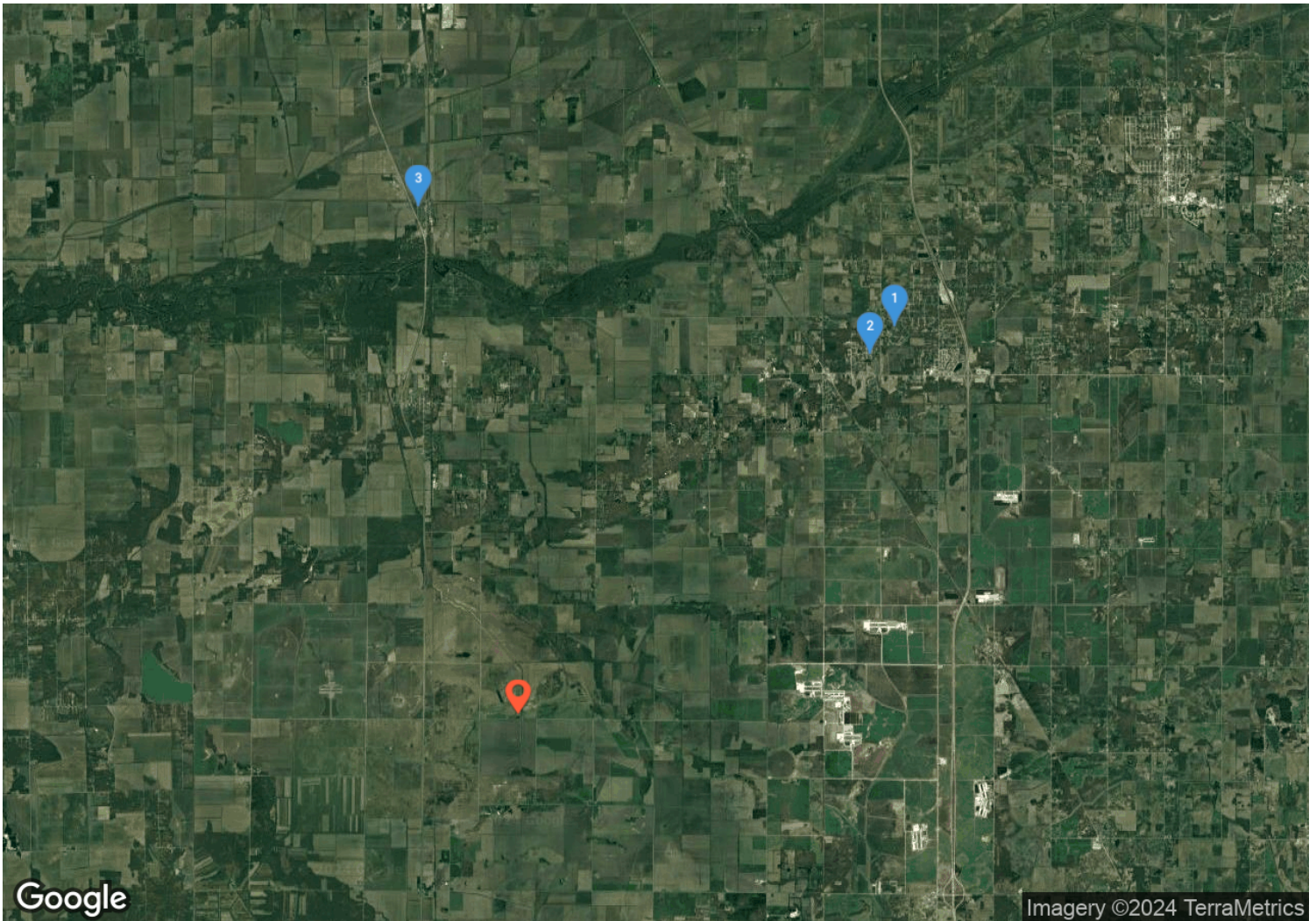
No adverse site factors appear present. The subject appears to be in a rural area. Subject conforms to the area. No significant foreclosure rate present.

## COMPARABLE COMMENTS AND FINAL RECONCILIATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adjusted Value Range of Comps: \$215,335 to \$241,094                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>***Summary of Sales Comparison Approach***</p> <p>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 and exceed distance parameters of 1 mile. Research finds there are different statistics to show a increasing trend in subject's market. Based on an average of the findings, a 6.0% per year increase, or 0.50% per month adjustment until date of sale time of Sale #1 appears reasonable and has been applied. Subject year built not bracketed, but all sales are within 40 years and no adjustments applied. Sale #1 adjusted for condition based on listing photos and/or listing remarks.</p> <p>***Summary of Listings Comparison Approach***</p> <p>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.</p> <p>***ADDITIONAL NOTES***</p> <ol style="list-style-type: none"> <li>1. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.</li> <li>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.</li> <li>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.</li> <li>4. The subject and all comparables appear proximate to a highway and railroad tracks. This is deemed typical for the area and no value was given in the grid.</li> <li>5. While the inspection report indicates the subject has a bed count of "3", Public Records indicates the subject has a bed count of "2" which is assumed correct and has been utilized.</li> <li>6. Due to a lack of similar comparables, the single line and net adjustments have exceeded the recommended 10% and 15% guidelines.</li> <li>7. Sale #3 appears proximate to a busy street. However, the property appears to be sufficiently backed off as to not be significantly impacted and no value was given in the grid.</li> </ol> |



## SELECTED COMPARABLES MAP



|   | Address                             | Type                    | Sale Price | Sale Date  | Dist (mi) | Site  | Year Built | Bed | Bath | GLA  | Bsmt | Pool | Sale Type | Source              |
|---|-------------------------------------|-------------------------|------------|------------|-----------|-------|------------|-----|------|------|------|------|-----------|---------------------|
|   | 1310 W 400 N MOROCCO, IN 47963      | Single Family Residence |            |            |           | 29185 | 1966       | 2   | 2    | 1336 |      | No   |           | Public Records      |
| 1 | 5304 E BARKER DEMOTTE, IN 46310     | Single Family Residence | \$295,000  | 05/10/2024 | 9.47      | 41991 | 1995       | 3   | 2    | 1476 |      | No   |           | MLS                 |
| 2 | 10342 N 486 E 11 DEMOTTE, IN 08929  | Single Family Residence | \$204,000  | 07/13/2023 | 8.83      | 19788 | 1972       | 3   | 1    | 1104 |      | No   |           | MLS                 |
| 3 | 23703 EUCLID ST SCHNEIDER, IN 46376 | Single Family Residence | \$189,250  | 08/07/2023 | 9.07      | 15000 | 1978       | 2   | 1    | 1201 |      | No   |           | MLS, Public Records |

## SELECTED COMPARABLES PHOTOS



Comp 1: 5304 E BARKER  
DEMOTTE IN, 46310



Comp 2: 10342 N 486 E 11  
DEMOTTE IN, 08929



Comp 3: 23703 EUCLID ST  
SCHNEIDER IN, 46376

Boasting an array of premium upgrades, this quality-built residence promises an unparalleled living experience. Upon crossing the threshold of the charming Arts and Crafts front door, you're seamlessly transported from the 25 x 12 front cement patio into the welcoming foyer, setting the tone for the elegance that awaits within. The kitchen serves as the heart of the home, featuring top-of-the-line stainless steel appliances, a convenient double oven, a spacious pantry, and luxurious quartz countertops. With an open layout seamlessly connecting to both a cozy dinette area and the dining space, this kitchen offers the perfect setting for culinary delights and cherished gatherings. Retreat to the primary bedroom sanctuary, complete with tray ceilings, plush new carpeting, a sizable walk-in closet, and a sleek frosted glass barn door leading to the en suite bathroom. Here, luxury awaits with a zero-threshold shower and elegant vanity, ensuring both comfort and style. Two additional well-appointed bedrooms, adorned with new carpeting and ceiling fans, offer ample space for family or guests. Designed with accessibility in mind, this home features zero-threshold access and 36" wide doorways throughout. Step outside to discover the expansive backyard oasis, complete with a wide cement sidewalk leading to a spacious 47' x 16' cement patio, perfect for outdoor entertaining and enjoying the serene surroundings. A large 2.75 car garage, equipped with pull-down ladder access to the attic, ...

ADORABLE! This home sweet home is ready for you! With fresh paint, appliances less than a year old, and a beautiful, fenced yard, you simply need to move right in! Kitchen with a cozy eat in nook, open living room for a comfortable night in! This home is perfect for you to make your own!

WELCOME TO YOUR REMODELED RANCH ON 1/3 ACRE WITH HUGE 40x24 TANDOM 4+ CAR HEATED GARAGE AND 28ft Cir POOL SET IN A FRESHLY STRIPPED DECK!!! Your beautifully UPDATED KITCHEN equipped w/ an abundance of modern Wht cabinetry, SS Whirlpool Appliances NEW 2020, Window over sink. Kitchen Flows efficiently opening to Living Room at one end & Huge 19x10 DINNING ROOM (POSSIBLE 3RD BEDROOM) with 9X3 PANTRY/CLOSET at opposite end. LAUNDRY ROOM w/ adjustable Shelves conveniently located adjacent to BATHROOM, Tiled Shower/JETTED Tub. Plenty of Windows give picturesque view of Back Yard boasting Mature Tree, Pool, Deck, Maintenance Free Fence, Storage Shed 16X10, convenient Rear Overhead Garage Door opens to Back Yard, GARAGE Pull Down Attic Stairs for even more Storage! NEW ROOF 2018, NEW HOT WATER TANK & FLOORING 2020. \$4,000 CREDIT FOR NEW AC WITH FULL PRICE OFFER. Cherry on top-QUALIFIES USDA LOAN!



## PRICE AND LISTING HISTORY

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

## TRANSACTION HISTORY

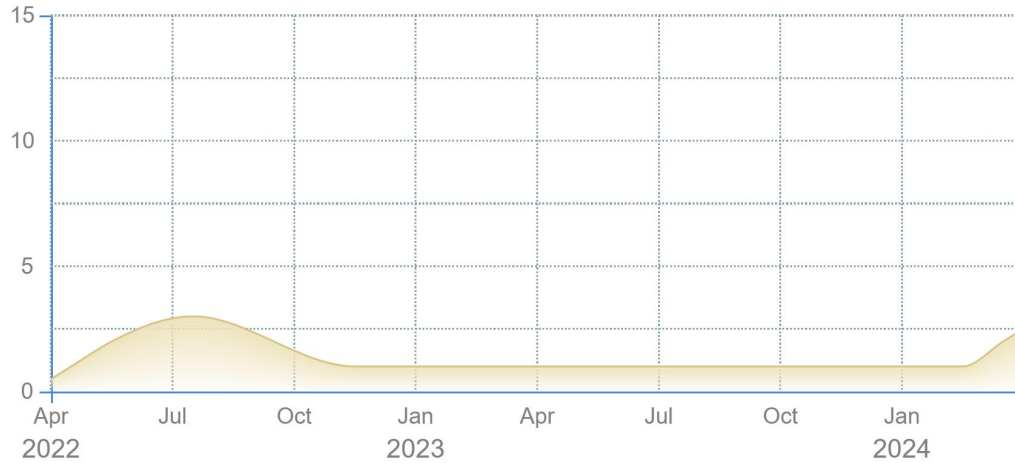
There is no property transaction history available.

## ZIP-CODE DATA

### Number of Properties Sold in 47963

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

Number of Sales



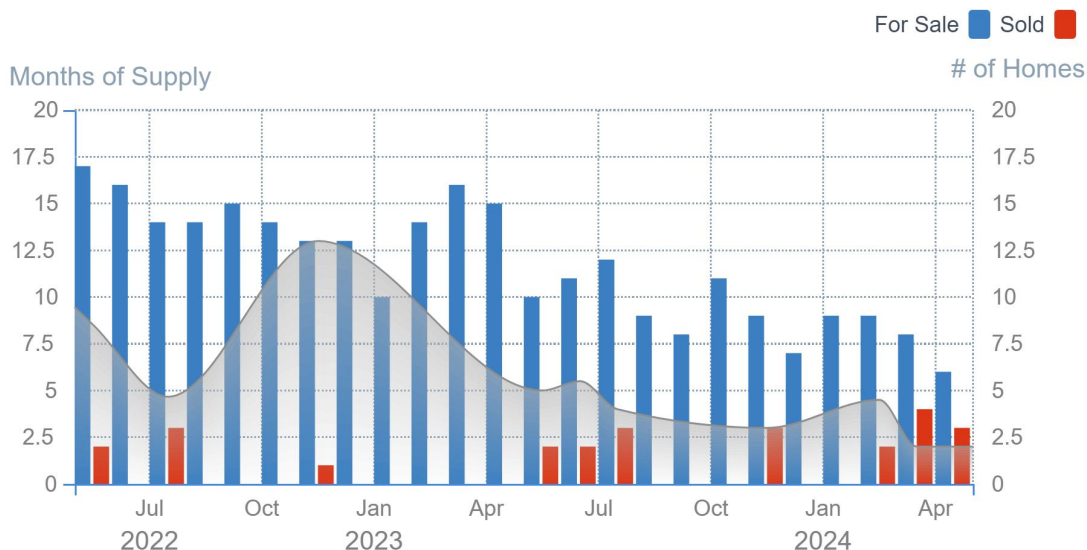
### Median Sale Price/Sq.Ft. (quarterly) in 47963

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.

There is insufficient data to provide Median Sale Price/Sq.Ft. for this area

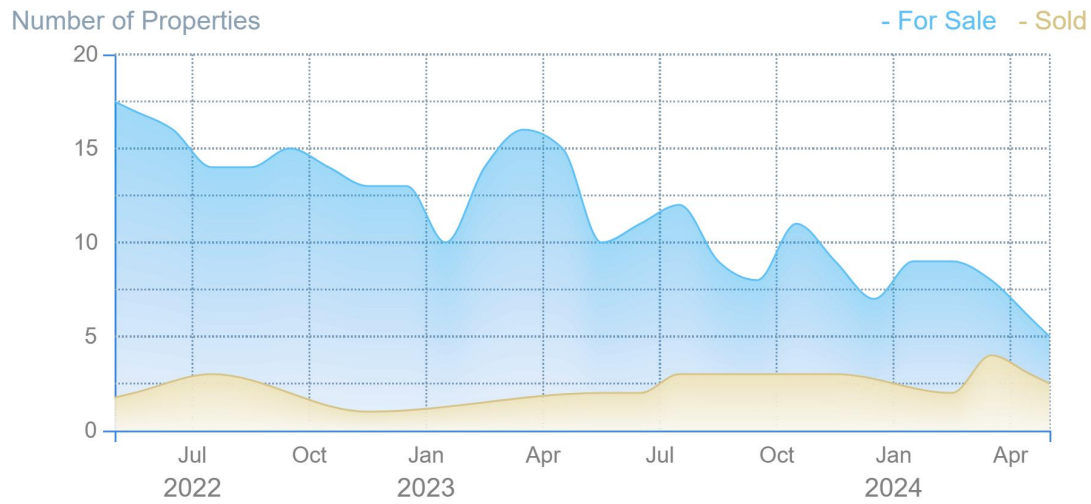
### Months of Supply in 47963

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 47963

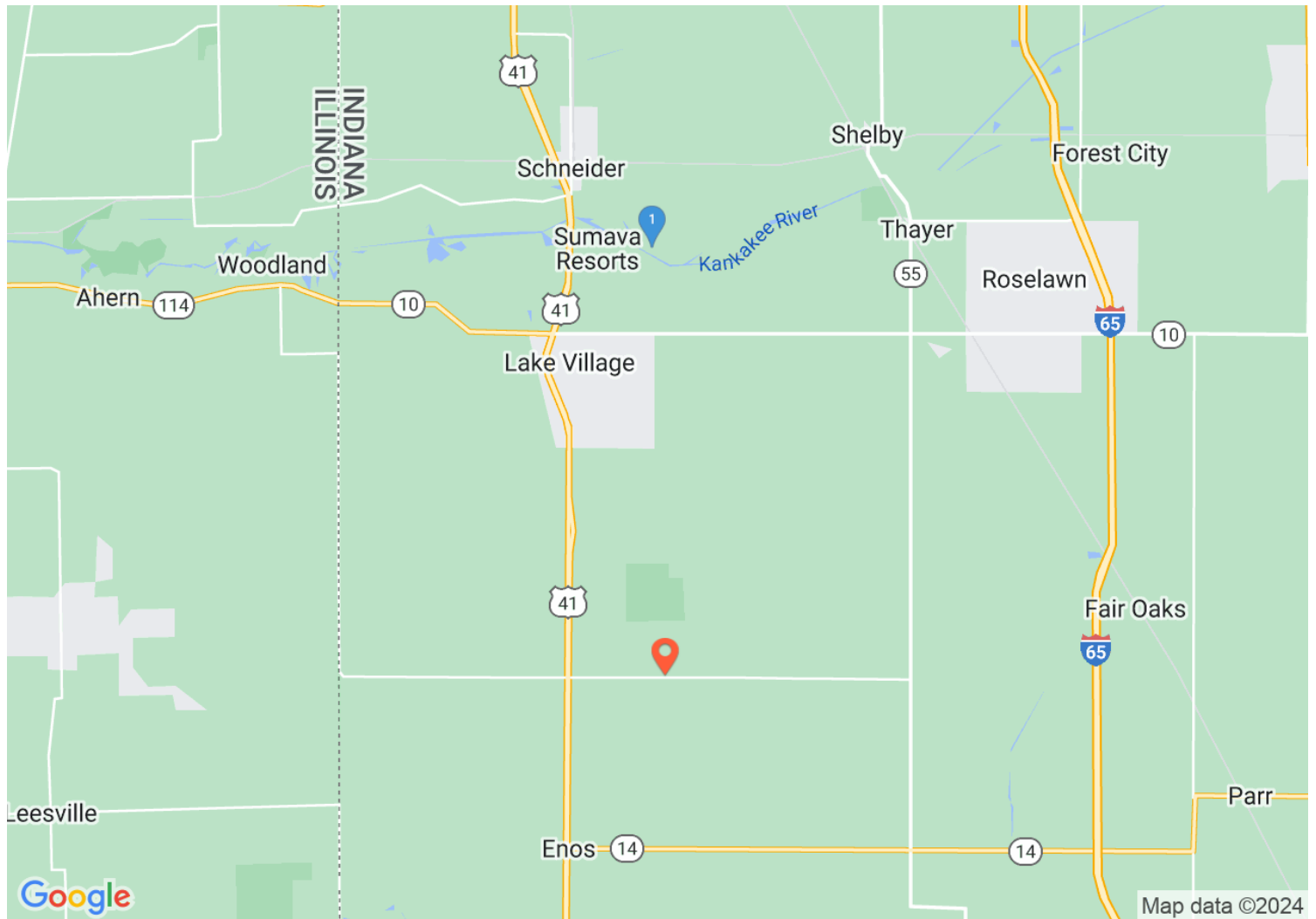
The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.





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## COMPARABLE PROPERTY LISTINGS



|  | Address                         | Listed Price | Listed Date  | Beds | Baths | Sq.Ft. | Price/Sq.Ft | Distance | Site | Score | Year Built |
|--|---------------------------------|--------------|--------------|------|-------|--------|-------------|----------|------|-------|------------|
|  | 1310 W 400 N, MOROCCO, IN 47963 | --           | --           | 2    | 2     | 1,336  | --          | --       | 0.67 | --    | 1966       |
|  | COLFAX LOWELL, IN 46356         | \$100,000    | Apr 18, 2024 | 3    | 1     | 1,514  | \$66        | 7.50     | 0.43 | 21    | 1950       |

## 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.



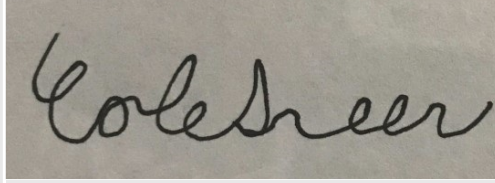
## EVALUATOR SIGNOFF

---

Evaluator Name

Cole Green

Evaluator Signature

A photograph of a handwritten signature in black ink on a light-colored, textured surface. The signature is written in a cursive style and reads "Cole Green".

Signature Date

6/11/2024

## SUBJECT &amp; CLIENT

|                                 |                            |                 |          |           |
|---------------------------------|----------------------------|-----------------|----------|-----------|
| Address 1310 W 400 N            | City MOROCCO               | County Newton   | State IN | Zip 47963 |
| Borrower PAUL MONTEMAYER        |                            | 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           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Industrial           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Agricultural         | <input checked="" type="checkbox"/> Yes <input 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 |

## 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 [ Farm fields ]            | <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 [ ]  
☒ Garage # Cars [ 2 ]  
☒ Driveway # Cars [ 4 ]  
Surface [ Asphalt ]

## Garage/Carport Design

- ☒ Attached  
☐ Detached  
☐ Built-In

## ADDITIONAL IMPROVEMENTS

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

## ADDITIONS OR CONVERSIONS

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

## SUBJECT CONDITION

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

## 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:

There is no damage to the subject property or the other house in the neighborhood.

## SUBJECT SITE / LOT

Lot Size [ 0.67 ] Lot Shape [ Rectangular ]

| Utilities   | Public                              | Other                               | Description |
|-------------|-------------------------------------|-------------------------------------|-------------|
| Electricity | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | [ ]         |
| Gas         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | [ Propane ] |
| Water       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | [ Well ]    |
| Sewer       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | [ Septic ]  |

| 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 [ 1966 ] | Foundation / Basement                           |
|-------------------------------------|---------------------|-------------------------------------------------|
| Design [ Ranch ]                    |                     | <input type="checkbox"/> Concrete Slab          |
| Construction [ Wood Frame ]         |                     | <input checked="" 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 [ Forced ]             |                     | % Finished [ ] %                                |
| Cooling Type [ Central/Forced Air ] |                     |                                                 |

## ROOM INFORMATION AND LOCATION

[ 7 ] # Total Rooms Above Grade  
[ 3 ] # Bedrooms Above Grade  
[ 1.5 ] # Bathrooms Above Grade

# PROPERTY INSPECTION ANALYSIS

File # 6205338.2

Loan #

## SUBJECT & CLIENT

|                                 |                            |                 |          |           |
|---------------------------------|----------------------------|-----------------|----------|-----------|
| Address 1310 W 400 N            | City MOROCCO               | County Newton   | State IN | Zip 47963 |
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## COMMENTS

The subject is a ranch style home in good condition. There are only 2 homes within the neighborhood. The property is surrounded by farm fields and a nature preserve. The property is not easily accessible to most amenities. There is a school approximately 1 mile from the subject.

There are no alleys in the area.

## 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 / 06/09/2024

Inspector / Inspection Date

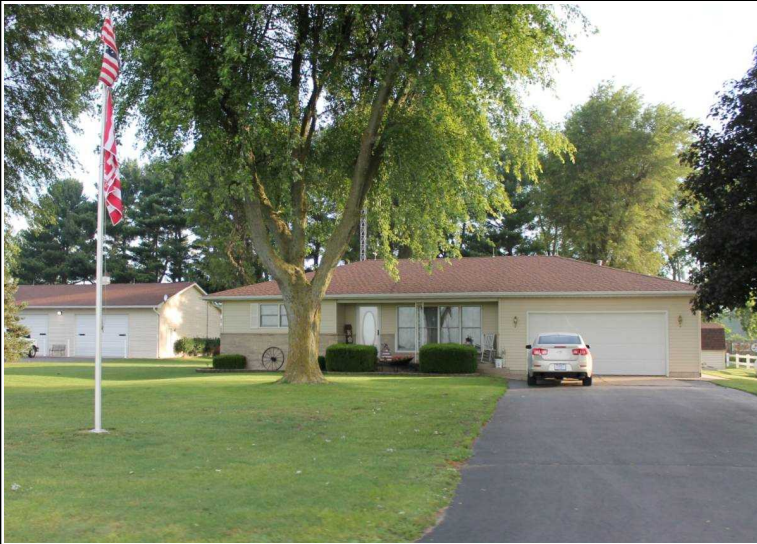


SUBJECT & CLIENT

|                                 |                            |                 |          |           |
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| 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 #** 6205338.2  
**Loan #**

## SUBJECT & CLIENT

|                                 |                            |                 |          |           |
|---------------------------------|----------------------------|-----------------|----------|-----------|
| Address 1310 W 400 N            | City MOROCCO               | County Newton   | State IN | Zip 47963 |
| Borrower PAUL MONTEMAYER        | Co-Borrower                |                 |          |           |
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**SUBJECT PROPERTY PHOTO ADDENDUM**Rear View (If accessible)