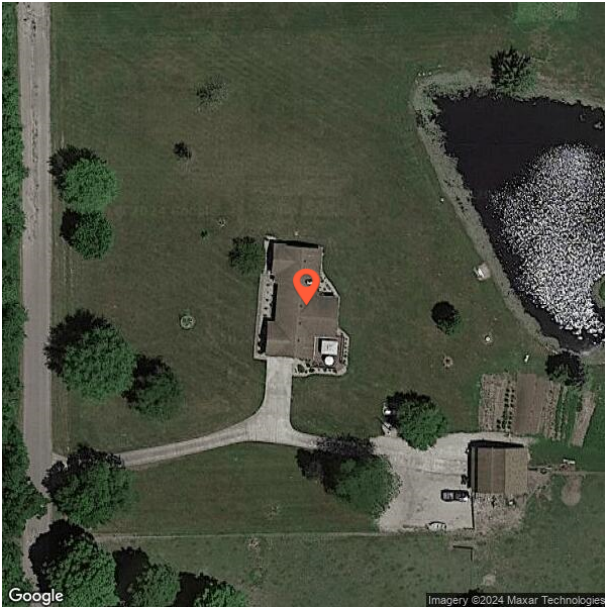




Property Address	7116 N ORCHARD DR	Order #	6228804
	SPRINGPORT, IN 47386 - HENRY COUNTY	Loan #	N/A
Address is consistent with client-submitted data		Inspection Type	Exterior/Street
		Assignment Type	Other: Unknown
Lender	Robert Steele		
Borrower	AMY GOWIN		
Coborrower	N/A		
Evaluated Value	\$380,000	Reasonable Exposure Time	
Effective Date	7/21/2024		15 - 55 Days

PROPERTY DETAILS




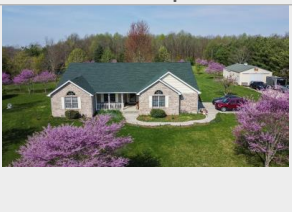


Property Type	Single Family Residence	County	HENRY
Lot Size	351,530	Parcel Number	33-07-03-300-315.000-021
Year Built	1972	Assessed Year	2023
Gross Living Area	2,008	Assessed Value	\$181,700
Bedroom	3	Assessed Taxes	\$1,891
Baths	2.0	Sold Date	5/3/2018
Pool	No	Sold Price	\$0
Condition	Good	List Date	2/25/2018
Carrier Route	R072	List Price	\$258,000
HOA	No		
Location Comments	Busy Street		
Owner of Public Records	GOWIN ROBERT T / GOWIN AMY S		
Amenities	Large Outbuilding		
Legal Description	DIST:0010 CITY/MUNI/TWP:PRAIRIE TOWNSHIP SEC/TWN/RNG/MER:SEC 3 TWN 18 RNG 10 PT SW1/4 3-18-10 1.09A, 4.36A, 1.32A & 1.30A (TOTAL 8.07A)		

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	1	9	9	800% ↑	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	\$90,000	\$148,000	\$255,000	183.3% ↑	72.3% ↑
Median Comparable Sales Days on Market	50d	36d	19d	-62% ↓	-47.2% ↓
Median Sale Price as % of List Price	95%	102%	100%	5.3% ↑	-2% -
Median Comparable List Price (Currently Active)	\$93,900	\$369,900	\$255,000	171.6% ↑	-31.1% ↓
Median Competitive Listings Days on Market (Currently Active)	50d	38d	17d	-66% ↓	-55.3% ↓
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	7116 N ORCHARD DR SPRINGPORT IN, 47386	1447 E CR 800 S MUNCIE IN, 47302		10720 S COUNTY ROAD 300 E MUNCIE IN, 47302		5419 N COUNTY ROAD 300 E NEW CASTLE IN, 47362			
MLS Comments	--	This 3 bed 2 bath home sits on 4.61 acres. This rolling property features 2...		The all electric single-story brick home, featuring three bedrooms, welcomes you...		The home has 3 BR and 2 1/2 baths. Vaulted ceilings give an open feeling in the...			
Proximity (mi)	--	2.90 NE		4.90 NE		3.18 SE			
MLS# DOC#	--	202340525		202407492 2024R05940		21975193			
Sale Price / Price per Sq.Ft.	--	\$373,000 / \$175/sqft		\$328,500 / \$202/sqft		\$385,000 / \$218/sqft			
List Price / Price per Sq.Ft.	--	\$384,900 / \$181/sqft		\$328,500 / \$202/sqft		\$376,000 / \$212/sqft			
Sale Price % of List Price	--	0.97 / 97%		1.00 / 100%		1.02 / 102%			
Property Type	SFR	SFR		SFR		SFR			
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj		
Sale/List Date		05/07/24		04/30/24		05/29/24			
Location	Adverse	Neutral	-\$4,000	Neutral	-\$4,000	Neutral	-\$4,000		
Location Comment	Busy Street	Typical		Typical		Typical			
Site	351,530	200,812	\$15,072	442,134	-\$9,060	342,817	\$871		
View	Pond	None	\$5,000	None	\$5,000	Pond			
Design	Typical	Typical		Typical		Typical			
Quality	Average	Average		Average		Average			
Age	1972	1980		1999		2002			
Condition	Good	Good		Average	\$32,500	Good			
Bedrooms	3	3		3		3			
Full / Half Baths	2 / 0	2 / 0		2 / 0		2 / 1	-\$2,000		
Gross Living Area	2,008	2,131	-\$4,305	1,623	\$13,475	1,770	\$8,330		
Basement	No Basement	Partial Basement		No Basement		No Basement			
Parking Type	Garage	Garage		Garage		Garage			
Parking Spaces	2	2		2		2			
Pool	No	No		No		No			
Amenities	Large Outbuilding	Large Outbuildings	-\$5,000	Large Outbuildings	-\$5,000	Large Outbuilding			
Other	Typical	Unfinished Basement		Typical		Typical			
Other									
Net Adj. (total)		0.74%	\$2,767	10.02%	\$32,915	0.83%	\$3,201		
Gross Adj.		10.02%	\$37,377	21.02%	\$69,035	3.95%	\$15,201		
Adj. Price		\$375,767		\$361,415		\$388,201			
Price and Listing History		Sold	04/24/2024	Sold	05/29/2024				
		Price	\$328,500	Price	\$385,000				
		Pending	03/12/2024	Pending	04/25/2024				
		Price	\$328,500	Price	\$376,000				
		Price Changed	03/08/2024	Listed	04/22/2024				
		Price	\$328,500	Price	\$376,000				
		Cancelled	01/04/2024						
		Price	\$349,900						
		Price Changed	12/11/2023						
		Price	\$349,900						
Price Changed	10/26/2023								
Price	\$359,900								
Price Changed	10/06/2023								
Price	\$374,900								
Listed	09/21/2023								
Price	\$399,900								

Subject Property		Sale Comp 4		
				
Address	7116 N ORCHARD DR SPRINGPORT IN, 47386	1400 E COUNTY ROAD 775 S MUNCIE IN, 47302		
MLS Comments	--	A lush wooded area, a secluded area, a large fire pit and a wonderful view from...		
Proximity (mi)	--	3.06 N		
MLS# DOC#	--	202345564 2023R10437		
Sale Price / Price per Sq.Ft.	--	\$335,000 / \$143/sqft		
List Price / Price per Sq.Ft.	--	\$339,900 / \$145/sqft		
Sale Price % of List Price	--	0.99 / 99%		
Property Type	SFR	SFR		
	Value (Subject)	Value	Adj	
Sale/List Date		08/08/23		
Location	Adverse	Adverse		
Location Comment	Busy Street	Busy Street		
Site	351,530	189,922	\$16,161	
View	Pond	None	\$5,000	
Design	Typical	Typical		
Quality	Average	Average		
Age	1972	1969		
Condition	Good	Average	\$33,500	
Bedrooms	3	3		
Full / Half Baths	2 / 0	2 / 1	-\$2,000	
Gross Living Area	2,008	2,348	-\$11,900	
Basement	No Basement	Partial Basement	-\$4,000	
Parking Type	Garage	Garage		
Parking Spaces	2	2		
Pool	No	No		
Amenities	Large Outbuilding	Typical	\$5,000	
Other	Typical	Unfinished Basement		
Other				
Net Adj. (total)		12.47%	\$41,761	
Gross Adj.		23.15%	\$77,561	
Adj. Price			\$376,761	
Price and Listing History		Cancelled Price \$339,900 03/31/2024		
		Relisted Price \$339,900 03/28/2024		
		Cancelled Price \$339,900 03/21/2024		
		Price Changed Price \$339,900 02/02/2024		
		Price Changed Price \$344,900 01/18/2024		
		Listed Price \$349,900 12/27/2023		
		Sold Price \$335,000 07/28/2023		
		Pending Price \$329,900 07/01/2023		
		Listed Price \$329,900 06/27/2023		

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears proximate to a busy street. 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: \$361,415 to \$388,201

Summary of Sales Comparison Approach

Due to a lack of recent and similar comparables, it was deemed necessary to utilize comparables with a date of sale time over 120 days and exceed distance parameters of 1 mile. Market conditions data from QVM and supplemental sources are conflicting. Review of sales data and supplemental sources indicate time adjustments for the presented comparable sales are not warranted. Sales #1, #2 and #3 adjusted for superior location. Sales #1, #2 and #4 adjusted for inferior views. Sales #2 and #4 adjusted for condition based on listing photos and/or listing remarks.

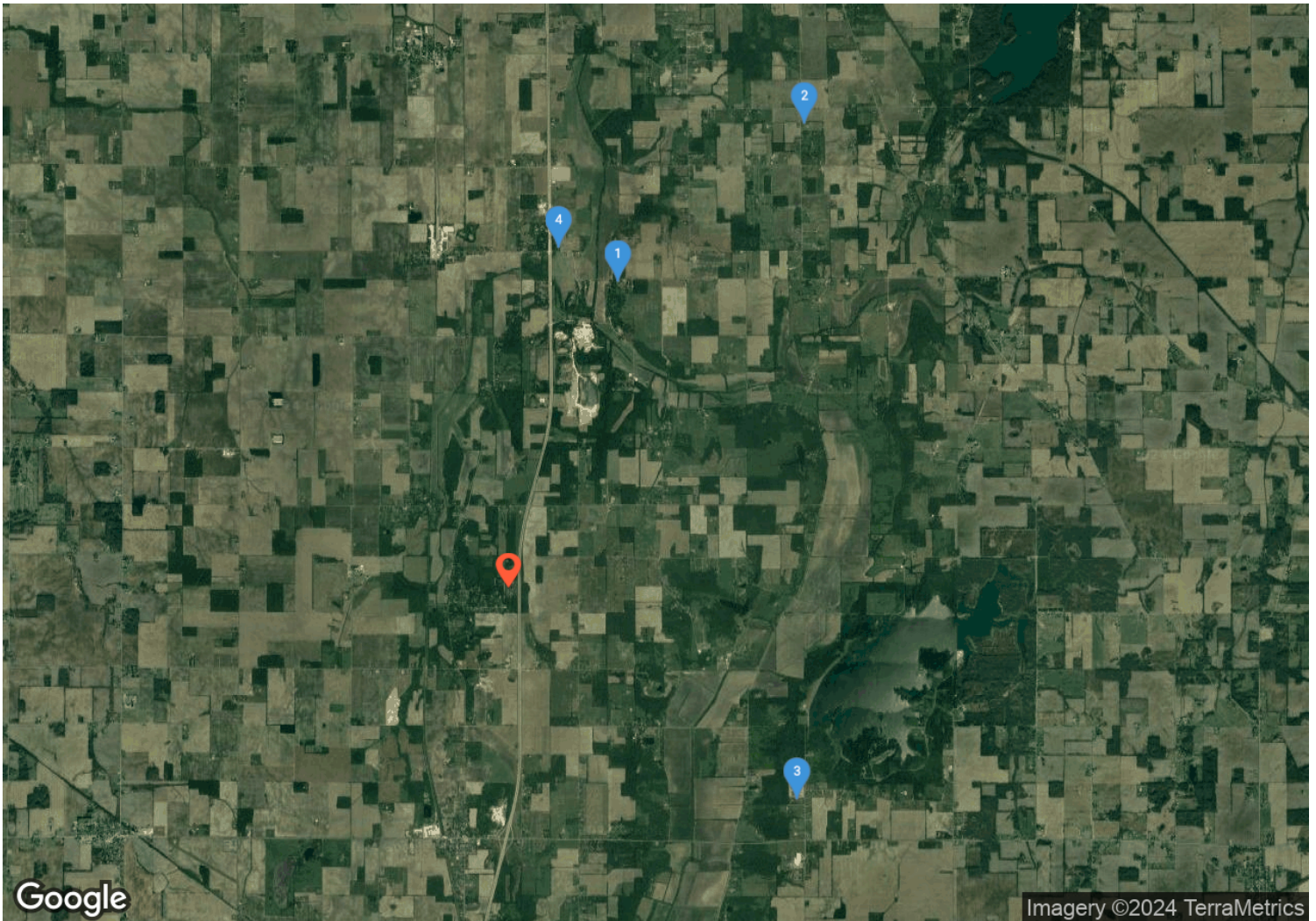
Summary of Listings Comparison Approach

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

ADDITIONAL NOTES

1. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.
2. Outbuildings have only been reported as an amenity and in the grid if appear to be located on permanent foundation. If foundation unknown, no amenity rating or value given as considered personal property. Similarly, above ground pools are considered personal property and no value was given.
3. Due to a lack of similar and more proximate comparables, it was deemed necessary to expand search parameters across major roadways and highways and into neighboring cities to locate appropriate comparables.
4. The subject and all comparables appear proximate to railroad tracks. This is deemed typical for the area and no value was given in the grid.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	7116 N ORCHARD DR SPRINGPORT, IN 47386	Single Family Residence				351530	1972	3	2	2008		No		Public Records
1	1447 E CR 800 S MUNCIE, IN 47302	Single Family Residence	\$373,000	05/07/2024	2.90	200812	1980	3	2	2131		No		MLS
2	10720 S COUNTY ROAD 300 E MUNCIE, IN 47302	Single Family Residence	\$328,500	04/30/2024	4.90	442134	1999	3	2	1623		No		MLS, Public Records
3	5419 N COUNTY ROAD 300 E NEW CASTLE, IN 47362	Single Family Residence	\$385,000	05/29/2024	3.18	342817	2002	3	3	1770		No		MLS, Public Records
4	1400 E COUNTY ROAD 775 S MUNCIE, IN 47302	Single Family Residence	\$335,000	08/08/2023	3.06	189922	1969	3	3	2348		No		MLS, Public Records

SELECTED COMPARABLES PHOTOS



Comp 1: 1447 E CR 800 S
MUNCIE IN, 47302

This 3 bed 2 bath home sits on 4.61 acres. This rolling property features 2 great outbuildings: The 60x40 pole barn has electricity and water with a heated living area including a kitchen and bathroom. It also has amazing horse stalls! The second outbuilding also has electricity and concrete floors and is 24x24. A NEW roof was just put on the house in 2022! Inside the home there's wonderful updates including granite countertops, stainless steel appliances, and beautiful custom tile bathrooms upstairs and downstairs. 2 bedrooms are located on the main floor and 1 bedroom is located on the lower level. There's a 20x14 living room with fireplace on the main floor and a 19x15 living room with a wood burning fireplace on the lower level. Kitchen appliances are included with the home! This property is one you definitely want to see!



Comp 2: 10720 S COUNTY ROAD 300 E
MUNCIE IN, 47302

The all electric single-story brick home, featuring three bedrooms, welcomes you with a spacious family room seamlessly connected to the expansive kitchen, adorned with ample cabinet and counter space. Having a fourth area that can be used for a bedroom or den provides extra space for anyone needing an extra area for daily use. Additionally, a portion of the two-car attached garage has been repurposed as a bedroom but can easily be reverted back. Multiple outbuildings (3) on the property will be a perfect fit for housing horses, chickens, goats, etc. electric heat pump and air handler, as well as a new water heater, all just a year old. Average electric bill is budgeted at \$245



Comp 3: 5419 N COUNTY ROAD 300 E
NEW CASTLE IN, 47362

The home has 3 BR and 2 1/2 baths. Vaulted ceilings give an open feeling in the living room and bedrooms. Master bath with jetted tub, separate shower and walk in closet. The dining area opens to a patio to take the dining or entertaining outside. Ponds for fishing and trails for hiking through the woods. The pole barn has plenty of space for a workshop or storage. The 2 1/2 car attached garage has workspace also. Roof and HVAC newer and under warranty. Well pump newer.



Comp 4: 1400 E COUNTY ROAD 775 S
MUNCIE IN, 47302

A lush wooded area, a secluded area, a large fire pit and a wonderful view from the living room. The home has two fireplaces, a large backyard and two large living areas along with a basement that is just waiting for you to finish it. The current owners were only able to enjoy the home for a short period of time before having to move but that means they did all the leg work for you! Ask your agent for the reports that are attached to the listing for a Radon, termite, mold, and water test that were all done just a short three months ago. The full inspection report on the home is available by request as well! All the leg work is done, now your only job is to bring your stuff and move in! Recently installed is also an Oxidizing UVC System which uses ultraviolet light to destroy any bacteria, mold, contaminants, before is distributed through the vent system and goes into the house.

PRICE AND LISTING HISTORY

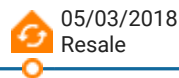
Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Source
Pending	03/19/2018	\$258,000	MLS
Listed	02/25/2018	\$258,000	MLS

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 07/22/2024.

TRANSACTION HISTORY

Timeline



History

05/03/2018 Resale

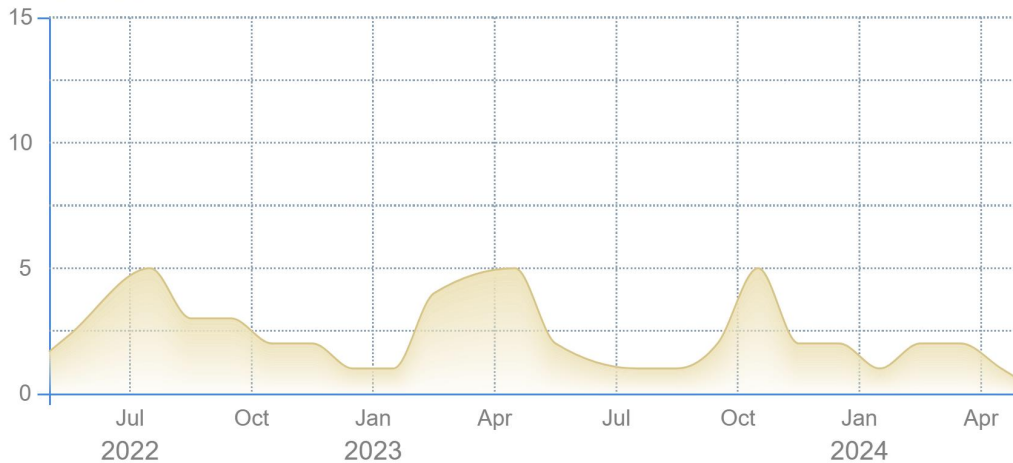
Recording Date	05/03/2018	Lender	WAYNE BANK AND TRUST CO
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$204,800
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	201802734	Loan Type	N/A
Seller	BRANSON,DOROTHY	Rate Type	N/A
Buyer/Borrower	GOWIN,ROBERT T & AMY S	Loan Doc #	201802735

ZIP-CODE DATA

Number of Properties Sold in 47386

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

Number of Sales



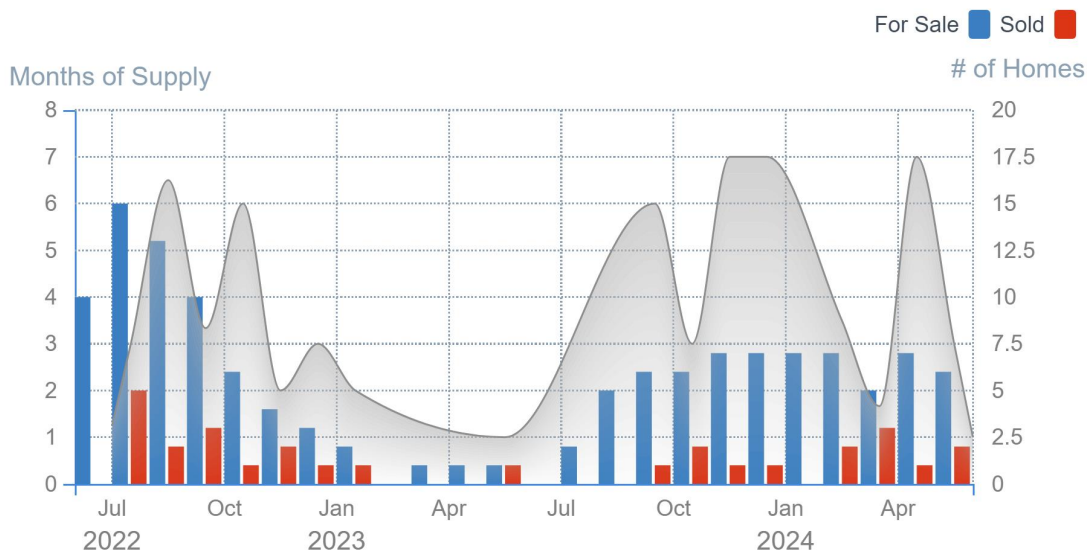
Median Sale Price/Sq.Ft. (quarterly) in 47386

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

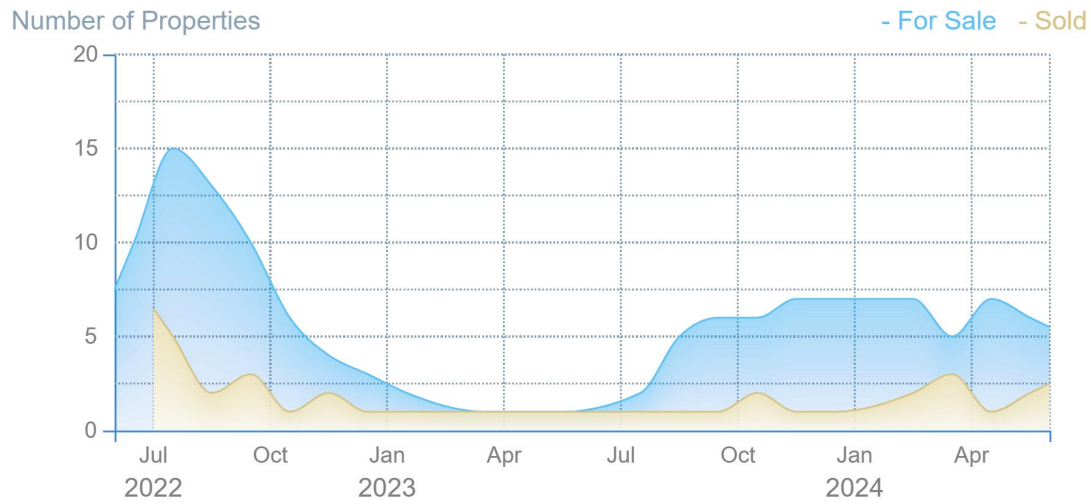
Months of Supply in 47386

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.

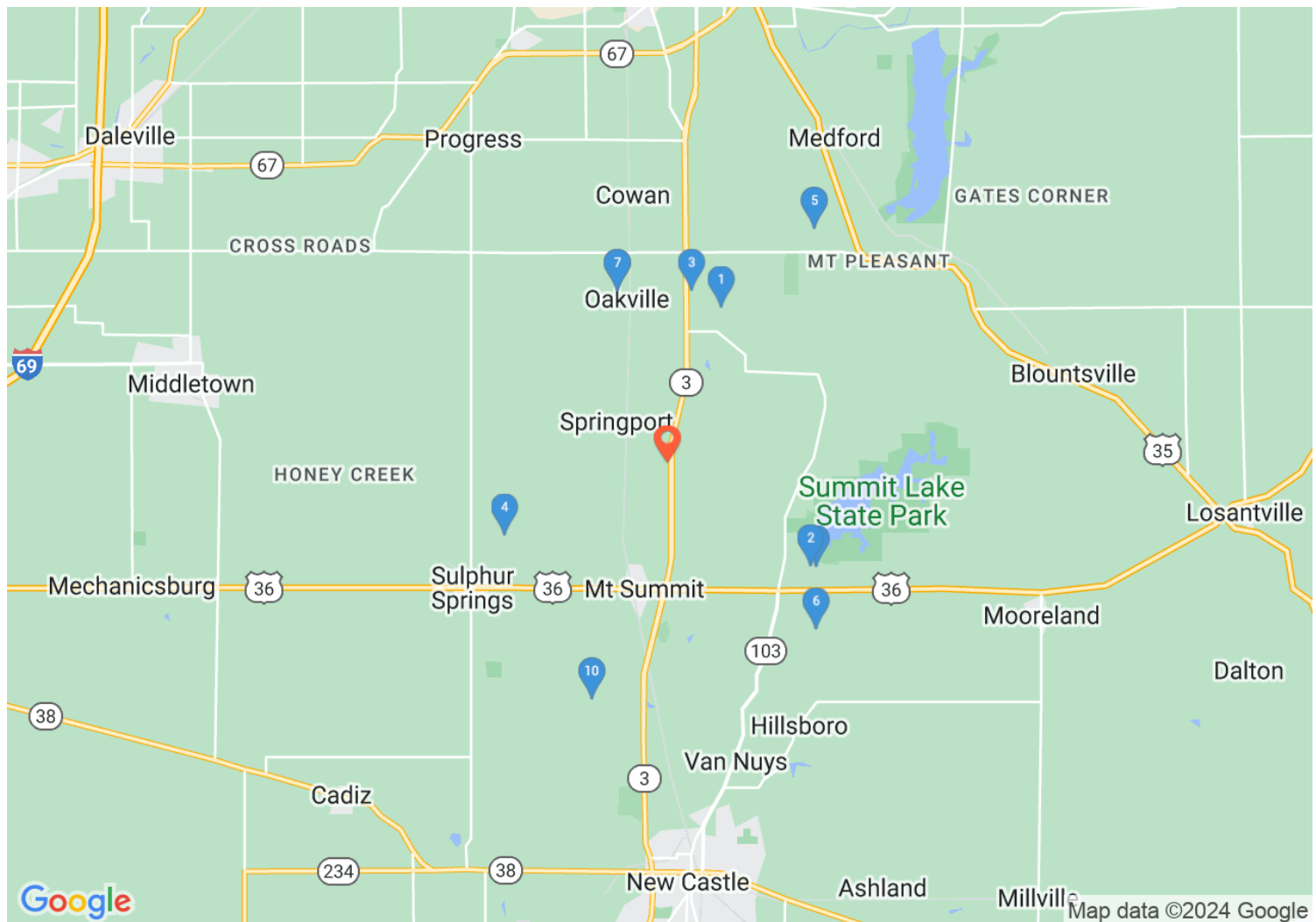


Supply / Demand in 47386

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

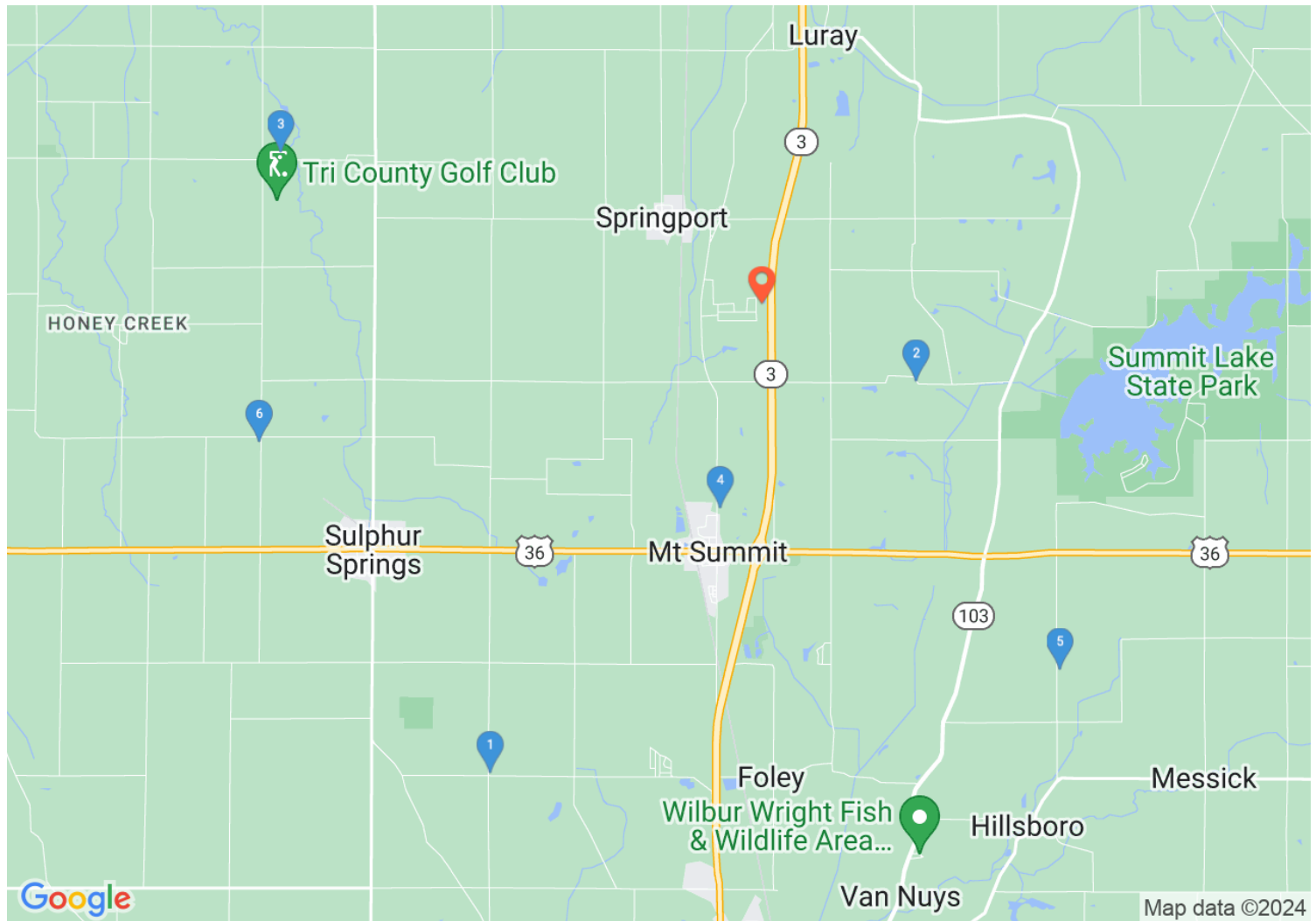


COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	7116 N ORCHARD DR, SPRINGPORT, IN 47386	--	--	3	2	2,008	--	--	8.07	--	1972
1	1447 E CR 800 S MUNCIE, IN 47302	\$373,000	May 07, 2024	3	2	2,131	\$175	2.90	4.61	41	1980
2	5419 N COUNTY ROAD 300 E NEW CASTLE, IN 47362	\$385,000	May 29, 2024	3	3	1,770	\$217	3.18	7.87	41	2002
3	1400 E COUNTY ROAD 775 S MUNCIE, IN 47302	\$335,000	Aug 08, 2023	3	2	2,348	\$142	3.06	4.36	38	1969
4	2498 W COUNTY ROAD 575 N MIDDLETOWN, IN 47356	\$0	May 28, 2024	3	2	1,944	\$0	3.18	3.51	34	1975
5	10720 S COUNTY ROAD 300 E MUNCIE, IN 47302	\$328,500	Apr 30, 2024	3	2	1,623	\$202	4.90	10.15	29	1999
6	4274 VIKING TRL NEW CASTLE, IN 47362	\$0	May 14, 2024	4	2	2,272	\$0	4.01	2.94	27	1960
7	880 BRINDLE LN OAKVILLE, IN 47367	\$340,000	May 28, 2024	3	2	2,298	\$147	3.15	1.55	24	2000
8	880 BRIDLE LANE OAKVILLE, IN 47367	\$332,900	Oct 04, 2023	3	2	2,298	\$144	3.15	1.55	24	2000
9	5394 N COUNTY ROAD 300 E NEW CASTLE, IN 47362	\$231,000	Oct 17, 2023	3	2	1,607	\$143	3.26	1.25	24	1972
10	983 W COUNTY ROAD 300 N NEW CASTLE, IN 47362	\$0	Feb 08, 2024	3	3	1,612	\$0	4.44	1.00	20	1974

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	7116 N ORCHARD DR, SPRINGPORT, IN 47386	--	--	3	2	2,008	--	--	8.07	--	1972
1	1976 W COUNTY ROAD 300 N NEW CASTLE, IN 47362	\$289,900	May 21, 2024	3	1	2,190	\$132	4.84	6.62	32	1949
2	1799 E COUNTY ROAD 650 N NEW CASTLE, IN 47362	\$299,900	Jul 10, 2024	3	2	2,366	\$126	1.55	1.00	30	1972
3	3800 W COUNTY ROAD 850 N MIDDLETOWN, IN 47356	\$449,900	Jun 30, 2024	3	2	1,792	\$251	4.49	6.04	30	2001
4	414 N WALNUT ST NEW CASTLE, IN 47362	\$289,900	Jul 09, 2024	3	2	1,384	\$209	1.87	1.37	26	1967
5	3952 VIKING TRL NEW CASTLE, IN 47362	\$199,900	Jul 09, 2024	3	2	2,400	\$83	4.22	2.30	25	1976
6	5937 N COUNTY ROAD 400 W MIDDLETOWN, IN 47356	\$307,000	Apr 29, 2024	4	2	2,338	\$131	4.65	2.82	25	1977

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:

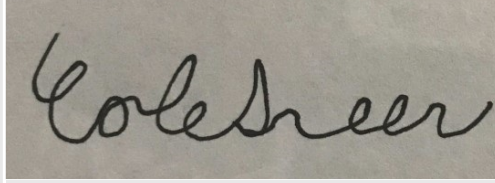
- 1) the statements of fact contained in this report are true and correct.
- 2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3) I have 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

7/23/2024

SUBJECT & CLIENT			
Address 7116 N ORCHARD DR		City SPRINGPORT	County Henry
Borrower AMY GOWIN		Co-Borrower	
Client Robert Steele Agency Inc		Address 11 Motif Boulevard	City Brownsburg
		State IN	Zip 46112

TYPE OF INSPECTION PERFORMED	EXTERNAL FACTORS	PROPERTY TYPE
<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	<div style="background-color: #f2f2f2; padding: 2px;">Adverse External Factors</div> 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 <div style="background-color: #f2f2f2; padding: 2px;">Positive External Factors</div> Golf Course <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Waterfront <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Beach Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lake Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Marina/Boat Ramp Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Gated Community / Security Gate <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No View [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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

EVIDENCE OF LISTING STATUS	CONDO OR PLANNED UNIT DEV	CAR STORAGE
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 []	<input type="checkbox"/> Subject is in a Condo or PUD Dues [] Dues Term [] <div style="border: 1px solid black; height: 80px; margin-top: 5px;"></div> <small>*Homeowner's association information is provided as available. Lender may wish to confirm with the association.</small>	<input type="checkbox"/> None <input type="checkbox"/> Carport # Cars [] <input checked="" type="checkbox"/> Garage # Cars [2] <input checked="" type="checkbox"/> Driveway # Cars [5] Surface [Dirt] <div style="background-color: #f2f2f2; padding: 2px;">Garage/Carport Design</div> <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Built-In

MARKET INFLUENCES	ADDITIONAL IMPROVEMENTS	ADDITIONS OR CONVERSIONS
<div style="background-color: #f2f2f2; padding: 2px;">Significant Area Non-Residential Use</div> 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	<input type="checkbox"/> Accessory Unit <input checked="" type="checkbox"/> Outbuildings <input type="checkbox"/> Solar Panels [] <input checked="" type="checkbox"/> Porch [Open] <input type="checkbox"/> Patio [] <input type="checkbox"/> Pool [] <input type="checkbox"/> Fence [] <input checked="" type="checkbox"/> Other [pond]	<input type="checkbox"/> Apparent Additions Added GLA [] SqFt Permitted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Conversions <div style="border: 1px solid black; height: 50px; margin-top: 5px;"></div>

SUBJECT CONDITION																	
<input type="checkbox"/> New / Like New <input type="checkbox"/> Very Good <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair / Below-Average <input type="checkbox"/> Poor / Uninhabitable	<div style="background-color: #f2f2f2; padding: 2px;">Occupancy</div> <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant (If Vacant, Is Home Secured? <input type="checkbox"/> Yes <input type="checkbox"/> No) <input type="checkbox"/> Tenant Occupied Rent [] Terms [] Length []																
<div style="background-color: #f2f2f2; padding: 2px;">Subject Condition Related to Neighboring Properties</div> <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> Superior <input checked="" type="checkbox"/> Unknown																	
<div style="background-color: #f2f2f2; padding: 2px;">Deferred Maintenance</div> <table style="width:100%;"><tr><td>Siding Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td><td>Roof Disrepair / Lifting Shingles <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr><tr><td>Peeling Paint <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td><td>Dry Rot / Decaying Wood <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr><tr><td>Broken Windows <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td><td>Fire / Wildfire or Smoke Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr><tr><td>Foundation Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td><td>Water or Flood Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr><tr><td>Landscape Not Maintained <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td><td>Storm or Hurricane Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr><tr><td>Landscape Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td><td>Earthquake Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr><tr><td>Under Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td><td>Tornado Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr><tr><td>Other (Describe Below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td><td>Safety or Habitability Issues Noted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr></table> <p>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: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div></p>		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
Siding Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof Disrepair / Lifting Shingles <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																
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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																
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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																
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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																

SUBJECT SITE / LOT			
Lot Size [8.07]		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"/>	[Concrete]
Alley	<input type="checkbox"/>	<input type="checkbox"/>	[None]

SUBJECT IMPROVEMENTS		
# Stories [1]	Year Built [1972]	Foundation / Basement
Design [Colonial]		<input type="checkbox"/> Concrete Slab
Construction [Brick/Masonry]		<input checked="" type="checkbox"/> Crawl Space
Exterior Walls [Brick / Masonry]		<input type="checkbox"/> Basement
Roof Surface [Comp Shingle]		<input type="checkbox"/> Full
Fireplace # [1] [Unknown]		<input type="checkbox"/> Partial
Heating Type [Forced]		% Finished [%]
Cooling Type [Central/Forced Air]		

ROOM INFORMATION AND LOCATION
[9] # Total Rooms Above Grade
[3] # Bedrooms Above Grade
[2.0] # Bathrooms Above Grade

PROPERTY INSPECTION ANALYSIS

File # 6228804.2

Loan #

SUBJECT & CLIENT

Address 7116 N ORCHARD DR	City SPRINGPORT	County Henry	State IN	Zip 47386
Borrower AMY GOWIN	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

Brick ranch style home that appears well maintained. 8 acres with a pole barn and pond. Home sits in a rural neighborhood.

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 Mary Cordle

Address 400 W McGalliard Road

City, St Zip Muncie, IN 47303

Phone (765) 621-7594

Location Validation (VPI Inspection Only)

Mary Cordle / 07/21/2024

Inspector / Inspection Date

SUBJECT & CLIENT

Address 7116 N ORCHARD DR	City SPRINGPORT	County Henry	State IN	Zip 47386
Borrower AMY GOWIN	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



Right Side View



Left Street View



Right Street View



PROPERTY INSPECTION ANALYSIS

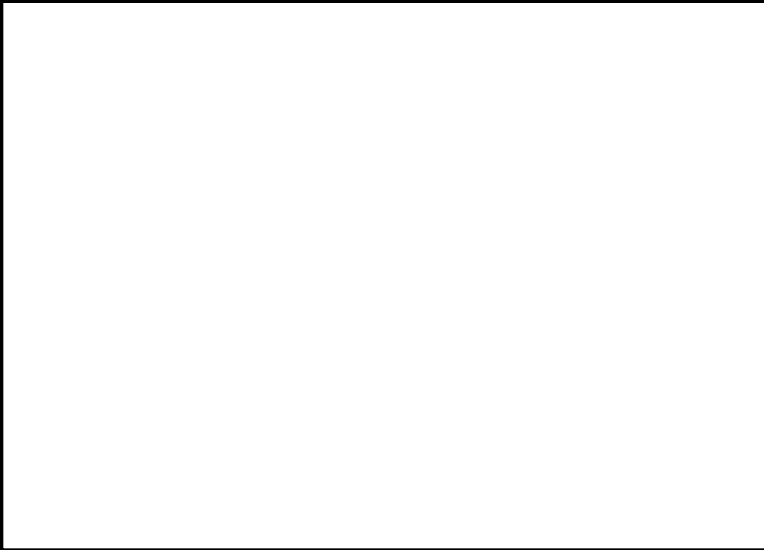
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SUBJECT & CLIENT

Address 7116 N ORCHARD DR	City SPRINGPORT	County Henry	State IN	Zip 47386
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SUBJECT PROPERTY PHOTO ADDENDUM

Rear View (If accessible)



Side right



Side Right



Front



Street Sign

