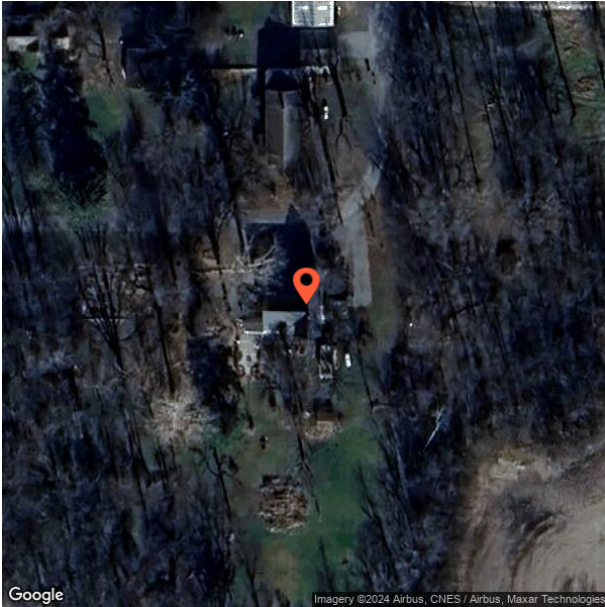




Property Address	8852 W 845 N	Order #	6204210
	EARL PARK, IN 47942 - BENTON COUNTY	Loan #	Not Specified
Address is consistent with client-submitted data		Inspection Type	Exterior/Street
		Assignment Type	Other: N/A
Lender	Robert Steele		
Borrower	William Meade		
Coborrower	Not Specified		
Evaluated Value	\$155,000	Reasonable Exposure Time	
Effective Date	06/17/2024		40 - 160 Days

## PROPERTY DETAILS



Property Type	Single Family Residence	County	BENTON
Lot Size	14,418	Parcel Number	04-04-06-332-001.000-017
Year Built	1880	Assessed Year	2023
Gross Living Area	2,243	Assessed Value	\$88,900
Bedroom	4	Assessed Taxes	\$951
Baths	1.0	Sold Date	
Pool	No	Sold Price	\$0
Condition	Average	List Date	
Carrier Route	R061	List Price	
HOA	No		
Location Comments	Proximate to Railroad Tracks		
Owner of Public Records	MEADE FAMILY JOINT		
Amenities	Typical		
Legal Description	LOT:1,12 DIST:0011 CITY/MUNI/TWP:YORK TOWNSHIP RAUB-OP LOT 1 & 12 BLK 2 60X120 EA MAP REF:MP 4.060 1.00		

## 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	6	4	3	-50% ↓	-25% ↓
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	\$135,000	0% -	0% -
Median Comparable Sales Days on Market	0d	0d	8d	0% -	0% -
Median Sale Price as % of List Price	0%	0%	90%	0% -	0% -
Median Comparable List Price (Currently Active)	\$110,000	\$164,900	\$149,900	36.3% ↑	-9.1% ↓
Median Competitive Listings Days on Market (Currently Active)	47d	50d	160d	240.4% ↑	220% ↑
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	8852 W 845 N EARL PARK IN, 47942	890 EARL PARK IN, 08702		105 E ALLEN ST KENTLAND IN, 47951		210 N CHESTNUT ST EARL PARK IN, 47942	
MLS Comments	--						
Proximity (mi)	--	0.14 NW		3.32 NE		4.96 SE	
MLS#   DOC#	--	537707		202337911		202315722   2023000871	
Sale Price / Price per Sq.Ft.	--	\$135,000 / \$68/sqft		\$147,900 / \$71/sqft		\$180,000 / \$103/sqft	
List Price / Price per Sq.Ft.	--	\$140,900 / \$71/sqft		\$144,900 / \$69/sqft		\$185,000 / \$105/sqft	
Sale Price % of List Price	--	0.96 / 96%		1.02 / 102%		0.97 / 97%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		02/29/24		02/05/24		08/01/23	
Location	Adverse	Adverse		Adverse		Adverse	
Location Comment	Proximate to Railroad Tracks	Proximate to Railroad Tracks		Proximate to Railroad Tracks		Proximate to Railroad Tracks	
Site	14,418	14,400	\$9	13,500	\$459	15,488	-\$535
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Good	-\$9,000
Age	1880	1880		1920		1880	
Condition	Average	Average		Average		Good	-\$18,000
Bedrooms	4	3	\$3,000	3	\$3,000	5	-\$3,000
Full / Half Baths	1 / 0	2 / 0	-\$3,000	1 / 0		1 / 0	
Gross Living Area	2,243	1,976	\$4,005	2,094		1,755	\$7,320
Basement	Partial Basement	No Basement	\$4,000	Full Basement	-\$4,000	No Basement	\$4,000
Parking Type	None	Garage		Garage		Garage	
Parking Spaces	0	2	-\$2,000	1	-\$1,000	2	-\$2,000
Pool	No	No		No		No	
Amenities	Typical	Typical		Typical		Typical	
Other	Partially Finished Basement	No Basement / No Finish	\$4,000	Unfinished Basement	\$4,000	No Basement / No Finish	\$4,000
Other							
Net Adj. (total)		7.42%	\$10,014	1.66%	\$2,459	-9.56%	-\$17,215
Gross Adj.		14.83%	\$20,014	8.42%	\$12,459	26.59%	\$47,855
Adj. Price			\$145,014		\$150,359		\$162,785
Price and Listing History		Sold	02/29/2024	Sold	02/05/2024	Sold	08/01/2023
		Price	\$135,000	Price	\$147,900	Price	\$180,000
		Price Changed	01/03/2024	Pending	01/12/2024	Pending	06/01/2023
		Price	\$140,900	Price	\$144,900	Price	\$185,000
		Price Changed	11/07/2023	Price Changed	01/09/2024		
		Price	\$145,900	Price	\$144,900		
		Listed	08/31/2023	Relisted	10/26/2023		
		Price	\$149,900	Price	\$154,900		
				Pending	10/19/2023		
				Price	\$154,900		
				Listed	10/15/2023		
				Price	\$154,900		

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

Subject is located in a semi-rural area. Subject conforms to the area. No significant foreclosure rate present. Subject is proximate to railroad tracks. The inspection report, county records, and MLS sources indicate the subject was built in 1880 which has been utilized.

## COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$145,014 to \$162,785

### **\*\*SALES COMMENTARY\*\***

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, utilize comparables with over 20% difference in GLA, and exceed distance parameters of 1 mile. Market conditions data from QVM and supplemental sources are conflicting. Review of sales data and supplemental sources indicate time adjustments for the presented comparable sales are not warranted. Sale #3 adjusted for condition and quality based on listing photos and/or listing remarks. All comparable sales are within 40 years of the subject; therefore, no age adjustments were deemed necessary. GLA not bracketed by comparables; however, GLA adjustments only applied to comparables exceeding 150 sqft. Parking type not bracketed by comparables. An across-the-board adjustment was applied due to a lack of similar comps in the area. Basement finish not bracketed by comparables. An across-the-board adjustment was applied due to a lack of similar comps in the area.

### **\*\*LISTING COMMENTARY\*\***

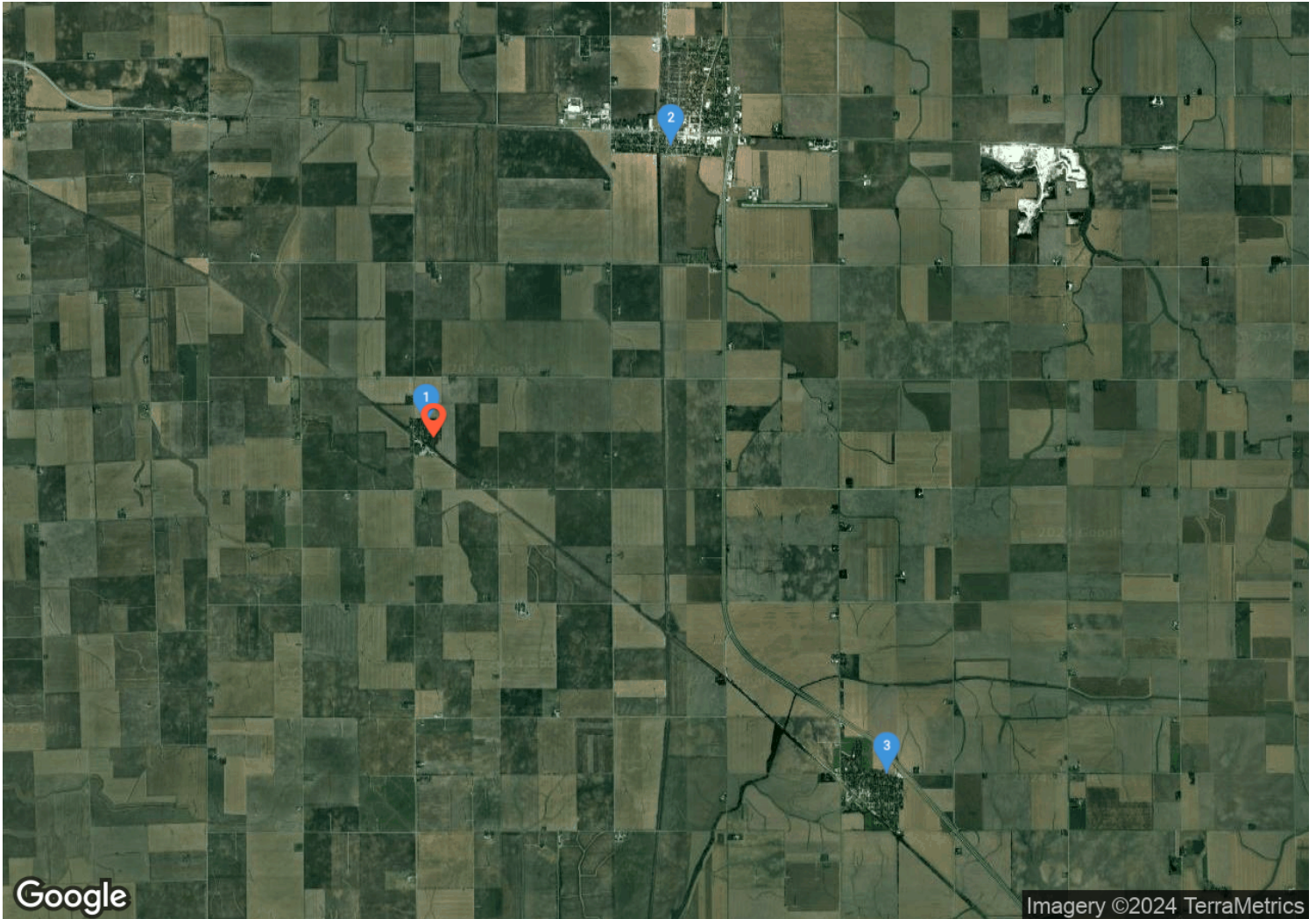
An attempt was made to find comparable listings in the subject's area. Secondary data sources did not appear to provide any comparable listings in the area; therefore, none were provided in the grid for comparison.

### **\*\*ADDITIONAL NOTES\*\***

1. Full market trends and data are not available for the assignment. Supplemental data sources have been utilized as basis of analysis.
2. It is noted that all comparables were verified either with MLS comments from Quantarium or online sources.
3. 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 could be given.
4. Subject and comparables may be proximate additional external influences, however if not reflected in grid, does not appear to affect marketability.
5. 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.
6. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources....(see addendum for entire text)



## SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	8852 W 845 N EARL PARK, IN 47942	Single Family Residence				14418	1880	4	1	2243	966	No		Public Records
1	890 EARL PARK, IN 08702	Single Family Residence	\$135,000	02/29/2024	0.14	14400	1880	3	2	1976		No		MLS
2	105 E ALLEN ST KENTLAND, IN 47951	Single Family Residence	\$147,900	02/05/2024	3.32	13500	1920	3	1	2094	1068	No		MLS
3	210 N CHESTNUT ST EARL PARK, IN 47942	Single Family Residence	\$180,000	08/01/2023	4.96	15488	1880	5	1	1755		No		MLS, Public Records

## SELECTED COMPARABLES PHOTOS



Comp 1: 890  
EARL PARK IN, 08702



Comp 2: 105 E ALLEN ST  
KENTLAND IN, 47951



Comp 3: 210 N CHESTNUT ST  
EARL PARK IN, 47942

## 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.

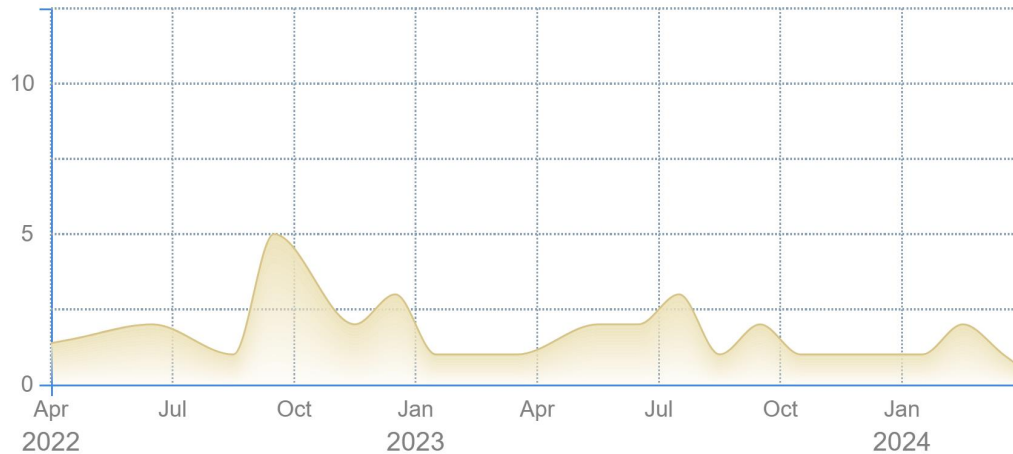


## ZIP-CODE DATA

### Number of Properties Sold in 47942

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

Number of Sales



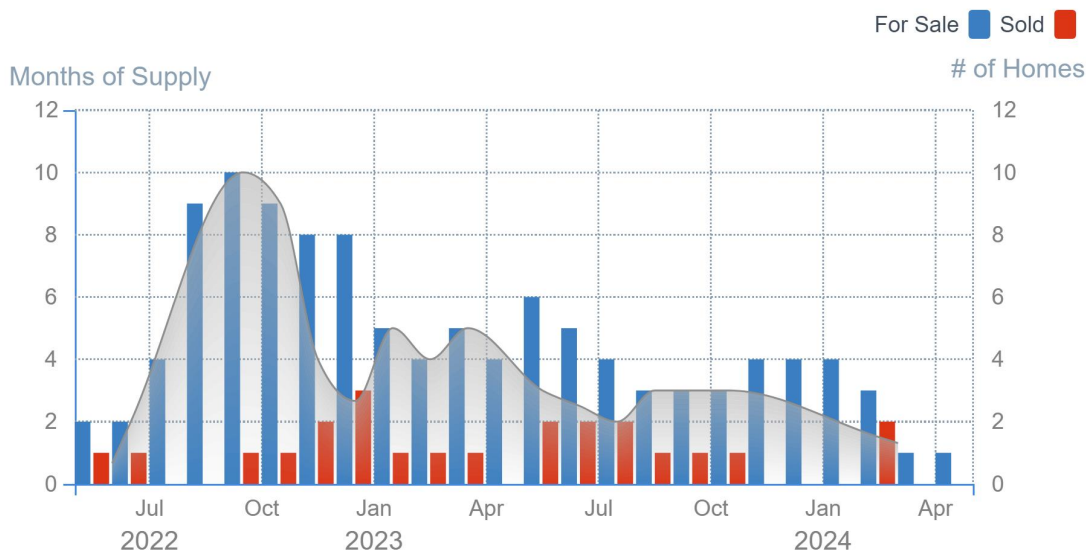
### Median Sale Price/Sq.Ft. (quarterly) in 47942

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

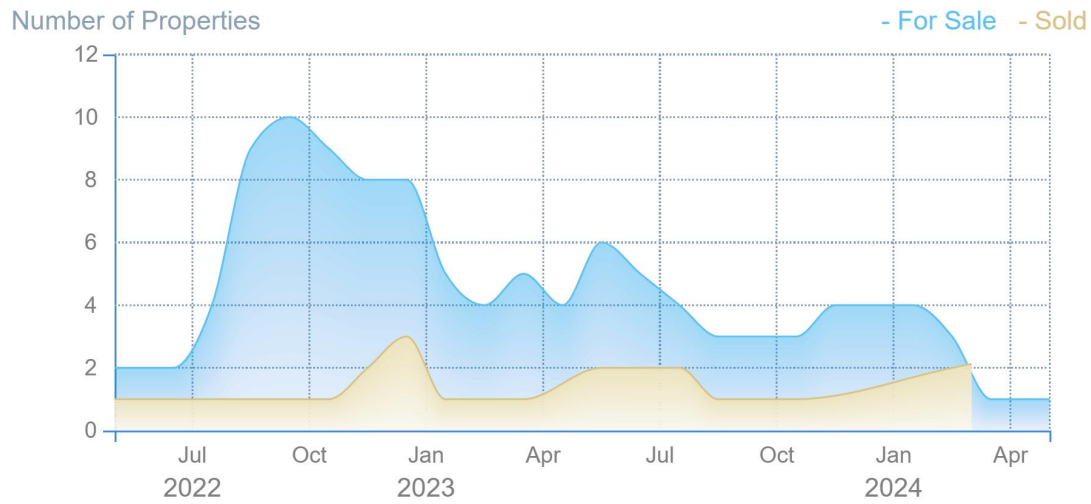
### Months of Supply in 47942

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.



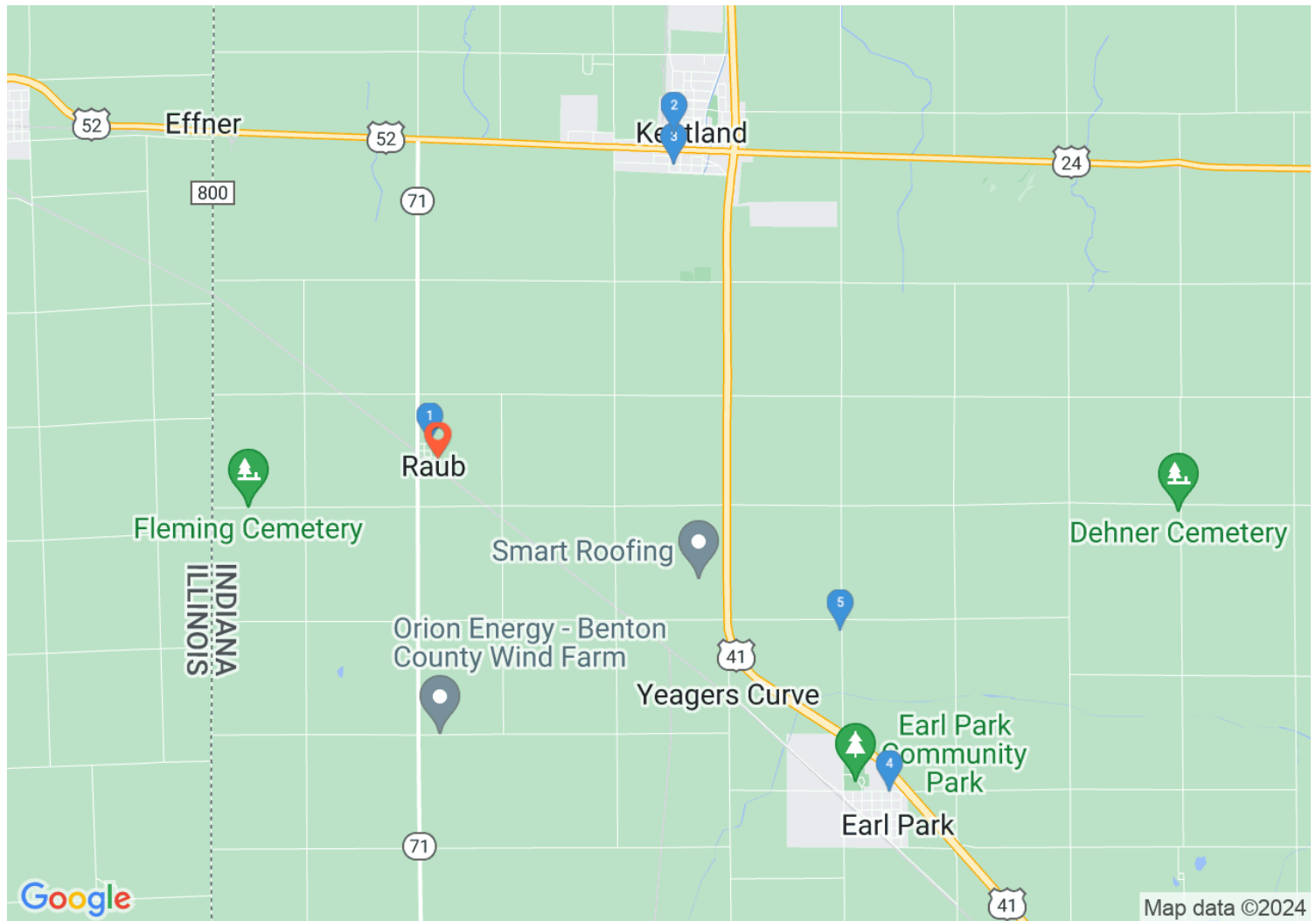
## Supply / Demand in 47942

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



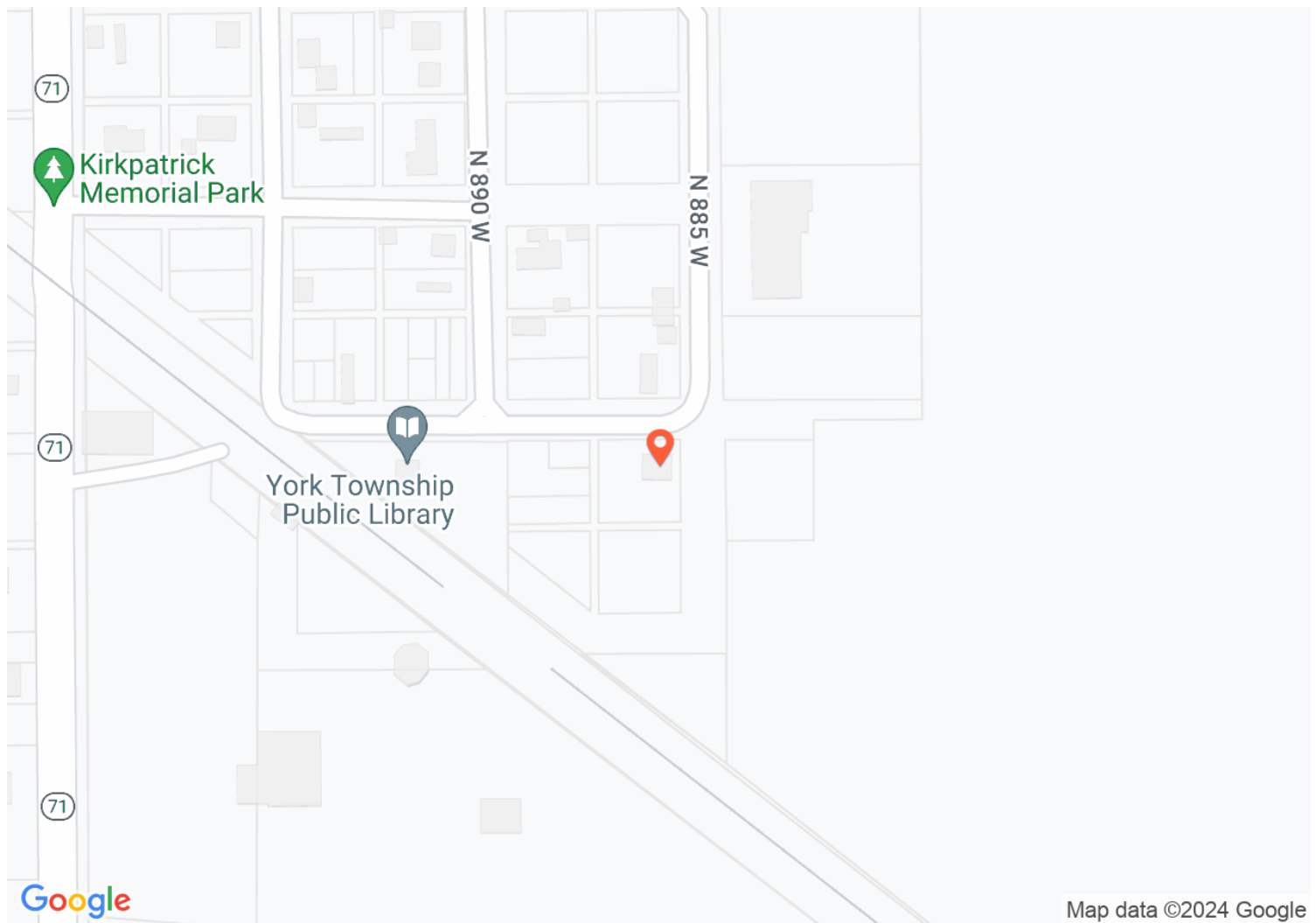


## COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	8852 W 845 N, EARL PARK, IN 47942	--	--	4	1	2,243	--	--	0.33	--	1880
1	890 EARL PARK, IN 08702	\$135,000	Feb 29, 2024	3	2	1,976	\$68	0.14	0.33	94	1880
2	DUNLAP KENTLAND, IN 01206	\$240,000	Nov 27, 2023	4	2	2,261	\$106	3.54	0.31	45	1907
3	105 E ALLEN ST KENTLAND, IN 47951	\$147,900	Feb 05, 2024	3	1	2,094	\$70	3.32	0.31	45	1920
4	210 N CHESTNUT ST EARL PARK, IN 47942	\$180,000	Aug 01, 2023	5	1	1,755	\$102	4.96	0.36	31	1880
5	6888 N 500 W EARL PARK, IN 47942	\$345,000	Oct 03, 2023	4	1	2,470	\$139	3.87	1.50	24	1910

## COMPARABLE PROPERTY LISTINGS



## ADDENDUM

### COMPARABLE COMMENTS AND FINAL RECONCILIATION

#### **\*\*SALES COMMENTARY\*\***

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, utilize comparables with over 20% difference in GLA, and exceed distance parameters of 1 mile. Market conditions data from QVM and supplemental sources are conflicting. Review of sales data and supplemental sources indicate time adjustments for the presented comparable sales are not warranted. Sale #3 adjusted for condition and quality based on listing photos and/or listing remarks. All comparable sales are within 40 years of the subject; therefore, no age adjustments were deemed necessary. GLA not bracketed by comparables; however, GLA adjustments only applied to comparables exceeding 150 sqft. Parking type not bracketed by comparables. An across-the-board adjustment was applied due to a lack of similar comps in the area. Basement finish not bracketed by comparables. An across-the-board adjustment was applied due to a lack of similar comps in the area.

#### **\*\*LISTING COMMENTARY\*\***

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

#### **\*\*ADDITIONAL NOTES\*\***

1. Full market trends and data are not available for the assignment. Supplemental data sources have been utilized as basis of analysis.
2. It is noted that all comparables were verified either with MLS comments from Quantarium or online sources.
3. 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 could be given.
4. Subject and comparables may be proximate additional external influences, however if not reflected in grid, does not appear to affect marketability.
5. 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.
6. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.
7. Property characteristics were verified with Public Records.
8. Due to the large condition adjustments, the net adjustments exceed the recommended 25% guidelines.

## 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	Blake Reid
Evaluator Signature	
Signature Date	6/18/2024

# PROPERTY INSPECTION ANALYSIS

File # 6204210.2

Loan #

SUBJECT & CLIENT				
Address 8852 W 845 N		City Earl Park	County Benton	State IN Zip 47942
Borrower William Meade		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	<b>Adverse External Factors</b> 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 [ None ] <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	MARKET INFLUENCES	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 [                      ]	<b>Significant Area Non-Residential Use</b> 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 [ None ] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Subject is in a Condo or PUD Dues [                      ] Dues Term [                      ] <div style="border: 1px solid black; height: 80px; width: 100%;"></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 type="checkbox"/> Garage # Cars [                      ] <input checked="" type="checkbox"/> Driveway # Cars [ 2 ] Surface [ Asphalt ] <b>Garage/Carport Design</b> <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Built-In

SUBJECT CONDITION	ADDITIONAL IMPROVEMENTS	ADDITIONS OR CONVERSIONS
<input type="checkbox"/> New / Like New <input type="checkbox"/> Very Good <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair / Below-Average <input type="checkbox"/> Poor / Uninhabitable	<input type="checkbox"/> Accessory Unit <input type="checkbox"/> Outbuildings <input type="checkbox"/> Solar Panels [                      ] <input type="checkbox"/> Porch [                      ] <input type="checkbox"/> Patio [                      ] <input type="checkbox"/> Pool [                      ] <input type="checkbox"/> Fence [                      ] <input type="checkbox"/> Other [                      ]	<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; width: 100%;"></div>

SUBJECT CONDITION RELATED TO NEIGHBORING PROPERTIES			
<input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> Superior <input type="checkbox"/> Unknown			
DEFERRED MAINTENANCE			
Siding Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Peeling Paint <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Broken Windows <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Foundation Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landscape Not Maintained <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landscape Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Under Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other (Describe Below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof Disrepair / Lifting Shingles <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Dry Rot / Decaying Wood <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fire / Wildfire or Smoke Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Water or Flood Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Storm or Hurricane Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Earthquake Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Tornado Damage <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? <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; width: 100%;"></div>	

SUBJECT SITE / LOT			
Lot Size [ 0.33 ]		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 [ 2 ]	Year Built [ 1880 ]	Foundation / Basement	
Design [ Colonial ]		<input type="checkbox"/> Concrete Slab	
Construction [ Wood Frame ]		<input type="checkbox"/> Crawl Space	
Exterior Walls [ Wood Siding ]		<input checked="" type="checkbox"/> Basement	
Roof Surface [ Comp Shingle ]		<input type="checkbox"/> Full	
Fireplace # [ 0 ] [ None ]		<input checked="" type="checkbox"/> Partial	
Heating Type [ Forced ]		% Finished [                      ] 0 % ]	
Cooling Type [ Central/Forced Air ]			

ROOM INFORMATION AND LOCATION
[ 8 ] # Total Rooms Above Grade
[ 4 ] # Bedrooms Above Grade
[ 1.0 ] # Bathrooms Above Grade

## SUBJECT &amp; CLIENT

Address 8852 W 845 N	City Earl Park	County Benton	State IN	Zip 47942
Borrower William Meade	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

## COMMENTS

Earl Park is a small town with 370 residents, as of the 2020 census. The area is surrounded by farm fields. There are few amenities. The location is convenient to US Highway 41 and US Highway 52.

## 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 / 06/17/2024

Inspector / Inspection Date



PROPERTY INSPECTION ANALYSIS

File # 6204210.2  
Loan #

SUBJECT & CLIENT

Address 8852 W 845 N	City Earl Park	County Benton	State IN	Zip 47942
Borrower William Meade	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

SUBJECT PROPERTY PHOTO ADDENDUM

Front View



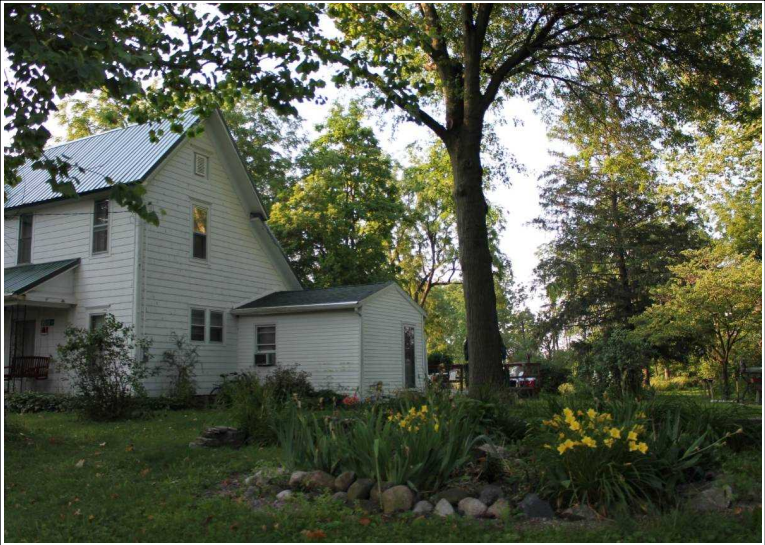
Address Verification



Left Side View



Right Side View



Left Street View



Right Street View





