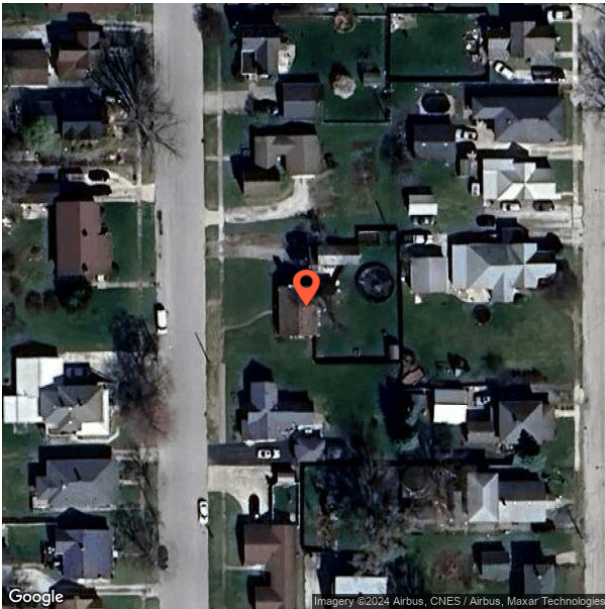


Property Address	729 N JEFFERSON ST	Order #	6205506
	RENSSELAER, IN 47978 - JASPER COUNTY	Loan #	Not Specified
Address is consistent with client-submitted data		Inspection Type	Exterior/Street
		Assignment Type	Other: N/A
Lender	Robert Steele		
Borrower	KENNETH DEYOUNG		
Coborrower	Not Specified		
Evaluated Value	\$150,000	Reasonable Exposure Time	
Effective Date	06/06/2024		40 - 100 Days

PROPERTY DETAILS

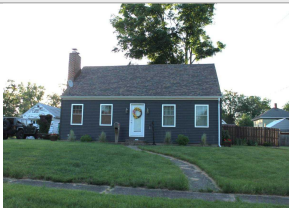





Property Type	Single Family Residence	County	JASPER
Lot Size	12,502	Parcel Number	37-07-19-002-004.007-027
Year Built	1938	Assessed Year	2023
Gross Living Area	1,146	Assessed Value	\$103,600
Bedroom	2	Assessed Taxes	\$428
Baths	1.0	Sold Date	3/11/2013
Pool	No	Sold Price	\$87,000
Condition	Good	List Date	
Carrier Route	C001	List Price	
HOA	No		
Location Comments	Average		
Owner of Public Records	RIEGLE,STACEY L		
Amenities	Typical		
Legal Description	DIST:0008 CITY/MUNI/TWP:MARION TOWNSHIP THOMPSONS ADD N 98 2/3' LOT 1 BLK 2 MAP REF:MP P141/A8		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	32	32	28	-12.5% ↓	-12.5% ↓
Absorption rate (total sales/month)	10	10	9	-10% ↓	-10% ↓
Total # of Comparable Active Listings	56	54	52	-7.1% ↓	-3.7% -
Months of housing supply (Total listings / ab. rate)	5	5	6	20% ↑	20% ↑
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	\$270,000	\$86,000	\$175,000	-35.2% ↓	103.5% ↑
Median Comparable Sales Days on Market	112d	73d	42d	-62.5% ↓	-42.5% ↓
Median Sale Price as % of List Price	97%	78%	97%	0% -	24.4% ↑
Median Comparable List Price (Currently Active)	\$264,900	\$249,900	\$229,000	-13.6% ↓	-8.4% ↓
Median Competitive Listings Days on Market (Currently Active)	63d	99d	48d	-23.8% ↓	-51.5% ↓
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	2	0	0% -	-100% ↓
Short Sales	1	1	1	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	729 N JEFFERSON ST RENSSELAER IN, 47978	418 E OAK ST RENSSELAER IN, 47978		903 W GROVE ST RENSSELAER IN, 47978		317 N SCOTT ST RENSSELAER IN, 47978	
MLS Comments	--						
Proximity (mi)	--	0.51 NE		0.65 S		0.59 E	
MLS# DOC#	--	529730 F196399		UNK F199775		UNK F198103	
Sale Price / Price per Sq.Ft.	--	\$163,400 / \$196/sqft		\$135,000 / \$139/sqft		\$159,000 / \$123/sqft	
List Price / Price per Sq.Ft.	--	\$159,900 / \$192/sqft		\$0 / \$0/sqft		\$0 / \$0/sqft	
Sale Price % of List Price	--	1.02 / 102%					
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		07/17/23		03/25/24		11/13/23	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Average	Average		Average		Average	
Site	12,502	6,229	\$1,568	7,405	\$1,274	9,757	\$686
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1938	1910		1955		1965	
Condition	Good	Very Good	-\$16,000	Good		Good	
Bedrooms	2	1	\$3,000	3	-\$3,000	3	-\$3,000
Full / Half Baths	1 / 0	1 / 0		1 / 0		2 / 0	-\$3,000
Gross Living Area	1,146	832	\$4,710	972	\$2,610	1,296	-\$2,250
Basement	Partial Basement	No Basement	\$2,000	Full Basement	-\$2,000	No Basement	\$2,000
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	1	1		2	-\$2,000	3	-\$4,000
Pool	No	No		No		No	
Amenities	Typical	Typical		Typical		Typical	
Other	Partially Finished Basement	No Basement / No Finish	\$2,000	Partially Finished Basement		No Basement / No Finish	\$2,000
Other							
Net Adj. (total)		-1.67%	-\$2,722	-2.31%	-\$3,116	-4.76%	-\$7,564
Gross Adj.		17.92%	\$29,278	8.06%	\$10,884	10.65%	\$16,936
Adj. Price			\$160,678		\$131,884		\$151,436
Price and Listing History		Sold Price 07/17/2023 \$163,400		Sold Price 03/25/2024 \$135,000		Sold Price 11/13/2023 \$159,000	
		Relisted Price 06/09/2023 \$159,900					
		Sold Price 05/11/2021 \$27,000					
		Listed Price 04/22/2021 \$29,900					

Subject Property		List Comp 1		
				
Address	729 N JEFFERSON ST RENSSELAER IN, 47978	FRANCIS RENSSELAER IN, 47978		
MLS Comments	--			
Proximity (mi)	--	0.59 S		
MLS# DOC#	--	802192		
Sale Price / Price per Sq.Ft.	--			
List Price / Price per Sq.Ft.	--	\$215,000 / \$184/sqft		
Sale Price % of List Price	--			
Property Type	SFR	SFR		
	Value (Subject)	Value	Adj	
Sale/List Date		04/15/24 52 DOM		
Location	Neutral	Neutral		
Location Comment	Average	Average		
Site	12,502	6,969	\$1,383	
View	None	None		
Design	Typical	Typical		
Quality	Average	Average		
Age	1938	1960		
Condition	Good	Very Good	-\$21,500	
Bedrooms	2	3	-\$3,000	
Full / Half Baths	1 / 0	1 / 1	-\$1,500	
Gross Living Area	1,146	1,170	-\$360	
Basement	Partial Basement	No Basement	\$2,000	
Parking Type	Garage	Garage		
Parking Spaces	1	2		
Pool	No	No		
Amenities	Typical	Typical		
Other	Partially Finished Basement	No Basement / No Finish	\$2,000	
Other				
Net Adj. (total)		-9.76%	-\$20,977	
Gross Adj.		14.76%	\$31,743	
Adj. Price			\$194,023	
Price and Listing History				

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

Subject is located in a suburban area. Subject conforms to the area. No significant foreclosure rate present. Aerial views indicate no significantly adverse external influences.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$131,884 to \$194,023

****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. 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. Subject site size not bracketed by comparables. An across-the-board adjustment was applied due to a lack of similar comps in the area. Sale #1 adjusted for condition based on listing photos and/or listing remarks. All comparable sales are within 30 years of the subject; therefore, no age adjustments were deemed necessary.

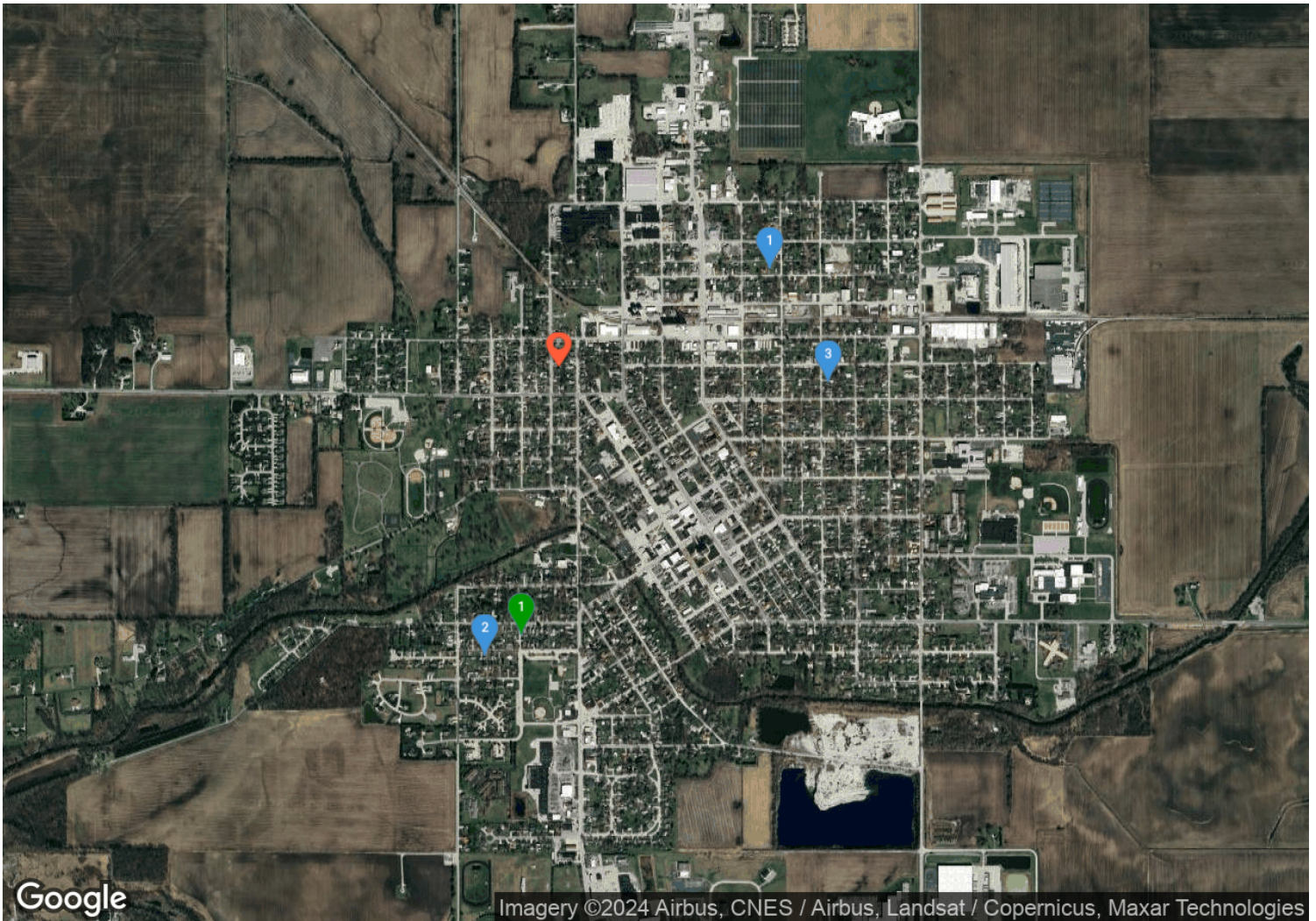
****LISTING COMMENTARY****

Due to a lack of recent and similar listings, only 1 comparable listing was found and deemed reasonable for comparison. Listing #1 adjusted for condition based on listing photos and/or listing remarks.

****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.
6. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.
7. Subject and all comparables appear to be proximate to railroad tracks. Due to being typical for the area no location adjustments were deemed necessary. ...(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
	729 N JEFFERSON ST RENSSELAER, IN 47978	Single Family Residence				12502	1938	2	1	1146	936	No		Public Records
1	418 E OAK ST RENSSELAER, IN 47978	Single Family Residence	\$163,400	07/17/2023	0.51	6229	1910	1	1	832		No		MLS, Public Records
2	903 W GROVE ST RENSSELAER, IN 47978	Single Family Residence	\$135,000	03/25/2024	0.65	7405	1955	3	1	972	972	No		Public Records
3	317 N SCOTT ST RENSSELAER, IN 47978	Single Family Residence	\$159,000	11/13/2023	0.59	9757	1965	3	2	1296		No		Public Records
1	FRANCIS RENSSELAER, IN 47978	Single Family Residence	\$215,000	04/15/2024	0.59	6969	1960	3	2	1170		No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 418 E OAK ST
RENSSELAER IN, 47978



Comp 2: 903 W GROVE ST
RENSSELAER IN, 47978




Comp 3: 317 N SCOTT ST
RENSSELAER IN, 47978



Listing 1: FRANCIS
RENSSELAER IN, 47978

PRICE AND LISTING HISTORY

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

Event	Date	Price	Source
 Sold	03/11/2013	\$87,000	Public Records

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 06/10/2024.

TRANSACTION HISTORY

Timeline



History

03/11/2013 Resale

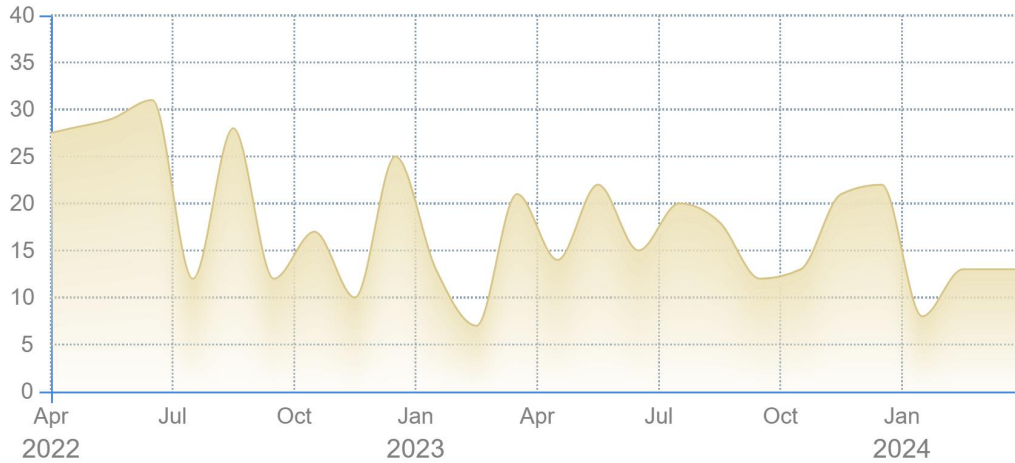
Recording Date	03/11/2013	Lender	GVC MORTGAGE INC
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$87,000	1st Loan Amt	\$84,693
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	F133494	Loan Type	N/A
Seller	NAGEL, THOMAS P & GLENDA L	Rate Type	N/A
Buyer/Borrower	RIEGLE, STACEY L	Loan Doc #	F133495

ZIP-CODE DATA

Number of Properties Sold in 47978

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

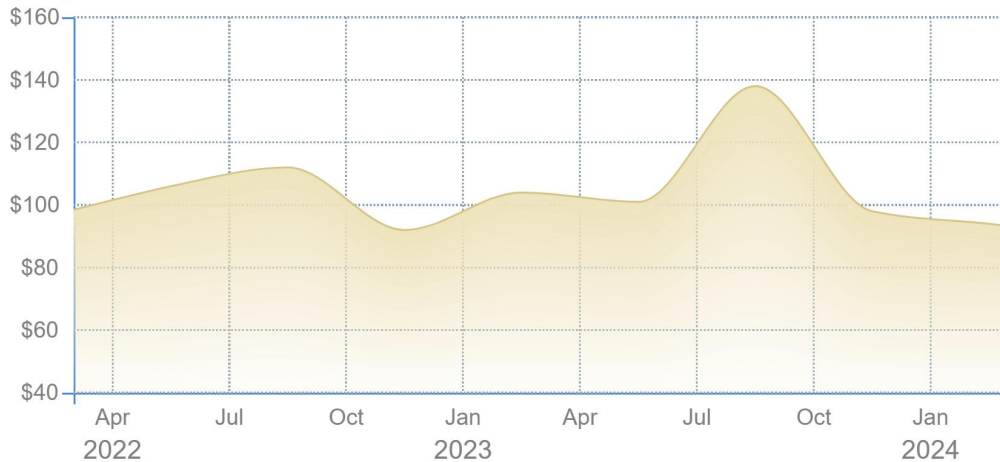
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 47978

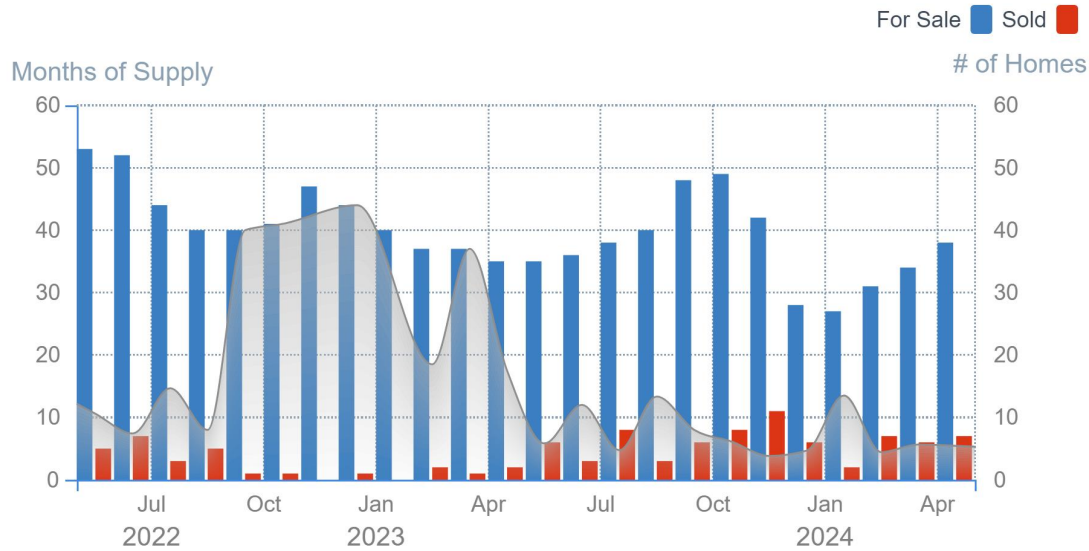
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



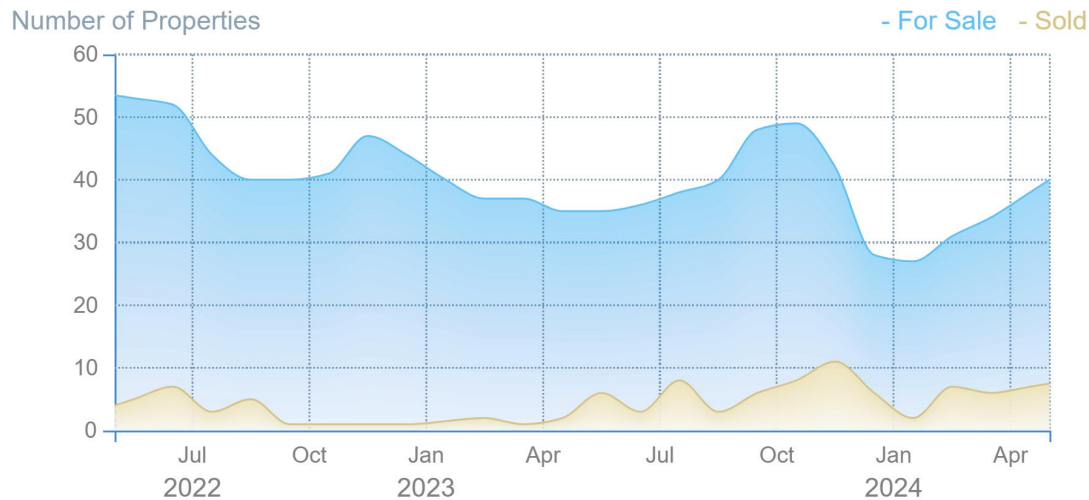
Months of Supply in 47978

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.

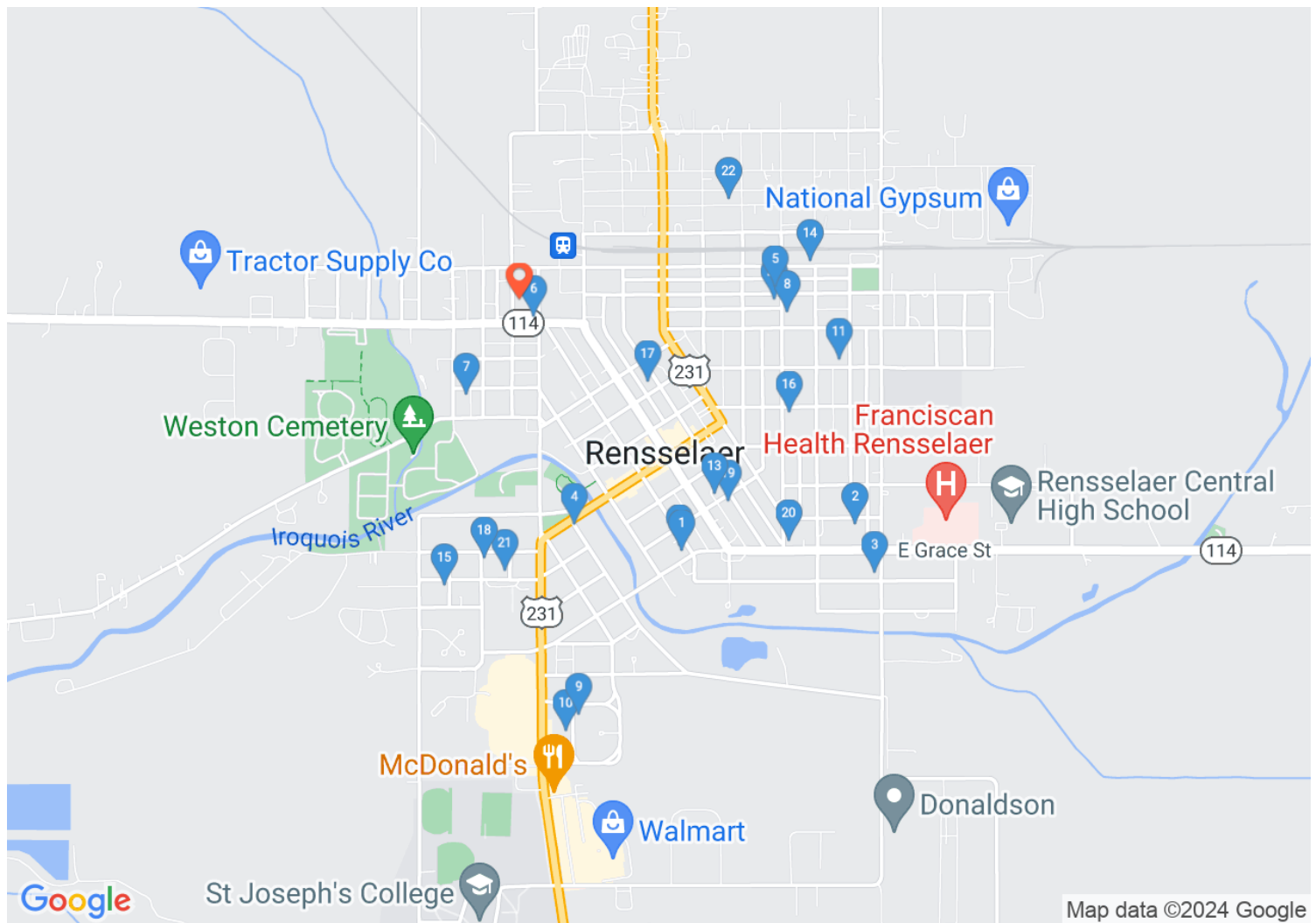


Supply / Demand in 47978

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
	729 N JEFFERSON ST, RENSSELAER, IN 47978	--	--	2	1	1,146	--	--	0.29	--	1938
1	322 S VAN RENSSELAER ST RENSSELAER, IN 47978	\$113,197	Nov 07, 2023	2	1	1,072	\$105	0.66	0.28	97	1940
2	805 E EMILIE ST RENSSELAER, IN 47978	\$0	Aug 28, 2023	2	1	1,092	\$0	0.89	0.37	86	1956
3	826 E THOMPSON ST RENSSELAER, IN 47978	\$254,000	May 16, 2024	2	2	1,378	\$184	0.99	0.25	85	1955
4	PARK RENSSELAER, IN 47978	\$223,500	May 31, 2024	3	3	1,383	\$161	0.51	0.33	83	1945
5	536 E ELM ST RENSSELAER, IN 47978	\$68,000	Jun 16, 2023	3	1	1,043	\$65	0.56	0.21	83	1950
6	202 W CLARK ST RENSSELAER, IN 47978	\$97,500	Sep 28, 2023	3	1	1,488	\$65	0.05	0.29	79	1920
7	415 W JACKSON ST RENSSELAER, IN 47978	\$200,000	Aug 24, 2023	2	1	1,252	\$159	0.24	0.20	78	1951
8	317 N SCOTT ST RENSSELAER, IN 47978	\$159,000	Nov 13, 2023	3	2	1,296	\$122	0.59	0.22	78	1965
9	615 S DEAN PL RENSSELAER, IN 47978	\$157,000	Jun 12, 2023	3	1	1,040	\$150	0.92	0.21	77	1959
10	622 S DEAN PL RENSSELAER, IN 47978	\$148,500	Mar 06, 2024	3	2	936	\$158	0.96	0.21	72	1955
11	726 E ANGELICA ST RENSSELAER, IN 47978	\$45,000	Feb 16, 2024	3	1	1,366	\$32	0.72	0.20	71	1910
12	316 S VAN RENSSELAER ST RENSSELAER, IN 47978	\$117,000	May 24, 2024	2	2	1,120	\$104	0.65	0.18	69	1934

13	118 E RUTSEN ST RENSSELAER, IN 47978	\$0	Mar 15, 2024	2	1	1,271	\$0	0.61	0.16	64	1930
14	638 E VINE ST RENSSELAER, IN 47978	\$37,000	Dec 08, 2023	4	1	1,484	\$24	0.65	0.20	63	1920
15	903 W GROVE ST RENSSELAER, IN 47978	\$135,000	Mar 25, 2024	3	1	972	\$138	0.65	0.17	63	1955
16	601 E WASHINGTON ST RENSSELAER, IN 47978	\$40,000	Oct 20, 2023	2	1	912	\$43	0.65	0.18	62	1960
17	310 N WESTON ST RENSSELAER, IN 47978	\$100,000	Jul 10, 2023	3	2	1,269	\$78	0.34	0.16	61	1910
18	123 S FRANCIS ST RENSSELAER, IN 47978	\$115,000	Oct 25, 2023	3	2	1,170	\$98	0.58	0.16	60	1960
19	125 E RUTSEN ST RENSSELAER, IN 47978	\$189,000	Nov 30, 2023	2	2	1,183	\$159	0.64	0.16	60	1910
20	423 S SCOTT ST RENSSELAER, IN 47978	\$169,000	Jun 05, 2024	3	1	1,449	\$116	0.80	0.17	60	1940
21	128 S AUGUSTA ST RENSSELAER, IN 47978	\$0	Jun 12, 2023	3	2	1,368	\$0	0.60	0.16	58	1952
22	418 E OAK ST RENSSELAER, IN 47978	\$163,400	Jul 17, 2023	1	1	832	\$196	0.51	0.14	45	1910
23	330 N SCOTT ST RENSSELAER, IN 47978	\$50,000	Feb 13, 2024	2	1	1,040	\$48	0.56	0.09	43	1950

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	729 N JEFFERSON ST, RENSELAER, IN 47978	--	--	2	1	1,146	--	--	0.29	--	1938
1	THOMPSON RENSELAER, IN 03224	\$191,900	May 21, 2024	3	1	1,167	\$164	0.84	0.25	92	1954
2	PARKS RENSELAER, IN 04797	\$204,900	May 29, 2024	3	1	1,360	\$150	0.90	0.33	79	1966
3	FRANCIS RENSELAER, IN 47978	\$215,000	Apr 15, 2024	3	2	1,170	\$183	0.59	0.16	60	1960
4	WASHINGTON RENSELAER, IN 02819	\$239,000	Jan 11, 2024	1	1	1,080	\$221	0.49	0.11	49	1947

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. 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. Subject site size not bracketed by comparables. An across-the-board adjustment was applied due to a lack of similar comps in the area. Sale #1 adjusted for condition based on listing photos and/or listing remarks. All comparable sales are within 30 years of the subject; therefore, no age adjustments were deemed necessary.

****LISTING COMMENTARY****

Due to a lack of recent and similar listings, only 1 comparable listing was found and deemed reasonable for comparison. Listing #1 adjusted for condition based on listing photos and/or listing remarks.

****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.
6. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.
7. Subject and all comparables appear to be proximate to railroad tracks. Due to being typical for the area no location adjustments were deemed necessary.
8. Property characteristics were verified with Public Records.

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	6/11/2024

PROPERTY INSPECTION ANALYSIS

File # 6205506.2

Loan #

SUBJECT & CLIENT					
Address 729 N JEFFERSON ST		City RENSSELAER		County Jasper	State IN Zip 47978
Borrower KENNETH DEYOUNG			Co-Borrower		
Client Robert Steele Agency Inc		Address 11 Motif Boulevard		City Brownsburg	State IN Zip 46112

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

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

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

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 [Residential] <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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	Occupancy
	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant (If Vacant, Is Home Secured? <input type="checkbox"/> Yes <input type="checkbox"/> No)
	<input type="checkbox"/> Tenant Occupied
	Rent []
	Terms []
	Length []
	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>	

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

CONDO OR PLANNED UNIT DEV
<input type="checkbox"/> Subject is in a Condo or PUD
Dues []
Dues Term []
<small>*Homeowner's association information is provided as available. Lender may wish to confirm with the association.</small>

CAR STORAGE
<input type="checkbox"/> None
<input type="checkbox"/> Carport # Cars []
<input checked="" type="checkbox"/> Garage # Cars [1]
<input checked="" type="checkbox"/> Driveway # Cars [2]
Surface [Asphalt]
Garage/Carport Design
<input type="checkbox"/> Attached
<input checked="" type="checkbox"/> Detached
<input type="checkbox"/> Built-In

ADDITIONAL IMPROVEMENTS
<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 checked="" type="checkbox"/> Fence [Backyard, privacy]
<input type="checkbox"/> Other []

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

SUBJECT SITE / LOT			
Lot Size [0.29]		Lot Shape [Rectangular]	
Utilities	Public	Other	Description
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Offsite Improvements	Public	Private	Description
Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Asphalt]
Alley	<input type="checkbox"/>	<input type="checkbox"/>	[None]

SUBJECT IMPROVEMENTS		
# Stories [1]	Year Built [1938]	Foundation / Basement
Design [Ranch]		<input type="checkbox"/> Concrete Slab
Construction [Wood Frame]		<input type="checkbox"/> Crawl Space
Exterior Walls [Other]		<input checked="" type="checkbox"/> Basement
Roof Surface [Comp Shingle]		<input type="checkbox"/> Full
Fireplace # [1] [Unknown]		<input checked="" type="checkbox"/> Partial
Heating Type [Forced]		% Finished [0 %]
Cooling Type [Central/Forced Air]		

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

SUBJECT & CLIENT

Address 729 N JEFFERSON ST	City RENSSELAER	County Jasper	State IN	Zip 47978
Borrower KENNETH DEYOUNG	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

The subject is a ranch style home that appears to be in good condition, based on the exterior inspection. The siding and roof appear to be in good condition. The neighborhood is maintained in average to good condition.

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 / 06/06/2024

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6205506.2
Loan #

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SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



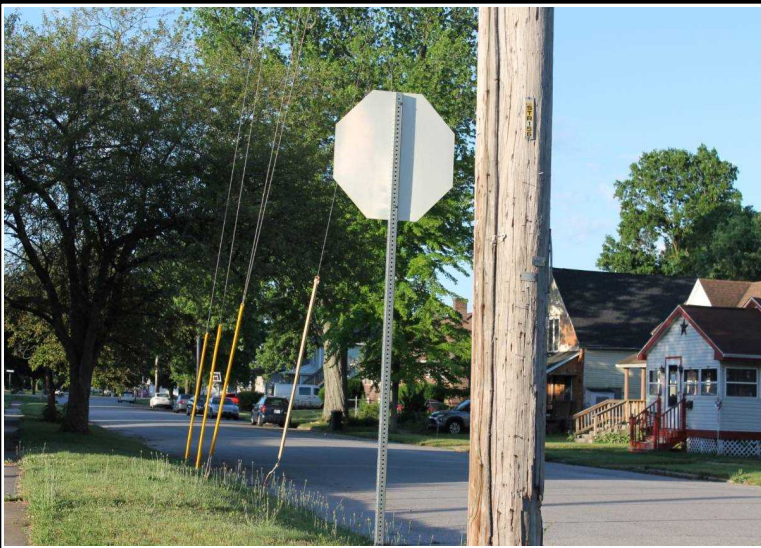
Left Side View



Right Side View



Left Street View



Right Street View



