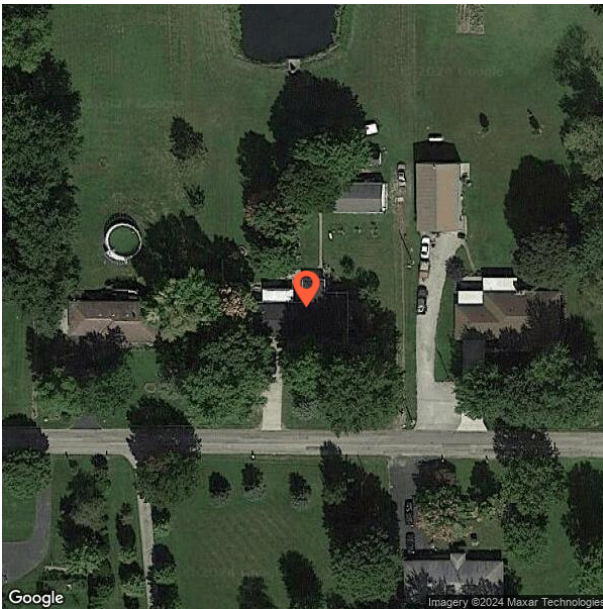




Property Address	Order #	6241620.3
3012 TINGLER RD W	Loan #	Not Specified
RICHMOND, IN 47374 - WAYNE COUNTY	Inspection Type	Exterior/Street
Address is consistent with client-submitted data	Assignment Type	Other: Not Specified
Lender	Robert Steele	
Borrower	Bruce Sams	
Coborrower	Not Specified	
Evaluated Value	\$225,000	Reasonable Exposure Time
Effective Date	8/8/2024	20 - 90 Days

PROPERTY DETAILS



Property Type	Single Family Residence	County	WAYNE
Lot Size	71,438	Parcel Number	89-07-27-400-437.000-032
Year Built	1963	Assessed Year	2023
Gross Living Area	1,512	Assessed Value	\$192,900
Bedroom	2	Assessed Taxes	\$2,139
Baths	1.0	Sold Date	9/2/2021
Pool	No	Sold Price	\$197,000
Condition	Average	List Date	
Carrier Route	R001	List Price	
HOA	No		
Location Comments	Rural Residential - Near Highway 35		
Owner of Public Records	SAMS BRUCE		
Amenities	Unfinished Basement		
Legal Description	SEC:2127400 DIST:0015 CITY/MUNI/TWP:WEBSTER TOWNSHIP SEC/TWN/RNG/MER:SEC 27 TWN 17 RNG 14 PT SE SEC 27-17-14 1.64A 140 FT X 500 FT		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	136	74	144	5.9% ↑	94.6% ↑
Absorption rate (total sales/month)	45	24	48	6.7% ↑	100% ↑
Total # of Comparable Active Listings	32	32	23	-28.1% ↓	-28.1% ↓
Months of housing supply (Total listings / ab. rate)	1	1	0	-100% ↓	-100% ↓
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	\$109,000	\$40,086	\$119,900	10% ↑	199.1% ↑
Median Comparable Sales Days on Market	54d	63d	19d	-64.8% ↓	-69.8% ↓
Median Sale Price as % of List Price	99%	87%	95%	-4% -	9.2% ↑
Median Comparable List Price (Currently Active)	\$129,900	\$124,900	\$129,900	0% -	4% -
Median Competitive Listings Days on Market (Currently Active)	33d	29d	38d	15.2% ↑	31% ↑
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	1	1	5	400% ↑	400% ↑
Short Sales	1	5	2	100% ↑	-60% ↓
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	3012 TINGLER RD W RICHMOND IN, 47374	4392 US HIGHWAY 35 N RICHMOND IN, 47374		482 HAMPTON DR RICHMOND IN, 47374		5653 N ROUND BARN RD RICHMOND IN, 47374	
MLS Comments	--						
Proximity (mi)	--	0.21 NW		2.12 NE		1.65 NW	
MLS# DOC#	--	10047963 2024001862		10048394 2023008976		10047601 459	
Sale Price / Price per Sq.Ft.	--	\$250,000 / \$146/sqft		\$245,000 / \$192/sqft		\$218,750 / \$107/sqft	
List Price / Price per Sq.Ft.	--	\$274,500 / \$160/sqft		\$259,500 / \$203/sqft		\$230,000 / \$113/sqft	
Sale Price % of List Price	--	0.91 / 91%		0.94 / 94%		0.95 / 95%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		03/19/24		06/10/24		01/16/24	
Location	Adverse	Adverse		Adverse		Neutral	
Location Comment	Rural Residential - Near Highway 35	Rural Residential - Fronts Highway 35		Rural Residential - Near Highway 27		Rural Residential	
Site	71,438	65,340		15,507		\$10,000	
View	Neighborhood/Pond	Neighborhood		Neighborhood		Neighborhood	
Design	Ranch	Ranch		Ranch		Ranch	
Quality	Average	Average		Average		Average	
Age	1963	1963		1968		1968	
Condition	Average	Average		Good		Average	
Bedrooms	2	3		3		2	
Full / Half Baths	1 / 0	2 / 0		2 / 0		2 / 0	
Gross Living Area	1,512	1,718		1,277		2,040	
Basement	Full Basement	Full Basement		Full Basement		Full Basement	
Parking Type	Garage	Garage		Attached Garage		Attached Garage	
Parking Spaces	1	2		2		2	
Pool	No	No		No		No	
Amenities	Unfinished Basement	Unfinished Basement		Unfinished Basement		Unfinished Basement	
Other							
Other							
Net Adj. (total)		-8.52%		-0.71%		-20.53%	
Gross Adj.		-\$21,300		-\$1,750		-\$44,900	
Adj. Price		8.52%		\$21,300		20.53%	
Price and Listing History		\$228,700		\$243,250		\$173,850	
		Sold		Sold			
		03/19/2024		11/20/2023			
		\$250,000		\$115,000			
		Sold					
		09/10/2021					
		\$210,000					

Subject Property		List Comp 1		List Comp 2	
					
Address	3012 TINGLER RD W RICHMOND IN, 47374	2883 TINGLER RD W RICHMOND IN, 47374		4630 US HIGHWAY 35 N RICHMOND IN, 47374	
MLS Comments	--				
Proximity (mi)	--	0.09 SE		0.44 NW	
MLS# DOC#	--	202416092		10049063	
Sale Price / Price per Sq.Ft.	--				
List Price / Price per Sq.Ft.	--	\$215,900 / \$129/sqft		\$265,000 / \$152/sqft	
Sale Price % of List Price	--				
Property Type	SFR	SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj
Sale/List Date		05/08/24 92 DOM		07/24/24 15 DOM	
Location	Adverse	Adverse		Adverse	
Location Comment	Rural Residential - Near Highway 35	Rural Residential - Near Highway 35		Rural Residential - Fronts Highway 35	
Site	71,438	30,056		62,247	
View	Neighborhood/Pond	Neighborhood		Neighborhood	
Design	Ranch	Ranch		Ranch	
Quality	Average	Average		Average	
Age	1963	1967		1964	
Condition	Average	Average		Average	
Bedrooms	2	3		3	
Full / Half Baths	1 / 0	2 / 0	-\$6,000	1 / 1	-\$3,000
Gross Living Area	1,512	1,675	-\$8,150	1,745	-\$11,650
Basement	Full Basement	Full Basement		Full Basement	
Parking Type	Garage	Attached Garage		Attached Garage	
Parking Spaces	1	2	-\$5,000	2	-\$5,000
Pool	No	No		No	
Amenities	Unfinished Basement	Unfinished Basement		Unfinished Basement	
Other					
Other					
Net Adj. (total)		-8.87%	-\$19,150	-7.42%	-\$19,650
Gross Adj.		8.87%	\$19,150	7.42%	\$19,650
Adj. Price			\$196,750		\$245,350

Price and Listing History	Pending	07/21/2024		
	Price	\$215,900		
	Price Changed	07/10/2024		
	Price	\$215,900		
	Pending	07/08/2024		
	Price	\$219,900		
	Relisted	07/02/2024		
	Price	\$219,900		
	Pending	05/29/2024		
	Price	\$219,900		
	Price Changed	05/17/2024		
	Price	\$219,900		
	Listed	05/08/2024		
	Price	\$229,999		
	Sold	03/22/2023		
	Price	\$184,000		
	Pending	02/03/2023		
	Price	\$189,000		
	Pending	02/03/2023		
	Price	\$189,900		
	Relisted	11/27/2022		
	Price	\$189,000		
	Pending	11/08/2022		
	Price	\$189,000		
	Price Changed	10/06/2022		
	Price	\$189,000		
	Listed	09/16/2022		
	Price	\$194,900		

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

Per exterior inspection, the subject appears to be in average condition. The subject is located in a rural neighborhood and generally conforms to surrounding properties. The subject is located in close proximity to Highway 35 and suffers some traffic noise. Subject property has views of a pond on the property.

Market values have increased over the past 12 months at approximately 10%. . Review of sales data and supplemental sources indicate time adjustments for the presented comparable sales are not warranted. Foreclosures, REO, and short sales are not a significant factor in the market, however, have increased over the previous quarter.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$173,850 to \$245,350

Summary of sales comparison:

Due to a lack of more proximate and similar comparables, it was necessary to expand search parameters across major roadways. Comparables have dates of sale that exceed 120 days, however due to similar features and amenities were deemed reasonable for comparison. No time adjustments were applied due to stable market trends. Comp 3 was adjusted for its superior location. Comp adjusted for its inferior lot size. Comp 2 adjusted for condition based on MLS photos and commentary. GLA adjustments made at \$50/sf over 100sf difference. Across the board adjustments were unavoidable for subject's inferior bath count. Due to lack of recent sales subject site size could not be bracketed, however site adjustments applied exceeding 1 acre. Due to lack of recent sales subject garage count could not be bracketed and was adjusted across the board. No view adjustments appear warranted.

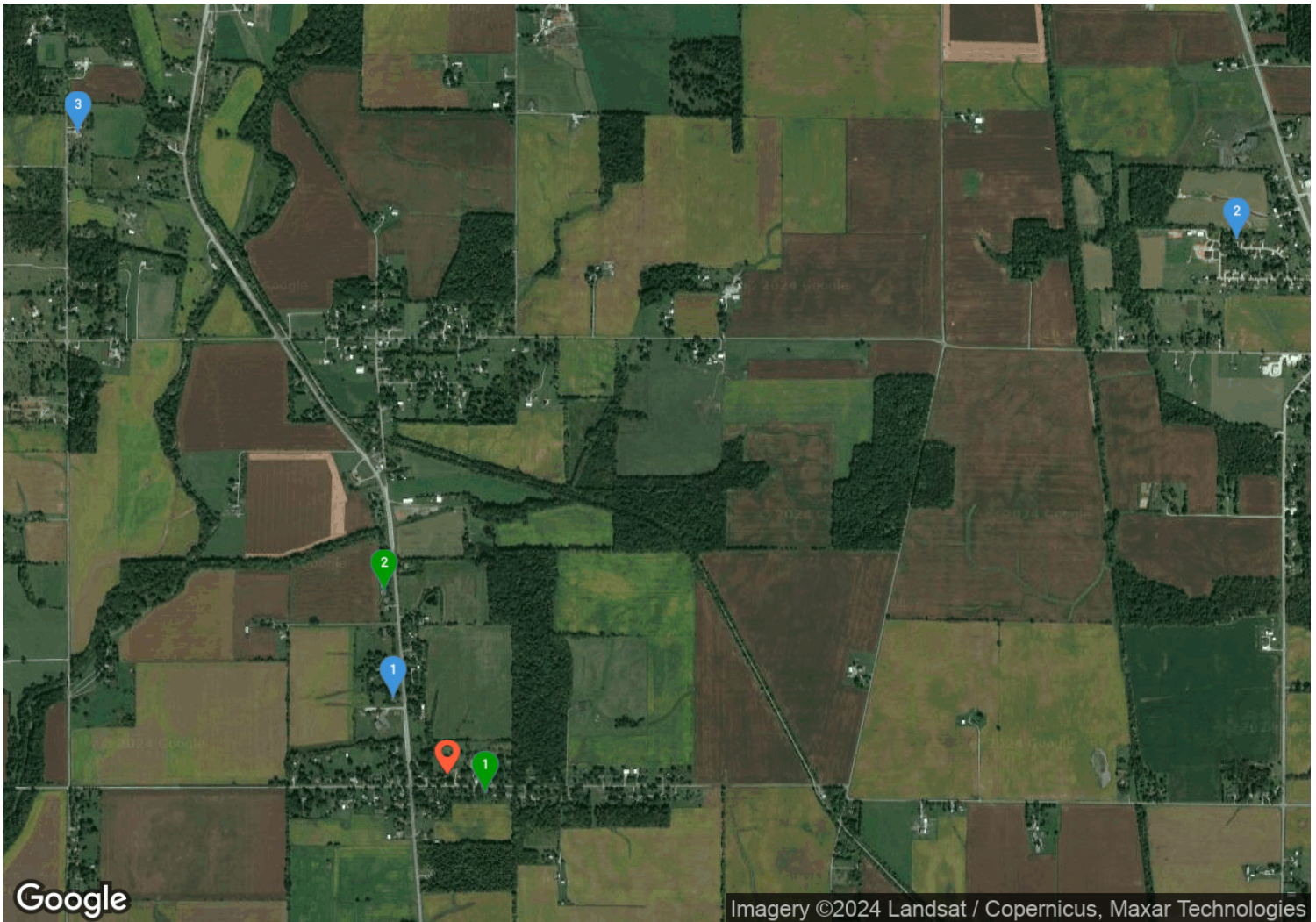
Comments on comparable listings:

Due to a lack of more proximate and similar comparables, it was necessary to expand search parameters across major roadways; only 2 comparable listings were found and deemed reasonable for comparison. . GLA was adjusted when difference is greater than 100 sf. No weight was given to comparable listings in developing the value opinion.

General comments:

1. All comparables were verified either with MLS comments & photos from Quantarium or online sources. Only sales which were listed on MLS were considered for comparison. Some properties listed in the comparable section of this report which may appear similar to the subject were not considered for use as they were not listed on MLS.
 2. Outbuildings have only been reported as an amenity and in the grid if they appear to be built on a permanent foundation. If foundation is unknown, no amenity rating or value is given as they are considered personal property. Similarly, above ground pools/spas are considered personal property and given no value in this report.
- MLS commentary was unavailable for comparables; therefore, secondary sources have been utilized.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	3012 TINGLER RD W RICHMOND, IN 47374	Single Family Residence				71438	1963	2	1	1512	1040	No		Public Records
1	4392 US HIGHWAY 35 N RICHMOND, IN 47374	Single Family Residence	\$250,000	03/19/2024	0.21	65340	1963	3	2	1718	644	No		Public Records
2	482 HAMPTON DR RICHMOND, IN 47374	Single Family Residence	\$245,000	11/20/2023	2.12	15507	1968	3	2	1277	1277	No		Public Records
3	5653 N ROUND BARN RD RICHMOND, IN 47374	Single Family Residence	\$218,750		1.65	43996	1968	2	2	2040	480	No		
1	2883 TINGLER RD W RICHMOND, IN 47374	Single Family Residence	\$215,900	05/08/2024	0.09	30056	1967	3	2	1675	838	No		MLS
2	4630 US HIGHWAY 35 N RICHMOND, IN 47374	Single Family Residence	\$0		0.44	62247	1964	3	2	1745		No		

SELECTED COMPARABLES PHOTOS



Comp 1: 4392 US HIGHWAY 35 N
RICHMOND IN, 47374



Comp 2: 482 HAMPTON DR
RICHMOND IN, 47374



Comp 3: 5653 N ROUND BARN RD
RICHMOND IN, 47374



Listing 1: 2883 TINGLER RD W
RICHMOND IN, 47374



Listing 2: 4630 US HIGHWAY 35 N
RICHMOND IN, 47374

PRICE AND LISTING HISTORY

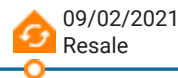
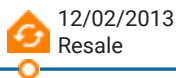
Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Source
 Sold	09/02/2021	\$197,000	Public Records

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 08/11/2024.

TRANSACTION HISTORY

Timeline



History

 09/02/2021 Resale

Recording Date	09/02/2021	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$197,000	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	2021008771	Loan Type	N/A
Seller	MOORE,KIRT A & DEBRA L	Rate Type	N/A
Buyer/Borrower	SAMS,BRUCE	Loan Doc #	N/A

 12/02/2013 Resale

Recording Date	12/02/2013	Lender	QUICKEN LOANS INC
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$108,300
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	2013010390	Loan Type	N/A
Seller	MCCLURE,ROGER & BRENDA	Rate Type	N/A
Buyer/Borrower	MOORE,KIRT A & DEBRA LYNN	Loan Doc #	2013010391

ZIP-CODE DATA

Number of Properties Sold in 47374

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

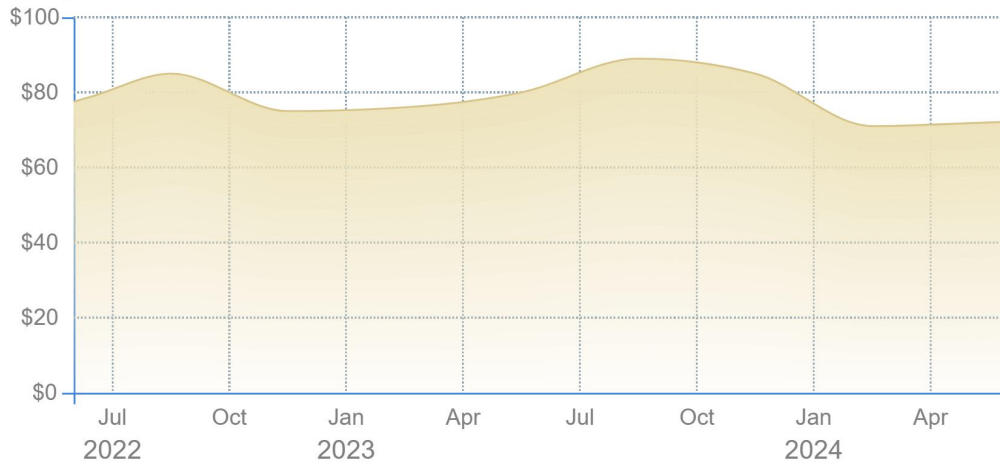
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 47374

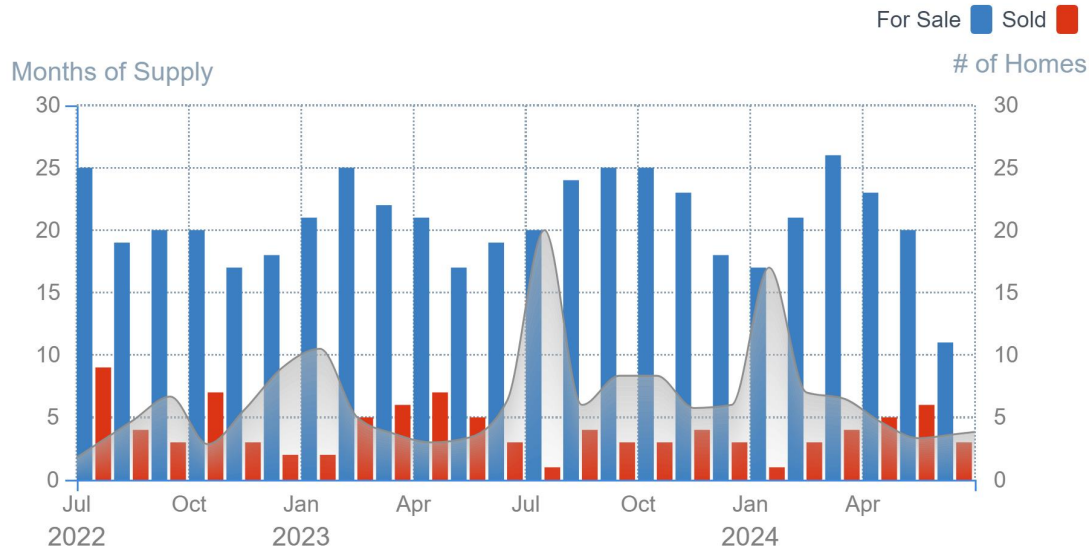
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



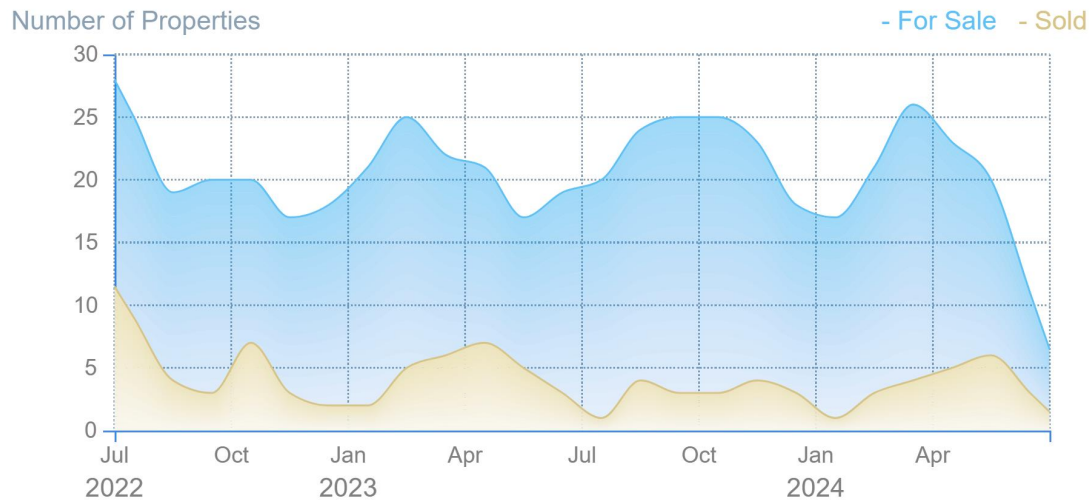
Months of Supply in 47374

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.

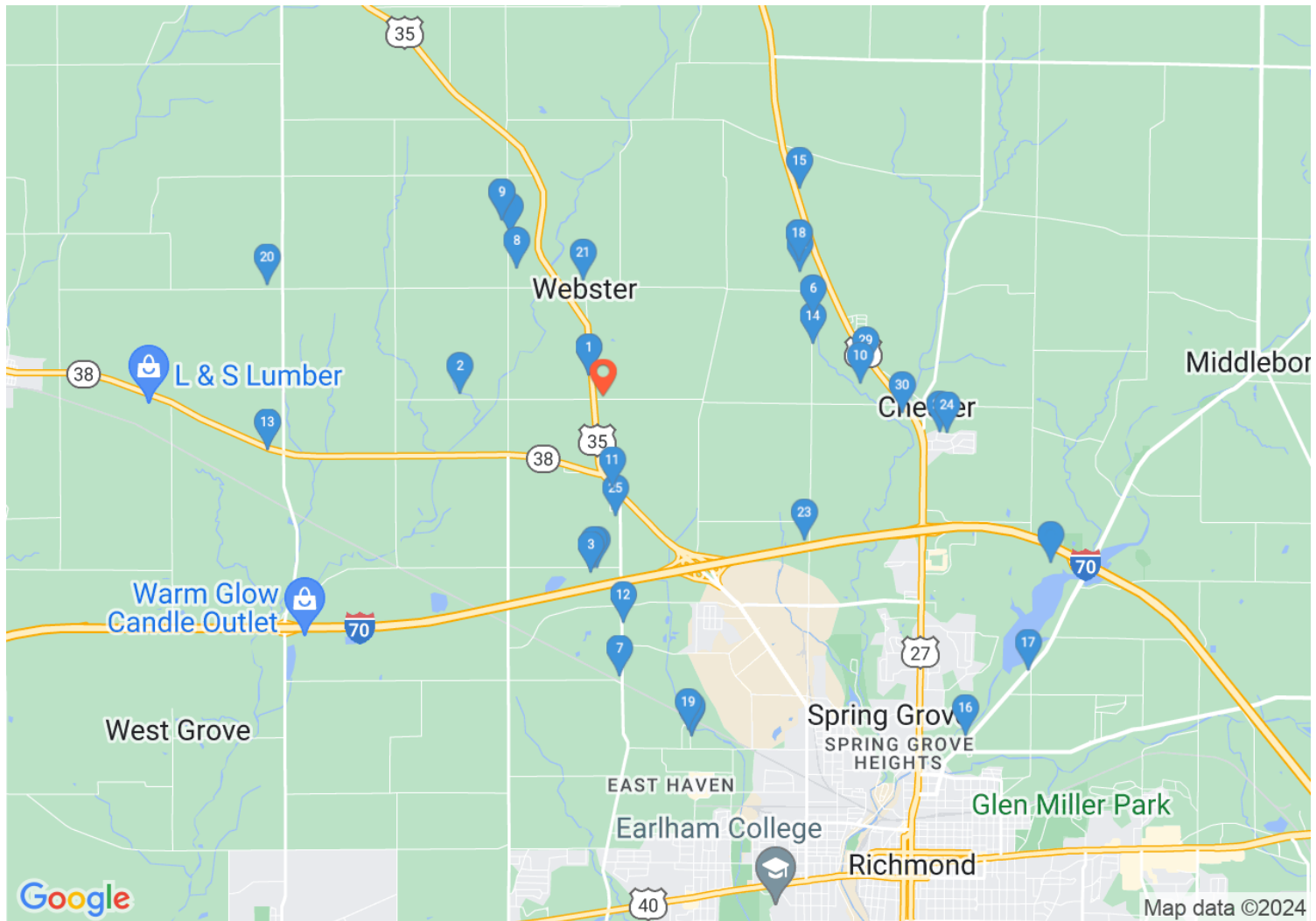


Supply / Demand in 47374

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



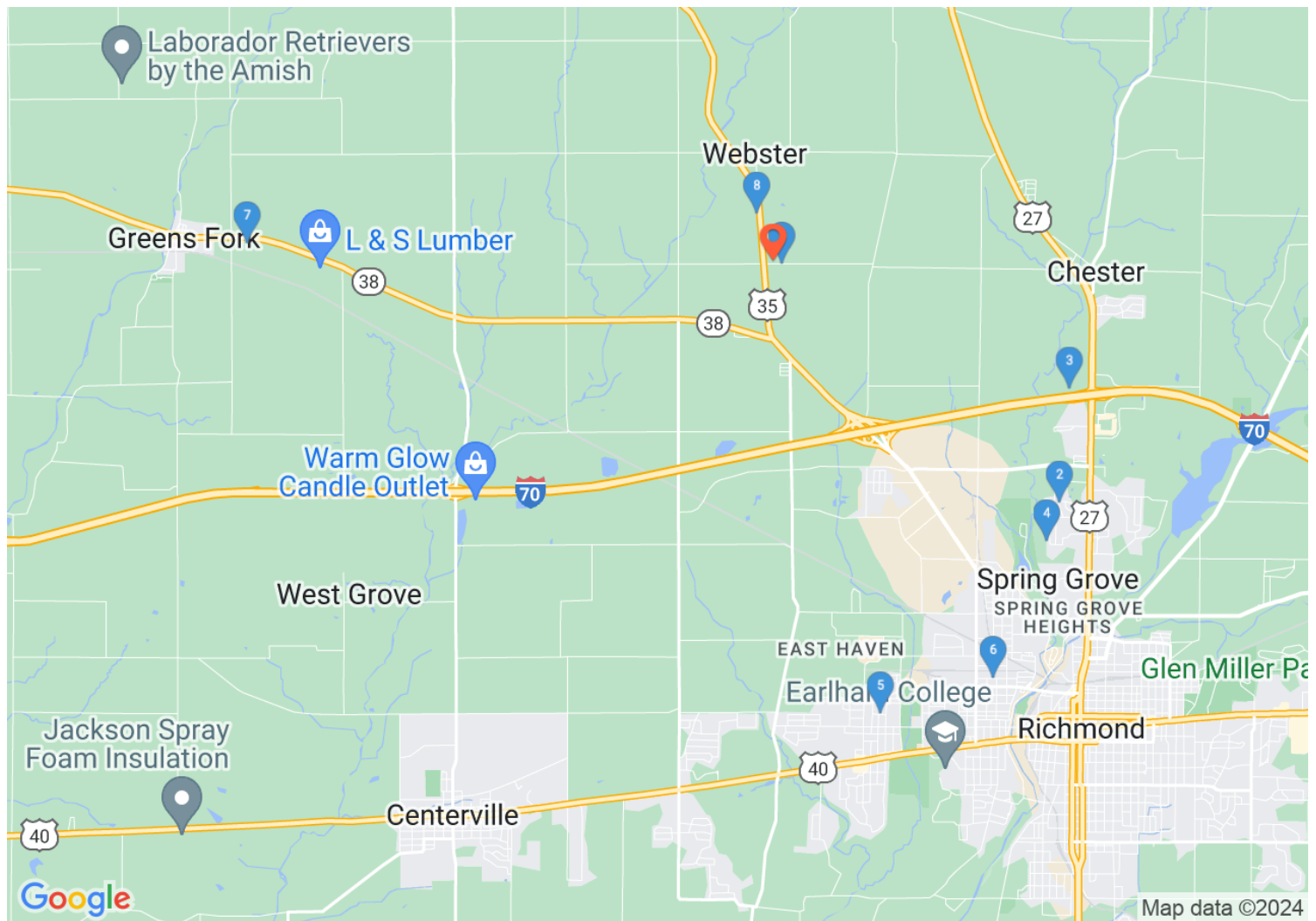
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	3012 TINGLER RD W, RICHMOND, IN 47374	--	--	2	1	1,512	--	--	1.64	--	1963
1	4392 US HIGHWAY 35 N RICHMOND, IN 47374	\$250,000	Mar 19, 2024	3	2	1,718	\$145	0.21	1.50	94	1963
2	4710 TINGLER RD W RICHMOND, IN 47374	\$280,000	Mar 19, 2024	3	2	1,676	\$167	1.27	1.41	86	1970
3	3155 NOLANDSFORK RD RICHMOND, IN 47374	\$180,000	Sep 13, 2023	3	2	1,240	\$145	1.59	1.87	77	1964
4	3125 NOLANDSFORK RD RICHMOND, IN 47374	\$156,625	Sep 13, 2023	3	2	1,690	\$92	1.55	2.49	65	1964
5	3085 NOLANDSFORK RD RICHMOND, IN 47374	\$110,000	Sep 25, 2023	3	2	1,240	\$88	1.55	2.52	61	1965
6	4949 UNION PIKE RICHMOND, IN 47374	\$157,000	Jan 12, 2024	3	2	1,312	\$119	2.01	0.84	47	1959
7	1816 N SALISBURY RD RICHMOND, IN 47374	\$36,267	Oct 02, 2023	4	2	1,632	\$22	2.52	1.06	47	1950
8	4092 WEBSTER RD RICHMOND, IN 47374	\$152,000	Apr 09, 2024	3	2	1,776	\$85	1.36	3.25	46	1991
9	5796 N ROUND BARN RD RICHMOND, IN 47374	\$239,900	Sep 06, 2023	3	2	2,130	\$112	1.80	2.50	46	1970
10	416 WEST DR RICHMOND, IN 47374	\$85,000	Mar 19, 2024	3	2	1,366	\$62	2.31	0.89	46	1963
11	2875 US HIGHWAY 35 N RICHMOND, IN 47374	\$60,000	Mar 01, 2024	2	1	1,182	\$50	0.84	0.58	41	1950
12	2291 N SALISBURY RD RICHMOND, IN 47374	\$75,000	Jan 19, 2024	3	2	1,196	\$62	2.05	0.61	37	1964

13	6425 STATE ROAD 38 GREENS FORK, IN 47345	\$60,000	Jan 12, 2024	4	1	1,784	\$33	3.03	2.00	37	1831
14	4713 UNION PIKE RICHMOND, IN 47374	\$145,000	Feb 02, 2024	3	3	1,152	\$125	1.94	0.55	34	1958
15	6031 US HIGHWAY 27 N RICHMOND, IN 47374	\$230,000	Jan 12, 2024	3	2	2,241	\$102	2.55	2.96	33	1979
16	1510 MIDDLEBORO PIKE RICHMOND, IN 47374	\$55,555	Nov 28, 2023	2	1	1,206	\$46	4.45	1.28	32	1925
17	1836 GAAR RD RICHMOND, IN 47374	\$209,900	Oct 30, 2023	3	2	1,251	\$167	4.53	1.34	31	1995
18	482 HAMPTON DR RICHMOND, IN 47374	\$115,000	Nov 20, 2023	3	2	1,277	\$90	2.12	0.36	31	1968
19	1314 NW 19TH ST RICHMOND, IN 47374	\$175,000	Dec 19, 2023	3	3	1,539	\$113	3.09	0.60	31	1967
20	6434 WEBSTER RD GREENS FORK, IN 47345	\$40,000	Dec 04, 2023	2	1	900	\$44	3.15	1.50	30	1920
21	5234 MAIN ST WEBSTER, IN 47392	\$98,000	Oct 09, 2023	3	1	1,463	\$66	1.03	0.22	29	1900
22	489 TIMOTHY DR RICHMOND, IN 47374	\$242,500	Nov 13, 2023	4	2	2,016	\$120	2.08	0.37	29	1966
23	3022 UNION PIKE RICHMOND, IN 47374	\$100,000	Apr 22, 2024	2	1	932	\$107	2.23	0.70	29	1948
24	1133 GLENDALE RD RICHMOND, IN 47374	\$165,000	Aug 22, 2023	3	2	1,623	\$101	3.10	0.45	29	1964
25	3244 N SALISBURY RD RICHMOND, IN 47374	\$330,000	Oct 30, 2023	3	3	3,136	\$105	1.09	1.50	28	2004
26	1121 GLENDALE RD RICHMOND, IN 47374	\$139,000	Sep 18, 2023	3	2	1,515	\$91	3.03	0.36	28	1962
27	1305 NW 19TH ST RICHMOND, IN 47374	\$104,000	Sep 21, 2023	3	2	1,464	\$71	3.13	0.43	28	1967
28	1301 NW 19TH ST RICHMOND, IN 47374	\$155,000	Nov 03, 2023	3	2	1,358	\$114	3.15	0.43	28	1968
29	432 CHESTER DR RICHMOND, IN 47374	\$262,500	Mar 06, 2024	3	2	2,456	\$106	2.37	0.60	27	1962
30	4068 US HIGHWAY 27 N RICHMOND, IN 47374	\$250,000	Oct 12, 2023	2	1	1,116	\$224	2.68	6.34	27	1957

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	3012 TINGLER RD W, RICHMOND, IN 47374	--	--	2	1	1,512	--	--	1.64	--	1963
1	2883 TINGLER RD W RICHMOND, IN 47374	\$215,900	May 08, 2024	3	2	1,675	\$128	0.09	0.69	50	1967
2	605 NORTHWOOD DR RICHMOND, IN 47374	\$160,000	Jul 30, 2024	3	2	1,254	\$127	3.37	0.23	24	1963
3	787 HIGHLAND RD RICHMOND, IN 47374	\$2,749,000	Mar 05, 2024	2	1	1,200	\$2,290	2.90	24.63	21	1880
4	1600 IDLEWILD DR RICHMOND, IN 47374	\$289,000	Jun 18, 2024	3	4	2,365	\$122	3.52	0.40	21	1969
5	115 NW 16TH ST RICHMOND, IN 47374	\$124,900	May 18, 2024	4	2	1,597	\$78	4.18	0.23	21	1953
6	313 NW E ST RICHMOND, IN 47374	\$174,900	Apr 30, 2024	4	2	1,858	\$94	4.23	0.14	18	1900
7	8097 STATE ROAD 38 GREENS FORK, IN 47345	\$435,000	Jul 17, 2024	4	3	4,244	\$102	4.71	5.13	14	1962

EVALUATION LIMITING CONDITIONS AND CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WARNING: The use of assumptions may affect assignment results.

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

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

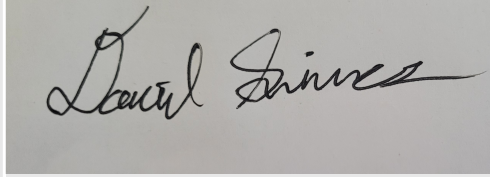
- 1) the statements of fact contained in this report are true and correct.
- 2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3) I have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

EVALUATOR SIGNOFF

Evaluator Name

David Simoes

Evaluator Signature



Signature Date

8/14/2024

SUBJECT & CLIENT

Address 3012 Tingler Rd W	City Richmond	County Wayne	State IN	Zip 47374
Borrower Bruce Sams		Co-Borrower		
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

TYPE OF INSPECTION PERFORMED

- ☒ Exterior-Only From Street
☐ Walk-In Interior & Exterior
☐ Virtual Exterior-Only From Street
☐ Virtual Walk-In Interior & Exterior

EVIDENCE OF LISTING STATUS

Evidence Subject For Sale ☐ Yes ☒ No
If Yes, Distressed Listing ☐ Yes ☐ No
List Price [\$]
List Date [] DOM []

MARKET INFLUENCES

Significant Area Non-Residential Use

Commercial	☐ Yes ☒ No
Industrial	☐ Yes ☒ No
Agricultural	☒ Yes ☐ No
Golf/Recreational	☐ Yes ☒ No
Lake or Ocean	☐ Yes ☒ No
National Park/Forest	☐ Yes ☒ No
Vacant	☐ Yes ☒ No
Other []	☐ Yes ☒ No

EXTERNAL FACTORS

Adverse External Factors

Fronts/Sides/Backs Busy Street	☐ Yes ☒ No
High Tension Electrical Wires	☐ Yes ☒ No
Vacant/Abandoned Property	☐ Yes ☒ No
Landfill or Transfer Station	☐ Yes ☒ No
Commercial/Industrial Influences	☐ Yes ☒ No
Railroad Tracks	☐ Yes ☒ No
Freeway/Highway Influence	☒ Yes ☐ No
Private or Public Airport	☐ Yes ☒ No
Other []	☐ Yes ☒ No

Positive External Factors

Golf Course	☐ Yes ☒ No
Waterfront	☒ Yes ☐ No
Beach Access	☐ Yes ☒ No
Lake Access	☐ Yes ☒ No
Marina/Boat Ramp Access	☐ Yes ☒ No
Gated Community / Security Gate	☐ Yes ☒ No
View []	☐ Yes ☒ No
Other []	☐ Yes ☒ No

PROPERTY TYPE

- | | |
|--|--|
| ☒ SFR - Detached | ☐ Condo - Garden Style |
| ☐ SFR - Attached | ☐ Condo - Mid-Rise or High-Rise |
| ☐ SFR - Semi-Detached / End | ☐ Condo - Other |
| ☐ SFR - With Accessory Unit | ☐ Manufactured [Add Date] |
| ☐ Duplex | ☐ Commercial / Mixed-Use |
| ☐ Triplex | ☐ Other [] |
| ☐ Quadplex | |

CONDO OR PLANNED UNIT DEV

☐ Subject is in a Condo or PUD
Dues []
Dues Term []

*Homeowner's association information is provided as available. Lender may wish to confirm with the association.

CAR STORAGE

☐ None
☐ Carport # Cars []
☒ Garage # Cars [1]
☒ Driveway # Cars [2]
Surface [Asphalt]

Garage/Carport Design

- ☒ Attached
☐ Detached
☐ Built-In

ADDITIONAL IMPROVEMENTS

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

ADDITIONS OR CONVERSIONS

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

SUBJECT CONDITION

☐ New / Like New ☐ Very Good ☐ Good ☒ Average ☐ Fair / Below-Average ☐ Poor / Uninhabitable	Occupancy ☒ Occupied ☐ Vacant (If Vacant, Is Home Secured? ☐ Yes ☐ No) ☐ Tenant Occupied Rent [] Terms [] Length []
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Subject Condition Related to Neighboring Properties

☒ Similar ☐ Inferior ☐ Superior ☐ Unknown

Deferred Maintenance

Siding Damaged	☐ Yes ☒ No	Roof Disrepair / Lifting Shingles	☐ Yes ☒ No
Peeling Paint	☐ Yes ☒ No	Dry Rot / Decaying Wood	☐ Yes ☒ No
Broken Windows	☐ Yes ☒ No	Fire / Wildfire or Smoke Damage	☐ Yes ☒ No
Foundation Damaged	☐ Yes ☒ No	Water or Flood Damage	☐ Yes ☒ No
Landscape Not Maintained	☐ Yes ☒ No	Storm or Hurricane Damage	☐ Yes ☒ No
Landscape Damage	☐ Yes ☒ No	Earthquake Damage	☐ Yes ☒ No
Under Construction	☐ Yes ☒ No	Tornado Damage	☐ Yes ☒ No
Other (Describe Below)	☐ Yes ☒ No	Safety or Habitability Issues Noted	☐ Yes ☒ No

Was any of the above deferred maintenance caused by a recent natural disaster? ☐ Yes ☒ No

If yes, does it appear the interior suffered significant damage? ☐ Yes ☐ No

Is the property located in an active FEMA disaster area? ☐ Yes ☒ No

Rate the disaster related damage to the property: []

Percent of neighborhood properties that suffered damage: [] %

Estimate of total cost to repair: [\$] Estimated time to repair: []

Describe the damage to the subject and any damage to neighborhood:

SUBJECT SITE / LOT

Lot Size [1.64] Lot Shape [Rectangular]

Utilities	Public	Other	Description
Electricity	☒	☐	[]
Gas	☒	☐	[]
Water	☒	☐	[]
Sewer	☒	☐	[]

Offsite Improvements	Public	Private	Description
Street	☒	☐	[Asphalt]
Alley	☐	☐	[None]

SUBJECT IMPROVEMENTS

# Stories [1]	Year Built [1963]	Foundation / Basement
Design [Ranch]		☐ Concrete Slab
Construction [Wood Frame]		☐ Crawl Space
Exterior Walls [Other]		☒ Basement
Roof Surface [Comp Shingle]		☐ Full
Fireplace # [0] [None]		☒ Partial
Heating Type [Forced]		% Finished [0 %]
Cooling Type [Central/Forced Air]		

ROOM INFORMATION AND LOCATION

[6] # Total Rooms Above Grade
[2] # Bedrooms Above Grade
[1.0] # Bathrooms Above Grade

SUBJECT & CLIENT

Address 3012 Tingle Rd W	City Richmond	County Wayne	State IN	Zip 47374
Borrower Bruce Sams	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

property is a ranch style home; attached garage; appears in maintained condition; conforms to the area;
The subject also has a detached garage with storage for 2 cars.

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 Georgia L Green

Address 603 W 30Th St

City, St Zip Connersville, IN 47331

Phone (765) 825-1103

Location Validation (VPI Inspection Only)

Georgia Green / 08/08/2024

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6241620.2
Loan #

SUBJECT & CLIENT

Address 3012 Tingle Rd W	City Richmond	County Wayne	State IN	Zip 47374
Borrower Bruce Sams	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



