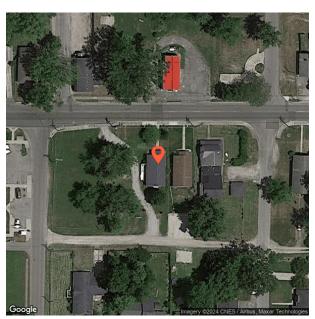






Property Address		Order #	6246924
1705 E CENTENNIAL AVE MUNCIE, IN 47303 - DELAWARE COUNTY		Loan #	Not Specified
		Inspection Type	Exterior/Street
Address is consistent with clied data	ent-submitted	Assignment Type	Other: N/A
Lender			Robert Steele
Borrower			THERESIS SEALS
Coborrower			Not Specified
Evaluated Value	\$142,000		Reasonable Exposure Time
Effective Date	8/15/2024		30 - 60 Days

PROPERTY DETAILS



Property Type	Single Family Residence	County	DELAWARE
Lot Size	25,600	Parcel Number	18-11-11-101-003.000-003
Year Built	2006	Assessed Year	2023
Gross Living Area	1,080	Assessed Value	\$56,000
Bedroom	2	Assessed Taxes	\$672
Baths	1.0	Sold Date	11/23/2011
Pool	No	Sold Price	\$58,000
Condition	Average	List Date	
Carrier Route	C037	List Price	
НОА	No		
Location Comments			None
Owner of Public Records	S		CEVIC THEDECIC I

Owner of Public Records SEALS,THERESIS L

Legal Description SEC:112010 DIST:0001 CITY/MUNI/TWP:CENTER TOWNSHIP W L CO 1 ADD BLK 4 LOTS 4 5 6 & 7 MAP REF:11-11-A-A-168

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	105	73	130	23.8%	78.1% ↑
Absorption rate (total sales/month)	35	24	43	22.9%	79.2% ↑
Total # of Comparable Active Listings	138	145	135	-2.2% -	-6.9% ₹
Months of housing supply (Total listings / ab. rate)	4	6	3	-25% ₹	-50% ₹
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	\$149,900	\$134,900	\$142,500	-4.9% -	5.6%
Median Comparable Sales Days on Market	3d	16d	14d	366.7%	-12.5% ₹
Median Sale Price as % of List Price	100%	100%	100%	0% -	0% -
Median Comparable List Price (Currently Active)	\$155,000	\$134,900	\$139,900	-9.7% ₹	3.7% -
Median Competitive Listings Days on Market (Currently Active)	29d	59d	20d	-31% ₹	-66.1% ₹
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	4	1	3	-25% ₹	200%
Short Sales	4	0	1	-75% ₹	0% -
Foreclosure % of Regular & REO Sales	0%	0%	0%	0% -	0% -

Amenities

None





SELECTED COMPARABLES SALES AND LISTINGS

	Subject Property	Sale Comp 1	Sale Comp 2	Sale Comp 3
	E-15-2009-12-12			
Address	1705 E CENTENNIAL AVE MUNCIE IN, 47303	5509 W HAZELWOOD DR MUNCIE IN, 47304	MUNCIE IN, 47303	MUNCIE IN, 47303
MLS Comments				
Proximity (mi)		4.39 W	1.26 W	5.45 N
MLS# DOC#		202400338 2024R03436	21988017 N/A	202340055 2023R16533
Sale Price / Price per Sq.Ft.		\$164,000 / \$151/sqft	\$124,000 / \$119/sqft	\$169,900 / \$125/sqft
List Price / Price per Sq.Ft.		\$174,900 / \$161/sqft	\$129,900 / \$124/sqft	\$169,900 / \$125/sqft
Sale Price % of List Price		0.94 / 94%	0.95 / 95%	1.00 / 100%
Property Type	SFR	SFR	SFR	SFR
	Value (Subject)	Value Adj	Value Adj	Value Adj
Sale/List Date		03/01/24	07/30/24	12/26/23
Location	Neutral	Neutral	Neutral	Neutral
Location Comment	None	None	None	None
Site	25,600	7,840 \$8,880	6,534 \$9,533	21,900
View	None	None	None	None
Design	Typical	Typical	Typical	Typical
Quality	Good	Good	Good	Good
Age	2006	1994	1994	1978
Condition	Average	Good -\$16,000	Average	Average
Bedrooms	2	3 -\$2,000	3 -\$2,000	3 -\$2,000
Full / Half Baths	1/0	1/1 -\$1,000	1/1 -\$1,000	2 / 0 -\$2,000
Gross Living Area	1,080			1,354 -\$2,740
Basement	None	None	None	None
Parking Type	None	Garage	Garage	Garage
Parking Spaces	0	2 -\$4,000	2 -\$4,000	2 -\$4,000
Pool	No	No	No	No
Amenities	None	None	None	None
Other				
Other				
Net Adj. (total)		-8.63% -\$14,160	2.33% \$2,893	-6.32% -\$10,740
Gross Adj.		19.46% \$31,920	13.62% \$16,893	6.32% \$10,740
Adj. Price		\$149,840	\$126,893	\$159,160
Price and Listing		Sold 02/28/2024	Sold 07/30/2024	Sold 12/08/2023
History		Price \$164,000	Price \$124,000	Price \$169,900
		Pending 01/28/2024	Pending 07/06/2024	Pending 11/09/2023
		Price \$174,900	Price \$129,900	
		Listed 01/03/2024	1	
		Price \$174,900	Price \$129,900	
				Listed 10/31/2023
				Price \$169,900
				Sold 12/28/2021
				Price \$149,900
				Pending 11/11/2021
				Price \$149,900
				Listed 11/09/2021
				Price \$149,900



	Subject Property	Sale Comp 4	
	3-10-3500 (3-ET		
Address	1705 E CENTENNIAL AVE MUNCIE IN, 47303	319 TENNESSEE ST PARKER CITY IN, 47368	
MLS Comments			
Proximity (mi)		9.11 E	
MLS# DOC#		202338020 N/A	
Sale Price / Price per Sq.Ft.		\$99,900 / \$113/sqft	
List Price / Price per Sq.Ft.		\$99,900 / \$113/sqft	
Sale Price % of List Price		1.00 / 100%	
Property Type	SFR	SFR	
	Value (Subject)	Value Adj	
Sale/List Date		11/09/23	
Location	Neutral	Neutral	
Location Comment	None	None	
Site	25,600	7,750 \$8,925	
View	None	None	
Design	Typical	Typical	
Quality	Good	Average \$9,500	
Age	2006	1992	
Condition	Average	Average	
Bedrooms	2	2	
Full / Half Baths	1/0	1/0	
Gross Living Area	1,080	888 \$1,920	
Basement	None	None	
Parking Type	None	None	
Parking Spaces	0	0	
Pool	No	No	
Amenities	None	None	
Other			
Other			
Net Adj. (total)		20.37% \$20,345	
Gross Adj.		20.37% \$20,345	
Adj. Price		\$120,245	
Price and Listing		Sold 11/09/2023	
History		Price \$99,900	
·		Pending 10/18/2023	
		Price \$99,900	
		Listed 10/16/2023	
		Price \$99,900	
		Sold 09/01/2022	
		Price \$86,000	
		Pending 08/05/2022	
		Price \$79,900	
		Listed 08/02/2022	
		Price \$79,900	





SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears to conform to the area. No significant foreclosure rate present. No adverse external site influences noted. Subject location appears to be suburban. Full market trends and data are not available for the assignment. Supplemental data sources have been utilized as basis of analysis. Subject is proximate railroad/airport, however does not appear to have an affect on marketability; therefore, no adjustment applied. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources. Some comps may assume listing price as sales price.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$120,245 to \$159,160

Sales Commentary

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 #4 adjusted for quality based on listing photos and/or listing remarks. Sale #1 adjusted for condition based on listing photos and/or listing remarks. Due to lack of recent sales subject age could not be bracketed, however all sales are within 30 years and no adjustment applied. Due to lack of recent sales subject site size could not be bracketed, however Sale #3 is within 5,000 SF and no adjustment applied.

Listing Commentary

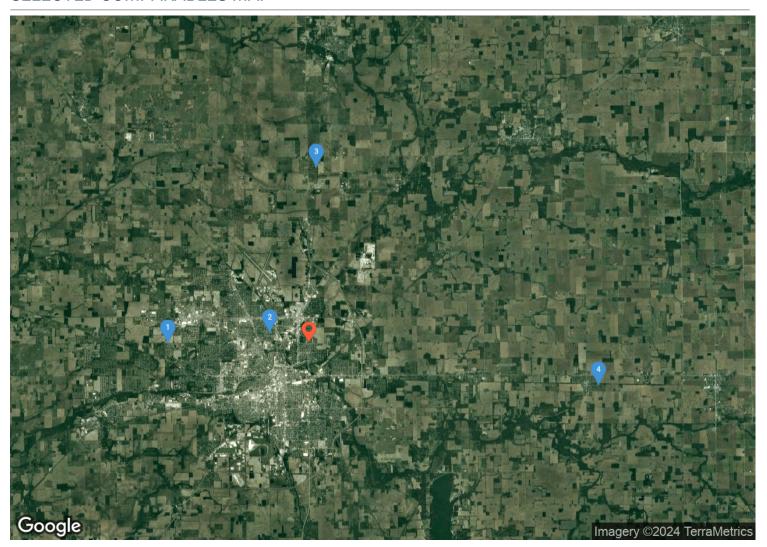
Due to lack of recent similar listings, no comparable listing has been provided.

- ***Additional Notes***
- -Per inspection 2 bed.
- -Subject and comparables may be proximate additional external influences, however if not reflected in grid, does not appear to affect marketability.
- -Due to a lack of recent and similar listings/sales in subject's area, comparables with a living area difference of >20% were necessary.
- -Due to a lack of similar and more proximate comparables, it was necessary to expand search parameters across major roadways and into neighboring cities.
- -Due to a lack of recent and similar listings/sales in subject's area, comparables that require adjustments over recommended guidelines were necessary.
- -Due to a lack of recent and similar listings/sales in subject's area, it was deemed necessary to use comparables over 1 mile and 120 days.
- -Outbuildings have only been reported as an amenity and in the grid if appear to be located on a permanent foundation. If foundation unknown, no amenity rating or value given as considered personal property. Above ground pools have not been given value or reported as no value given to personal property.
- -MLS commentary was unavailable for comparables; therefore, secondary sources have been utilized.
- -Above grade GLA and room counts have been presented when information available. Below grade area/bed/bath are adjusted for in basement section.





SELECTED COMPARABLES MAP



	Address	Туре	Sale Price	Sale Date	Dist (mi)	Site	Year	Bed	Bath	GLA	Bsmt	Pool	Sale	Source
							Built						Type	
	1705 E CENTENNIAL AVE	Single Family				25600	2006	2	1	1080		No		Public Records
	MUNCIE, IN 47303	Residence												
1	5509 W HAZELWOOD DR	Single Family	\$164,000	03/01/2024	4.39	7840	1994	3	2	1084		No		MLS, Public Records
	MUNCIE, IN 47304	Residence												
2	404 W CROMER AVE	Single Family	\$124,000	07/30/2024	1.26	6534	1994	3	2	1044		No		MLS
	MUNCIE, IN 47303	Residence												
3	10612 N COLBY AVE	Single Family	\$169,900	12/26/2023	5.45	21900	1978	3	2	1354		No		MLS, Public Records
	MUNCIE, IN 47303	Residence												
4	319 TENNESSEE ST	Single Family	\$99,900	11/09/2023	9.11	7750	1992	2	1	888		No		MLS
	PARKER CITY, IN 47368	Residence												





SELECTED COMPARABLES PHOTOS



Comp 1: 5509 W HAZELWOOD DR MUNCIE IN, 47304



Comp 2: 404 W CROMER AVE MUNCIE IN, 47303



Comp 3: 10612 N COLBY AVE MUNCIE IN, 47303







Comp 4: 319 TENNESSEE ST PARKER CITY IN, 47368





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	11/23/2011	\$58,000	Public Records
•	Sold	06/04/2009	\$43,721	Public Records

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 08/20/2024.

TRANSACTION HISTORY

Timeline



History



07/25/2013 Resale

Recording Date	07/25/2013	Lender	N/A
Transaction Type	Resale	Title Co	N/A
Value	N/A	1st Loan Amt	N/A
Doc Type	Quit Claim Deed (non-arm's length)	2nd Loan Amt	N/A
Doc#	2013R10435	Loan Type	N/A
Seller	MONTOGMERY,ALBERT	Rate Type	N/A
Buyer/Borrower	SEALS,THERESIS L	Loan Doc #	N/A



11/23/2011 Resale

Recording Date	11/23/2011	Lender	N/A
Transaction Type	Resale	Title Co	INTITLE
Value	\$58,000	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	2011R13337	Loan Type	N/A
Seller	GREATER MUNCIE INDIANA HABITAT FOR HUMAN	Rate Type	N/A
Buyer/Borrower	SEALS,THERESIS	Loan Doc #	N/A



06/04/2009 Resale

Recording Date	06/04/2009	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$43,721	1st Loan Amt	N/A
Doc Type	Deed	2nd Loan Amt	N/A
Doc#	2009R15125	Loan Type	N/A
Seller	DAVIS, JACQUELINE	Rate Type	N/A
Buyer/Borrower	GREATER MUNCIE INDIANA HABITAT FOR HUMAN	Loan Doc #	N/A





Ġ

07/03/2006 Resale

Recording Date	07/03/2006	Lender	INDIANA HABITAT FOR HUMANITY INC
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$12,000
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	2006R13385	Loan Type	N/A
Seller	INDINA HABITAT FOR HUMANITY INC	Rate Type	N/A
Buyer/Borrower	DAVIS,JACQUELINE	Loan Doc #	2006-13386

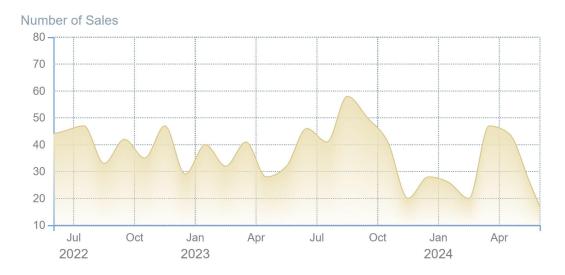






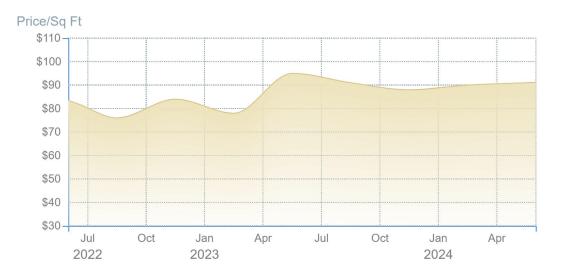
Number of Properties Sold in 47303

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



Median Sale Price/Sq.Ft. (quarterly) in 47303

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.

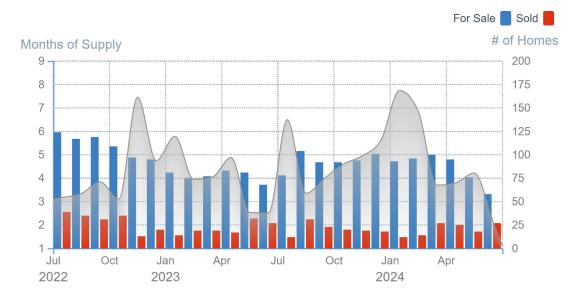






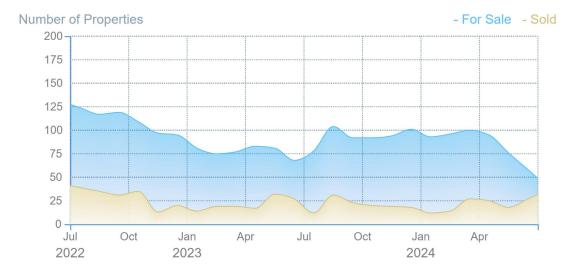
Months of Supply in 47303

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 47303

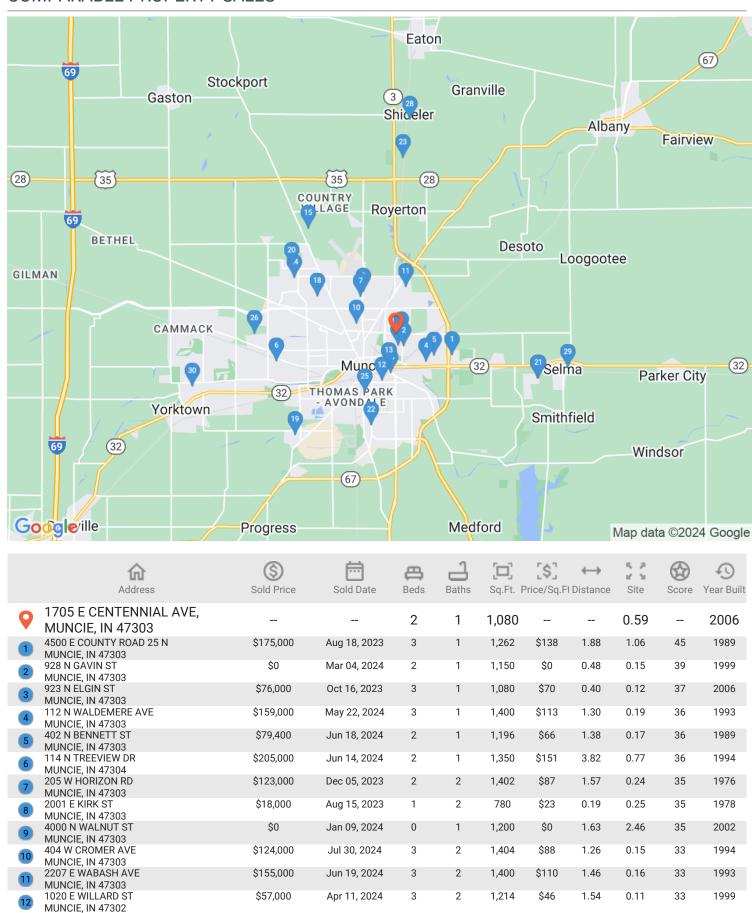
The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.







COMPARABLE PROPERTY SALES





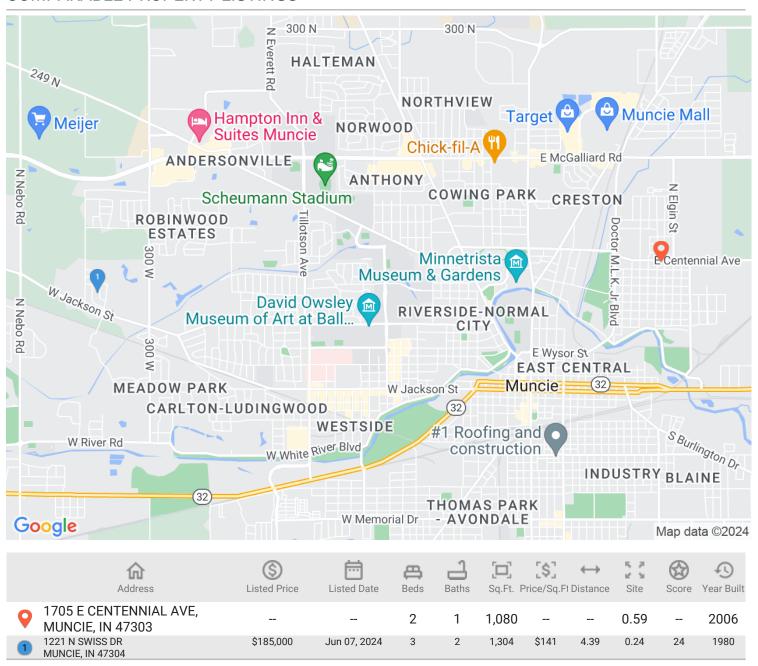


13	1327 E JACKSON ST MUNCIE, IN 47305	\$0	Jun 04, 2024	0	1	1,029	\$0	1.05	0.11	33	1994
14	606 S WOLFE ST MUNCIE. IN 47302	\$0	Jun 10, 2024	0	1	1,100	\$0	1.26	0.10	33	1999
15	2800 W MEADOWCREST LN MUNCIE. IN 47303	\$284,900	Sep 22, 2023	2	1	1,305	\$218	4.23	0.57	32	1977
16	1324 E ADAMS ST MUNCIE. IN 47305	\$0	Mar 25, 2024	2	1	816	\$0	1.08	0.11	30	1991
17	1320 E ADAMS ST MUNCIE. IN 47305	\$0	Mar 25, 2024	2	1	816	\$0	1.08	0.11	30	1991
18	3806 N LANCASTER DR MUNCIE. IN 47304	\$180,000	Jul 18, 2024	3	1	1,316	\$136	2.69	0.23	30	1979
19	3500 W 29TH ST MUNCIE. IN 47302	\$39,000	Nov 01, 2023	0	1	1,232	\$31	4.46	0.32	29	2001
20	5300 N FOX RUN LN MUNCIE. IN 47304	\$203,500	Jul 23, 2024	3	2	1,249	\$162	3.85	0.26	27	1983
21	709 S COUNTY ROAD 550 E SELMA. IN 47383	\$0	Oct 05, 2023	3	2	1,188	\$0	4.66	0.26	27	2007
22	ST MUNCIE. IN 47302	\$54,000	May 01, 2024	3	2	1,382	\$39	2.97	0.12	26	2008
23	10612 N COLBY AVE MUNCIE. IN 47303	\$169,900	Dec 26, 2023	3	2	1,354	\$125	5.45	0.50	26	1978
24	4705 N CAMELOT DR MUNCIE. IN 47304	\$0	Jun 13, 2024	3	2	1,319	\$0	3.59	0.21	26	1983
25	1621 S MULBERRY ST MUNCIE, IN 47302	\$94,000	Aug 30, 2023	0	2	1,400	\$67	2.08	0.13	24	2022
26	5509 W HAZELWOOD DR MUNCIE. IN 47304	\$164,000	Mar 01, 2024	3	2	1,084	\$151	4.39	0.18	24	1994
27	8800 OTTER DR SELMA. IN 47383	\$60,000	May 03, 2024	3	1	1,274	\$47	4.64	0.26	24	1982
28	12555 N CHESTNUT ST EATON, IN 47338	\$130,000	Aug 05, 2024	3	1	1,176	\$110	6.64	0.56	22	1956
29	10220 MUNCIE ST SELMA, IN 47383	\$88,000	Jul 08, 2024	3	1	896	\$98	5.46	0.18	20	1980
30	8609 W LINCOLNSHIRE DR YORKTOWN, IN 47396	\$226,000	Mar 27, 2024	2	2	1,317	\$171	6.55	1.04	20	1979





COMPARABLE PROPERTY LISTINGS







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	Doury Sinces
Signature Date	8/21/2024

SUBJECT & CLIENT				
Address 1705 E CENTENNIAL AVE	City MUNCIE	County Delaware	State IN	Zip 47303
Borrower THERESIS SEALS	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

Borrower THERESIS SEALS			Co-Borrower				
Client Robert Steele Agency Inc		Address 11 Motif Boulevard		City Brownsburg	Sta	ate IN Zi	ip 46112
TYPE OF INSPECTION PER	FORMED	EXTERNAL FACTORS		PROPERTY TYPE			
☑ Exterior-Only From Street		Adverse External Factors			☐ Con	do - Garden	Style
☐ Walk-In Interior & Exterior		Fronts/Sides/Backs Busy Street	□ Yes ⊠ No	☐ SFR - Attached	☐ Con	do - Mid-Rise	e or High-Rise
☐ Virtual Exterior-Only From Street		High Tension Electrical Wires	□ Yes ⊠ No	☐ SFR - Semi-Detached / End	_	do - Other	J
☐ Virtual Walk-In Interior & Exterior		Vacant/Abandoned Property	□ Yes ⊠ No	☐ SFR - With Accessory Unit	☐ Mar	ufactured [A	Add Datel
		Landfill or Transfer Station	□ Yes ⊠ No	☐ Duplex	_	mercial / Mi	-
EVIDENCE OF LISTING STA		Commercial/Industrial Influences	□ Yes ⊠ No	☐ Triplex	Othe	-	1
Evidence Subject For Sale	☐ Yes 🖾 No	Railroad Tracks	⊠Yes □ No	☐ Quadruplex		•	•
If Yes, Distressed Listing	☐ Yes ☐ No	Freeway/Highway Influence	□ Yes ⊠ No				
List Price [\$]	Private or Public Airport	⊠Yes □ No	CONDO OR PLANNED UNIT DEV	CAR	STORAGE	
List Date []	DOM []	Other [□ Yes ⊠ No	☐ Subject is in a Condo or PUD		lone	
MARKET INFLUENCES		Positive External Factors		Dues [] 	arport	# Cars [
Significant Area Non-Resi	dential Use		□Yes ⊠No	Dues Term [: I I	arage	# Cars []
	□ Yes ⊠ No	Golf Course	□ Yes □ No			riveway	# Cars [2]
Commercial	□ Yes ⊠ No	Waterfront	□ Yes ⋈ No		Sur	face [Dirt]
Industrial		Beach Access			Gar	age/Carport	Design
Agricultural	□ Yes ⊠ No □ Yes ⊠ No	Lake Access	☐ Yes ☒ No			ttached	
Golf/Recreational		Marina/Boat Ramp Access	☐ Yes ☒ No		. □ □	etached	
Lake or Ocean	☐ Yes ☒ No	Gated Community / Security Gate	☐ Yes ☐ No		II □ E	uilt-In	
National Park/Forest	☐ Yes ☒ No	View [☐ Yes ☐ No	*Homeowner's association information is provided as available. Lender may	Ш		
Vacant	☐ Yes ☒ No] ☐ Yes ☒ No	Other [□Yes ⊠No	wish to confirm with the association.	┚╚		
Other [] Li res Zino			ADDITIONAL IMPROVEMENTS	ADI	DITIONS OR	CONVERSIONS
SUBJECT CONDITION				☐ Accessory Unit		Apparent Ad	ditions
☐ New / Like New	Occupancy			☐ Outbuildings		\dded GLA [SqFt]
☐ Very Good	⊠ Occupied □	Vacant (If Vacant, Is Home Secured?	□Yes □No)	☐ Solar Panels [1 	ermitted?	☐ Yes ☐ No
Good	☐ Tenant Occup	•	,	☐ Porch [11	Conversions	
	Rent [1	☐ Patio [ill 🗀		
☐ Fair / Below-Average	Terms [1		i		
☐ Poor / Uninhabitable	Length [1	☐ Fence [j 		
Subject Condition Related	to Neighboring P	roperties	-	☐ Other [] 		
⊠ Similar ☐ Inferior		Unknown			<u></u>		
Deferred Maintenance	·			SUBJECT SITE / LOT			
Siding Damaged	☐ Yes ⊠ No	Roof Disrepair / Lifting Shingles	□Yes ⊠No	Lot Size [0.59]	-	e [Rectangu	
Peeling Paint	☐ Yes ⊠ No	Dry Rot / Decaying Wood	□Yes ⊠No		c Other	Des	scription
Broken Windows	☐ Yes ☒ No	Fire / Wildfire or Smoke Damage	□Yes ⊠No	Electricity 🖂		[
Foundation Damaged	☐ Yes ☒ No	Water or Flood Damage	□Yes ⊠No	Gas		[
Landscape Not Maintained	d □ Yes 図 No	Storm or Hurricane Damage	□Yes ⊠No	Water ⊠		[
Landscape Damage	☐ Yes ☒ No	Earthquake Damage	□Yes ⊠No	Sewer		[
Under Construction	☐ Yes ☒ No	Tornado Damage	□Yes ⊠No	Offsite Improvements Publi	c Private	e Des	scription
Other (Describe Below)	☐ Yes 🖾 No	Safety or Habitability Issues Noted	□Yes ⊠No	Street ⊠		[Concrete	<u> </u>
Was any of the above defe	arred maintenance	caused by a recent natural disaster?	□Yes ⊠No	Alley		[None	
1		ed significant damage?	☐ Yes ☐ No	SUBJECT IMPROVEMENTS			
Is the property located in a			□Yes ⊠No	# Stories [1] Year Built	2006 1	Foundation	n / Basement
Rate the disaster related of				Design [Ranch	1	☐ Concret	-
Percent of neighborhood				Construction [Wood Frame	ار	☐ Concret	
Estimate of total cost to re	•	Estimated time to repair: [1	Exterior Walls [Other	ار	☐ Baseme	•
Describe the damage to th	-	• • •	,	Roof Surface [Comp Shingle	1	☐ Full	
				Fireplace # [] [None	1	☐ Parti	al
				Heating Type [Forced	1	% Finish	
				Cooling Type [Central/Force	d Air		[,6]
POOM INFORMATION AN							

- [4] # Total Rooms Above Grade
- [2] # Bedrooms Above Grade
- [1.0] # Bathrooms Above Grade

Powered By Valligent Valligent-PIA-Ext-v2023



File # 6246924.2

SUBJECT & CLIENT				
Address 1705 E CENTENNIAL AVE	City MUNCIE	County Delaware	State IN	Zip 47303
Borrower THERESIS SEALS	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS	
The assessor only had the bathroom count.	Total rooms and bedrooms is an estimate.

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 and exterior and/or interior (as noted) inspection of the subject property via proprietary video technology, and have reported all observable factors that have an effect on the subject value and marketability.
- The statements of fact contained in this report are true and correct and I have not knowingly withheld any information.
- The reported opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have adequate knowledge and training to complete this inspection assignment.
- · My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- In completion of this assignment I have utilized technology sufficient to perform a complete and adequate visual inspection of the interior and exterior areas of the subject property. I have reported the condition of the improvements in factual, specific terms, and have identified and reported the physical deficiencies that could affect the livability, soundness and/or structural integrity of the property.

CONTINGENT AND LIMITING CONDITIONS: The above certification is subject to the following conditions:

Unless otherwise stated in this report, the inspector has no knowledge of any concealed or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and make no guarantees or warranties, expressed or implied, regarding the condition of the property. Inspector will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This report must not be considered as an environmental assessment of the property. In addition, this inspection report is not an estimate of value, but may be utilized as part of a valuation assignment. This report is intended to help determine the existence and condition of the subject property on the date and time of the inspection for a mortgage finance transaction.

Any intentional or negligent misrepresentation(s) contained in this report may result in civil liability and/or criminal penalties including, but not limited to fine, imprisonment, or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

Company	Mary Cordle	Location Validation (VPI Inspection Only		
Address	400 W McGalliard Road			
City, St Zip	Muncie, IN 47303			
Phone	(765) 621-7594			
	Mary Cordle	/ 08/15/2024		
	Inspector / Inspecti			

Powered By Valligent Valligent Valligent

SUBJECT & CLIENT				
Address 1705 E CENTENNIAL AVE	City MUNCIE	County Delaware	State IN	Zip 47303
Borrower THERESIS SEALS	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112





File # 6246924.2 Loan #

SUBJECT & CLIENT					
Address 1705 E CENTENNIAL AVE	City MU		County Delaware	State IN	Zip 47303
Borrower THERESIS SEALS		Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard		City Brownsburg	State IN	Zip 46112
SUBJECT PROPERTY PHOTO ADDENDUM					
Rear View (If accessib	ole)				
		1			