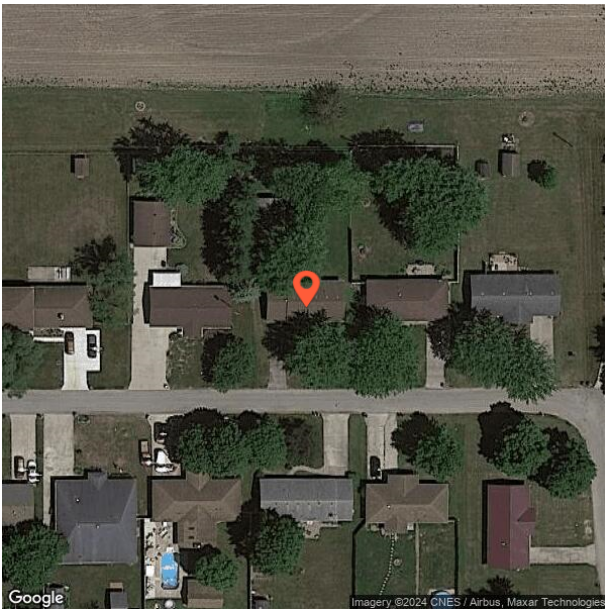




Property Address		Order #	6259302
6008 E RICK RD		Loan #	Not Specified
MUNCIE, IN 47303 - DELAWARE COUNTY		Inspection Type	Exterior/Street
Address is consistent with client-submitted data		Assignment Type	Other: N/A
Lender		Robert Steele	
Borrower		CHAD CROSE	
Coborrower		N/A	
Evaluated Value	\$135,000	Reasonable Exposure Time	
Effective Date	9/2/2024	1 - 25 Days	

PROPERTY DETAILS




Property Type	Single Family Residence	County	DELAWARE
Lot Size	12,705	Parcel Number	18-12-07-452-016.000-010
Year Built	1969	Assessed Year	2023
Gross Living Area	1,107	Assessed Value	\$88,000
Bedroom	3	Assessed Taxes	\$413
Baths	1.1	Sold Date	10/21/2022
Pool	No	Sold Price	\$68,250
Condition	Average	List Date	9/16/2022
Carrier Route	C049	List Price	\$72,000
HOA	No		
Location Comments	Average		
Owner of Public Records	CROSE,CHAD		
Amenities	Typical		
Legal Description	DIST:0005 CITY/MUNI/TWP:LIBERTY TOWNSHIP CUNNINGHAM 2 ADD REPLAT LOT 104 MAP REF:12-07-G- 020		

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% -

SELECTED COMPARABLES SALES AND LISTINGS

Subject Property		Sale Comp 1		Sale Comp 2		Sale Comp 3	
							
Address	6008 E RICK RD MUNCIE IN, 47303	6808 E JACKSON ST MUNCIE IN, 47303		6905 E AUBREY LN MUNCIE IN, 47303		1504 N TRUITT RD MUNCIE IN, 47303	
MLS Comments	--	Exterior offers a brick front with vinyl siding on side and rear, large driveway...		Welcome to this charming 2-bed, 1-bath home sitting on half an acre. Features a...		3-bedroom, 2 bathroom gem with a 2-car attached garage. Don't miss out on this...	
Proximity (mi)	--	0.51 SE		0.55 E		0.78 NE	
MLS# DOC#	--	202404215 N/A		202411268 2024R06450		202336000 2023R14016	
Sale Price / Price per Sq.Ft.	--	\$125,000 / \$103/sqft		\$134,000 / \$115/sqft		\$145,000 / \$133/sqft	
List Price / Price per Sq.Ft.	--	\$124,900 / \$103/sqft		\$124,900 / \$107/sqft		\$145,000 / \$133/sqft	
Sale Price % of List Price	--	1.00 / 100%		1.07 / 107%		1.00 / 100%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		06/10/24		05/10/24		10/25/23	
Location	Neutral	Adverse	\$1,500	Neutral		Adverse	\$1,500
Location Comment	Average	Busy Street		Average		Busy Street	
Site	12,705	13,125		20,909	-\$2,871	16,553	-\$1,347
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1969	1945		1957		1965	
Condition	Average	Average		Average		Average	
Bedrooms	3	2	\$3,000	2	\$3,000	3	
Full / Half Baths	1 / 1	1 / 0	\$1,500	1 / 0	\$1,500	2 / 0	-\$1,500
Gross Living Area	1,107	1,211	-\$1,560	1,170		1,092	
Basement	No Basement	No Basement		No Basement		No Basement	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	1	1		2	-\$1,500	2	-\$1,500
Pool	No	No		No		No	
Amenities	Typical	Typical		Typical		Typical	
Other							
Other							
Net Adj. (total)		3.55%	\$4,440	0.10%	\$129	-1.96%	-\$2,847
Gross Adj.		6.05%	\$7,560	6.62%	\$8,871	4.03%	\$5,847
Adj. Price			\$129,440		\$134,129		\$142,153
Price and Listing History		Sold	06/10/2024	Sold	05/07/2024	Sold	10/20/2023
		Price	\$125,000	Price	\$134,000	Price	\$145,000
		Pending	05/07/2024	Pending	04/07/2024	Pending	10/04/2023
		Price	\$124,900	Price	\$124,900	Price	\$145,000
		Price Changed	04/30/2024	Listed	04/05/2024	Listed	10/02/2023
		Price	\$124,900	Price	\$124,900	Price	\$145,000
		Price Changed	04/23/2024				
		Price	\$129,900				
		Listed	02/09/2024				
		Price	\$144,900				
		Sold	07/06/2022				
		Price	\$93,500				

Subject Property		List Comp 1			
					
Address	6008 E RICK RD MUNCIE IN, 47303	6900 E PICCADILLY RD MUNCIE IN, 47303			
MLS Comments	--	Featuring 2 cozy bedrooms and a large bonus room that can easily serve as a...			
Proximity (mi)	--	0.61 SE			
MLS# DOC#	--	21993766			
Sale Price / Price per Sq.Ft.	--				
List Price / Price per Sq.Ft.	--	\$135,000 / \$114/sqft			
Sale Price % of List Price	--				
Property Type	SFR	SFR			
	Value (Subject)	Value	Adj		
Sale/List Date		08/02/24 31 DOM			
Location	Neutral	Neutral			
Location Comment	Average	Average			
Site	12,705	19,620	-\$2,420		
View	None	None			
Design	Typical	Typical			
Quality	Average	Average			
Age	1969	1964			
Condition	Average	Average			
Bedrooms	3	2	\$3,000		
Full / Half Baths	1 / 1	1 / 0	\$1,500		
Gross Living Area	1,107	1,188			
Basement	No Basement	No Basement			
Parking Type	Garage	Garage			
Parking Spaces	1	4	-\$4,500		
Pool	No	No			
Amenities	Typical	Typical			
Other					
Other					
Net Adj. (total)		-1.79%	-\$2,420		
Gross Adj.		8.46%	\$11,420		
Adj. Price			\$132,580		
Price and Listing History		Pending	08/14/2024		
		Price	\$135,000		
		Listed	08/02/2024		
		Price	\$135,000		

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

Subject is located in a suburban area. No adverse site factors present. Subject conforms to the area. No significant foreclosure rate present. Subject's property characteristics were taken from public records and are assumed to be correct. Subject has a prior sale on 10/21/2022 for \$68,250. Further details unknown. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$129,440 to \$142,153

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. Market conditions data from QVM and supplemental sources are conflicting. Review of sales data and supplemental sources indicate time adjustments for the presented comparable sales are not warranted. Sales #1 and #3 adjusted for their inferior location. Subject site size not bracketed by comparables; however, Sale #1 within 1000 sqft of the subject and no adjustment applied. Subject age not bracketed by comparables; however, all comparables within 30 years of the subject and no adjustment applied. No GLA adjustments deemed necessary for comparables within 100 sqft.

LISTINGS COMMENTARY

Due to an extreme lack of recent and similar listings in subject's area, only 1 comparable listing was found and deemed reasonable for comparison. Listing #1 appears proximate to a busy street but is sufficiently distant as to not be significantly impacted by generated noise and no location rating deemed necessary.

ADDITIONAL NOTES

1. 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. No value given to above ground pools and spas as considered personal property.
2. Due to a lack of similar and more proximate comparables, it was deemed necessary to expand search parameters across major roadways and highways.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	6008 E RICK RD MUNCIE, IN 47303	Single Family Residence	\$68,250	10/17/2022		12705	1969	3	2	1107		No		Public Records
1	6808 E JACKSON ST MUNCIE, IN 47303	Single Family Residence	\$125,000	06/10/2024	0.51	13125	1945	2	1	1211		No		MLS, Public Records
2	6905 E AUBREY LN MUNCIE, IN 47303	Single Family Residence	\$134,000	05/10/2024	0.55	20909	1957	2	1	1170		No		MLS, Public Records
3	1504 N TRUITT RD MUNCIE, IN 47303	Single Family Residence	\$145,000	10/25/2023	0.78	16553	1965	3	2	1092		No		MLS, Public Records
1	6900 E PICCADILLY RD MUNCIE, IN 47303	Single Family Residence	\$135,000	08/02/2024	0.61	19620	1964	2	1	1188		No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 6808 E JACKSON ST
MUNCIE IN, 47303

Exterior offers a brick front with vinyl siding on side and rear, large driveway, back patio, and 1 car attached garage. Walking in you will notice a huge living room with fireplace and lots of natural lighting. Located off the living room is a dining room that leads to the kitchen with new linoleum flooring. Going down the hall off the side of the living room is a large bedroom on each side with a nice tile bathroom at the end of the hall. House offers hardwood floors, newer furnace, central air, and replacement windows.



Comp 2: 6905 E AUBREY LN
MUNCIE IN, 47303

Welcome to this charming 2-bed, 1-bath home sitting on half an acre. Features a bedford stone exterior, fenced backyard, large living room, and an enclosed patio. Kitchen has stainless steel appliances. Enjoy the convenience of a large 2-car attached garage.



Comp 3: 1504 N TRUITT RD
MUNCIE IN, 47303

3-bedroom, 2 bathroom gem with a 2-car attached garage. Don't miss out on this wonderful opportunity. Roof was replaced 2 years ago by Clemens Home Solutions and has a twenty year transferable warranty.




Listing 1: 6900 E PICCADILLY RD
MUNCIE IN, 47303

Featuring 2 cozy bedrooms and a large bonus room that can easily serve as a third bedroom, this home is perfect for families or those needing extra space. The distinctive A-Frame architecture provides a cozy, cabin-like atmosphere with its steeply angled roof and open, airy interiors. Large windows throughout the house bring in plenty of natural light, highlighting the home's inviting charm. While the house needs some tender loving care, it offers a blank canvas for your creative vision. Whether you're looking to renovate, remodel, or simply add your personal touch, this home is ready to be transformed into your dream space. Outside, you'll find a large 3-car detached garage and spacious yard with plenty of potential for landscaping, gardening, or creating an outdoor oasis.

PRICE AND LISTING HISTORY

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

Event	Date	Price	Change	Source
 Sold	10/13/2022	\$68,250	-5.21%	MLS
Pending	09/21/2022	\$72,000		MLS
Listed	09/16/2022	\$72,000		MLS
Pending	09/28/2021	\$72,000		MLS
 Sold	06/15/2021	\$53,291		Public Records

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 09/03/2024.

TRANSACTION HISTORY

Timeline



History

10/21/2022 Resale

Recording Date	10/21/2022	Lender	N/A
Transaction Type	Resale	Title Co	YOUNGS TITLE & ABSTRACT
Value	\$68,250	1st Loan Amt	N/A
Doc Type	Special Warranty Deed	2nd Loan Amt	N/A
Doc #	2022R16106	Loan Type	N/A
Seller	HUD	Rate Type	N/A
Buyer/Borrower	CROSE,CHAD	Loan Doc #	N/A

06/15/2021 Resale

Recording Date	06/15/2021	Lender	N/A
Transaction Type	Resale	Title Co	N/A
Value	\$53,291	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	2021R09844	Loan Type	N/A
Seller	SMITH,DONITA K	Rate Type	N/A
Buyer/Borrower	HUD	Loan Doc #	N/A

ZIP-CODE DATA

Number of Properties Sold in 47303

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

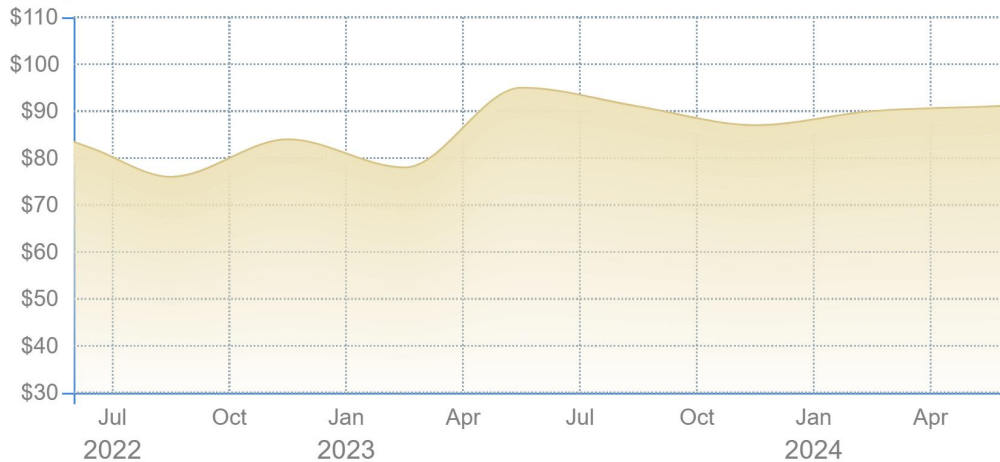
Number of Sales



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

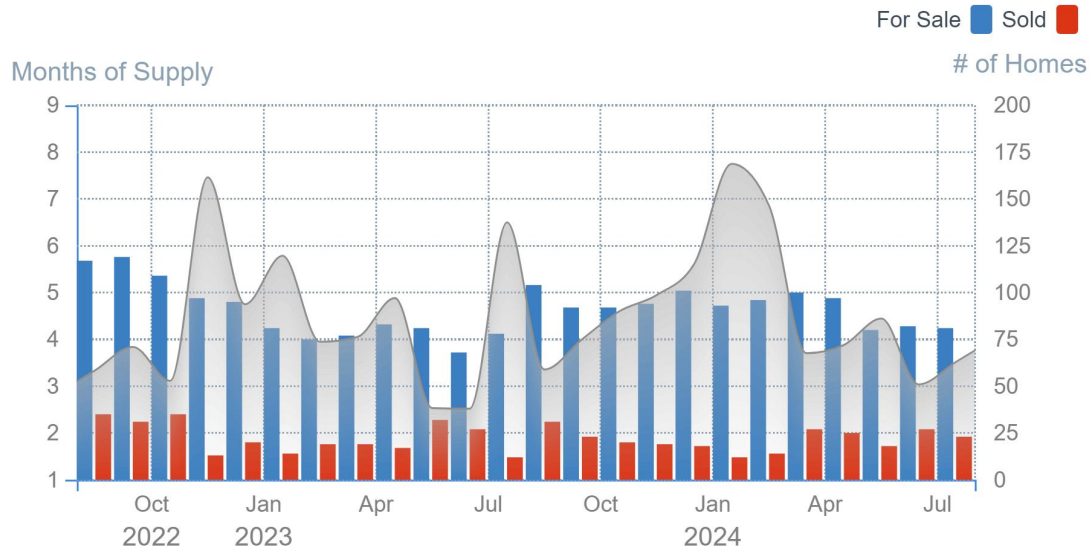
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



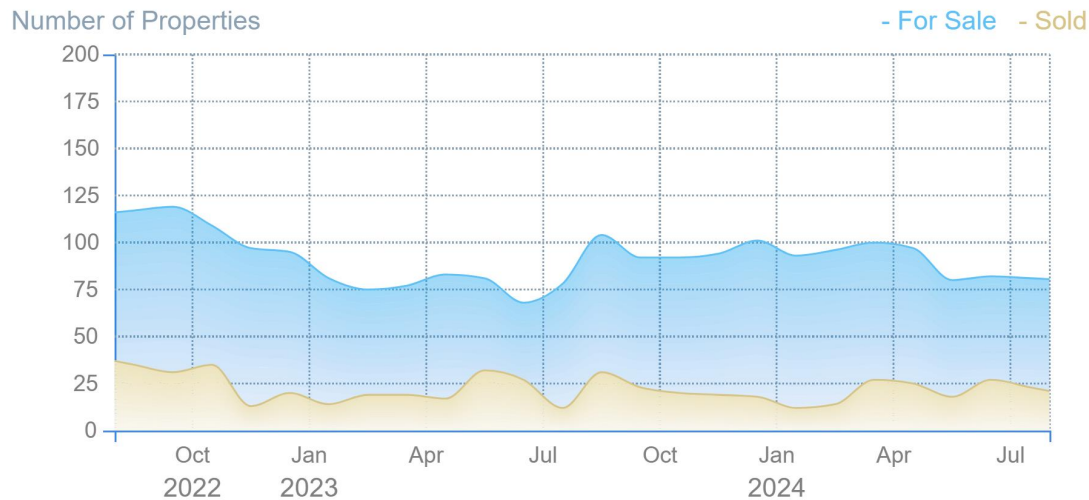
Months of Supply in 47303

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.

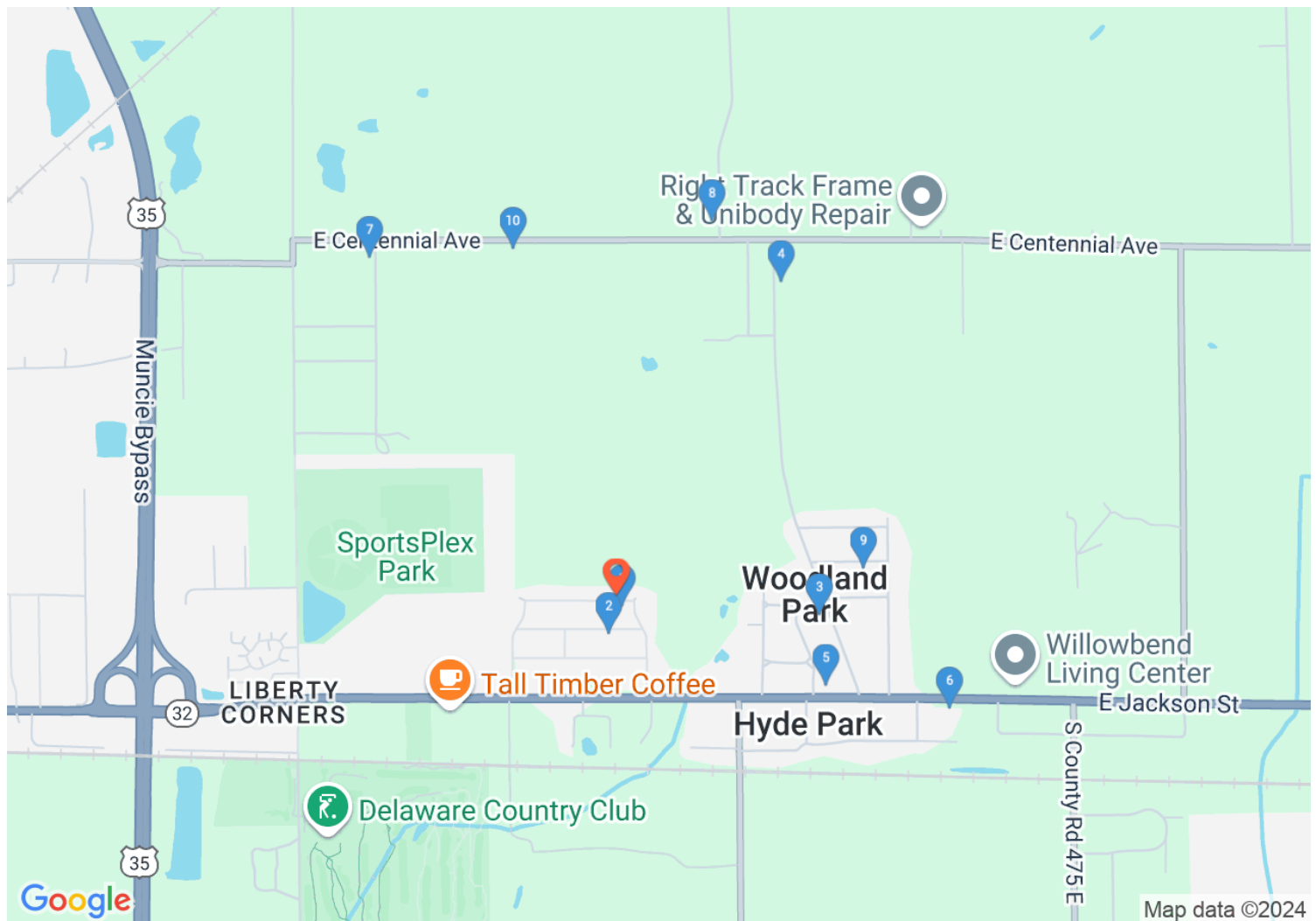


Supply / Demand in 47303

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

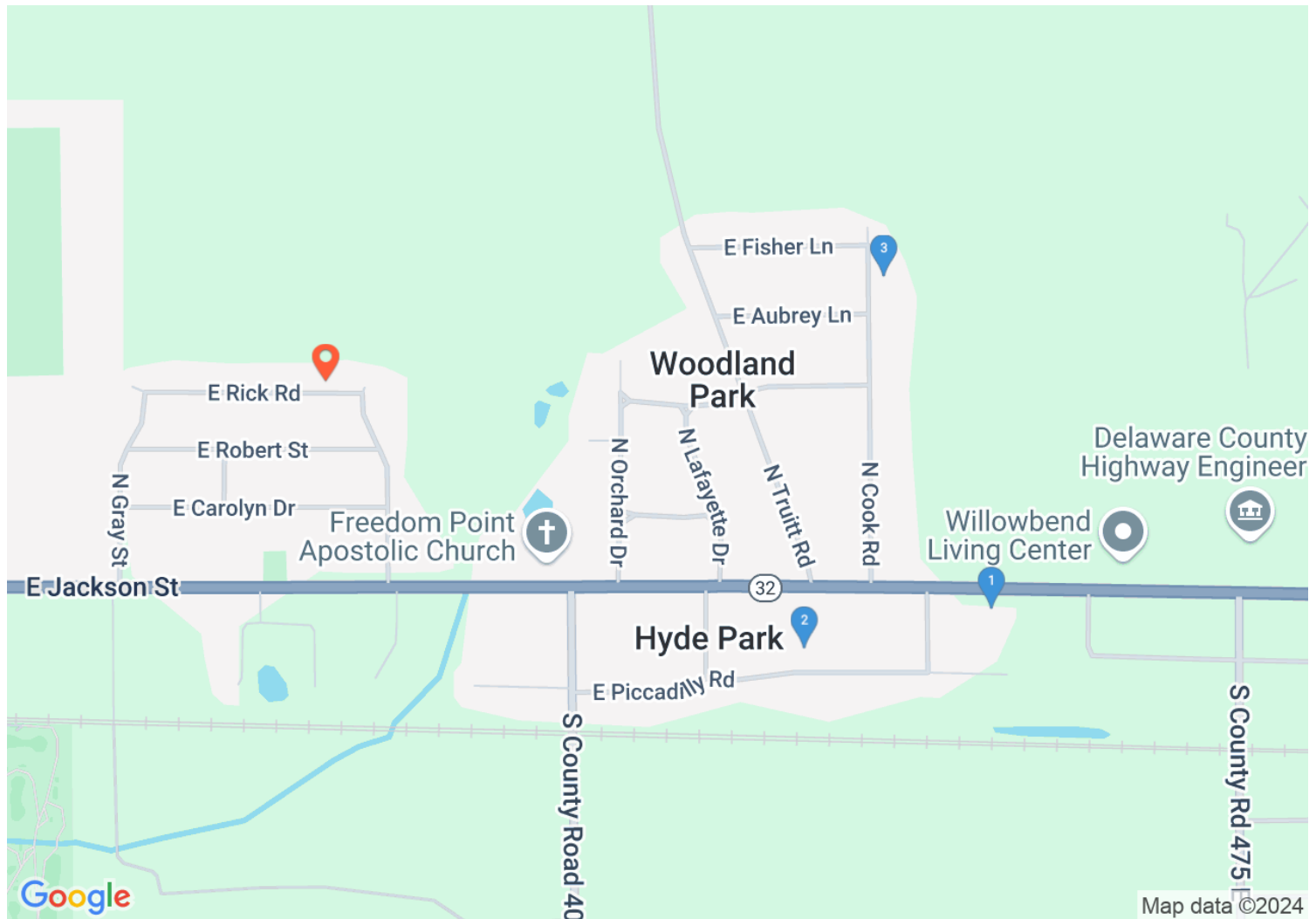


COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	6008 E RICK RD, MUNCIE, IN 47303	--	--	3	2	1,107	--	--	0.29	--	1969
1	6101 E RICK RD MUNCIE, IN 47303	\$142,000	May 08, 2024	3	2	1,025	\$138	0.03	0.25	96	1965
2	6005 E ROBERT ST MUNCIE, IN 47303	\$104,900	Oct 03, 2023	2	1	1,080	\$97	0.09	0.24	94	1964
3	309 N TRUITT RD MUNCIE, IN 47303	\$100,000	Jul 18, 2024	2	1	1,063	\$94	0.46	0.30	91	1950
4	1504 N TRUITT RD MUNCIE, IN 47303	\$145,000	Oct 25, 2023	3	2	1,092	\$132	0.78	0.38	87	1965
5	6808 E JACKSON ST MUNCIE, IN 47303	\$125,000	Jun 10, 2024	2	1	1,211	\$103	0.51	0.30	86	1945
6	7205 E JACKSON ST MUNCIE, IN 47302	\$88,000	Apr 24, 2024	3	1	1,144	\$76	0.79	0.33	82	1939
7	1601 N HILL ST MUNCIE, IN 47303	\$9,500	Sep 13, 2023	3	1	1,144	\$8	0.93	0.26	82	1940
8	1705 N COUNTY ROAD 397 E MUNCIE, IN 47303	\$135,000	Apr 22, 2024	4	2	1,222	\$110	0.86	0.47	67	1962
9	6905 E AUBREY LN MUNCIE, IN 47303	\$134,000	May 10, 2024	2	1	1,170	\$114	0.55	0.48	66	1957
10	5701 E CENTENNIAL AVE MUNCIE, IN 47303	\$25,000	Jul 19, 2024	3	2	1,323	\$18	0.80	0.86	43	1959

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	6008 E RICK RD, MUNCIE, IN 47303	--	--	3	2	1,107	--	--	0.29	--	1969
1	7205 E JACKSON ST MUNCIE, IN 47302	\$159,900	Jun 17, 2024	3	1	1,144	\$139	0.79	0.33	82	1939
2	6900 E PICCADILLY RD MUNCIE, IN 47303	\$135,000	Aug 02, 2024	2	1	1,188	\$113	0.61	0.45	71	1964
3	604 N COOK RD MUNCIE, IN 47303	\$175,000	Jul 31, 2024	3	1	1,326	\$131	0.63	0.79	45	1956

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.

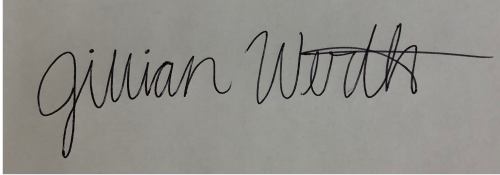
WARNING: The use of assumptions may affect assignment results.

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	Jillian Werth
Evaluator Signature	
Signature Date	9/5/2024

SUBJECT & CLIENT

Address 6008 E RICK RD	City MUNCIE	County Delaware	State IN	Zip 47303
Borrower CHAD CROSE	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 [0]
☒ Garage # Cars [1]
☒ Driveway # Cars [2]
 Surface [Asphalt]

Garage/Carport Design

☒ Attached
☐ Detached
☐ Built-In

ADDITIONAL IMPROVEMENTS

☐ Accessory Unit
☐ Outbuildings
☐ Solar Panels []
☒ Porch [open]
☒ Patio [enclosed]
☐ 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 []

Subject Condition Related to Neighboring Properties

☒ Similar ☐ Inferior ☐ Superior ☐ Unknown

Deferred Maintenance

Siding Damaged ☐ Yes ☒ No
 Peeling Paint ☐ Yes ☒ No
 Broken Windows ☐ Yes ☒ No
 Foundation Damaged ☐ Yes ☒ No
 Landscape Not Maintained ☐ Yes ☒ No
 Landscape Damage ☐ Yes ☒ No
 Under Construction ☐ Yes ☒ No
 Other (Describe Below) ☐ Yes ☒ No

Roof Disrepair / Lifting Shingles ☐ Yes ☒ No
 Dry Rot / Decaying Wood ☐ Yes ☒ No
 Fire / Wildfire or Smoke Damage ☐ Yes ☒ No
 Water or Flood Damage ☐ Yes ☒ No
 Storm or Hurricane Damage ☐ Yes ☒ No
 Earthquake Damage ☐ Yes ☒ No
 Tornado Damage ☐ 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 [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"/>	[Concrete]
Alley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[None]

SUBJECT IMPROVEMENTS

# Stories [1]	Year Built [1969]	Foundation / Basement
Design [Ranch]		<input type="checkbox"/> Concrete Slab
Construction [Brick/Masonry]		<input checked="" type="checkbox"/> Crawl Space
Exterior Walls [Brick / Masonry]		<input type="checkbox"/> Basement
Roof Surface [Comp Shingle]		<input type="checkbox"/> Full
Fireplace # [0] [None]		<input type="checkbox"/> Partial
Heating Type [Forced]		% Finished [] %
Cooling Type [Central/Forced Air]		

ROOM INFORMATION AND LOCATION

[5] # Total Rooms Above Grade

[3] # Bedrooms Above Grade

[1.5] # Bathrooms Above Grade

PROPERTY INSPECTION ANALYSIS

File # 6259302.2

Loan #

SUBJECT & CLIENT

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COMMENTS

Brick ranch style home that appears well maintained. The interior condition is not known.

SCOPE, CERTIFICATION AND LIMITING CONDITIONS

SCOPE OF WORK: The scope of this property inspection assignment is as follows:

- An inspector has conducted either a property inspection of the described property via use of a personal physical inspection or remotely utilizing proprietary video/audio technology (inspection type is noted within the report), and this inspection is the source of the photographs and salient information contained within this report. Information obtained from county websites, local MLS, and other public sources of data has, in some cases, also been relied upon and or reported.
- Unless otherwise indicated, the use of this technology has allowed the inspector to optically view all areas of the subject property which are typically viewed during a physical inspection. When needed, the inspector has also interfaced with the borrower to obtain and confirm information about the features and characteristics of the property. Any items of deferred maintenance will be photographed and included within the report.
- Information about the neighborhood, site and surrounding property characteristics have been, when available, obtained from secondary online sources. Aerial imagery, unless unavailable for the property in question, has been analyzed in the course of this inspection.

CERTIFICATION: The inspector, hereby certifies and agrees that:

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

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

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

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

Company Mary Cordle

Address 400 W McGalliard Road

City, St Zip Muncie, IN 47303

Phone (765) 621-7594

Location Validation (VPI Inspection Only)

Mary Cordle / 09/02/2024

Inspector / Inspection Date

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SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



Right Side View



Left Street View



Right Street View



File # 6259302.2
Loan #

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Rear View (If accessible)

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