BROKER PRICE OPINION Custom Adj



Community Loan Servicing SM

Acuity # Bayview-3020046
Loan # 1767109
Inspection Date 12/7/2021
Inspection Type Exterior Only

PROPERTY ADDRESS

173 Rockdale Rd
Rockwood, PA 15557
SOMERSET

Completed By Michael Zakuciya
Company Howard Hanna Herit
Phone # (814) 243-1982
Signed Date 12/07/2021

Vendor Company ServiceLink
Vendor Order # 11418492

VALUATIONS		
Estimated Marketing Time	Suggested List Price	Suggested Sale Price
90-120 Days ("As-Is")	$64,900	$60,000
90-120 Days ("As-Repaired")	$64,900	$60,000
30 Day ("Quick Sale")	$59,900	$55,000

Estimated Monthly Market Rent	$600
Estimated Repair Cost	$0
Marketing Strategy	As Is
Effective Date	12/07/2021

This is a market analysis, not an appraisal and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser. While deemed reliable, this opinion of price is not a real estate appraisal and therefore neither Community Loan Servicing nor the agent conducting this report shall be held liable for any information provided.

BROKER PRICE OPINION Custom Adj - Exterior

Inspection Date	Inspection Type	Acuity #	Loan #
12/7/2021	Exterior Only	Bayview-3020046	1767109

SUBJECT INFORMATION

Address 173 Rockdale Rd	Unit #	Occupied? Yes	Client Community Loan Servicing
City Rockwood	State PA	Zip Code 15557	Occupancy Type Owner Occupied	Vendor Company ServiceLink
County SOMERSET		Appear Secured? Yes	Vendor Order # 11418492	Order Completed Date 12/07/2021
Borrower/Owner NEAL C ADOLPHSON		Assessor's Parcel #(s) S06-016-024-00	
Legal Description	DBV 1881/793		

Zoning residential | Zoning Data Source tax records | Property Type Single Family | Current Use Residential

# of Units 1 | # of Stories 2 | Above Grade Gross Living Area 1,232 | Total Rooms 6 | Bedrooms 3 | Full Baths 1 | Half Baths 1 | Site/Lot Size .17 Acres

Year Built/Age 1880 / 141 yrs | Basement Area 616 | Basement % Finished 0 | Parking Type driveway | # of Stalls 0 | Pool No | Spa No

Total Assessed Value $16,350 | Assessed Land Value $3,180 | Assessed Date 7/6/2007 | Annual RE Tax Amount $610 | Delinquent? No | Amount $0

HOA No | Name | Fee Includes ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis ☐ Snow Removal

Fees | Delinquent? | Amount | ☐ Utilities ☐ Water ☐ Exterior Building Maintenance ☐ Other

Subject Comments

Vinyl sided SFR home, no garage, shed, dual pane windows, parking is in the driveway, no recent updates noted from street view. No major repairs noted form street view. Metal roofing.

LISTING AND SALE HISTORY

Currently Listed? No | MLS # | Current List Date / Price / $ | DOM | Original List Date / Price / $

Agent Name | Agent Phone | Agent Email

Has the Subject Property been Sold in the Last 3 Years? No (If Yes, provide the following information starting with the most recent sale first)

Type of Sale	List Date	Sale Date	DOM	Original List Price	Last List Price	Sale Price	Agent Name	Agent Phone

NEIGHBORHOOD DESCRIPTION

Community Name n/a | Sales Price Range for Neighborhood in the Past 12 Months $ 10,000 to $ 180,000

Location Rural | Predominant Land Use residential | Neighborhood Maintenance Levels Average | Employment Conditions Stable

Estimated Percentages Owner vs Tenants in Neighborhood 901 % vs 0 % | Normal Marketing Time for the Area 90 days

Neighborhood Comments

Access to employment, shopping, schools and recreational facilities is considered to be adequate. Employment in area has been unchanged. The overall market in the subject area is considered to be

MARKET CONDITIONS

Neighborhood Sales Prices for this Property Type have

☐ Decreased % per Month for the Past 12 Months.
☐ Increased % per Month for the Past 12 Months.
☒ Remained Stable

Most Likely Buyer ☒ Owner Occupant ☐ Investor

# of Neighborhood Sales Over the Past 6 Months 14 | Monthly Absorption Rate 7

# of Current Neighborhood Listings 12 | Month Supply of Listings 6

Approx # of Neighborhood Listings that are REO/Short Sales 1 | Approx # of Boarded Up Homes 1

Based on the Current Month Supply of Listings there is a ☐ Shortage(<3 Months) ☒ Normal Supply (3-6 Months) ☐ Over Supply (>6 Months) of Listings in the Neighborhood.

Market Comments

All sales are closed transactions in close proximity to the subject. The sales used were selected from a limited number of similar sales in subject area. Focus was on finding transfers with similar style, size,

OBSERVED ITEMS NEEDING REPAIRS (Are Repairs Needed?) ☐ Yes ☒ No

Item	Estimated Cost
Total Estimated Repair Cost	

VALUATIONS (Effective Date 12/07/2021)

Estimated Marketing Time	Suggested List Price	Suggest Sale Price
90-120 Days ("As-Is")	$64,900	$60,000
90-120 Days ("As-Repaired")	$64,900	$60,000
30 Day ("Quick Sale")	$59,900	$55,000

Estimated Monthly Market Rent	$600
Estimated Repair Cost	$0

Marketing Strategy
As Is

State Specific Disclaimer

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

Real Estate Broker or Salesperson (Signature & License Information)

Joe Broker

Name Michael Zakuciya | Signed Date 12/07/2021

License RS271340 | State PA | Expiration Date 05/31/2022

Real Estate Broker or Salesperson (Company Information)

Company Howard Hanna Heritage REal Estate

Address 437 Theatre Drive

City, St, Zip JOHNSTOWN PA 15904

Phone # (814) 243-1982 | Email zakuciya@icloud.com

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

BROKER PRICE OPINION Custom Adj - Exterior

Inspection Date	Inspection Type	Acuity #	Loan #
12/7/2021	Exterior Only	Bayview-3020046	1767109

COMPARABLE SALES DETAIL

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
				
Address, #	173 Rockdale Rd	198 main st	8017 mount davis road	324 high street
City, St, Zip	Rockwood PA 15557	berlin PA 15530	meyersdale PA 15552	meyersdale PA 15552
County	SOMERSET	Somerset	Somerset	Somerset
Proximity to Subject		0.35	9.33	0.61
Community Name	n/a	n/a	n/a	n/a
Data Source	Tax Records	MLS	MLS	MLS
MLS # / DOM		96025477 / 169	96024901 / 84	96024643 / 41
Org List Price / Org List Date		$69,000 / 10/1/2021	$78,000 / 8/4/2021	$74,900 / 7/1/2021
Sale Price / Sale Date	$0	$60,000 / 11/1/2021	$75,000 / 11/19/2021	$80,900 / 8/27/2021
Property Type	Single Family	Single Family	Single Family	Single Family
Loan Type	Conventional	Conventional	Other	Conventional
Transaction Type	REO	Standard	Standard	Standard
ADJUSTMENTS	DESCRIPTION	DESCRIPTION / +(-) Adjustment	DESCRIPTION / +(-) Adjustment	DESCRIPTION / +(-) Adjustment
Sales Concessions	$0	$0 / $0	$4,500 / $-4,500	$0 / $0
Special Assessments	0	0 / $0	0 / $0	0 / $0
Leasehold/Fee Simple	Fee Simple	Fee Simple / $0	Fee Simple / $0	Fee Simple / $0
Lot Size	.17 Acres	.14 Acres / $0	.04 Acres / $0	.16 Acres / $0
Condition	Average	Average / $0	Average / $0	Average / $0
Construction	frame	frame / $0	frame / $0	frame0
Year Built / Age	1880 / 141	1900 / 121 / $-4,000	1900 / 121 / $-4,000	1906 / 115 / $-5,200
Location	Rural	Rural / $0	Rural / $0	Rural / $0
View	Residential	Residential / $0	Residential / $0	Residential / $0
Above Grade (Total / Bdrm / FBA / HBA)	6 / 3 / 1 / 1	7 / 4 / 1 / 1 / $0	7 / 3 / 1 / 0 / $0	6 / 2 / 1 / 1 / $0
Gross Living Area	1,232 SqFt	1,440 SqFt / $-2,000	1,466 SqFt / $-2,000	1,360 SqFt / $-1,000
Price per SqFt	0.00 $/SqFt	$41.67 $/SqFt	$51.16 $/SqFt	$59.49 $/SqFt
Basement Area / % Finished	616 SqFt / 0 %	720 SqFt / 0 % / $0	733 SqFt / 0 % / $0	680 SqFt / 0 % / $0
# of Units / # of Stories	1 / 2	1 / 2 / $0	1 / 2 / $0	1 / 2 / $0
Parking Type / # of Stalls	driveway / 0	attached / 1 / $-1,500	none / 0 / $0	detached / 1 / $-1,500
Style (Design)	Contemporary	Contemporary / $0	Contemporary / $0	Contemporary / $0
Heating/Cooling	forced air / no	forced air / no / $0	forced air / no / $0	hot water / no / $0
Pool / Spa	No / No	No / No / $0	No / No / $0	No / No / $0
# of Fireplace(s)	0	0 / $0	1 / $-500	1 / $-500
Other n/a	n/a	n/a / $0	n/a / $0	n/a / $0
Net Adjustment (Total)		Net % -12.50% / Gross % 12.50% / $-7,500	Net % -14.67% / Gross % 14.67% / $-11,000	Net % -10.14% / Gross % 10.14% / $-8,200
Adjusted Sale Price		$52,500	$64,000	$72,700
Overall Comparison to Subject		Equal	Equal	Equal
Sale Most Comparable to Subject		True	True	

Sale #1 Comments	4 Bedroom, 1.5 baths, first floor laundry, mudroom/kitchen, living room/dining room. Turn this home into your own castle. Nice yard, rear covered porch. One car garage.
Sale #2 Comments	3 bedroom, 1 bathroom home located in Meyersdale School District. Walk in the welcoming entrance to be greeted by the original staircase. From the front door, take access to the living room or kitchen. The fireplace in the living area is a beautiful touch and makes the house nice and cozy in the colder months. Off of the living room is
Sale #3 Comments	Cute and charming captive 2 bedroom, 2 story house situated on a town lot with a nice sized yard that includes a detached garage below the house. Lots of historic charm located throughout the property and original hardwood floors in areas of the property. The front porch welcomes you into the property, where you are taken into an eat-in

BROKER PRICE OPINION Custom Adj - Exterior

Inspection Date	Inspection Type	Acuity #	Loan #
12/7/2021	Exterior Only	Bayview-3020046	1767109

COMPARABLE LISTING DETAIL

ITEM	SUBJECT	COMPARABLE LISTING #1	COMPARABLE LISTING #2	COMPARABLE LISTING #3
				
Address, #	173 Rockdale Rd	510 MAIN st	635 S. Ankeny Ave	419 North st
City, St, Zip	Rockwood PA 15557	rockwood PA 15557	somerset PA 15501	Berlin PA 15530
County	SOMERSET	somerset	Somerset	Somerset
Proximity to Subject		0.39	7.77	10.73
Community Name	n/a	n/a	n/a	n/a
Data Source	Tax Records	MLS	MLS	MLS
MLS # / DOM		96024039 / 190	96025004 / 112	96025516 / 30
Org List Price / Org List Date		$68,500 / 3/29/2021	$74,000 / 8/18/2021	$95,000 / 11/8/2021
Cur List Price / Cur List Date		$73,888 / 8/26/2021	$74,000 / 8/18/2021	$95,000 / 11/8/2021
Property Type	Single Family	Single Family	Single Family	Single Family
Loan Type	Conventional	Conventional	Conventional	Conventional
Transaction Type	REO	Standard	Standard	Standard

ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sales Concessions	$0	$0	$0	$0	$0	$0	$0
Special Assessments	0	00	$0	0	$0	0	$0
Leasehold/Fee Simple	Fee Simple	Fee Simple	$0	Fee Simple	$0	Fee Simple	$0
Lot Size	.17 Acres	.12 Acres	$0	.11 Acres	$0	.23 Acres	$0
Condition	Average	Average	$0	Average	$0	Average	$0
Construction	frame	frame	$0	frame	$0	frame	$0
Year Built / Age	1880 / 141	1898 / 123	$-3,600	1940 / 81	$-12,000	1900 / 121	$-4,000
Location	Rural	Rural	$0	Rural	$0	Rural	$0
View	Residential	Residential	$0	Residential	$0	Residential	$0
Above Grade (Total / Bdrm / FBA / HBA)	6 / 3 / 1 / 1	9 / 5 / 1 / 1	$0	7 / 4 / 1 / 0	$0	5 / 2 / 2 / 0	$0
Gross Living Area	1,232 SqFt	1,624 SqFt	$-4,000	1,560 SqFt	$-3,000	1,722 SqFt	$-5,000
Price per SqFt	0.00 $/SqFt	$45.50 $/SqFt		$47.44 $/SqFt		$55.17 $/SqFt	
Basement Area / % Finished	616 SqFt / 0 %	812 SqFt / 0 %	$0	780 SqFt / 0 %	$0	861 SqFt / 0 %	$0
# of Units / # of Stories	1 / 2	1 / 2	$0	1 / 2	$0	1 / 2	$0
Parking Type / # of Stalls	driveway / 0	attached / 1	$-1,500	detached / 1	$-1,500	detached / 2	$-3,000
Style (Design)	Contemporary	Contemporary	$0	Contemporary	$0	Contemporary	$0
Heating/Cooling	forced air / no	forced air / no	$0	forced air / no	$0	forced air / no	$0
Pool / Spa	No / No	No / No	$0	No / No	$0	No / No	$0
# of Fireplace(s)	0	0	$0	0	$0	0	$0
Other n/a	n/a	n/a	$0	n/a	$0	n/a	$0
Net Adjustment (Total)		Net % -12.32% / Gross % 12.32%	$-9,100	Net % -22.30% / Gross % 22.30%	$-16,500	Net % -12.63% / Gross % 12.63%	$-12,000
Adjusted Listing Price			$64,788		$57,500		$83,000
Overall Comparison to Subject		Equal		Equal		Superior	
List Most Comparable to Subject		True		True			

Listing #1 Comments	Recent paint throughout interior of home, new Floors upstairs, and new electric panel installed! Move in READY! This home consists of 5 bedrooms, 1 1/2 bathrooms, living room, Nice size kitchen and dining room, one car attached garage, and a fenced in yard with deck.
Listing #2 Comments	4-5 BEDROOM, 1 BATH HOME CENTRALLY LOCATED TO HOSPITAL, SHOPPING AND UPTOWN SOMERSET WITH COVERED FRONT PORCH AND VERY NICE WOODWORK. CURRENT RESIDENT CONVERTED FORMAL DINING ROOM INTO 5TH BEDROOM ON THE 1ST FLOOR. 1ST FLOOR LAUNDRY
Listing #3 Comments	Two-story home featuring two large bedrooms, two updated baths, large living room and dining room, enclosed heated porch and a two car detached garage. Lot size is approximate and goes from North Street to Washington Street in the rear. Garage is accessed from Washington Street.

BROKER PRICE OPINION Custom Adj - Exterior

Inspection Date	Inspection Type	Acuity #	Loan #
12/7/2021	Exterior Only	Bayview-3020046	1767109

TEXT ADDENDUM

All sales are closed transactions in close proximity to the subject. The sales used were selected from a limited number of similar sales in subject area. Focus was on finding transfers with similar style, size, age and market appeal as subject. The sales used are considered the best available.

ServiceLink Valuation Solutions, LLC's (ServiceLink) Broker Price Opinion offers an opinion derived from analysis based on inspection of the subject property and analysis of the local market data as performed by a licensed real estate professional. Information in this report may be gathered from multiple sources, including, but not limited to, multiple listing services (MLS), public records, public records data services, city/county office websites, proprietary files, mapping services, or may be provided by the client. In some cases, information on the subject property may be limited or unavailable, and, in some instances, may be derived from an inspection of the property. The information provided assumes, unless otherwise stated in this report, the subject property is in average condition, contains no health, safety, environmental, structural, or title related defects, the real property interests are fee simple, and the information relied upon is accurate. This report is based upon data that is deemed generally acceptable for products of this type. The analysis of an interest in real property for ownership or collateral purposes is prepared for the above named client only. The intended use is to assist the designated client in making an independent, internal decision regarding the subject property. The use of this report by anyone other than the client for any purpose is not permitted or authorized by ServiceLink, including its subsidiaries and affiliates. Any other use of this report by any other party is prohibited. This report is not an appraisal. This report is provided AS IS, and no guarantee or warranty is provided. ServiceLink will not be liable for any loss, damage, or injury arising out of, or in conjunction with, the client's utilization of the information contained in this report. If this report is intended to be used for lending collateral analysis or default collateral analysis, the loan transaction value must be less than $400,000.00. (Rev. 04/2025)

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

State-Specific Disclaimers

File No. 11418492_1577512

STATE	DISCLAIMER
Arizona	Arizona Revised Statutes Annotated Title 32. Professions and Occupations (Refs & Annos) Chapter 36. Real Estate Appraisal (Refs & Annos) Article 1. General Provisions § 32-3602. Applicability of chapter This chapter does not apply to: 9. A person who produces a statement that is provided to any other person concerning the estimated value of real property through an internet website, automated valuation or other software program or other means of comparative market analysis and who discloses that the estimate is not an appraisal.
Arkansas	**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is, desired the services of a licensed or certified appraiser must be obtained.** **Pursuant to Ar Code. Ann § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal". Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe. Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise. This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.**
Colorado	This evaluation was prepared by a licensed real estate broker and is not an appraisal. This evaluation cannot be used for the purposes of obtaining financing.
Delaware	**Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
Hawaii	This opinion as to the estimated price of real estate is not an appraisal.
Idaho	Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the Uniform Standards of Professional Appraisal Practice. The broker's price opinion is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.
Illinois	This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser.
Maine	**This opinion or appraisal was prepared solely for the client, for the purpose and function stated in this report and is not intended for subsequent use. It was not prepared by a licensed or certified appraiser and may not comply with appraisal standards of the uniform standards of professional appraisal practice.**
Maryland	COMPETITIVE MARKET ANALYSIS DISCLOSURE This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.
Michigan	**This is a market analysis, not an appraisal and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser.**

STATE	DISCLAIMER
Minnesota	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.
Mississippi	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit.
Missouri	**This is not an appraisal.**
Nebraska	**This opinion or analysis is not an appraisal. It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property or for lending purposes in a transaction other than a federally related transaction, or for real property tax appeal purposes. This opinion or analysis is not governed by the Real Property Appraiser Act.**
Nevada	**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
New Jersey	This is not an appraisal and should not be considered the equivalent of an appraisal.
North Carolina	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.
Ohio	The valuation used for the purposes of the application was obtained from a market analysis or price opinion or automated valuation model report and not from a person licensed or certified under Ohio Revised Code § 4763.19
Oregon	This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. This report is not intended as an appraisal and if an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.
Pennsylvania	This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.
Rhode Island	This opinion or analysis is not a certified appraisal or an appraisal that conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing offering, or sale price of the real property and not for any other purpose, including but not limited to, lending purpose excepting that specifically provided under R.I. Gen.Laws § 5-20.7-3.
South Carolina	This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.
Tennessee	This is not an appraisal.
Texas	This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice
Virginia	This is not an appraisal performed in accordance with the Uniform Standards of Professional Appraisal Practice. Nor is this an appraisal as defined in Section 54.1-2009 of the Code of Virginia.
Washington	This is not an appraisal as defined in chapter 181.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW. It has not been prepared by a state-certified or state-licensed real estate appraiser acting under their capacity as a licensee under chapter 18.140 RCW.
Wyoming	This is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained.

STATE	DISCLAIMER
West Virginia	This evaluation has been prepared in compliance with §30-38-1(c)(6) and the following conditions are satisfied, (A) The amount of the loan is equal to or less than the federal de minimus threshold; (B) the evaluation is used solely by the lender in its records to document the collateral value; (C) the evaluation clearly indicates on its face that it is for the lender's internal use only; (D) the evaluation is not labeled an appraisal and explicitly states that the evaluation was performed by an individual that is not licensed as an appraiser in accordance with §30-38-1, et seq.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: NEAL C ADOLPHSON		File No.:	11418492_1577512
Property Address: 173 Rockdale Rd		Case No.:	
City: Rockwood	State: PA	Zip:	15557
Lender: Community Loan Servicing			



FRONT VIEW OF
SUBJECT PROPERTY

front



STREET SCENE

street



ADDRESS VERIFICATION

address

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: NEAL C ADOLPHSON		File No.: 11418492_1577512	
Property Address: 173 Rockdale Rd		Case No.:	
City: Rockwood	State: PA	Zip: 15557	
Lender: Community Loan Servicing			



COMPARABLE SALE #1

198 main
berlin, PA 15530
Sale Date:
Sale Price: $ 60,000



COMPARABLE SALE #2

8017 mount davis
meyersdale, PA 15552
Sale Date:
Sale Price: $ 75,000



COMPARABLE SALE #3

324 high
meyersdale, PA 15552
Sale Date:
Sale Price: $ 80,900

COMPETING LISTING PHOTO ADDENDUM

Borrower: NEAL C ADOLPHSON		File No.: 11418492_1577512
Property Address: 173 Rockdale Rd		Case No.:
City: Rockwood	State: PA	Zip: 15557
Lender: Community Loan Servicing		



COMPETING LISTING #1

510 MAIN
rockwood, PA 15557
Listing Price: $ 73,888
Days-On-Market: 190



COMPETING LISTING #2

635 S. Ankeny
somerset, PA 15501
Listing Price: $ 74,000
Days-On-Market: 112

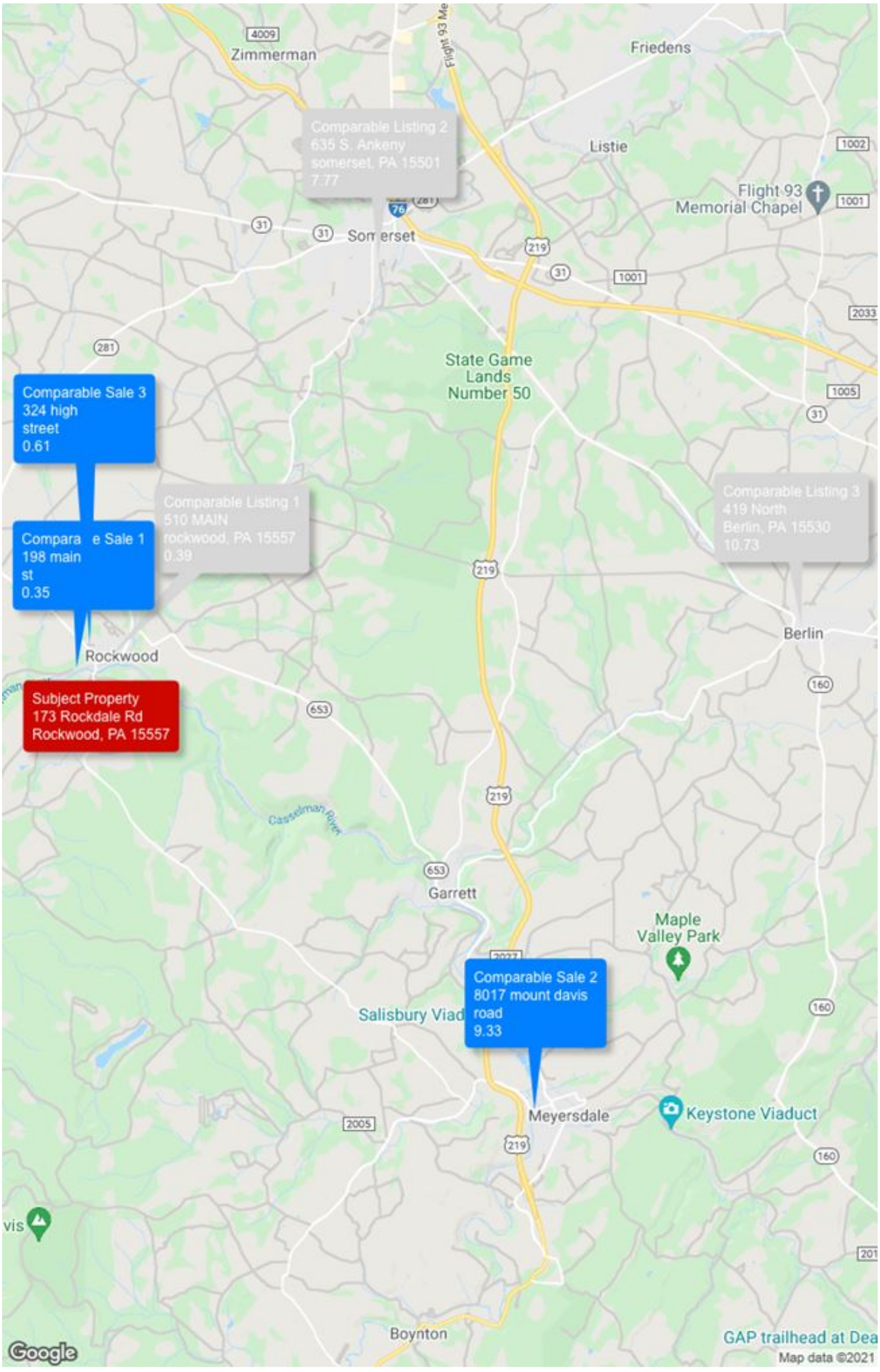


COMPETING LISTING #3

419 North
Berlin, PA 15530
Listing Price: $ 95,000
Days-On-Market: 30

LOCATION MAP

Borrower: NEAL C ADOLPHSON		File No.: 11418492_1577512
Property Address: 173 Rockdale Rd		Case No.:
City: Rockwood	State: PA	Zip: 15557
Lender: Community Loan Servicing		



AERIAL MAP

Borrower: NEAL C ADOLPHSON		File No.: 11418492_1577512
Property Address: 173 Rockdale Rd		Case No.:
City: Rockwood	State: PA	Zip: 15557
Lender: Community Loan Servicing		

