Accurate Appraisals Ltd.

Uniform Residential Appraisal Report

Loan#1452296577
File No. Order#1160512

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 9028 Clifton Ave. | City Mokena | State IL | Zip Code 60448
Borrower Reczek, Colleen | Owner of Public Record Reczek, Colleen Renee & Michael | County Will
Legal Description Refer to title policy, or see pg.3 of URAR.
Assessor's Parcel # 19-09-10-403-048-0000 | Tax Year 2019 | R.E. Taxes $ 13,120
Neighborhood Name Tara Hills | Map Reference 23S-11W | Census Tract 8835.13
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 [ ] PUD HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client JPMorgan Chase | Address 201 N. Central Ave., 32nd Floor, Phoenix, AZ 85004
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). MRED

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE	One-Unit	75 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	153 Low	1	Multi-Family	10 %
Neighborhood Boundaries	192nd St. to the North, 88th Ave. to the East, Laporte Rd. to the South,							470 High	85	Commercial	5 %
and Lagrange Rd./Rte45 to the West.								252 Pred.	35	Other vac.	5 %

Neighborhood Description The subject is located in a residential area of similar size single family properties. It is within 1 mile of schools,police & fire protection,shopping, parks,etc. All other amenities are within reasonable distance. Commercial use is confined to major streets and have no effect on marketability. No adverse conditions to report.

Market Conditions (including support for the above conclusions) Marketing conditions have been increasing over the past 0-12 months, value appreciation evident according to MRED statistics, and sale/resale of properties in the subject's area. Marketing times of 1-4months shows there to be a shortage of supply of homes (rather typical for area during recent marketing periods). Conv./FHA financing are prevalent with

SITE

Dimensions 67.5 x 152.5 x 47.3 x 124.9 x 49.8 x | Area 19468 sf | Shape Rectangular | View B;Res;Pond View
Specific Zoning Classification R-4 | Zoning Description Single Family Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. The subject property's highest & best use is as improved due to current zoning and neighborhood characteristics.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements? Type	Public	Private
Electricity	[X]	[ ] 200amp	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 17031C0712J | FEMA Map Date 08/19/2008
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. There were no apparent adverse easements, encroachments, or special assessments noted at the time of the appraisal. There are no known or apparent adverse environmental conditions that would negatively impact the subject property. This was based on an observation of the neighborhood and the inspection of the subject property. The appraiser, however, is not an expert in this field.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	Concrete/A	Floors	Hw-Cpt-Ct/G
# of Stories	2	[X] Full Basement	[ ] Partial Basement	Exterior Walls	Brick-Frame/A+	Walls	Drywall/G
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	1740 sq. ft.	Roof Surface	Asph.Shingle/A+	Trim/Finish	Wood/G
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	85 %	Gutters & Downspouts	Aluminum/A+	Bath Floor	Ceramic/G
Design (Style)	Traditional	[ ] Outside Entry/Exit	[X] Sump Pump	Window Type	Casement/A+	Bath Wainscot	Ceramic/G
Year Built	2004	Evidence of [ ] Infestation		Storm Sash/Insulated	Storms/A+	Car Storage	[ ] None
Effective Age (Yrs)	7	[ ] Dampness	[ ] Settlement	Screens	Mesh/A+	[X] Driveway	# of Cars 3
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) # 0	Driveway Surface	Concrete
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) # 1	[X] Fence Iron	[X] Garage	# of Cars 3
[ ] Floor	[X] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck Patio	[X] Porch Cov'd.	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[ ] Other None	[X] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 9 Rooms | 4 Bedrooms | 2.1 Bath(s) | 3,138 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). Storm doors & windows. Personal property was not given consideration in the value estimate.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-six to ten years ago;Bathrooms-updated-six to ten years ago;See comments-SUBJECT CONDITION
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe. The subject has no apparent functional, physical, or external inadequacies noted at the time of the inspection. The appeal and marketability of the subject are average-good. Construction quality is typical for this type of residence within the market area. The subject appears to be structurally sound, with no apparent structural defects. However, the appraiser is not an expert in areas such as roofing, hvac, plumbing,
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

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There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 229,900 to $ 279,900 .
There are 44 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 153,100 to $ 470,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	9028 Clifton Ave. Mokena, IL 60448	19312 Waterford Ln. Mokena, IL 60448		9054 Adare Ave. Mokena, IL 60448		19548 Adare Ave. Mokena, IL 60448	
Proximity to Subject		0.43 miles NE		0.12 miles NW		0.18 miles W	
Sale Price	$		$ 425,000		$ 435,000		$ 470,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 148.81 sq. ft.		$ 175.62 sq. ft.		$ 177.02 sq. ft.	
Data Source(s)		MRED#11181039;DOM 5		MRED#11060849;DOM 60		MRED#11213889;DOM 1	
Verification Source(s)		County Rec.- Pin#1909102040		County Rec.- Pin#1909104090		County Rec.- Pin#1909104030	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s09/21;c08/21		s07/21;c07/21		s09/21;c09/21	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	19468 sf	15594 sf	+3,874	13050 sf	+6,418	14998 sf	+4,470
View	B;Res;Pond View	N;Res;	+5,000	B;Res;Pond Vie		B;Res;Open Are	0
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;Traditional		DT2;Traditional	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	17	21	0	18	0	18	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	9 / 4 / 2.1	9 / 4 / 2.1		8 / 4 / 2.1	0	8 / 4 / 2.1	0
Gross Living Area	3,138 sq. ft.	2,856 sq. ft.	+8,460	2,477 sq. ft.	+19,830	2,655 sq. ft.	+14,490
Basement & Finished	1740sf1479sfin	1428sf928sfin	0	1239sf805sfin	0	1328sf1062sfin	0
Rooms Below Grade	2rr0br1.0ba0o	1rr0br0.1ba1o	+1,500	1rr0br0.0ba1o	+3,000	1rr1br1.0ba0o	0
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	GFA/CAC	GFA/CAC		GFA/CAC		GFA/CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	3ga3dw	3ga3dw		3ga3dw		3ga3dw	
Porch/Patio/Deck	Patio,Porch	Patio,Porch		Deck,Porch	0	Deck,Porch,Pati	-1,000
Fireplaces	1	1		1		0	+2,500
Net Adjustment (Total)		[X] + [ ] - $	18,834	[X] + [ ] - $	29,248	[X] + [ ] - $	20,460
Adjusted Sale Price of Comparables		Net Adj. 4.0% Gross Adj. 4.0% $	443,834	Net Adj. 7.0% Gross Adj. 7.0% $	464,248	Net Adj. 4.0% Gross Adj. 5.0% $	490,460

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) MRED and its Tax Data Base.
My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) MRED and its Tax Data Base.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	12/10/2018			
Price of Prior Sale/Transfer	440,000			
Data Source(s)	MRED/cnty.rec-Doc#R201	MRED	MRED	MRED
Effective Date of Data Source(s)	10/01/2021	10/01/2021	10/01/2021	10/01/2021

Analysis of prior sale or transfer history of the subject property and comparable sales Data was collected from MRED/Assessor record, and is assumed to be reliable and accurate. Per county records, the subject was a warrante deed transfer on 12/10/2018 with a listed value of $440,000; & was bought 11/28/2018 for $440,000 in an apparent arms length sale (MRED#10048948; conventional sale; 67dom). No other prior sales of the subject in the past 3 years. No prior sales of the comparable sales in the past year, other than the sales used in this report.

Summary of Sales Comparison Approach. Data was collected from MRED/Assessor records, and is assumed to be reliable & accurate. Sales were anaylyed, compared to the subject, and adjusted for marketable differences. The final value conclusion is carried by the sales comparison analysis as it best reflects the attitudes of typical buyers and sellers in this market. Comp1 was adjusted for view. Comp3 for patio/porch & fireplace. Comps1,2 for basement finish. And all 3comps for lot size & GLA, as I was unable to bracket these 2items which caused across the board adjustments using market reaction. The age also wasnt bracketed, but all 3comps were determined similar enough to not warrant adjustments (less than 5yrs difference). This does not mean the subject is over/under improved or atypical for the area. Other adjustments made using paired analysis and/or market reaction. Comps2,3 exceed the lot guideline, but were used due to their sale date,style,bedroom/bath,count, condition, & location. After adjustments, the fair value market range is from $443,834 to

Indicated Value by Sales Comparison Approach $ 465,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 465,000 Cost Approach (if developed) $ 465,961 Income Approach (if developed) $

I have considered using the cost approach, but did not give it much weight due to being unable to obtain sufficient enough information to give a good estimate of the value of the site. All 3comps were given consideration due to being recently closed sales which required a similar number of adjustmetns (one comp did not stand out as being totally superior).

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This is appraisal is made with the subject in "as-is" condition. Estimated remaining economic life is 40years.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 465,000 as of 10/01/2021 , which is the date of inspection and the effective date of this appraisal.

ADDITIONAL COMMENTS

MARKET DATA:
All of the comparable sales have similarities to the subject in design and overall appeal. They were all given proportionate weight in estimating the market value of the subject. In the appraiser's opinion, the comparables used in this report were the best available at the time of inspection and the best indicators of value for the subject property. Information for the comparable sales were obtained from the Multiple Listing Service and Assessor records. This information is assumed to be reliable and accurate, but not warranted. No consideration was given to personal property in this report. There are normal easements for utilities such as telephone, gas , electric, etc . No adverse easements or encroachments were noted at the time of inspection. There were no environmental conditions apparent on or near the subject site. Please note that this report is not a home inspection. The appraiser only performed a visual inspection of accessible areas and that the appraisal cannot be relied upon to disclose conditions and/or defects in the property. Also note that simply because a borrower or third party may receive a copy of the appraisal, it does not mean that the borrower of third party is an intended user as that term is defined in the URAR form. The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraisal.
MOLD: The appraiser is not qualified to determine if mold is present in the property. If mold is present, the appraiser is not qualified to determine its cause, its type, or whether it may pose any risk to the inhabitants. It may also be present in areas that may be obstructed.
LEGAL DESCRIPTION: FIRREA requires a legal description to be included as part of appraisals for federally regulated transactions above the DeMinimus transaction value of $250,000. FIRREA has provisions for instances when information is unavailable to the appraiser. In these instances, the appraiser must disclose the unavailability of the information.
Legal Description: or refer to title policy: Lot 244 in Tara Hills Sub Phase 4 Unit 1, a sub of part of the East 1/2 of Section 10, Township 35 North, Range 12, East of the Third Principal Meridian, in Will County, Illinois (abbreviated legal obtained from county records/MRED).

Additional Comment due to Severe Storms & Flooding: No visible storm water,sanitary sewer,and/or flood damage to the house,garage, site/lot, or other improvements were noted at the time of the appraisal inspection.

Digital Signature: This report has been electronically prepared in compliance with USPAP guidelines which includes a digital signature and adequate security measures in place to protect the data produced by the appraiser.

Market Conditions: Subject's neighborhood & market area are not always synonymous. In some instances the market area may be much larger than the neighborhood depending on the type of residence & the market criteria that would be used by a prospective buyer. Due to a lack of market data of properties that compete with the subject in this immediate neighborhood,it was necessary to expand the search to nearby areas for competitive properties. Therefore, sales & listing information reported on the 1004MC may not be the same as that reported in the appraisal report for sales & listings in the subject's defined neighborhood on the top of page 2.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The overall land value represents approximately 21% of the total value of the property. The land value was estimated by viewing sales of similar sites in the subject area, or in other similar neighborhoods. Also considered were the ratios of land to overall values reported by the township assessor. No formal appraisal was prepared for this aspect of the report.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data: Marshall & Swift, area contractors

Quality rating from cost service: avg.-good Effective date of cost data: 08/01/2021

Comments on Cost Approach (gross living area calculations, depreciation, etc.):
Estimated Remaining Economic Life = 40years. A head & shoulders inspection of the entire subject property was performed at the time of the appraisal. The subject does appear to meet minimum guidelines and required no repairs or conditions.

OPINION OF SITE VALUE				= $ 98,000
Dwelling	3,138 Sq. Ft. @ $	99		= $ 310,662
Bsmt.1740	Sq. Ft. @ $	41		= $ 71,340
storms,patio,prch,fp				18,000
Garage/Carport	693 Sq. Ft. @ $	22		= $ 15,246
Total Estimate of Cost-New				= $ 415,248
Less Depreciation	Physical 62,287	Functional $0	External $0	= $ (62,287)
Depreciated Cost of Improvements				= $ 352,961
"As-is" Value of Site Improvements				= $ 15,000
INDICATED VALUE BY COST APPROACH				= $ 465,961

Estimated Remaining Economic Life (HUD and VA only): 40 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Due to the lack of rental properties in the subject's market area, there was not enough data available to construct a market rent.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases | Total number of units | Total number of units sold

Total number of units rented | Total number of units for sale | Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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, 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 each acting in what he or she considers his or her own best interest; (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (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 assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser 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. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature _____
Name Wayne D. Tropeck
Company Name Accurate Appraisals Ltd.
Company Address 11623 Kaup Lane
Orland Park, IL 60467
Telephone Number 708-675-3566
Email Address kimfry@comcast.net
Date of Signature and Report 10/01/2021
Effective Date of Appraisal 10/01/2021
State Certification # 556.000663
or State License # _____
or Other (describe) _____ State # _____
State IL
Expiration Date of Certification or License 09/30/2023

ADDRESS OF PROPERTY APPRAISED
9028 Clifton Ave.
Mokena, IL 60448

APPRAISED VALUE OF SUBJECT PROPERTY $ 465,000

LENDER/CLIENT
Name IVG
Company Name JPMorgan Chase
Company Address 201 N. Central Ave., 32nd Floor
Phoenix, AZ 85004
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____

Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

Uniform Appraisal Dataset Definitions

Abbreviations Used in Data Standardization Text

Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design(Style)
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
BsyRd	Busy Road	Location
cp	Carport	Garage/Carport
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
cv	Covered	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
DT	Detached Structure	Design(Style)
dw	Driveway	Garage/Carport
Estate	Estate Sale	Sale or Financing Concessions
e	Expiration Date	Date of Sale/Time
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Garage - Attached	Garage/Carport
gbi	Garage - Built-in	Garage/Carport
gd	Garage - Detached	Garage/Carport
GR	Garden Structure	Design(Style)
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
HR	High Rise Structure	Design(Style)
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
MR	Mid-Rise Structure	Design(Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
op	Open	Garage/Carport
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design(Style)
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RT	Row or Townhouse	Design(Style)
RH	Rural Housing - USDA	Sale or Financing Concessions
SD	Semi-detached Structure	Design(Style)
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
w	Withdrawn Date	Date of Sale/Time
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: Reczek, Colleen		File No.: Order#1160512
Property Address: 9028 Clifton Ave.		Case No.: Loan#1452296577
City: Mokena	State: IL	Zip: 60448
Lender: JPMorgan Chase		

SUBJECT CONDITION
The home appears to be in average-good condition. No signs of deferred maintenance noted at the time of inspection. No apparent physical, functional, or external inadequacies noted. The overall quality, utility, floor plan, and condition are typical for the area. Physical depreciation is taken for normal wear and tear. Utilities were on & appeared to be in functioning condition. No repairs or conditions were noted. Subject has a rather recently updated kitchen, baths, flooring, walls/painting, fixtures, HVAC (zoned), & doors. There is a covered front porch; a finished basement; a concrete patio; & the lot backs up to a pond, It is on a cul de sac, which makes it larger than many of the lots in the area.
Market Analysis Comments
The MLS statistics, office records,as well as sale/resales of properties in the neighborhood support a relatively stable overall market over the past 0-12 months. Median sales prices did fluctuate upwards over each of the time periods, therefore values were deemed to be increasing overall. These values are relatively similar, to a bit of an increase, from values during the previous 12-24 months. Criteria for this analysis included all single family detached homes in the town of Mokena, within the subject's defined market area (appx. boundaries are identified on pg.1 of the URAR), and have closed within the past 0-12 months.
The MLS does not permit accurate counts, list price median, or days on market for the data to be included in the 7-12month and the 4-6month time periods for the active listing category. The data that is available is incomplete and unreliable due to the limitations of the MLS output for the two preceding time periods. Per Fannie Mae, extraordinary effort (i.e. Microsoft Excel or other custom create software products) to extract data to complete the form is not required. Please note due to the appraiser's inability to complete the median list price section for the 7-12month and 4-6month time periods, the corresponding median sales price percentage of list price also cannot be completed for the same competing time periods.

Appraiser's "Inventory Analysis", "Median Sale & List Price, DOM" and other observations in this addendum are based on the data source identified in the 1004MC Form, which appraiser generally believes to be an acceptable source of market data. However, the appraiser cannot verify all of the information in that data source and cannot guarantee the accuracy of such data or conclusions based thereon. The appraiser also cannot guarantee future market conditions affecting the subject property.

The subject property is located 1 mile from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

I have knowledge and experience in appraising this type of property in this market area, and I am aware of, and have access to, the necessary and appropriate public & private data sources, such as multiple listing services, tax assessment records, public land records, and other such data sources for the area in which the property is located.

The subject's final value is above the single family housing's predominant value. The predominant value is the median sales price in the subject market area within the past year. This value does not affect the subject's value or have any affect on its marketability. It is above this value due to being a larger 2-story styled home. This does not mean the subject is over improved or atypical for the area.

Additional Appraiser Certifications:
"The "Client" means the party or parties who engage an appraiser, by employment or contract, in a specific assignment. If an appraisal management company is the party engaging the appraiser, the appraisal management company is considered the client."

The appraisal assignment has been ordered by an appraisal management company. They have been identified as the Client in the LENDER/CLIENT section on the Name line on the Signature Page. The lender has been identified in the SUBJECT section on the Lender/Client line on page one of the appraisal report.

Additional Intended Users
The intended users of this appraisal report are the client and the lender. No additional intended users are identified by the appraiser. The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party s own risk and is not intended or authorized by the appraiser

Data for the comparables' lot size, age, bedroom/bath count, GLA, etc., was obtained from county records/MRED, as this is the common source for this data among appraisers in the market area. This data is assumed to be accurate & any differences between this source & any other data source is unexplainable to the appraiser. Appraiser is confident the data used in the report is reliable. Data for the subject's GLA, bedroom/bath count, etc., was measured by the appraiser along with an interior inspection of the property by the appraiser. Any difference between values/counts noted by appraiser & another data source are unexplainable. Subject's GLA was measured by the appraiser.

The tax year listed for the subject on pg.1 of the URAR is the most recent listed in county records/MRED.

The appraiser utilized available data to determine the UAD Quality & Condition ratings for the subject and comparables. The definitions for these ratings are based on a physical inspection, unless otherwise noted. The comparables' ratings are based on the data sources for that particular comparable within the sales comparison approach. It is the appraiser's opinion that the ratings utilized within the report are the most accurate. This rating system is subjective and a property could be considered a different rating by another party. The appraiser is not privy to any information used by other parties to determine those ratings. Therefore, the appraiser cannot comment on any differences between ratings in the report and those estimated by other parties.

Subject has suffered no apparent damage from any recent storm or disaster.

Smoke/CO detectors did appear to be present.
The global outbreak of a "novel coronavirus" known as COV ID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.

EXPANDED SCOPE OF WORK STATEMENT
At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae & Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.
The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has NOT had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. The appraiser makes no representations, guarantees or warrantees, express or implied, regarding building materials, their fitness, quality, condition or remaining economic life. Not every element of the subject property was viewable. The appraiser did not move any personal property, due to liability concerns for the potential damage to the property, to disclose or reveal any unapparent or hidden defects to the structure, nor did the appraiser dismantle or probe the structure to observe enclosed, encased, or otherwise concealed areas. Comparable data was generally obtained from third party sources including but not limited to the local MLS, County Assessor, Township Assessor, online resources and additional public data sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.
(Scope of Work Disclosure courtesy of Heyn, Molitor-Gennrich, LLC).

Borrower: Reczek, Colleen		File No.: Order#1160512
Property Address: 9028 Clifton Ave.		Case No.: Loan#1452296577
City: Mokena	State: IL	Zip: 60448
Lender: JPMorgan Chase		

INTENDED USER CLARIFICATION
Recognizing that there may be confusion in the appraisal community about the distinction between parties who "use" and parties who "rely" on appraisal reports. Fannie Mae has developed the following additional statement to be used when the Lender/Client is the only intended User: "The intended User of this appraisal report is the Lender/Client. The intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional intended Users are identified by the appraiser." Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

INTENDED USER CLARIFICATION (Illinois Only - when the client is the AMC)
The appraisal assignment has been ordered by an appraisal management company. They have been identified as the Client in the LENDER/CLIENT section on the Name line on the Signature Page. The lender has been identified in the SUBJECT section on the Lender/Client line on page one of the appraisal report. The intended user of this appraisal report is the client and the lender. No additional intended users are identified by the appraiser. "Recognizing that there may by confusion in the appraisal community about the distinction between parties who "use" and parties who "rely" on appraisal reports." Fannie Mae has developed the following additional statement to be used when the Lender/Client is the only intended User: "The Intended User of this appraisal report is the Lender/Client. The intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional intended Users are identified by the appraiser." Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

"No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company , or partner on behalf of the lender, shall influence or attempt to influence the development of, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner....

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personnaly by phone or electronically to Solutionstar Settlement Services."

The following comments pertain to financing concession adjustments made to the comparabes (if any were made). The subjects market area DOE S warrant a dollar for dollar adjustment. Please refer to F annie Mae's selling guide (listed below). This is also reflected in the comment section of the 1004MC form for the market area recognizing the dollar for dollar adjustments.
Per Fannie Mae..
Fannie Mae recognizes that the effect of sales or financing concessions on sales prices can vary with the amount of the concessions and differences in various markets. Adjustments must reflect the difference between what the comparables actually sold for with the sales or financing concessions and what they would have sold for without the concessions so that the dollar amount of the adjustments will approximate the reaction of the market to the concessions. If the appraiser s analysis determines that the market s reaction is the full amount of the financing concession, a dollar-for-dollar adjustment is acceptable.

Accurate Appraisals Ltd.

Market Conditions Addendum to the Appraisal Report

Order#1160512
File No. Loan#1452296577

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 9028 Clifton Ave. City Mokena State IL Zip Code 60448

Borrower Reczek, Colleen

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	14	14	16	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	2.33	4.67	5.33	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	2	4	6	☐ Declining	☐ Stable	☒ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.86	0.86	1.13	☐ Declining	☒ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**	**Overall Trend**		
Median Comparable Sale Price	230,000	255,500	318,500	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	10	9	9	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	239,900	256,450	249,900	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	10	9	16	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	99.64%	101.41%	100.00%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

Seller concessions are fairly common in the subject's market area over the past 12 months. These concessions typically range 1-3% towards the buyer's closing costs.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

There are some foreclosure & REO sales in the subject market area. When present, these properties can tend to sell for below market prices (but not always), are typically purchased by investors or handymen, and may tend to lower the predominant value in the area. The sales of these, as well as future trends, appear to be stable.

Cite data sources for above information. MRED, ConnectMLS, county records.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

See attached addendum.

CONDO / CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: Project Name: N/A

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

N/A

Summarize the above trends and address the impact on the subject unit and project. N/A

APPRAISER

APPRAISER

Signature
Name Wayne D. Tropeck
Company Name Accurate Appraisals Ltd.
Company Address 11623 Kaup Lane
Orland Park, IL 60467
State License/Certification # 556.000663 State IL
Email Address kimfry@comcast.net

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
State License/Certification # State
Email Address

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Reczek, Colleen		File No.:	Order#1160512
Property Address: 9028 Clifton Ave.		Case No.:	Loan#1452296577
City: Mokena	State: IL	Zip:	60448
Lender: JPMorgan Chase			



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower: Reczek, Colleen		File No.: Order#1160512
Property Address: 9028 Clifton Ave.		Case No.: Loan#1452296577
City: Mokena	State: IL	Zip: 60448
Lender: JPMorgan Chase		



front photo



rear photo



pond



kitchen



dining room



family room



living room



den



bedroom



bedroom



bedroom



bedroom

Borrower: Reczek, Colleen		File No.: Order#1160512
Property Address: 9028 Clifton Ave.		Case No.: Loan#1452296577
City: Mokena	State: IL	Zip: 60448
Lender: JPMorgan Chase		



.5bath



bath



bath



laundry room



basement den



basement rec room



basement 2nd rec room



basement bath



furnace & HW heater



electric panels



central air compressors



smoke/CO detector

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Reczek, Colleen		File No.: Order#1160512
Property Address: 9028 Clifton Ave.		Case No.: Loan#1452296577
City: Mokena	State: IL	Zip: 60448
Lender: JPMorgan Chase		



COMPARABLE SALE #1

19312 Waterford Ln.
Mokena, IL 60448
Sale Date:
Sale Price: $



COMPARABLE SALE #2

9054 Adare Ave.
Mokena, IL 60448
Sale Date:
Sale Price: $

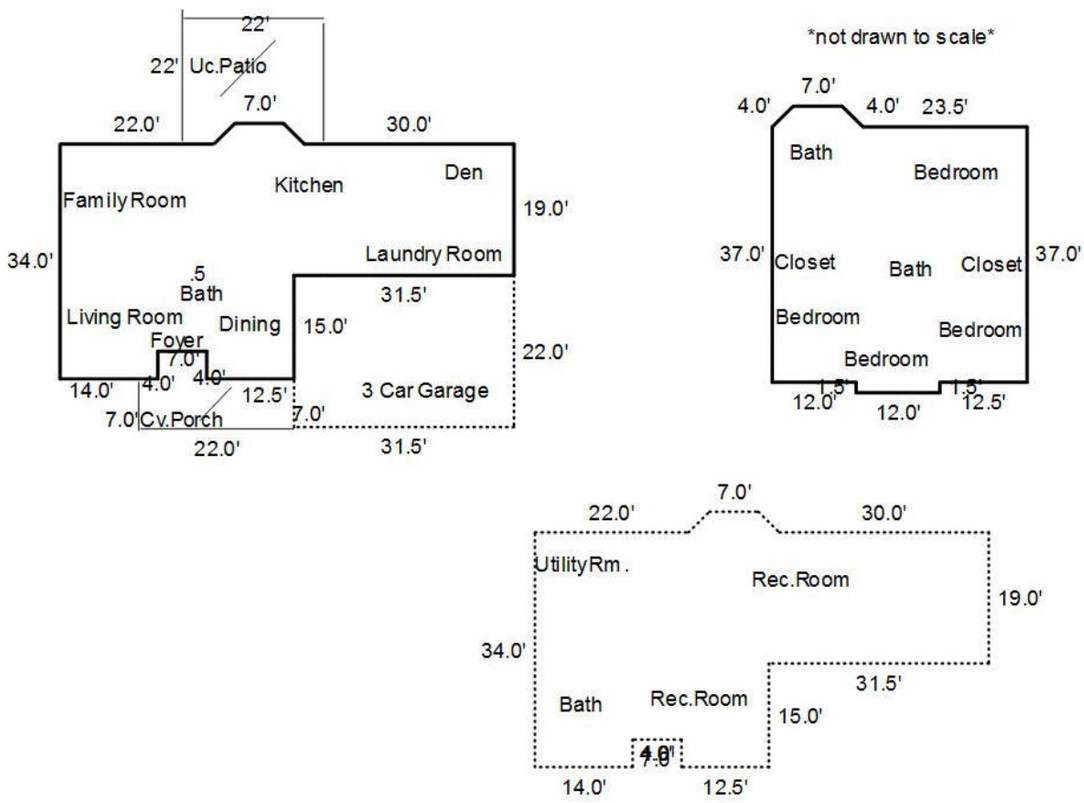


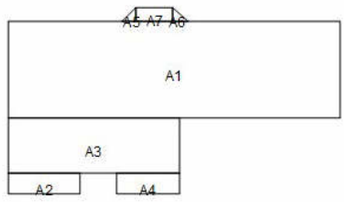
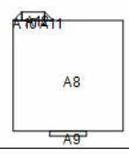
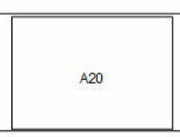
COMPARABLE SALE #3

19548 Adare Ave.
Mokena, IL 60448
Sale Date:
Sale Price: $

FLOORPLAN SKETCH

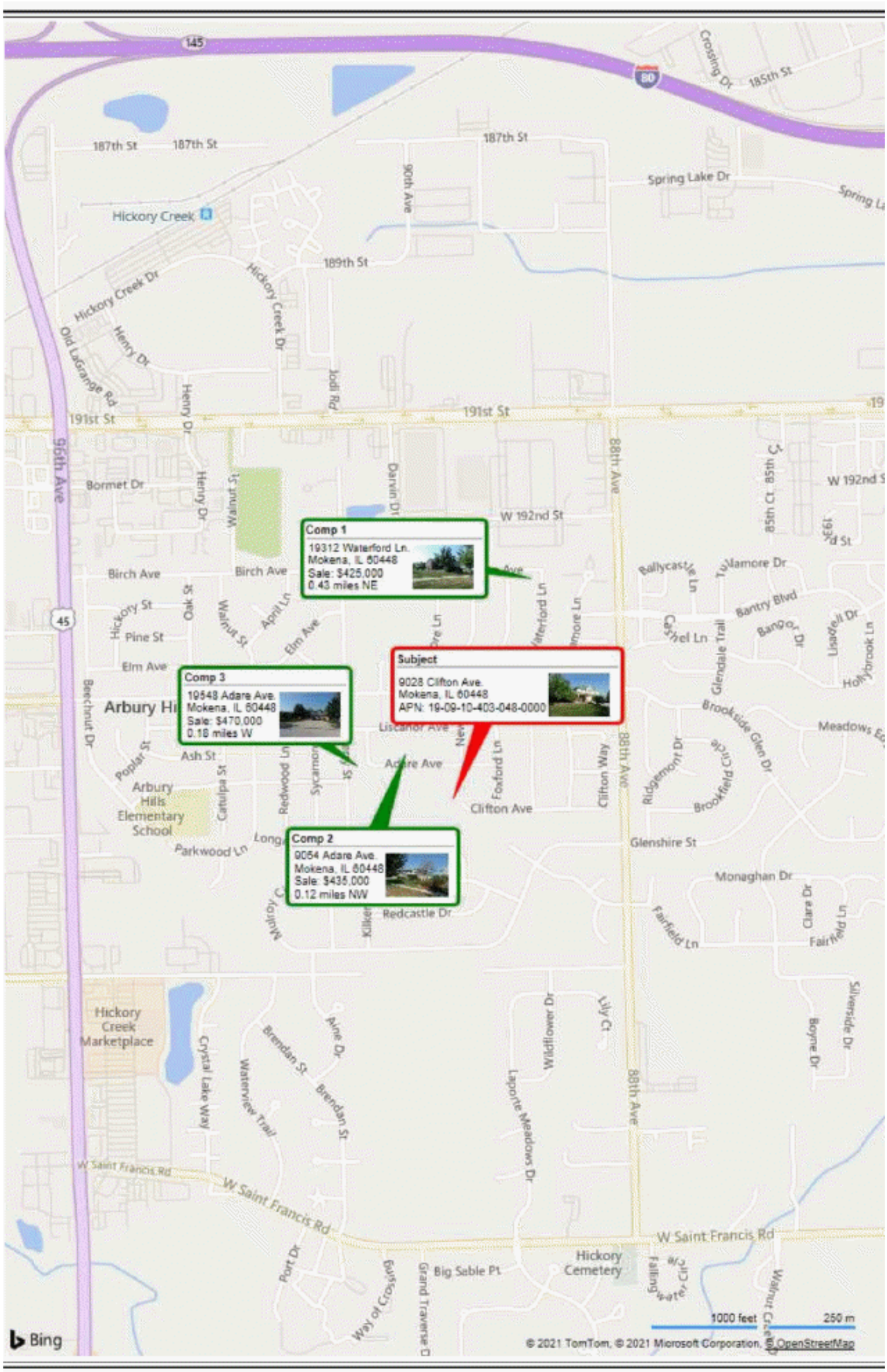
Borrower: Reczek, Colleen		File No.: Order#1160512
Property Address: 9028 Clifton Ave.		Case No.: Loan#1452296577
City: Mokena	State: IL	Zip: 60448
Lender: JPMorgan Chase		



SKETCH CALCULATIONS		Perimeter	Area
	A1 : 65.0 x 19.0 =		1235.0
	A2 : 14.0 x 4.0 =		56.0
	A3 : 33.5 x 11.0 =		368.5
	A4 : 12.5 x 4.0 =		50.0
	A5 : 0.5 x 3.0x3.0 =		4.5
	A6 : 0.5 x 3.0x3.0 =		4.5
	A7 : 7.0 x 3.0 =		21.0
	First Floor		1739.5
	A8 : 36.5 x 37.0 =		1350.5
	A9 : 12.0 x 1.5 =		18.0
	A10 : 0.5 x 3.0x3.0 =		4.5
	A11 : 0.5 x 3.0x3.0 =		4.5
	A12 : 7.0 x 3.0 =		21.0
	Second Floor		1398.5
	A13 : 65.0 x 19.0 =		1235.0
	A14 : 14.0 x 4.0 =		56.0
	A15 : 33.5 x 11.0 =		368.5
	A16 : 12.5 x 4.0 =		50.0
	A17 : 0.5 x 3.0x3.0 =		4.5
	A18 : 0.5 x 3.0x3.0 =		4.5
	A19 : 7.0 x 3.0 =		21.0
	Basement		1739.5
	Total Living Area		**3138.0**
	A20 : 31.5 x 22.0 =		693.0
	Detached Garage (garage is actually attached)		693.0
	Total Garage Area		**693.0**

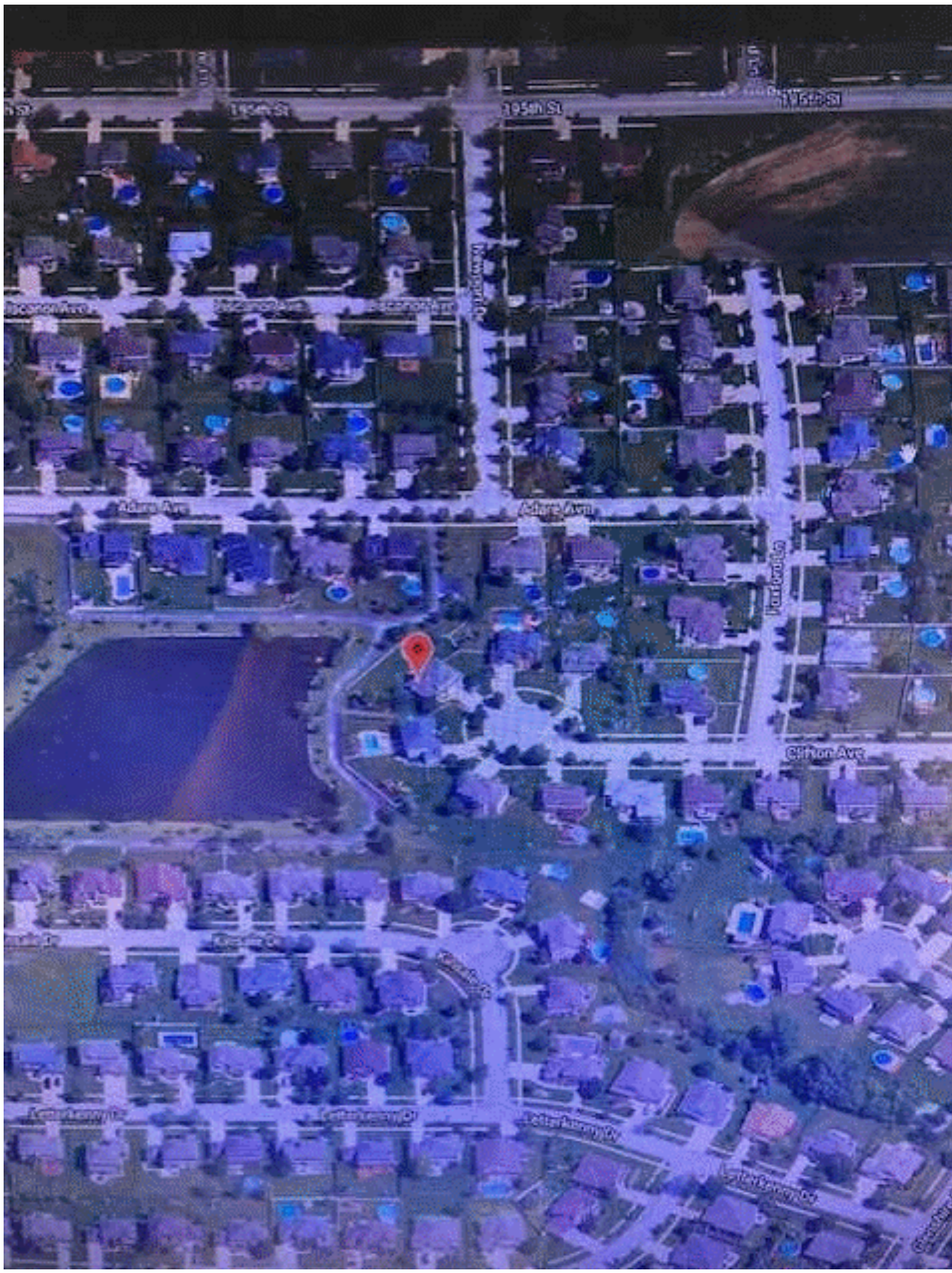
LOCATION MAP

Borrower: Reczek, Colleen		File No.: Order#1160512
Property Address: 9028 Clifton Ave.		Case No.: Loan#1452296577
City: Mokena	State: IL	Zip: 60448
Lender: JPMorgan Chase		



AERIAL MAP

Borrower: Reczek, Colleen		File No.:	Order#1160512
Property Address: 9028 Clifton Ave.		Case No.:	Loan#1452296577
City: Mokena	State: IL	Zip:	60448
Lender: JPMorgan Chase			



Borrower: Reczek, Colleen		File No.: Order#1160512
Property Address: 9028 Clifton Ave.		Case No.: Loan#1452296577
City: Mokena	State: IL	Zip: 60448
Lender: JPMorgan Chase		

Appraisal License

File No.
Case No.

Borrower
Property Address
City County State Zip Code
Lender/Client Address



State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
558.000663

EXPIRES:
09/30/2023

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

WAYNE D TROPECK

MARIO TRETO, JR.
ACTING SECRETARY

LAURIE MURPHY
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

157/07/255

Cut on Dotted Line

Borrower: Reczek, Colleen		File No.: Order#1160512
Property Address: 9028 Clifton Ave.		Case No.: Loan#1452296577
City: Mokena	State: IL	Zip: 60448
Lender: JPMorgan Chase		

File No. E&O
Case No.

Borrower
Property Address
City County State Zip Code
Lender/Client Address

LIA Administrators & Insurance Services

ASPEN

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Aspen American Insurance Company

(Referred to below as the "Company")
590 Madison Avenue, 7th Floor
New York, NY 10022
877-245-3510

Date Issued	Policy Number	Previous Policy Number
2/19/2021	AAI005511-06	AAI005511-05

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 143937
Named **Insured**:
STANDARD APPRAISAL
Wayne D. Tropeck
19407 Lisadell Drive
Tinley Park, IL 60487

2. **Policy Period:** From: 03/20/2021 To: 03/20/2022
12:01 A.M. Standard Time at the address stated in 1 above.

3. **Deductible:** $1000 Each **Claim**

4. **Retroactive Date:** 03/20/1998

5. **Inception Date:** 03/20/2016

6. **Limits of Liability:**
A. $1,000,000 Each Claim
B. $2,000,000 Aggregate

Subpoena Response: $5,000 Supplemental Payment Coverage
Pre-Claim Assistance: $5,000 Supplemental Payment Coverage
Disciplinary Proceeding: $7,500 Supplemental Payment Coverage
Loss of Earnings: $500 per day Supplemental Payment Coverage

7. **Covered Professional Services (as defined in the Policy and/or by Endorsement):**

Real Estate Appraisal and Valuation:	Yes [X]	No [ ]		
Residential Property:	Yes [X]	No [ ]		
Commercial Property:	Yes [ ]	No [X]		
Bodily Injury and Property Damage Caused During Appraisal Inspection ($100,000 Sub-Limit):	Yes [X]	No [ ]	(If "yes", added by endorsement)	
Right of Way Agent and Relocation:	Yes [ ]	No [X]		
Machinery and Equipment Valuation:	Yes [ ]	No [X]		
Personal Property Appraisal:	Yes [ ]	No [X]	(If "yes", added by endorsement)	
Real Estate Sales/Brokerage:	Yes [ ]	No [X]	(If "yes", added by endorsement)	

Accurate Appraisals

USPAP ADDENDUM

Order#1160512
File No. Loan#1452296577

Borrower: Reczek, Colleen
Property Address: 9028 Clifton Ave.
City: Mokena County: Will State: IL Zip Code: 60448
Lender/Client: JPMorgan Chase

APPRAISAL AND REPORT IDENTIFICATION

This appraisal report is one of the following types:

- [X] Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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 appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- [X] I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- [ ] I have NOT made a personal inspection of the property that is the subject of this report.
- [X] I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- [X] A reasonable marketing time for the subject property is 30-120 day(s) utilizing market conditions pertinent to the appraisal assignment.
- [X] A reasonable exposure time for the subject property is 30-120 day(s).

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:
Name: Wayne D. Tropeck	Name:
Date Signed: 10/01/2021	Date Signed:
State Certification #: 556.000663	State Certification #:
or State License #:	or State License #:
or Other (describe): State #:	State:
State: IL	Expiration Date of Certification or License:
Expiration Date of Certification or License: 09/30/2023	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 10/01/2021	[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

Borrower: Reczek, Colleen		File No.: Order#1160512
Property Address: 9028 Clifton Ave.		Case No.: Loan#1452296577
City: Mokena	State: IL	Zip: 60448
Lender: JPMorgan Chase		

Accurate Appraisals Ltd.
11623 Kaup Lane
Orland Park, IL 60467

10/01/2021

JPMorgan Chase
201 N. Central Ave., 32nd Floor
Phoenix, AZ 85004

RE: Reczek, Colleen
9028 Clifton Ave.
Mokena, IL 60448
File No. Order#1160512
Case No. Loan#1452296577

Dear Sir or Madam

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

9028 Clifton Ave., Mokena, IL 60448

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 10/01/2021 is:

$ 465,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: Wayne D. Tropeck

Wayne D. Tropeck

Errors - These items must be corrected to receive a "pass".

- 1004_05UAD - REPORT - Fair Lending - Comments in the Ending Addenda contain (DEMOGRAPHICS) "Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

Warnings - These items may be incorrect and require your review.

- CRX - 1004_05UAD - SUBJECT - Legal Description - on report (Refer to title policy, or see pg.3 of URAR.), differs from PUBLIC RECORDS (IN TARA HILLS SUB PHASE 4 UNIT 1, A SUB OF PRT OF THE E 1/2 OF SEC. 10, T35N-R12E.).
- 1004_05UAD - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Gross Living Area - Subject Property's Gross Living Area is not bracketed by Gross Living Area values found in Comparables. Comment required.
- 1004_05UAD - SALES COMPARISON APPROACH - Gross Living Area (GLA) - all closed sales are inferior to Subject Property.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)

Information - These items typically require comment.

- UAD - SITE - Dimensions - Must be 40 characters or less.