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Cameron Appraisal Company

File No. 23071R

APPRAISAL OF



LOCATED AT:

370 Newton Creek Ln
Farwell, MI 48622-9315

FOR:

Isabella Bank - Mortgage Department
139 East Broadway St
Mount Pleasant, MI, 48858

BORROWER:

Randall Metivier

AS OF:

July 12, 2023

BY:

Steven J. Cameron

4627 Willford Rd., Gladwin, MI 48624 Phone (989) 426 - 7721/Fax (989) 885 - 5907

Uniform Residential Appraisal Report

File No. 23071R

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 370 Newton Creek Ln | City Farwell | State MI | Zip Code 48622-9315

Borrower Randall Metivier | Owner of Public Record Randall Metivier | County Clare

Legal Description See Attached Addendum.

Assessor's Parcel # 014-013-200-21 | Tax Year 2022 | R.E. Taxes $ 1,510

Neighborhood Name Surrey Township | Map Reference 26035 | Census Tract 0007.00

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 Isabella Bank - Mortgage Department | Address 139 East Broadway St, Mount Pleasant, MI 48858

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). CGBOR MLS, MBOR MLS, or NGLBOR MLS

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 [ ] Suburban [X] Rural	Property Values	[ ] Increasing [X] Stable [ ] Declining	PRICE	AGE	One-Unit	50 %
Built-Up	[ ] Over 75% [X] 25-75% [ ] Under 25%	Demand/Supply	[X] Shortage [ ] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit	%
Growth	[ ] Rapid [X] Stable [ ] Slow	Marketing Time	[ ] Under 3 mths [X] 3-6 mths [ ] Over 6 mths	65 Low	0	Multi-Family	5 %
Neighborhood Boundaries	Neighborhood boundaries encompass properties located within US-10			535 High	100	Commercial	5 %
	north, Old State Ave west, Clarabella Road south, and US 27 east.			125 Pred.	40	Other Vacant	40 %

Neighborhood Description See Attached Addendum.

Market Conditions (including support for the above conclusions) See Attached Addendum.

SITE

Dimensions See Attached Legal Descriptions | Area 10.1 ac | Shape Rectangular | View N;Res;Woods

Specific Zoning Classification R1 | Zoning Description Resort 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 appraiser is unaware of any adverse enviromental or external factors, easements, encroachments, enviromental conditions, and land uses.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements? Type	Public	Private
Electricity	[X]	[ ]	Water	[ ]	[X] Well/Private/Typical	Street Gravel	[ ]	[X]
Gas	[ ]	[X] LP Gas	Sanitary Sewer	[ ]	[X] Septic/Private/Typical	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 26035C0450C | FEMA Map Date 12/03/2010

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. See Attached Addendum.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[ ] Concrete Slab [X] Crawl Space	Foundation Walls Concrete Blk/Avg	Floors Carp/Vinyl/Avera
# of Stories 1.50	[ ] Full Basement [ ] Partial Basement	Exterior Walls Vinyl/Average	Walls Drywall-Average
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface Asphlt Shngl/A Avg	Trim/Finish Wood/Average
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 0 %	Gutters & Downspouts Vinyl/Avg	Bath Floor Ceram/Vinyl/Avg
Design (Style) Chalet	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type Csmnt-Wood/Avg	Bath Wainscot Fibergls/Average
Year Built 1987	Evidence of [ ] Infestation	Storm Sash/Insulated Yes/Average	Car Storage [ ] None
Effective Age (Yrs) 15	[ ] Dampness [ ] Settlement	Screens Yes/Average	[X] Driveway # of Cars 4
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) # 0	Driveway Surface Gravel
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel LP Gas	[ ] Fireplace(s) # 0 [ ] Fence None	[X] Garage # of Cars 2
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck Deck [X] Porch Cover	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool None [X] Other Shed	[ ] Att. [X] Det. [ ] Built-in

Appliances [P] Refrigerator [P] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [P] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 6 Rooms | 3 Bedrooms | 2.0 Bath(s) | 1,843 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). The subject has a full covered front porch, small covered porch, front wood deck, detached garage, storage shed, and cathedral ceilings in the family room.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;No external or functional depreciation was noted. The subject is a 1.50 story chalet design and was considered average overall quality construction. The subject property was measured according to the ANSI standard.

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. While no physical deficiencies or adverse conditions that affect livability, soundness or structural integrity were noted, such items are generally beyond the expertise of the appraiser. Issues of soundness and structural integrity are often related to areas that are hidden from the appraiser's view. See limiting condition #5 and comments on page three related to appraiser's definition of "complete visual inspection."

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. Functional utility is acceptable, with adequately sized rooms, ample closet space and an efficient layout.

Uniform Residential Appraisal Report

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There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 0 to $ 0 .

There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 239,000 to $ 270,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	370 Newton Creek Ln Farwell, MI 48622-9315	1866 Littlefield Rd Farwell, MI 48622-9741		10110 Harrison Ave Farwell, MI 48622-9411		8490 S Grant Ave Clare, MI 48617-9482	
Proximity to Subject		2.12 Miles SW		2.12 Miles SE		3.40 Miles E	
Sale Price	$		$ 270,000		$ 239,000		$ 249,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 147.46 sq. ft.		$ 229.81 sq. ft.		$ 171.02 sq. ft.	
Data Source(s)		CGBOR #50087129;DOM 8		NGLR #1904414;DOM 1		NGLR #1901287;DOM 55	
Verification Source(s)		CGBOR/Peyton Properties		NGLR/ReMax		NGLR/Five Star Real Estate	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth FHA;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s10/22;c08/22		s08/22;c08/22		s08/22;c06/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	10.1 ac	13.30 ac	-6,500	10.00 ac	0	2.20 ac	16,000
View	N;Res;Woods	N;Res;Woods		N;Res;Woods		N;Res;Woods	
Design (Style)	DT1.50;Chalet	DT1.50;Cape Co	0	DT1.00;Ranch	0	DT1.00;Ranch	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	36	20	-1,000	45	500	23	-500
Condition	C4	C3	-7,500	C4		C4	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 2.0	6 / 3 / 2.0		5 / 3 / 1.0	6,000	5 / 3 / 2.0	0
Gross Living Area	30 1,843 sq. ft.	1,831 sq. ft.	0	1,040 sq. ft.	24,000	1,456 sq. ft.	11,500
Basement & Finished Rooms Below Grade	0sf	0sf		1000sf400sfin 1rr0br1.0ba0o	-6,000 -6,000	1456sf950sfin 2rr0br0.0ba0o	-7,500 -14,000
Functional Utility	Acceptable	Acceptable		Acceptable		Acceptable	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA None	2,000	FWA None	2,000
Energy Efficient Items	None	1 Fireplace	-2,500	None		None	
Garage/Carport	2gd4dw	2ga4dw	0	2gd4dw		2gd4dw	
Porch/Patio/Deck	Deck/2 Cov Prch	Deck/Cov Porch	3,500	Deck	10,000	Deck	10,000
Extras	Shed	None	1,000	Pole Barn	-12,500	None	1,000
Net Adjustment (Total)		☐ + ☒ -	$ 13,000	☒ + ☐ -	$ 18,000	☒ + ☐ -	$ 18,500
Adjusted Sale Price of Comparables		Net Adj. -4.8 % Gross Adj. 8.1 %	$ 257,000	Net Adj. 7.5% Gross Adj. 28.0%	$ 257,000	Net Adj. 7.4% Gross Adj. 25.1%	$ 267,500

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☒ 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) Per county records the subject had a transfer in ownership on 06/06/2023. This was an estate transfer.

My research ☐ did ☒ 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) None noted per NGLBOR MLS,CGBOR MLS, or MBOR MLS.

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	06/06/2023			
Price of Prior Sale/Transfer	$0			
Data Source(s)	CGBOR/County Records	CGBOR	NGLR	NGLR
Effective Date of Data Source(s)	07/12/2023	11/07/2022	11/07/2022	09/09/2022

Analysis of prior sale or transfer history of the subject property and comparable sales Per county records the subject had a transfer in ownership on 06/06/2023 . This was an estate transfer. No prior sales for the comparables sales were found within CGBOR MLS, MBOR MLS, or NGLBOR MLS.

Summary of Sales Comparison Approach. See Attached Addendum.

Indicated Value by Sales Comparison Approach $ 260,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 260,000 Cost Approach (if developed) $ 0 Income Approach (if developed) $

See Attached Addendum.

This appraisal is made ☒ "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: See Attached Addendum.

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 $ 260,000 as of 07/12/2023 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

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ADDITIONAL COMMENTS

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client - Isabella Bank. 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.

Clarification of the term "complete visual inspection":

Certification #2 on page 5 of this report states that the appraiser has performed a "complete visual inspection" of the property. It should be understood that the "complete visual inspection" was performed within the context of the intended use and intended user identified on page 4 and clarified above. That is, the appraiser's inspection of the property is for valuation purposes only and is strictly for the purpose of assisting the lender/client (and only the lender/client) in evaluating the property for a mortgage finance transaction. The appraiser's inspection of the property was limited to what was readily observable without moving furniture, floor coverings or personal property. Unless otherwise stated, the appraiser did not view attics, crawl spaces or any other area that would involve the use of ladders or special equipment. The appraiser's viewing of the property was limited to surface areas only and can often be compromised by landscaping, placement of personal property or even weather conditions. Most importantly, the appraiser's inspection of the property is far different from and much less intensive than the type of inspections performed to discover property defects. The appraiser is not a home inspector, building contractor, pest control specialist or structural engineer. An appraisal is not a substitute for a home inspection or an inspection by a qualified expert in determining issues such as, but not limited to, foundation settlement or stability, moisture problems, wood destroying (or other) insects, rodents or pests, radon gas or lead-based paint. The client is invited and encouraged to employ the services of appropriate experts to address any area of concern.

Use of Cost Approach for Insurance Purposes:

Replacement cost figures used in developing the cost approach are for valuation purposes only. No one, client or third party, should rely on these figures for insurance purposes. The definition of "market value" on page four of this form is not consistent with definitions of "insurable value." Actual reconstruction costs can easily exceed the replacement cost figures used in this appraisal.

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) Land value was developed through market extraction.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service Effective date of cost data

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

The cost approach was considered, but not developed due to the age of the home and excessive or unreliable depreciation estimates. The market approach was given total emphasis since it best reflects typical buyer behavior for the area.

Estimated Remaining Economic Life (HUD and VA only) 55 Years

OPINION OF SITE VALUE			= $ 55,000
Dwelling	1,843 Sq. Ft. @ $		= $ 0
Bsmt: 1792	Sq. Ft. @ $		= $ 0
Garage/Carport	720 Sq. Ft. @ $		= $ 0
Total Estimate of Cost-New			= $ 0
Less Depreciation	70 Physical $0	Functional	External = $ (0)
Depreciated Cost of Improvements			= $ 0
"As-is" Value of Site Improvements			= $
INDICATED VALUE BY COST APPROACH			= $

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) See Attached Addendum.

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 Steven J Cameron
Name Steven J. Cameron
Company Name Cameron Appraisal Company
Company Address 4627 Willford Rd
Gladwin, MI 48624
Telephone Number (989) 426 - 7721
Email Address scameron1@live.com
Date of Signature and Report 07/12/2023
Effective Date of Appraisal 07/12/2023
State Certification #
or State License # 1203006213
or Other (describe) State #
State MI
Expiration Date of Certification or License 07/31/2024

ADDRESS OF PROPERTY APPRAISED
370 Newton Creek Ln
Farwell, MI 48622-9315

APPRAISED VALUE OF SUBJECT PROPERTY $ 260,000

LENDER/CLIENT
Name Corporate Settlement Solutions
Company Name Isabella Bank - Mortgage Department
Company Address 139 East Broadway St
Mount Pleasant, MI 48858
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

File No. 23071R

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

File No. 23071R

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: Randall Metivier	File No.: 23071R	
Property Address: 370 Newton Creek Ln	Case No.:	
City: Farwell	State: MI	Zip: 48622-9315
Lender: Isabella Bank - Mortgage Department		

Legal Description

T17N R5W Sec 13 Beg N00 deg 32'50"E 388.77' from interior 1/4 cor TH N00 deg 32'50"E 400' TH S89 deg 02'20"E 888.80' TH N00 deg 27'45"W 85.45' to Bank of Newton Creek TH S72 deg 39'10"E 190' TH S00 deg 52'48"W 431.67' TH N89 deg 02'20"W 1068.68' to POB A 10.1 AKA Parcel 6

Neighborhood Description

The subject is located approximately 2.50 miles northeast of Farwell. Area consists of a variety of houses ranging from older houses of average quality construction to newer custom built houses of varied style, size, & age. The surrounding area consists of residential houses, several lakes and streams, vacant land, land used for agricultural purposes, and a mix of commercial along the main arteries. The predominant use and demand is for single family homes. The area has adequate access to all city amenities. No adverse conditions were noted. Children attend Farwell Schools.

Neighborhood Market Conditions

Mortgages throughout the area are available for willing, qualified purchasers at competitive rates. Rates have increased over recent months. Typical form of conveyance is a conventional mortgage. Michigan's real estate
market is seasonal in nature with the summer months being the busiest sales period of the calendar year.

Overall market conditions for the local area appear to be stabilizing with the increasing interest rates. Several rate increases have already happened within the past several months. These rate increases have slowed the market.

Site Comments

No survey provided to notate any easements or encroachments.

The subject is located on a private road. At time of inspection, the private road had no obviously apparent adverse effect on marketability.

The subject has a well and septic which is typical for the area, no public water or sanitary sewer is available in the area. At time of inspection, well and septic had no obviously apparent adverse effect on marketability.

Comments on Sales Comparison

The subject is located within the rural community of Farwell, in which sales of houses located on acreage size sites, were limited at best. The comparables used were considered to be the best available for the purpose of this report.

Comp # 1 is a somewhat dated sale, of a slightly newer, similar size, three bedroom, 2.0 bath, Cape Cod design house. It is located on a slightly larger site.

Comp # 2 is a somewhat dated sale, of a slightly older, somewhat smaller, three bedroom, 1.0 bath, ranch design house having a partially finished basement. It is located on a similar size site.

Comp # 3 is a somewhat dated sale, of a slightly newer and smaller, three bedroom, 2.0 bath, ranch design house having a partially finished basement. It is located on a somewhat smaller site.

Based on limited sales within the rural community somewhat dated sales were also utilized and considered to represent current market conditions.

No sales either recent or dated could be found of similar appeal to bracket the GLA of the subject, although comp # 1 required no adjustment.

Each of the comparables used were given consideration in estimating the subject's market value. No single sale was given additional weight in estimating the subject's market value.

Final Reconciliation

Both the cost approach and income approach were considered, but the market approach was given total emphasis in estimating the subject's market value. The cost approach & GRM analysis were not used based on the subject's age making it difficult to accurately estimate depreciation and the area being predominantly owner occupied. The market approach was given total emphasis since it best reflects typical buyer behavior for the area.

Conditions of Appraisal

Personal or movable items of property not permanently affixed to or part of real estate are considered personal property and are not included in the appraised value.

This report is not a home inspection, the appraiser only performed a visual inspection of readily accessible areas. This report cannot be relied upon to disclose conditions and/or defects in the property. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials as asbestos, urea-formaldehyde foam insulation, buried fuel storage tanks, lead base paint, radon gas, or any other potentially hazardous materials which may effect the value of the property. The market value estimate is predicated on the assumption that there is no such material on or in the property. Appraiser recommends that the proper experts in these fields be retained if so desired.

The appraiser is not a licensed builder or mechanical contractor and did not detect any latent defects of the structure or mechanical systems at the time of the appointment. Appraiser recommends that the proper experts in these fields be retained if so desired.

SCOPE OF THE WORK/APPRAISAL:

The scope of this appraisal included:
a) a review of pertinent file data concerning the subject property
b) a physical inspection of the readily accessible areas of both the interior and exterior of the subject property
c) a physical inspection of the neighborhood and environs
d) a review and analysis of appropriate land and improved property sales data via office files and private sources
e) a review of pertinent cost data and an analysis of the subject improvements relative to depreciation and obsolescence estimates
f) a search of appropriate rental information including rates, sales, and Gross Rent Multipliers
g) and a reconciliation of various data and analysis into the estimate of value
h) the appraiser has relied upon the local multiple listing service and local municipality data for relevant data pertaining to the subject property and the sales/listing

Borrower: Randall Metivier		File No.: 23071R
Property Address: 370 Newton Creek Ln		Case No.:
City: Farwell	State: MI	Zip: 48622-9315
Lender: Isabella Bank - Mortgage Department		

data utilized within this report - this information is assumed to be accurate and factual.

FUNCTION OF THE APPRAISAL:

The function of this appraisal is for mortgage collateral purposes. The appraisal was not completed for tax assessment, legal proceedings, insurance purposes, or any intent other than stated above. The appraisal is intended to meet Government Sponsored Enterprises (GSE) agency requirements.

INTENDED USERS:

The Intended User of this appraisal report is the Lender/Client - Isabella Bank. 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. This report contains suffient information to enable the Lender/Client to understand the report.

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.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:
The statements of facts contained in this report are true and correct.
The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analyses, opinions, and conclusions. 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 within this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

This appraisal assignment has not been based on a requested minimum valuation, a specific valuation, hitting a predetermined "target value" assigned by another party, or the approval of a loan.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment was 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.

As of the date of this report, I Steven J. Cameron have completed the continuing education program of the Appraisal Institute.

Real estate appraisers within the State of Michigan are required to be licensed/certified and are regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, MI 48909.

The appraiser is currently licensed as a State Licensed appraiser within the State of Michigan - License # 1203006213.

The appraisal fee charged contemplates only the report provided. Subsequent consultation and appropriate revisions, if required due to material defects between the subject property and the appraisal report will be provided. The fee charged does not contemplate court appearances or testimony.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

The appraiser certifies that the compensation for this appraisal is not contingent upon the reporting of a predetermined value that favors the cause of the client.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the appraiser noted on this report.

I have performed no other 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.

The appraiser reserves the right to inform any future potential client of any prior assignment or services regarding the subject property, or any part thereof, in accordance with the provisions required within the Ethics Section of USPAP 2012-13. Such notification shall be of the fact of the existence of a previous assignment or service performed within the prior three years and shall not include specifics or details of the analysis or the results of any conclusions drawn from such analysis.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents only a summary discussion of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

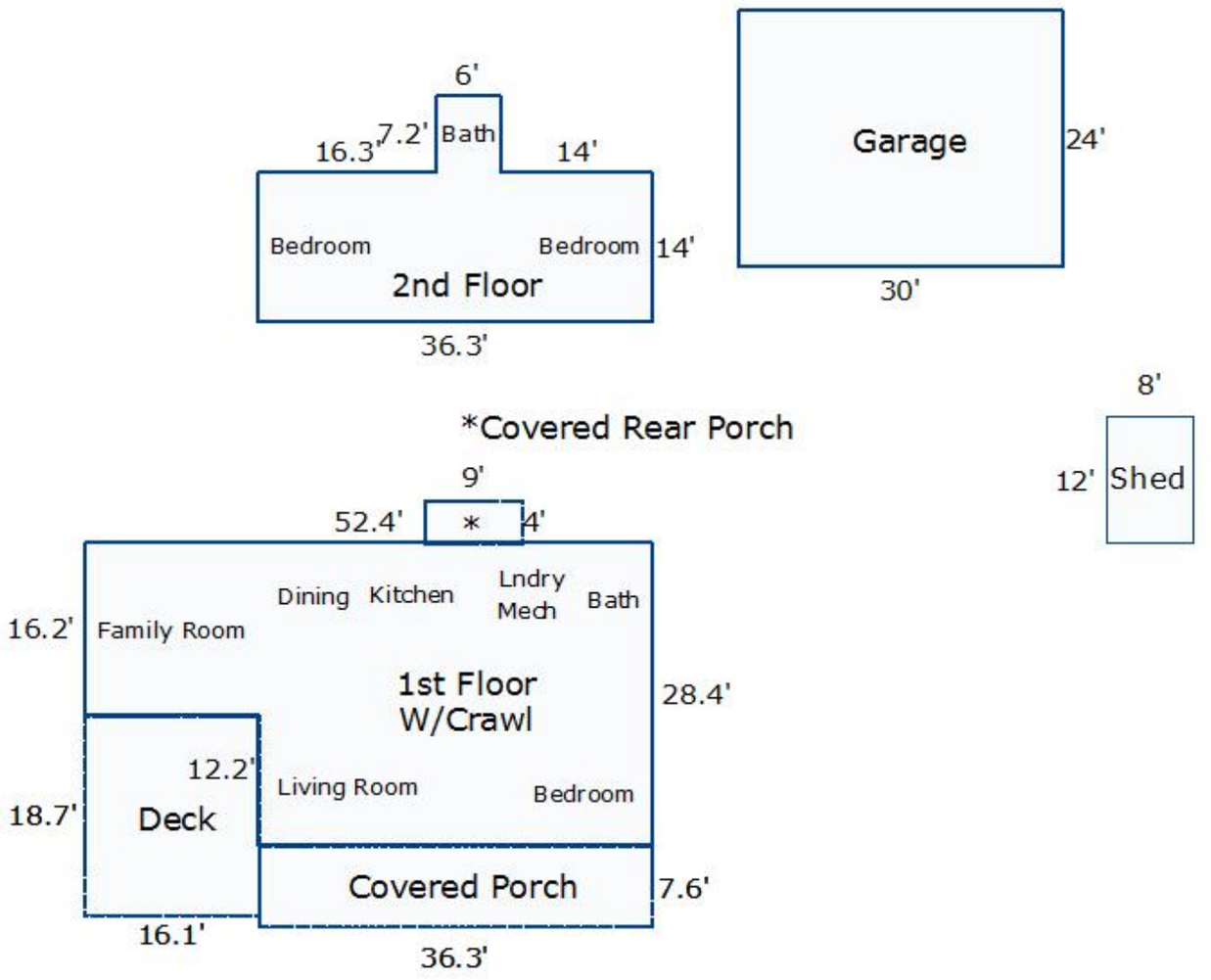
To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice.

Income Approach Comments

The income approach was considered, but not developed due to the lack of rental data for GRM analysis. Homes in this price range and neighborhood are typically purchased for use and not income. Thus, the income approach lacks rationale and was not developed.

FLOORPLAN SKETCH

Borrower: Randall Metivier		File No.: 23071R
Property Address: 370 Newton Creek Ln		Case No.:
City: Farwell	State: MI	Zip: 48622-9315
Lender: Isabella Bank - Mortgage Department		



370 Newton Creek Lane

Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1291.7	1291.7
GLA2	Second Floor	551.4	551.4
GAR	Detached Garage	720.0	720.0
P/P	Covered Front Porch	577.0	
	Covered Front Porch	275.9	
	Wood Deck	301.1	
	Covered Rear Porch	36.0	1189.9
OTH	Storage Shed	96.0	96.0
	Net LIVABLE Area (rounded)		1843

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
12.2	x	36.3	442.9
16.2	x	52.4	848.9
Second Floor			
36.3	x	14.0	508.2
7.2	x	6.0	43.2
4 Items		(rounded)	1843

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Randall Metivier		File No.: 23071R
Property Address: 370 Newton Creek Ln		Case No.:
City: Farwell	State: MI	Zip: 48622-9315
Lender: Isabella Bank - Mortgage Department		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: July 12, 2023
Appraised Value: $ 260,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower: Randall Metivier		File No.: 23071R
Property Address: 370 Newton Creek Ln		Case No.:
City: Farwell	State: MI	Zip: 48622-9315
Lender: Isabella Bank - Mortgage Department		



FAMILY ROOM VIEW



KITCHEN VIEW



DINING AREA VIEW



LIVING ROOM VIEW



BEDROOM VIEW



BATH VIEW



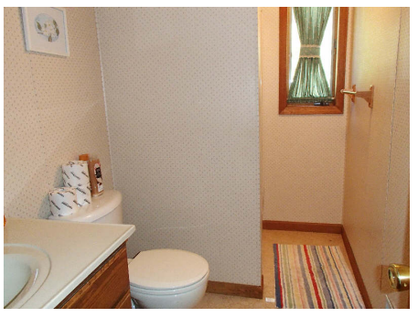
LAUNDRY ROOM VIEW



MECHANICAL VIEW



BEDROOM VIEW



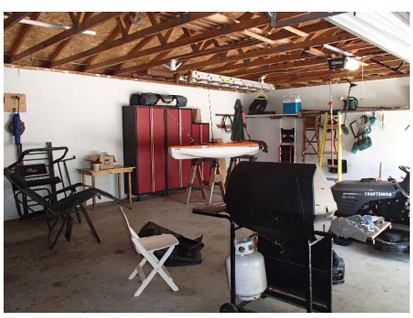
BATH VIEW



BEDROOM VIEW



GARAGE VIEW



GARAGE INTERIOR VIEW



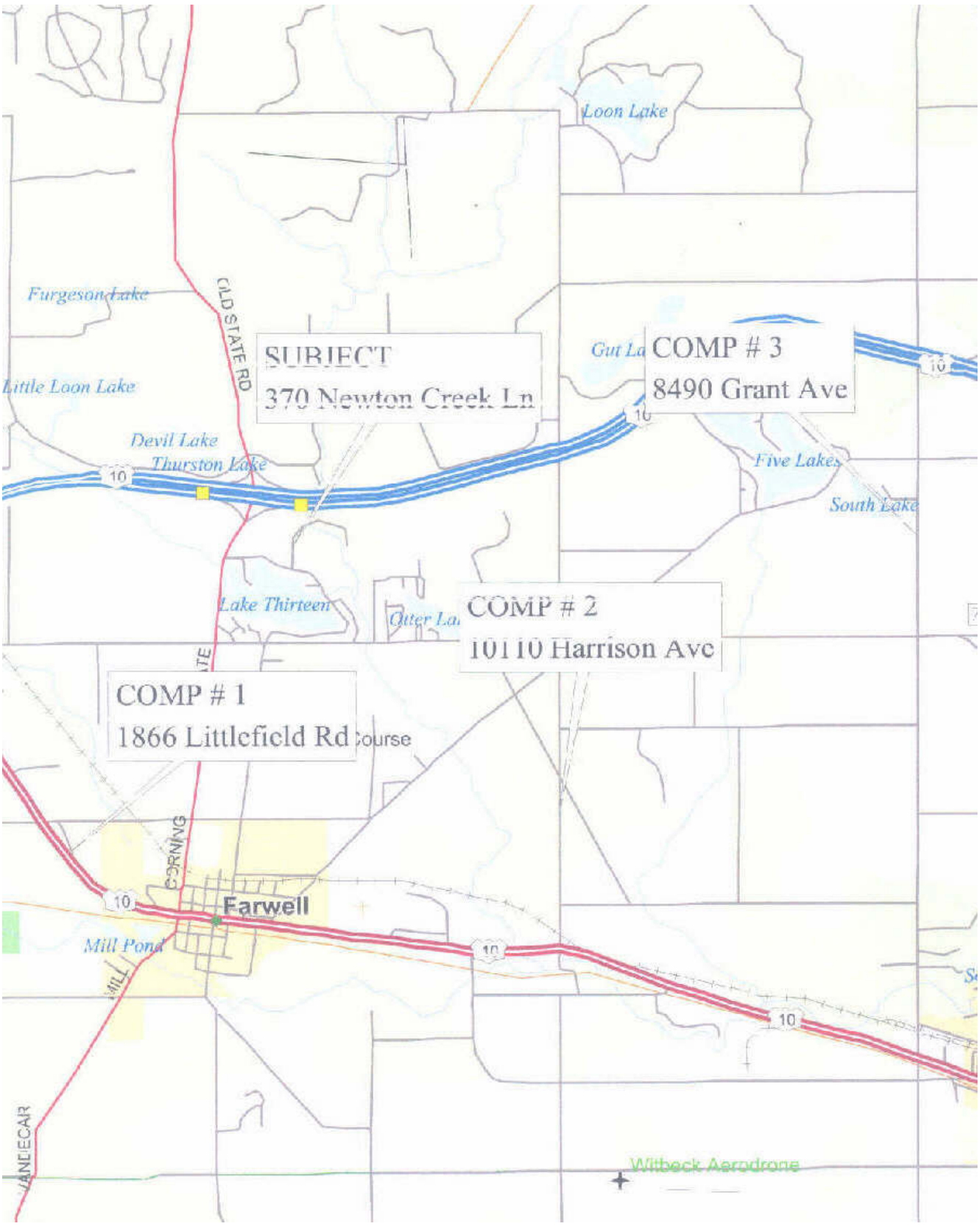
SHED VIEW



ADDITIONAL VIEW

LOCATION MAP

Borrower: Randall Metivier		File No.: 23071R
Property Address: 370 Newton Creek Ln		Case No.:
City: Farwell	State: MI	Zip: 48622-9315
Lender: Isabella Bank - Mortgage Department		



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Randall Metivier		File No.: 23071R
Property Address: 370 Newton Creek Ln		Case No.:
City: Farwell	State: MI	Zip: 48622-9315
Lender: Isabella Bank - Mortgage Department		



COMPARABLE SALE #1

1866 Littlefield Rd
Farwell, MI 48622-9741
Sale Date: s10/22;c08/22
Sale Price: $ 270,000



COMPARABLE SALE #2

10110 Harrison Ave
Farwell, MI 48622-9411
Sale Date: s08/22;c08/22
Sale Price: $ 239,000



COMPARABLE SALE #3

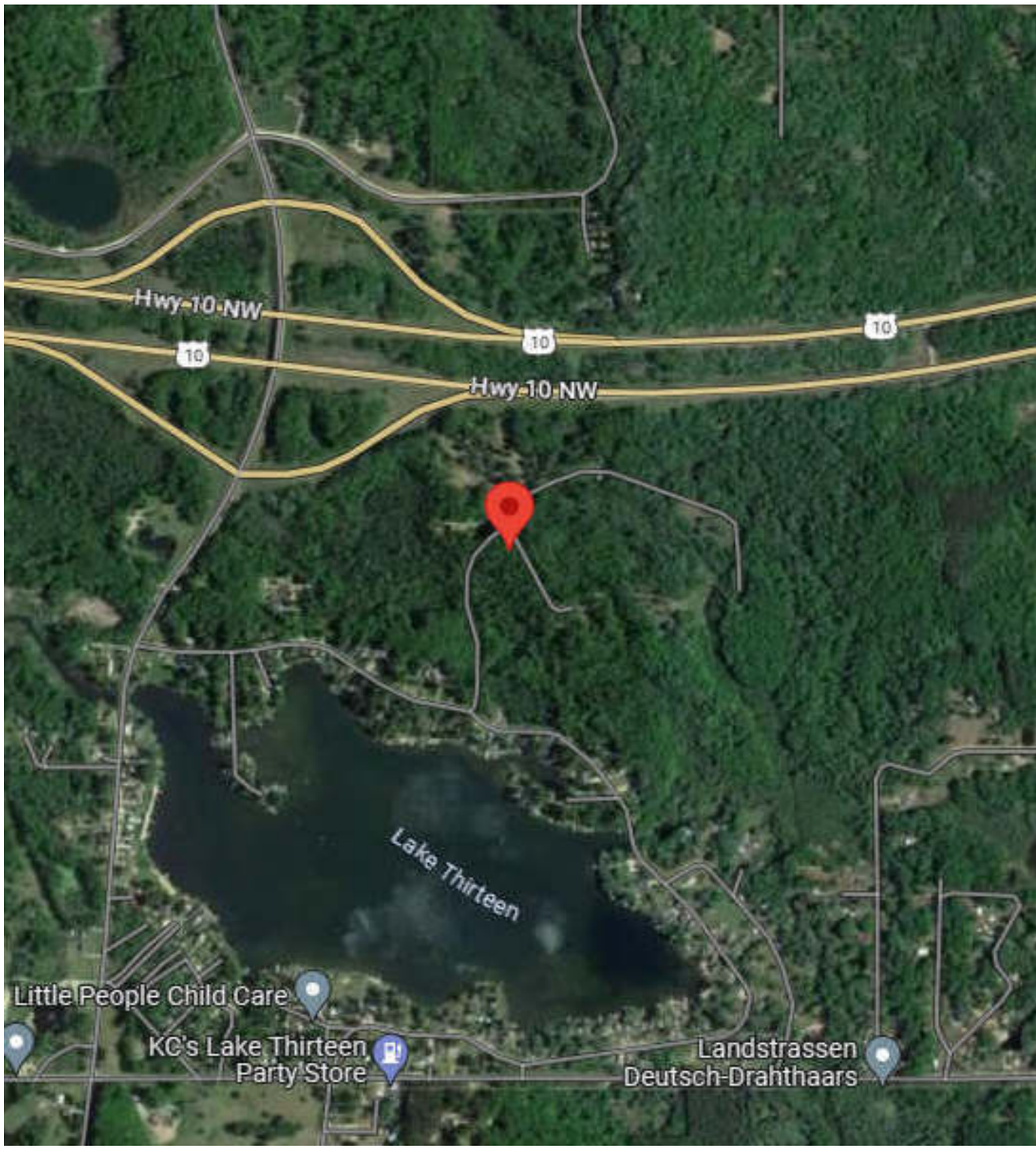
8490 S Grant Ave
Clare, MI 48617-9482
Sale Date: s08/22;c06/22
Sale Price: $ 249,000

AERIAL MAP

Borrower: Randall Metivier		File No.: 23071R
Property Address: 370 Newton Creek Ln		Case No.:
City: Farwell	State: MI	Zip: 48622-9315
Lender: Isabella Bank - Mortgage Department		



Borrower: Randall Metivier		File No.: 23071R
Property Address: 370 Newton Creek Ln		Case No.:
City: Farwell	State: MI	Zip: 48622-9315
Lender: Isabella Bank - Mortgage Department		



Borrower: Randall Metivier		File No.: 23071R
Property Address: 370 Newton Creek Ln		Case No.:
City: Farwell	State: MI	Zip: 48622-9315
Lender: Isabella Bank - Mortgage Department		

FFIEC

2022 FFIEC Geocode Census Report

Address: 370 Newton Creek Ln, Farwell, Michigan, 48622
MSA: NA - NA (Outside of MSA)
State: 26 - MICHIGAN
County: 035 - CLARE COUNTY
Tract Code: 0007.00

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	Yes*
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	$71,500
2022 Estimated Tract Median Family Income	$67,296
2020 Tract Median Family Income	$61,146
Tract Median Family Income %	94.12
Tract Population	3291
Tract Minority %	5.77
Tract Minority Population	190
Owner-Occupied Units	1111
1- to 4- Family Units	2417

Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	$64,965
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	$71,500
% below Poverty Line	21.87
Tract Median Family Income %	94.12
2020 Tract Median Family Income	$61,146
2022 Estimated Tract Median Family Income	$67,296
2020 Tract Median Household Income	$51,905

Census Population Information

Tract Population	3291
Tract Minority %	5.77
Number of Families	941
Number of Households	1242
Non-Hispanic White Population	3101
Tract Minority Population	190
American Indian Population	17
Asian/Hawaiian/Pacific Islander Population	2
Black Population	11
Hispanic Population	64
Other/Two or More Races Population	96

Census Housing Information

Total Housing Units	2417
1- to 4- Family Units	2417
Median House Age (Years)	39
Owner-Occupied Units	1111
Renter Occupied Units	131
Owner Occupied 1- to 4- Family Units	1111
Inside Principal City?	NO
Vacant Units	1175

ENVIRONMENTAL ADDENDUM
APPARENT* HAZARDOUS SUBSTANCES AND / OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

Case No.
File No. 23071R

Borrower/ Client Randall Metivier
Address: 370 Newton Creek Ln
City: Farwell County Clare State: MI Zip code: 48622
Lender Isabella Bank - Mortgage Department

*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. The appraiser is not an expert environmental inspector and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

- [ ] Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- [X] Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water,
- [ ] Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- [X] The value estimated in this appraisal is based an the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments _____

SANITARY WASTE DISPOSAL

- [ ] Sanitary Waste is removed from the property by a municipal sewer system.
- [X] Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- [X] The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments _____

SOIL CONTAMINANTS

- [ ] There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- [X] The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments _____

ASBESTOS

- [ ] All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- [X] The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported In Comments below).
- [X] The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous material on the property.

Comments _____

PCBs (POLYCHLORINATED BIPHENYLS)

- [ ] There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- [ ] There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- [X] The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments _____

RADON

- [ ] The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- [ ] The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- [ ] The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- [X] The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments _____

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Case No.
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USTs (UNDERGROUND STORAGE TANKS)

- [ ] There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTS.
- [ ] There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- [ ] There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- [X] The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments _____

NEARBY HAZARDOUS WASTE SITES

- [ ] There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- [X] The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments _____

UREA FORMALDEHYDE (UFFI) INSULATION

- [ ] All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- [X] The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- [X] The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments _____

LEAD PAINT

- [ ] All or part of the improvements were constructed before 1980 when Lead Paint was a common building material.There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- [X] The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- [X] The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments _____

AIR POLLUTION

- [ ] There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- [X] The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments _____

WETLANDS/FLOODPLAINS

- [ ] The site does not contain any apparent Wetands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/ Flood Plains is to have It inspected by a qualified environmental professional.
- [X] The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).

Comments _____

MISCELLANEOUS ENVIRONMENTAL HAZARDS

- [X] There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
  - [ ] Excess Noise _____
  - [ ] Radiation + Electromagnetic Radiation _____
  - [ ] Light Pollution _____
  - [ ] Waste Heat _____
  - [ ] Acid Mine Drainage _____
  - [ ] Agricultural Pollution _____
  - [ ] Geological Hazards _____
  - [ ] Nearby Hazardous Property _____
  - [ ] Infectious Medical Wastes _____
  - [ ] Pesticides _____
  - [ ] Others (Chemical Storage + Storage Drums, Pipelines, etc.) _____

_____

- [X] The value estimated In this appraisal Is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

When any of the environmental assumptions made In this addendum are not correct, the estimated value In this appraisal may not be valid.

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USPAP ADDENDUM

File No. 23071R

Borrower: Randall Metivier
Property Address: 370 Newton Creek Ln
City: Farwell County: Clare State: MI Zip Code: 48622-9315
Lender: Isabella Bank - Mortgage Department

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 21 days

Exposure Time: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Additional Certifications

[X] I have performed NO 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 the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: Steven J Cameron
Name: Steven J. Cameron
Date Signed: 07/12/2023
State Certification #:
or State License #: 1203006213
or Other (describe): State #:
State: MI
Expiration Date of Certification or License: 07/31/2024
Effective Date of Appraisal: July 12, 2023

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
STATE LICENSED REAL ESTATE APPRAISER LICENSE

STEVEN J CAMERON

LICENSE NO.
1203006213

EXPIRATION DATE
07/31/2024

22175120617

THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN