FLEX APPRAISAL REPORT

File No.: 14646410
Loan No.:

Intended Purpose: ☐ Portfolio Evaluation ☐ Purchase ☐ Junior Lien ☐ Refinance ☒ Other: HEL
Data/Verification Source(s) Used: ☒ Tax Record ☐ Appraiser Files ☒ MLS ☐ Other:
Interest: ☒ Fee Simple ☐ Leasehold

CLIENT AND PROPERTY IDENTIFICATION

Client/Lender: Bank of America
Address: 70 Batterson Park Rd., Farmington, CT 43130
Borrower/Applicant: Robert and Elaine Tonetti
Owner of Public Record: Robert and Elaine Tonetti
Property Address: 10823 Buckingham Pl
City: Powell State: OH ZIP: 43065
Legal Description: Lot 1715 Wedgewood Sec 4
APN: 319-334-01-031-000 Census Tract: 0114.30 County: Delaware
Property Type: ☒ SFR ☐ Condo ☐ Attached/SFR ☐ Vacant Lot ☐ Other: ☐ PUD HOA $ ☐ per year ☐ per month
Specific Zoning Classification: PR
Zoning Description: Planned Residence District

MARKET AREA AND COMPARABLES

Market Value Trend: ☐ Increasing ☒ Stable ☐ Declining
Typical Market Price Range: $ 640,000 to $ 1,420,000
Market Predominant Occupancy: ☐ Tenant ☒ Owner
Typical Market Property Age: 15 yrs. to 35 yrs.
Location: ☐ Urban ☒ Suburban ☐ Rural
Estimated marketing time for the subject property: ☒ Under 3 months ☐ 3-6 months ☐ Over 6 months
Is the highest and best use of the subject property as improved (based on the improvements description provided by the various data sources available) the present use? ☒ Yes ☐ No
Summarize HBU Analysis: Based upon the current market conditions and extraordinary assumption above, the present use as a single family residence is its financially feasible and maximally productive use. The highest and best use is its present use.

FEATURE	SUBJECT	COMPARABLE #1		COMPARABLE #2		COMPARABLE #3	
Address	10823 Buckingham Pl Powell, OH 43065	4549 Finsbury Dr Dublin, OH 43016		10953 Hastings Ln Powell, OH 43065		5230 Woodbridge Ave Powell, OH 43065	
Proximity to Subject		0.98 miles E		0.34 miles E		0.28 miles E	
Sales Price	$	$ 899,900		$ 700,000		$ 1,125,000	
Price/Gross Liv. Area	$/SF $	$/SF $ 257.19		$/SF $ 223.50		$/SF $ 269.07	
Data Sources	COMLS/DelCoAud	COMLS#223018767/DelCoAud		COMLS#222038373/DelCoAud		COMLS#223015165/DelCoAud	
Sales/Fin. Concessions		None		None		None	
Date of Sale (mm/dd/yy)		08/08/2023		10/27/2022		06/30/2023	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Site	.86 ac	1.02	0	.53 ac	0	.53 ac	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2.0;Colonial	DT2.0;Colonial		DT2.0;Colonial		DT2.0;Colonial	
Quality (UAD)	Q3	Q3		Q3		Q3	
Actual Age	29	19	0	23	0	30	
Condition (UAD)	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms / Baths)	8 / 4 / 2.1	8 / 4 / 3.1	-30,000	7 / 3 / 2.1	+10,000	10 / 4 / 3.1	-30,000
Gross Living Area (GLA)	3,569 Sq. Ft.	3,499 Sq. Ft.		3,132 Sq. Ft.	+65,550	4,181 Sq. Ft.	-91,800
Basement & Finished	1775sf, 888fin	1885sf, 1405fin	0	1558sf, 1156fin	0	2563sf, 2563fin	
Rooms Below Grade	Recr,1Full Bath	Recr,Den,1Full Bat	0	Recr,BR,1Full Bath	0	Recr,BR,1Full Bath	0
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FA/CAC	FA/CAC		FA/CAC		FA/CAC	
Garage/Carport	3ga2dw	3ga2dw		3ga2dw		3ga2dw	
Additional Ameniti	Pt,Fp.	Ph,Pt,2Fp.	-4,000	Ph,Dk,Pt,3Fp.	-8,000	Dk,Bl,Pt,2Fp.	-4,000
Net Adjustment (Total)		☐ + ☒ − $	-34,000	☒ + ☐ − $	67,550	☐ + ☒ − $	-125,800
Adjusted Sale Price of Comparables		Net Adj. 3.8% Grs. Adj. 3.8% $	865,900	Net Adj. 9.7% Grs. Adj. 11.9% $	767,550	Net Adj. 11.2% Grs. Adj. 11.2% $	999,200

EVALUATION SUMMARY

Analysis of Prior Sale or Transfer History of the Subject Property or Comparable Sales: Per the Delaware County Auditor records, the subject has not transferred in the prior 36 months. Per the Delaware County Auditor records, comparable 2 transferred on 07/01/2022 $0 (exempt). Other than this dates the comparables have not transferred in the 12 months.

General Comments: See attached addenda.

The Appraiser has researched the transfer and listing history of the subject property for the past 3 years and the comparable sales for the past 12 months.

Subject Property Is Currently Listed For Sale? ☐ Yes ☒ No Data Source: Central Ohio MLS

Current Listing History	List Date	List Price	Days on Market	Data Source
		$		

Subject Property has been Listed within the last 12 Months? ☐ Yes ☒ No Data Source: Central Ohio MLS

12 Month Listing History	List Date	List Price	Days on Market	Data Source
		$		
		$		

Transfer History (If more than two, use comments section)	Subject in past 36 months:		Comp 1 in past 12 months:		Comp 2 in past 12 months:		Comp 3 in past 12 months:	
	$	None	$	None	$ 0	07/01/2022	$	None
	$		$		$		$	

As Is Opinion of Market Value: $ 860,000 As of: 08/15/2023

FLEX APPRAISAL REPORT

File No.: 14646410
Loan No.:

CONDITION INSPECTION

[X] No inspection required per assignment
[ ] I performed a visual inspection of the exterior only of the subject from at least the street
[ ] I performed a visual inspection of the readily available exterior and interior areas of the subject property
[ ] FLEX Lite: I did not perform a visual inspection of the exterior or interior areas of the subject property. The appraiser obtained the information in the below Exterior Condition Inspection section (and interior, if indicated below) from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. The below third party inspection information was provided by:

[ ] Company: _____ [ ] Agent/Inspector: _____ License No. (If Applicable): _____
[ ] Other: _____ Please specify: _____

EXTERIOR CONDITION INSPECTION

The subject could be sufficiently viewed to complete this Inspection report [ ] Yes [ ] No

Property Damage
[ ] No Visible Damage
[ ] Doors [ ] Siding [ ] Foundation [ ] Roof [ ] Windows
[ ] Driveway [ ] Other: _____

Damage Type (If applicable)
[ ] Fire [ ] Wind [ ] Water [ ] Deferred Maintenance
[ ] Other: _____
Damage Description: _____

Property Condition
[ ] C1 [ ] C2 [ ] C3 [ ] C4 [ ] C5 [ ] C6 [ ] N/A

Neighborhood Condition
[ ] Improving [ ] Declining [ ] Stable [ ] Unknown
Describe Above: _____

Adverse Neighborhood Attributes
[ ] No Adverse Attributes
[ ] High Tension Power Lines [ ] Boarded/Condemned Homes
[ ] Suspicious Odors [ ] Vacant Lots [ ] Highway
[ ] Airport/Flight Path [ ] Railroad Tracks [ ] Streets in Disrepair
[ ] Commercial/Industrial Presence
[ ] Other: _____
Describe Attributes: _____

Beneficial Neighborhood Attributes
[ ] No Beneficial Attributes
[ ] Golf Course Community [ ] Community Amenities (parks, pools,
[ ] Waterfront bike paths, etc.)
[ ] Other: _____
Describe Attributes: _____

Property Type
[ ] Detached SFR [ ] Attached SFR/Townhouse [ ] Condo [ ] Duplex
[ ] Manufactured/Modular Home [ ] Triplex [ ] Quadplex [ ] Vacant Lot
[ ] Other: _____
For sale sign visible on the subject property
[ ] Yes [ ] No

Construction Design
[ ] 1 Story [ ] 1.5 Story [ ] 2 Story [ ] 3 Story [ ] Split Level
[ ] Other: _____

Exterior Sheathing
[ ] Stucco [ ] Vinyl/Wood/Aluminum [ ] Brick/Veneers
[ ] Other:

Garage Indicate Type and Number of Bays
[ ] None [ ] Attached [ ] Detached [ ] Carport
[ ] 1 Car [ ] 2 Car [ ] 3 Car
[ ] Other: _____

Parking:
[ ] Driveway [ ] Street
[ ] Other: _____

INTERIOR CONDITION INSPECTION

Interior Inspection Performed [ ] Yes [ ] No

Interior Features
Window Type: [ ] Insulated [ ] DblHung [ ] Other: _____
Flooring: [ ] Hardwood [ ] Carpet [ ] Tile [ ] Vinyl/Laminate
[ ] Other: _____
Walls: [ ] Dry Wall [ ] Plaster [ ] Other: _____
Trim/Finish: [ ] Wood [ ] Other: _____
Add'l Features: _____

Kitchen
Floor: [ ] Tile [ ] Hardwood [ ] Vinyl/Lam. [ ] Other: _____
Counter: [ ] Granite/Stone [ ] Laminate [ ] Other: _____
Appliances: [ ] Dishwasher [ ] Disposal [ ] Refrigerator
[ ] Oven/Range [ ] Microwave [ ] Other: _____
Add'l Features: _____

Bath(s)
Floor: [ ] Tile [ ] Hardwood [ ] Vinyl/Lam. [ ] Other: _____
Bath Wainscot: [ ] Tile [ ] Fiberglass [ ] Other: _____
Add'l Features: _____

Foundation / Basement
Type: [ ] Full [ ] Partial [ ] Slab [ ] Crawl [ ] Other: _____
Walls: [ ] Poured [ ] Conc. Block [ ] Other: _____
Basement Entry/Exit: [ ] Walk Out [ ] Walk Up [ ] Interior Only
Evidence of: [ ] Infestation [ ] Dampness [ ] Settlement
Other: _____
Add'l Features: _____

Mechanicals
Heat: [ ] FWA [ ] HWBB [ ] Elect. BB [ ] Radiant [ ] Other: _____
Fuel: [ ] Gas [ ] Electric [ ] Oil [ ] Other: _____
Cooling: [ ] Central Air [ ] Individual [ ] Other: _____
Electricity: [ ] Public [ ] Private Water: [ ] Public [ ] Private
Gas: [ ] Public [ ] Private Sewer: [ ] Public [ ] Private
Add'l Features: _____

Presence of deferred maintenance or conditions that affect the livability, soundness or structural integrity of the property?
[ ] Yes [ ] No Describe: _____

GENERAL INSPECTION COMMENTS

MARKETABILITY STATEMENTS

Subject's style conforms to neighborhood	[ ] Yes	[ ] No	
Subject's current use conforms to the neighborhood	[ ] Yes	[ ] No	
Adverse easements and encroachments	[ ] Yes	[ ] No	[ ] Unknown
Commercial activity occurring on subject property	[ ] Yes	[ ] No	
Subject property is occupied	[ ] Yes	[ ] No	[ ] Unknown
Visible signs of construction or remodeling of subject	[ ] Yes	[ ] No	
Damages affect the subject's safety or habitability	[ ] Yes	[ ] No	
Presence of security bars on windows	[ ] Yes	[ ] No	
Presence of outbuildings other than common shed or detached garage	[ ] Yes	[ ] No	[ ] Unknown
Subject located in a current designated natural disaster area	[ ] Yes	[ ] No	[ ] Unknown

MARKETABILITY COMMENTS

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS

Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements, updated 1/2014)
For full UAD Definitions Data Set please visit:
https://www.fanniemae.com/singlefamily/uniform-appraisal-dataset#

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.

FLEX APPRAISAL REPORT

File No.: 14646410
Loan No.:

PURPOSE OF APPRAISAL: The purpose of this appraisal is to form an "as is" opinion of the market value of the real property that is the subject of this report based upon a quantitative sales comparison analysis for use in the mortgage finance transaction.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States 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.

INTENDED USE: This appraisal report is intended for use only by the client. The function of this appraisal is to help the client analyze the risk associated with making a loan on the subject property.

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

SCOPE OF THE APPRAISAL: The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, as previously addressed. For the subject, this is accomplished by reviewing public record data, prior appraisal files and/or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources that become available and are deemed to be reliable by the appraiser. The confirmation of comparable sale data (i.e., closed sale documentation and property characteristics) is via public data sources and multiple listing services, as appropriate. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed in accordance with set parameters as defined within this Scope and the Intended Use of the appraisal. Atypical variances of comparable sales in relation to the subject will be accounted for and detailed in this report.

In developing this appraisal report, the appraiser has incorporated only the Sales Comparison Approach unless otherwise noted in the addenda attached hereto. The appraiser has determined that the scope of this assignment does produce credible assignment results. The client agrees that the limited scope and presentation of the analysis is appropriate given the intended use.

If no inspection of the property is completed, the appraiser has made some basic assumptions, including the following:

- The subject property is assumed to be in average overall condition and generally conforms to the neighborhood in terms of style, condition, construction materials and in external and economic factors.
- There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.
- There are no significant discrepancies between the public record information or other data source and the existing site or improvements.

ANALYSIS OF ANY CURRENT AGREEMENT OF SALE, PRIOR SALE WITHIN THREE YEARS AND RECONCILIATION: Unless otherwise noted, the appraiser has no knowledge of any current agreement of sale or any current or past listing agreement. Prior sales of the subject property within three years of the effective date of this appraisal have been researched and reported on the appraisal report (in the Transfer History section) if available from MLS or public record sources. The appraiser has reconciled the quality and quantity of data available into an indication of Market Value, in accordance with the Intended Use and Scope of the Appraisal.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS: The Appraiser's Certification that appears in this report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property.
2. The appraiser assumes the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
3. The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand.
4. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make the property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report may not be considered an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the content of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. Unless otherwise noted in this report, the appraiser has assumed that the subject real estate's zoning classification complies with local zoning code.
8. Unless otherwise noted in this report, the appraiser's opinion of reasonable exposure time at the market value stated in this report is equal to the indicated marketing time noted on page 1 of this report.

APPRAISER'S CERTIFICATION: Unless otherwise noted in this report, the appraiser certifies, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I have not made a personal inspection of the comparable sales noted in this report.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. I have identified all relied upon sources to develop this appraisal report and appraisal assignment. I have identified any individuals who provided significant assistance in developing the opinion of value, or preparation of the appraisal report, and have disclosed any tasks provided by such individuals on page 2 Condition Inspection page or attached addenda.
10. Unless otherwise noted in this report, 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.

APPRAISER

Signature
Name: Richard M Plagenz
Company Name: Fairfax Appraisal LLC
Company Address: 5130 Rutherford Rd, Powell, OH 43065
Telephone Number: 614-638-4842
Email Address: Fairfax@Wowway.com
Date of Signature and Report: 08/15/2023
Effective Date of Appraisal: 08/15/2023
State Certification #: 2007006182
or State License #:
or Other (describe): State #:
State: OH
Expiration Date of Certification or License: 06/27/2024

ADDRESS OF PROPERTY APPRAISED

10823 Buckingham Pl
Powell, OH 43065

APPRAISED VALUE OF SUBJECT PROPERTY $860,000

LENDER/CLIENT

AMC Name: ServiceLink Valuation Solutions LLC
AMC #: AMC.2018006137
Company Name: Bank of America
Company Address: 70 Batterson Park Rd., Farmington, CT 43130
Email Address:

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature and Report
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDENDUM

Borrower: Robert and Elaine Tonetti		File No.: 14646410
Property Address: 10823 Buckingham Pl		Case No.:
City: Powell	State: OH	Zip: 43065
Lender: Bank of America		

" FLEX Appraisal Report - Quantitative: Evaluation Summary - General Comments
Condition of comparables based on Realtor notes in MLS. GLA adjustments have been made using $150 per square foot. Bathroom adjustments have been made using $30,000 per full bath. Above grade bedroom count adjustments have been made using $10,000 per bedroom. No age or site size adjustments have been made as there is no market data to support. No adjustments have been made for below grade GLA / basement differences or walk out basements as no market data to support.

An across the board adjustment has been made to all comparable for amenities. It was not possible to include a comparable with only 2 additional amenities like the subject as there were not comparable in the subjects neighborhood with only 2 additional amenities like the subject. It was not possible to expand the search in distance as this would results in the inclusion of comparables outside of the subject;s neighborhood. it was not possible to search further in time as this would result in sales that occurred when market conditions differed. Note: The subjects additional amenities is based on Delaware County auditor records and prior MLS listing fro 2006 and it may not be accurate.

Slightly more weight has been given to comparable 1 as it has the least net adjustments. Comparable 2 and 3 have been given the next most weight respectively.

My Comparable Search and Results:
The appraiser used the MLS mapping software to pull all sales and listings from the subject properties neighborhood (as defined by the boundaries listed on page one of this report.). The parameters were further defined by homes with in the " Wedgewood " development, in the " Olentangy " school district with GLAs within 25% of the subject properties GLA. The appraiser, then reviewed the results to determine which of these sales and listings were / are comparable to the subject property in amenities, condition, location and Gross Livable Area.

Fannie Mae Guidelines:
Fannie Mae Guidelines suggest that gross, net and individual adjustments should not exceed 25%, 15% and 10% respectively,comparables be within the last 6 months and comparable be located within 1 mile of the subject. In this appraisal these guidelines have been met.

It was not possible to meet these guidelines due to the inclusion of comparable 2 that sold more than 6 months prior to the date of the appraisal. Comparable 1 was used in order to include a comparable with a similar above grade bathroom count as the subject.

Adjustments derived / estimated by analyzing sales data and buyers reaction to differences in homes in the subjects market.

Buckingham Place is a residential road located in the " Wedgewood " development in Liberty " township in Delaware County in Ohio. Riverside Drive, located within 1 mile, provides access to Columbus and the surrounding areas located within 30 miles to the South East. Columbus is a major center of employment and shopping. Improvements do conform to the to the surrounding homes.

The adjusted sales values listed on the sales grid were used to arrive at a value conclusion. Also, taken into consideration were the cost approach and income approach. The cost approach is deemed unreliable due to the subjects age. The income approach was deemed unreliable due to the lack of single family rental data available in the subject's neighborhood.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Robert and Elaine Tonetti		File No.: 14646410
Property Address: 10823 Buckingham Pl		Case No.:
City: Powell	State: OH	Zip: 43065
Lender: Bank of America		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $

REAR VIEW OF
SUBJECT PROPERTY

STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Robert and Elaine Tonetti		File No.: 14646410
Property Address: 10823 Buckingham Pl		Case No.:
City: Powell	State: OH	Zip: 43065
Lender: Bank of America		



COMPARABLE SALE #1

4549 Finsbury Dr

Sale Date:
Sale Price: $



COMPARABLE SALE #2

10953 Hastings Ln

Sale Date:
Sale Price: $



COMPARABLE SALE #3

5230 Woodbridge Ave

Sale Date:
Sale Price: $

LOCATION MAP

Borrower: Robert and Elaine Tonetti		File No.: 14646410
Property Address: 10823 Buckingham Pl		Case No.:
City: Powell	State: OH	Zip: 43065
Lender: Bank of America		



AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME:
Richard M Plagenz

LIC/CERT NUMBER:
2007006182

LIC LEVEL:
Certified Residential Real Estate Appraiser

CURRENT ISSUE DATE:
04/20/2023

EXPIRATION DATE:
06/27/2024

USPAP DUE DATE:
06/27/2024

Ohio | Department of Commerce
Division of Real Estate & Professional Licensing

Borrower: Robert and Elaine Tonetti		File No.: 14646410
Property Address: 10823 Buckingham Pl		Case No.:
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GREAT AMERICAN INSURANCE GROUP

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3667013-22** Renewal of: **RAP3667013-21**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured**: **Richard M. Plagenz**

Item 2. **Address**: **5130 Rutherford Rd**

City, State, Zip Code: **Powell, OH 43065**

Item 3. **Policy Period**: From **10/09/2022** *(Month, Day, Year)* To **10/09/2023** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**:

A. $ **500,000** **Damages** Limit of Liability – Each **Claim**

B. $ **500,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. $ **1,000,000** **Damages** Limit of Liability – Policy Aggregate

D. $ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of **Claim Expenses**):

A. $ **0.00** Each **Claim**

B. $ **0.00** Aggregate

Item 6. **Premium**: $ **573.00**

Item 7. **Retroactive Date** (if applicable): **10/09/2003**

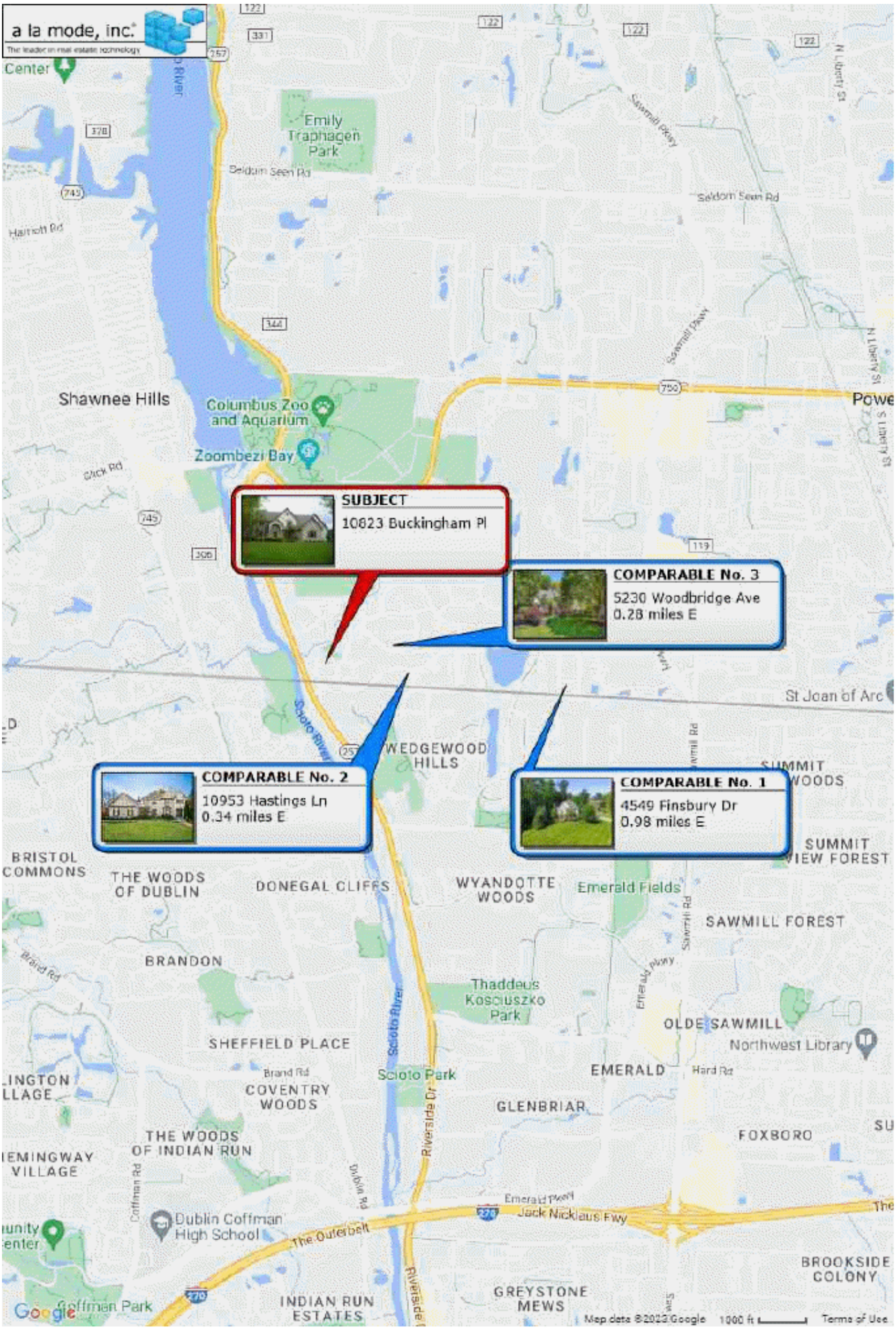
Item 8. **Forms, Notices and Endorsements attached**:

D42100 (03/15) D42300 OH (05/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Authorized Representative

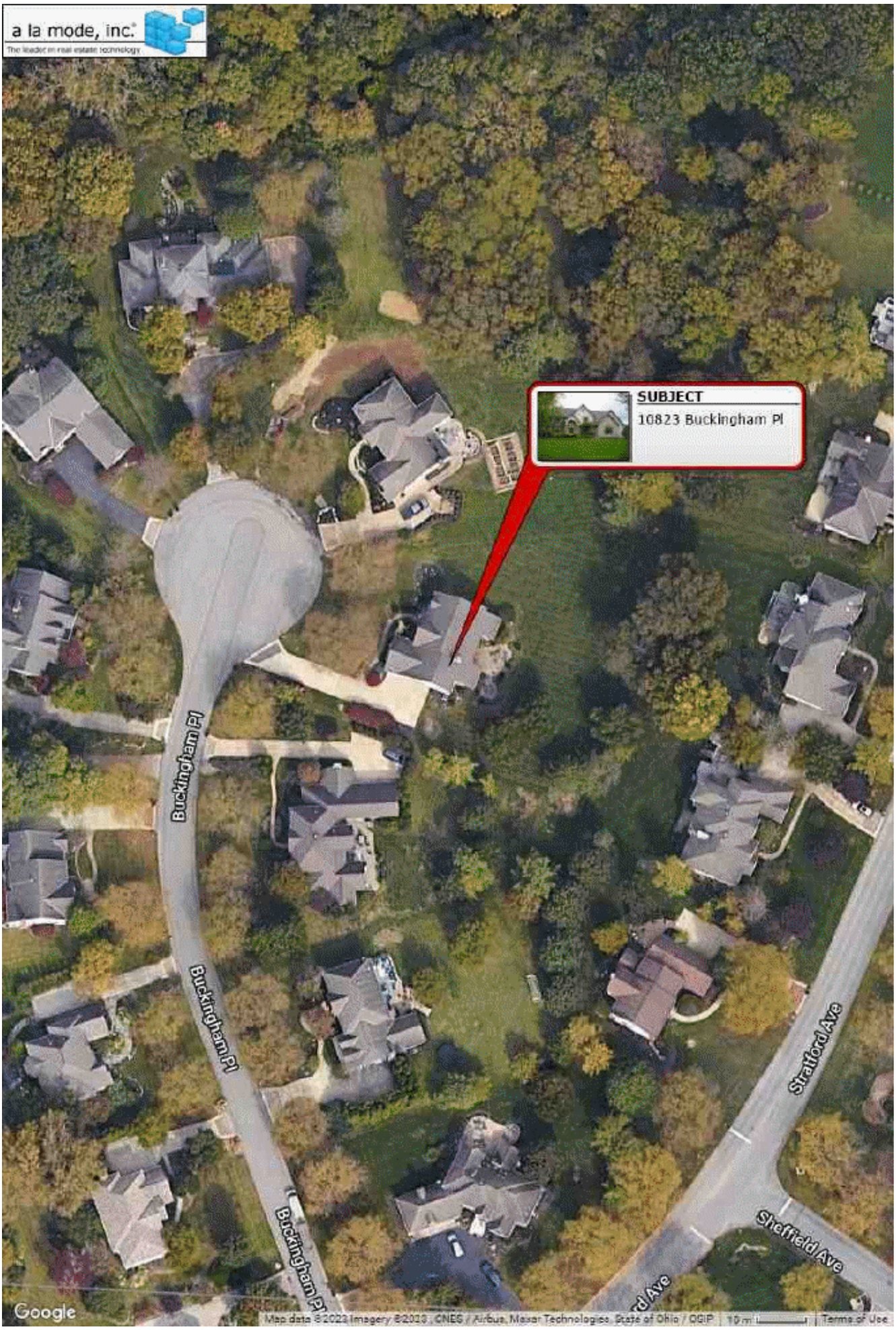
Location Map

Borrower: Robert and Elaine Tonetti	File No.: 14646410	
Property Address: 10823 Buckingham Pl	Case No.:	
City: Powell	State: OH	Zip: 43065
Lender: Bank of America		



Location Map

Borrower: Robert and Elaine Tonetti		File No.: 14646410
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Borrower: Robert and Elaine Tonetti		File No.: 14646410
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City: Powell	State: OH	Zip: 43065
Lender: Bank of America		

8/15/23, 3:35 PM Delaware County Auditor > Property-Print

319-334-01-031-000

Property Information

Parcel Number	319-334-01-031-000
Owner Name	TONETTI ROBERT & ELAINE S
Owner Address	10823 BUCKINGHAM PL POWELL OH 43065
Tax District	25 LIBERTY TWP OLENTANGY
School District	2104 OLENTANGY LSD
Neighborhood	25011 Liberty S1
Use Code	510 Single family dwelling (platted lot)
Acres	0.00000
Description	LOT 1715 WEDGEWOOD SEC 4

Property Address:
10823 BUCKINGHAM PL POWELL OH 43065

Tax Payer Address:
TONETTI ROBERT & ELAINE S 10823 BUCKINGHAM PL POWELL OH 43065 USA

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	$143,800		
Homestead/Disability	N	CAUV	$0	# Parcels	1
Owner Occ Credit	Y	Mkt Impr Value	$356,200	Deed Type	Survivorship Deed
Divided Property	N	Total	$500,000	Amount	$525,000
New Construction	N	**Current Tax**		Transfer Date	6/28/2006
Foreclosure	N	Tax Due	$11,745.89	Conveyance	2731
Other Assessments	Y	Paid To Date	$11,745.89	Deed #	
Front Ft.	N	Current Balance Due	$0.00		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

Above Grade	3569	Room Count	8	Fireplace(s)	1
Below Grade	1775	Story Height	2	Year Built	1992
Finished Basement	Yes	# Bedrooms	4	Year Remodeled	0
Basement Type	Full Basement	Full Baths	3	Style	Convention
*See Improvements Tab		Half Baths	1	Ext Walls	Siding w/Masonry 1
For More Detail On		Heating	Yes		
Fields Shown Above		Air Cond	Central		

- Card - 1

Property Sketch and Photos -- Card 1

Property Sketch



Property Photos



https://delaware-auditor-ohio.manatron.com/PropertyPrint.aspx?mpropertynumber=319-334-01-031-000&p=31933401031000 1/1

Subject - Central Ohio MLS - Prior Sale

Borrower: Robert and Elaine Tonetti		File No.: 14646410
Property Address: 10823 Buckingham Pl		Case No.:
City: Powell	State: OH	Zip: 43065
Lender: Bank of America		

Customer 1-Page Full | **Residential-Single Family Freestanding** | **MLS# : 2625756**



Status: Closed
Style: 2 Story
Address:
10823 Buckingham Place, Powell, OH 43065
Unit/Suite #:

List Price: $525,000
Original List Price: $525,000
Days On Market: 11
Possession:

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2											
Up1	4	2									
Entry Lvl			1								
Down 1		1									
Down 2											
Totals	4	3	1								

Location

Subdiv/Cmplx/Comm: Wedgewood
School District: OLENTANGY LSD 2104 DEL CO.
Corp Lim: NONE
Township: Liberty
Directions: Riverside & Stratford

Characteristics

SqFt Documented: 3,569
SqFt ATFLS: 3,569
Parcel #: 31933401031000
County: Delaware
Doc SqFt Src:
ATFLS Source: Realist
Tax District: 25
Comm Dev Chrg: No
Acreage: 0.86
Lot Size (Front):
Mult Parcels/Sch Dis: No
Assessment:
Possession:
Lot Size (Side):
Year Built: 1994
Built Prior to 1978: No
Tax Abatement:
Abatement End Date:
Taxes (Yrly): 7,961 **Tax Year:** 2005

Addl Acc Conditions:
Cmplex/Sub Amenities:
Tenant Occupied:
HOA/COA Y/N:
HOA/COA Fee: **Per:**
/
HOA/COA Fee Includes:
HOA/COA Transfer Fee: Reserve Contribution:

Features

Air Conditioning: Central
Heating: Forced Air,Gas
Bsmt: Yes
Foundation: Block
Exterior: Stone,Stucco,Wood Siding
Rooms: 1st Flr Laundry,4-Season Room - Heated,Den/Home Office - Non Bsmt,Dining Room,Eat Space/Kit,Great Room,Living Room,Rec Rm/Bsmt
Parking: 3 Car Garage,Attached Garage,Opener
Garage/EnclosdSpaces:
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator; Security System

Accessibility Features Y/N:
Alternate Uses:
Fireplace: One,Gas Log
Lot Characteristics:
Exterior Amenities: Patio
Water Source:
Sewer:
Warranty:
New Financing:
New Construction:
Approx Complete Date:
Manufactured Housing Y/N:
Manufactured Housing:
Leased Items:
Tax:

Property Description: A great find in true Wedgewood! 2 story great room over looks a very large backyard. Enjoy a four season room, finished basement w/ full bath, large & bright kitchen, & wonderful master bath w/ 2 walk in closets. Foyer has marble flooring. AGENT OWNED
Dir Neg w/Sell Perm:

Sold Info

Sold Date: 06/23/2006
SP: $525,000
Sold Non-MLS: No
SirCns:
SirAst:
Concession Comments:

August 15, 2023
Prepared by: Richard M Plagenz

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Richard M Plagenz on Tuesday, August 15, 2023 3:33 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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

- CRX - FLEX_19 - SALES COMPARISON APPROACH - Subject - Site Area (.86 ac) differs from PUBLIC RECORDS (28782 sf).
- CRX - FLEX_19 - SALES COMPARISON APPROACH - Subject - Age (29; Year Built:) differs from PUBLIC RECORDS (31; Year Built: 1992).
- CRX - FLEX_19 - SALES COMPARABLE NO. 1 - Site Area (1.02) differs from PUBLIC RECORDS (44344 sf).
- CRX - FLEX_19 - SALES COMPARABLE NO. 2 - Site Area (.53 ac) differs from PUBLIC RECORDS (25575 sf).
- CRX - FLEX_19 - SALES COMPARABLE NO. 3 - Site Area (.53 ac) differs from PUBLIC RECORDS (20632 sf).