Appraiser Independence Certification

File No.: 24-116

Borrower: **SIEGEL, David & Shannon**
Property Address: 6116 Wexford Rd
City: Indianapolis County: Marion State: IN Zip Code: 46220
Lender/Client: Howard Hanna Mortgage Services

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

APPRAISER:

Signature: Kevin R. Thomas
Name: Kevin R. Thomas, SRA, AI-RRS
Date Signed: 03/18/2024
State Certification #: CR69100160
or State License #:
or Other (describe): State #:
State: IN
Expiration Date of Certification or License: 06/30/2024

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

File No. 24-116

APPRAISAL OF



LOCATED AT:

6116 Wexford Rd
Indianapolis, IN 46220

FOR:

Howard Hanna Mortgage Services
1000 Gamma Drive
Pittsburgh, PA, 15238

BORROWER:

SIEGEL, David & Shannon

AS OF:

March 15, 2024

BY:

Kevin R. Thomas, SRA, AI-RRS
Kevin R. Thomas, SRA, AI-RRS

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Lender: Howard Hanna Mortgage Services		



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APPRAISER'S STATE LICENSE

Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		

Indiana Professional Licensing Agency
Real Estate Appraiser Licensure Board
402 W. Washington Street, W072
Indianapolis, IN 46204

Certified Residential Appraiser

License Number	Expire Date
CR69100160	06/30/2024

Kevin Thomas

Eric J. Holcomb
Governor
State of Indiana

Deborah J. Frye
Executive Director
Indiana Professional Licensing Agency



Indiana Professional Licensing Agency
402 W. Washington Street, W072
Indianapolis, IN 46204

Certified Residential Appraiser

License Number	Expire Date
CR69100160	06/30/2024

Kevin Thomas

Signature Kevin R. Thomas

Market Conditions Addendum to the Appraisal Report

File No. 24-116

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

Property Address 6116 Wexford Rd City Indianapolis State IN Zip Code 46220

Borrower **SIEGEL, David & Shannon**

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

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	42	15	5	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	7.00	5.00	1.67	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	7	4	4	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.00	0.80	2.40	☐ Declining	☐ Stable	☒ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	340,000	340,000	350,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	3	23	11	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	365,000	377,400	356,950	☐ Increasing	☐ Stable	☒ Declining
Median Comparable Listings Days on Market	16	44	37	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	100%	99%	99%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No				☐ Declining	☒ Stable	☐ Increasing

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

An analysis was performed on 62 competing sales over the past 12 months. For those sales, a total of 22.6% were reported to have seller concessions. This analysis shows a change of -5.7% per month.

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

An analysis was performed on 62 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. **Information reported in the ConnectBLC system (using an effective date of 03/15/2024) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

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

There is a fairly balanced supply (2.4 months) and demand for homes in the subject's price range ($315,000 to $375,000). These homes are selling within 90 days (median DOM information) when priced appropriately and listed with a knowledgeable area real estate broker. Values in this marketplace and "price range" are currently "relatively stable". The neighborhood characteristics provided on page 1 of the URAR "differs" as it is more general information for "all" price ranges within the delineated boundaries.

CONDO / CO-OP PROJECTS

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

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

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

N/A

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

APPRAISER

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Kevin R. Thomas	Signature
Name Kevin R. Thomas, SRA, AI-RRS	Name
Company Name Thomas Real Estate Services, Inc.	Company Name
Company Address 8733 Bay Pointe Cir Indianapolis, IN 46236	Company Address
State License/Certification # CR69100160 State IN	State License/Certification # State
Email Address kevinrthomasSRA@gmail.com	Email Address

USPAP ADDENDUM

File No. 24-116

Borrower: **SIEGEL, David & Shannon**
Property Address: 6116 Wexford Rd
City: Indianapolis County: Marion State: IN Zip Code: 46220
Lender: Howard Hanna Mortgage Services

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☒ **Appraisal Report** A written report prepared under Standards Rule 2-2(a).

☐ **Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: **90 days.**

Exposure Time: A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 90 days and was derived from information gathered through sales verification and statistical information about days on market.

Additional Certifications

☒ 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.

Disclosure of Prior Appraisal and/or Other Services: The appraiser of this report, as indicated in the signature section, has NOT provided any prior services for the subject property in the 36 months prior to the effective date of this report.

Additional Comments

APPRAISER:

Signature: Kevin R. Thomas
Name: Kevin R. Thomas, SRA, AI-RRS
Date Signed: 03/18/2024
State Certification #: CR69100160
or State License #:
or Other (describe): State #:
State: IN
Expiration Date of Certification or License: 06/30/2024
Effective Date of Appraisal: 03/15/2024

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

Uniform Residential Appraisal Report

File No. 24-116

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 6116 Wexford Rd | City Indianapolis | State IN | Zip Code 46220

Borrower **SIEGEL, David & Shannon** | Owner of Public Record Horstman Trust | County Marion

Legal Description Devonshire 2nd Sec L215

Assessor's Parcel # 49-07-03-113-069.000-400 | Tax Year 2023 | R.E. Taxes $ 2,615

Neighborhood Name Devonshire/Northeast side of Indianapolis | Map Reference 61N 52E | Census Tract 3304.01

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 [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)

Lender/Client Howard Hanna Mortgage Services | Address 1000 Gamma Drive, Pittsburgh, PA 15238

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? [X] Yes [ ] No

Report data source(s) used, offering price(s), and date(s). DOM 10;Has a pending sale as of 03/11/2024 for $345,000. The reference number is #21963180 as provided by BLC, days on market is 10.Was originally offered for sale 03/01/2024 for < continued in addendum >

CONTRACT

I [X] 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.

Arms length sale;The current purchase agreement indicates that the negotiated sales price is $345,000 with no reported seller paid concessions.

Contract Price $ 345,000 | Date of Contract 03/11/2024 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Assessor's Info.

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 [X] No

If Yes, report the total dollar amount and describe the items to be paid. $0;;There is not any reported financial assistance being paid by any party on behalf of the borrower.

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE $(000)	AGE (yrs)	One-Unit	80%
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply			2-4 Unit	%
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	90 Low	0	Multi-Family	5%
Neighborhood Boundaries	79th Street to the North, I-465 to the East, 46th Street to the South, and Keystone Avenue to the West.							1675 High	120	Commercial	15%
								370 Pred.	60	Other	%

Neighborhood Description See Attached Addendum.

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

SITE

Dimensions **106' x 192' (Per Assessor's Info,)** | Area 20352 sf | Shape See Att. Aerial Photo. | View N;Res;

Specific Zoning Classification D-2 | Zoning Description Single-Family Low Density Pattern (D-2).

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. N/A

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone **"X" Per Att.Map** | FEMA Map # **18097C0152G-PerAtt.** | FEMA Map Date 04/19/2016

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No | If No, describe. N/A

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	[X] Concrete Slab	[ ] Crawl Space	Foundation Walls	Concr.Block/Avg.	Floors	Lam,Vnl,Hdwd/Avg&Gd
# of Stories	1	[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Brick,Frame&Vinyl/Avg.	Walls	Drywall/Good
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0	sq. ft.	Roof Surface	Asph.Shngle./Avg.	Trim/Finish	Paint&Stain/Good
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish 0	%	Gutters & Downspouts	Aluminium/Avg.	Bath Floor	LVP,Tile/Avg.&Gd
Design (Style)	Ranch	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Double Hung/Avg.	Bath Wainscot	Tile/Avg.
Year Built	1959	Evidence of [ ] Infestation		Storm Sash/Insulated	Insul.Glass/Avg.	Car Storage	[ ] None
Effective Age (Yrs)	50	[ ] Dampness	[ ] Settlement	Screens	Yes/Avg.	[X] Driveway	# of Cars 8
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) #0	Driveway Surface	Asphalt Paved
[X] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) # 1	[X] Fence Partial	[X] Garage	# of Cars 2
[ ] Floor	[ ] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck Pat,Dk	[X] Porch Front	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[ ] Other None	[X] Att.	[ ] Det. [ ] Built-in

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

Finished area **above** grade contains: 8 Rooms | 3 Bedrooms | 1.1 Bath(s) | 2,040 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). See Attached Addendum.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;Kitchen-updated-six to ten years ago;Bathrooms-updated-six to ten years ago;The residence was owner occupied at the time of the inspection. See attached list of updates provided in the BLC. Overall, the improvements appear to have been well maintained. The subject should be readily marketable in it's current condition and at the appraiser's opinion of market value. See interior & exterior photographs.

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. There are no apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the subject property. A professional home inspection is always highly recommended. *There were 2 detectors observed in the home, however the appraiser does not know if they are operational. **The utilities were "on" at the time of the inspection.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No | If No, describe. The subject property appears compatible with other area homes in Devonshire and the general marketing area.

Uniform Residential Appraisal Report

File No. 24-116

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 315,000 to $ 375,000 .

There are 62 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 315,000 to $ 375,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	6116 Wexford Rd Indianapolis, IN 46220	6051 Wexford Rd Indianapolis, IN 46220		6235 Harbridge Rd Indianapolis, IN 46220		6308 Brokenhurst Rd Indianapolis, IN 46220	
Proximity to Subject		0.07 miles SE		0.85 miles NE		0.69 miles NE	
Sale Price	$ 345,000		$ 295,000		$ 375,000		$ 385,000
Sale Price/Gross Liv. Area	$ 169.12 sq. ft.	$ 182.78 sq. ft.		$ 212.71 sq. ft.		$ 198.35 sq. ft.	
Data Source(s)		MIBOR #21908551;DOM 5		MIBOR #21918171;DOM 2		MIBOR #21947623;DOM 3	
Verification Source(s)		Listing Office: Keller Williams		Listing Office: Match House Realty		Listing Office: Keller Williams	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0		ArmLth Conv;0	
Date of Sale/Time		s04/23;c03/23	0	s06/23;c05/23	0	s11/23;c10/23	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	20352 sf	20386 sf	0	31799 sf	-4,000	22875 sf	0
View	N;Res;	N;Res;		B;Woods;	-10,000	N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	65	65		64	0	65	
Condition	C4	C4		C4		C4	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 3 / 1.1	7 / 3 / 1.1	0	8 / 3 / 2.0	-2,000	8 / 3 / 2.1	-4,000
Gross Living Area	65 2,040 sq. ft.	1,614 sq. ft.	+27,700	1,763 sq. ft.	+18,000	1,941 sq. ft.	+6,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		1500sf1320sfwo 1rr0br0.0ba1o	-18,000 -22,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Fc'd Air/Central	Fc'd Air/Central		Fc'd Air/Central		Fc'd Air/Central	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2.5ga	2ga	+3,000	2ga	+3,000	2ga	+3,000
Porch/Patio/Deck	Por,LrgWdDk,Pat,Fen	Porch,WdDk,Fence	+1,000	Po,LrgPat,FP,GZ,Sh	-3,000	WdDk,Sh,Irr,Fn	+1,000
Fireplaces	1 Fireplace	No Fireplace	+3,000	1 Fireplace		3 Fireplaces	-6,000
Applncs. & Extras	Standard	Standard		Standard		Standard	
Net Adjustment (Total)		[X] + [ ] -	$ 34,700	[X] + [ ] -	$ 2,000	[ ] + [X] -	$ 39,600
Adjusted Sale Price of Comparables		Net Adj. 11.8 % Gross Adj. 11.8 %	$ 329,700	Net Adj. 0.5 % Gross Adj. 10.7 %	$ 377,000	Net Adj. -10.3 % Gross Adj. 15.7 %	$ 345,400

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

My research [ ] did [X] 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) Broker Listing Cooperative (BLC).

My research [X] 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) Broker Listing Cooperative (BLC).

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				
Price of Prior Sale/Transfer				
Data Source(s)	BLC	BLC	BLC	BLC
Effective Date of Data Source(s)	03/17/2024	03/17/2024	03/17/2024	03/17/2024

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject property has NOT reportedly transferred over the prior 3 years from the effective date of this appraisal report, per the Broker Listing Cooperative (BLC). See addendum for all available BLC marketing history for the subject property. Comp No. 4 previously transferred on September 15, 2023 for $240,000 per the BLC. Nos. 1, 2 & 3 have NOT reportedly transferred for the 12 months prior to their "dates of sale", per the BLC.**

Summary of Sales Comparison Approach. See Attached Addendum.

Indicated Value by Sales Comparison Approach $ 345,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 345,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

See Attached Addendum.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: 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 $ 345,000 **as of** 03/15/2024 **, which is the date of inspection and the effective date of this appraisal.**

Uniform Residential Appraisal Report

File No. 24-116

ADDITIONAL COMMENTS

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

The subject was measured to ANSI Z765-2021 standards. Finished square footage calculations for this dwelling were made based on measured dimensions only and may include unfinished areas, openings in floors not associated with stairs, or openings in floors exceeding the area of associated stairs. All measurements were taken to the nearest inch or tenth of a foot.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) **The Cost Approach is not required and also not used in this instance because of the age of the improvements (built in 1957), which requires estimating depreciation, therefore reducing the reliability of this approach. The estimated site value is based upon a review of available land sales and/or typical land-to-total value ratios for this marketing area.**

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE			= $ 70,000
Source of cost data	Dwelling 2,040 Sq. Ft. @ $			= $
Quality rating from cost service Effective date of cost data	Sq. Ft. @ $			= $
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
See addendum for calculations of gross living area.	Garage/Carport 716 Sq. Ft. @ $			= $
	Total Estimate of Cost-New			= $
The subject has an estimated remaining economic life of 40 years.	Less Physical	Functional	External	
	Depreciation			= $ ( )
	Depreciated Cost of Improvements			= $
	"As-is" Value of Site Improvements			= $
Estimated Remaining Economic Life (HUD and VA only) **40** Years	INDICATED VALUE BY COST APPROACH			= $

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

Summary of Income Approach (including support for market rent and GRM) N/A

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 N/A

Total number of phases N/A Total number of units N/A Total number of units sold N/A

Total number of units rented N/A Total number of units for sale N/A Data source(s) N/A

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

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

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

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

Describe common elements and recreational facilities. N/A

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).

Uniform Residential Appraisal Report

File No. 24-116

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

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

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

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

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

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

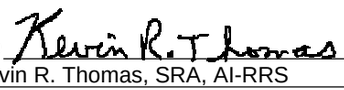
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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

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

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

APPRAISER

Signature 
Name Kevin R. Thomas, SRA, AI-RRS
Company Name Thomas Real Estate Services, Inc.
Company Address 8733 Bay Pointe Cir
Indianapolis, IN 46236
Telephone Number 317-672-0030
Email Address kevinrthomasSRA@gmail.com
Date of Signature and Report 03/18/2024
Effective Date of Appraisal 03/15/2024
State Certification # CR69100160
or State License #
or Other (describe) State #
State IN
Expiration Date of Certification or License 06/30/2024

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

ADDRESS OF PROPERTY APPRAISED
6116 Wexford Rd
Indianapolis, IN 46220

APPRAISED VALUE OF SUBJECT PROPERTY $ 345,000

LENDER/CLIENT
Name Opteon AMC, Inc.
Company Name Howard Hanna Mortgage Services
Company Address 1000 Gamma Drive
Pittsburgh, PA 15238
Email Address

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 Residential Appraisal Report

File No. 24-116

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
6116 Wexford Rd Address Indianapolis, IN 46220		5920 Ashurst St Indianapolis, IN 46220					
Proximity to Subject		0.98 miles NE					
Sale Price	$ 345,000		$ 400,000		$		$
Sale Price/Gross Liv. Area	$ 169.12 sq. ft.	$ 185.27 sq. ft.		$ 0.00 sq. ft.		$ 0.00 sq. ft.	
Data Source(s)		MIBOR #21956622;DOM 17					
Verification Source(s)		Listing Office: eXp Realty, LLC					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth VA;0					
Date of Sale/Time		s01/24;c12/23	0				
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	20352 sf	33759 sf	-4,000				
View	N;Res;	B;Woods;	-10,000				
Design (Style)	DT1;Ranch	DT1;Ranch					
Quality of Construction	Q4	Q4					
Actual Age	65	64	0				
Condition	C4	C3	-20,000				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	8 3 1.1	8 4 2.1	-4,000				
Gross Living Area 65	2,040 sq. ft.	2,159 sq. ft.	-7,700	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf					
Functional Utility	Average	Average					
Heating/Cooling	Fc'd Air/Central	Fc'd Air/Central					
Energy Efficient Items	None	None					
Garage/Carport	2.5ga	2ga	+3,000				
Porch/Patio/Deck	Por,LrgWdDk,Pat,Fen	OpPorch,LrgPatio	+4,000				
Fireplaces	1 Fireplace	1 Fireplace					
Applncs. & Extras	Standard	Standard					
Net Adjustment (Total)		☐ + ☒ -	$ 38,700	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. -9.7 % Gross Adj. 13.2 %	$ 361,300	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer		**09/15/2023**		
Price of Prior Sale/Transfer		**$240,000**		
Data Source(s)	BLC	BLC		
Effective Date of Data Source(s)	03/17/2024	03/17/2024		

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

File No. 24-116

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. 24-116

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: SIEGEL, David & Shannon		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		

Twelve Month Listing History of Subject Property

Continued from Twelve Month Listing History of Subject Property: $350,000. The reference number is #21963180 as provided by BLC, days on market is 10. The report data sources are the Broker Listing Cooperative (BLC), assessor's information, purchase agreement, owner, attached list of updates provided in the BLC, interior & exterior inspection, etc. **See addendum for all available marketing history via the BLC system. The subject property was listed for $350,000 prior to this offer being accepted through the BLC system. This property was only on the market for 10 days.**

The "estimated taxes" used in this report have been provided by the Marion County Treasurer.

Neighborhood Description

The subject property is located within a well established residential area on the northeast side of Indianapolis in Washington Township. The homes in the general area vary considerably in terms of age, condition/updates, upgrades, living area, price, etc. The homes in Devonshire (zone 49-3 & 49-4) have ranged in price from $240,000 to $485,000 over the past 12 months, per the BLC. Within this area homes are currently selling within 90 days when priced appropriately. The area is located near several major thoroughfares (I-465, I-69, Allisonville Road, Fall Creek Road, Keystone Avenue, etc.) which provide easy access to community amenities and employment. The close proximity of parks, shopping (Keystone at the Crossing, Castleton Square Mall, etc.) are positive influences. The commercial development indicated in the land use section is sufficiently buffered and does not adversely affect the value or marketability of area homes. There are no apparent adverse marketing influences.

Neighborhood Market Conditions

Within Devonshire (zone 49-3 & 49-4), there is currently 1 active listings with an asking price of $400,000 and 2 pending sales with asking prices $350,000 (subject property) and $400,000, per the Broker Listing Cooperative (BLC). Over the past 12 months there have been 27 BLC sales in the development (zone 49-3 & 49-4) with sale prices ranging from $240,000 to $485,000 with an average sales price of $370,348 and 17 days on the market.

There is a fairly balanced supply (2.4 months) and demand for homes in the subject's price range ($315,000 to $375,000). These homes are selling within 90 days (median DOM information) when priced appropriately and listed with a knowledgeable area real estate broker. **Values in this marketplace and "price range" are currently "relatively stable". The neighborhood characteristics provided on page 1 of the URAR "differs" as it is more general information for "all" price ranges within the delineated boundaries. See attached "Market Conditions Addendum" for details.**

Seller concessions in this area and price range are not a necessity at the present time with interest rates hovering around 6% to 8.5% (30-year fixed rate mortgages). In this valuation it is assumed that a cash sale, or its equivalent, would be obtained. The value estimated in this appraisal is not affected by present or anticipated creative financing terms, seller-paid financing expenses or other concessions.

Adverse Site Conditions

There are no apparent adverse easements or encroachments, however a recent survey should be examined to be certain. The subject site compares well with surrounding lots in Devonshire. The landscaping appears typical for this price range and marketplace.

Site amenities include the following items (approximate sizes): Front covered concrete porch with columns (see sketch); Large wood deck with railing and bench (see sketch); Patio (see sketch); Partial fencing.

The storage shed lacks a permanent foundation (personal property) and therefore has NOT been included in the valuation process.

The relevant legal, physical, and economic factors were analyzed to the extent necessary and resulted in a conclusion that the current use of the subject property is the highest and best use [USPAP 2015-2016, Standards Rule 2-2(a)(x)].

***FLOOD HAZARD COMMENTS: The attached flood map indicates that the property is NOT in a FEMA special flood hazard area. The appraiser assumes that this information is reliable, however no warranty is implied.**

Additional Features
Brick, frame & vinyl exterior siding; Laminate flooring in the Living room, Kitchen, Dining area, Family room, Bonus room, a bedroom and hall bath; Brick fireplace in the Family room; Tile flooring in the 1/2 bath; Snack bar, granite counter tops and tile backsplash in the Kitchen; Hardwood flooring in 2 of the bedrooms; Painted crown moldings; Oversized 2-car front load garage (approximately 716sf). The subject's ranch design is compatible with other homes in this marketing area and it has quality features typically expected from buyers in this price range. See interior & exterior photographs.

Comments on Sales Comparison
The sales are all similar ranch style homes in Devonshire (zone 49-4). They each provide reliable indications of value for the property appraised.

The appraiser has provided an additional sale as there are currently no "active listings" or "pending sales" (other than the subject) in Devonshire in zone 49-4 (Lawrence Township).

Comp Nos. 2 & 4 have somewhat larger lots and both are also more heavily wooded (view).

No. 4 appears to have undergone more "extensive" and recent renovations per it's BLC listing sheet comments & photographs, therefore a condition adjustment is needed.

The sales all differ in living area with the GLA adjustments made at a rate of $65/sf. Comp Nos. 2, 3 & 4 have a greater number of bathrooms ("Room Count").

Comp No. 3 has a walk-out basement with finish. It common in this marketing area for a home not to have a basement as noted by Comp Nos. 1, 2 & 4.

The sales all have smaller garages as verified per their assessor's information (subject features an oversized 2-car garage of approximately 716sf). They all differ in their site amenities (see addendum & sketch for a description of the subject).

Comp Nos. 1 & 3 require fireplace adjustments.

Nos. 1 & 2 transferred over 6 months ago, however market conditions are currently "relatively stable" in this marketplace and "price range" (see attached "Market Conditions Addendum" for details), therefore time adjustments are not warranted.

The sales develop a range of value from $329,700 to $377,000 which is wider than desired, however this is unavoidable in this particular instance. Each has been given consideration in the final reconciliation process. The appraiser's opinion of market value ($345,000) and sales price are well supported from this analysis. The appraiser notes that 3 of the 4 sales support this value conclusion.

It is not necessary to bracket all numerical descriptors for the subject property (site size, etc.) to produce a credible report & reliable opinion of value. The market is not perfect and many times it is not possible to bracket everything.

The opinion of market value ($345,000) is below the "predominate value" noted in the "Neighborhood" section on page 1 of this report, however the subject is not "underimproved" for the immediate or general marketplace.

Final Reconciliation
The Sales Comparison Approach is accorded greatest weight as it best reflects the actions of participants in this marketplace. The Cost Approach is not required and also not used in this instance because of the age of the improvements (built in 1959), which requires estimating depreciation, therefore reducing the reliability of this approach. Rental/Sales data is not readily available for the development of the Income Approach (GRM).

Conditions of Appraisal
All of the adjustments (individual, net and gross) made to the comparables are within normal appraisal guidelines.

This appraisal report was prepared in March of 2024. **No personal property items have been**

included in the valuation process.

Disclosure of Prior Appraisal and/or Other Services: The appraiser of this report, as indicated in the signature section, has NOT provided any prior services for the subject property in the 36 months prior to the effective date of this report.

Exposure Time: A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 90 days and was derived from information gathered through sales verification and statistical information about days on market.

As of the date of this report, Kevin R. Thomas, SRA, AI-RRS has completed the requirements of the continuing education program of the Appraisal Institute.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by it's duly authorized representatives.

In addition, I certify that, to the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report was prepared in conformity with the requirements of the Code of Professional Ethics and the Standard of Professional Appraisal Practice of the Appraisal Institute.

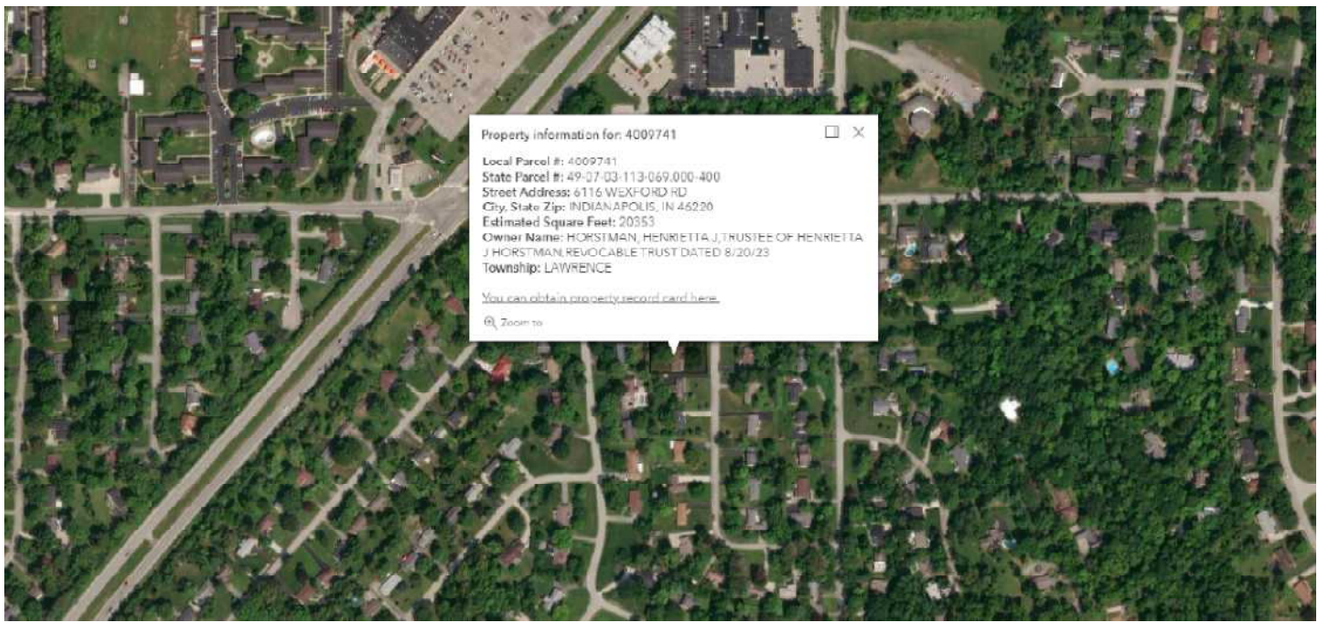
This report should not be relied upon to disclose any adverse conditions present in the subject property. The routine observation of the property and any improvements is for purposes of forming an opinion of the market value of the property. Attics and crawl space areas are typically not accessed. The appraisal is not to be regarded as a full property inspection of the type intended to reveal defects in mechanical systems, structural integrity, roofing, siding,or any other property component. The appraiser claims no special expertise in these areas,nor is the appraiser an expert regarding issues related to foundation, settlement, basement moisture problems, wood destroying (or other) insects, radon gas or lead based paint, mold or rodents.

Unless otherwise noted, the appraiser assumes the various elements that constitute the subject property are fundamentally sound and in working order. Statements regarding condition, particularly those regarding heating and cooling systems, are based on superficial observations only.

In short, the appraiser is not a home inspector and the appraisal report is not a home inspection report. The appraisal report should not be relied upon to disclose the condition of the property or the presence/absence of any defects. The client is invited and encouraged to employ qualified experts to inspect and address any area of concern. If negative conditions are discovered the opinion of value estimated in this report may not be valid.

AERIAL PHOTOGRAPH

Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		



AERIAL MAP

Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		



Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		

1995 Added deck, replaced soffit, fascia and siding with aluminum
1995 Replaced porch ceiling and wrap beam, soffit, fascia and siding with aluminum
1995 Installed seamless guttering, storm door
1995 Replace cast-iron drain, wrap
1997 Added garage (24X32 1/2) and updated old garage
1999 Updated kitchen/Dining Room (stove top and windows)
2000 Leaf Guard
2005 Americrawl - Crawl space encapsulated
2009 Front sidewalk
2009 Main bathroom update
2010 Refrigerator, Furnace/AC, Microwave, Disposal
2011 New Windows, wall oven, dishwasher
2012 Roof - 30 year shingles
2012 Sewage line replace main from house to just before swale in front yard
2013 Masonry outfitters - worked on chimney and topper
2014 Garage door opener
2014 Retrofoam Solutions
2015 Granite Countertops
2017 Mud/laundry room
2018 Flooring
2019 Washer/dryer
2021 Water heater, well pump, back walkway
2022 Patch roof - electric cleat pulled out
2023 Patch roof - tiny leak, couldn't find reason but fixed anyway
2023 Sewage line - city completed from road to their juncture

Borrower: **SIEGEL, David & Shannon** File No.: 24-116
Property Address: 6116 Wexford Rd Case No.:
City: Indianapolis State: IN Zip: 46220
Lender: Howard Hanna Mortgage Services

Listing & Property History Report

Address: 6116 Wexford RD

Listing Summary

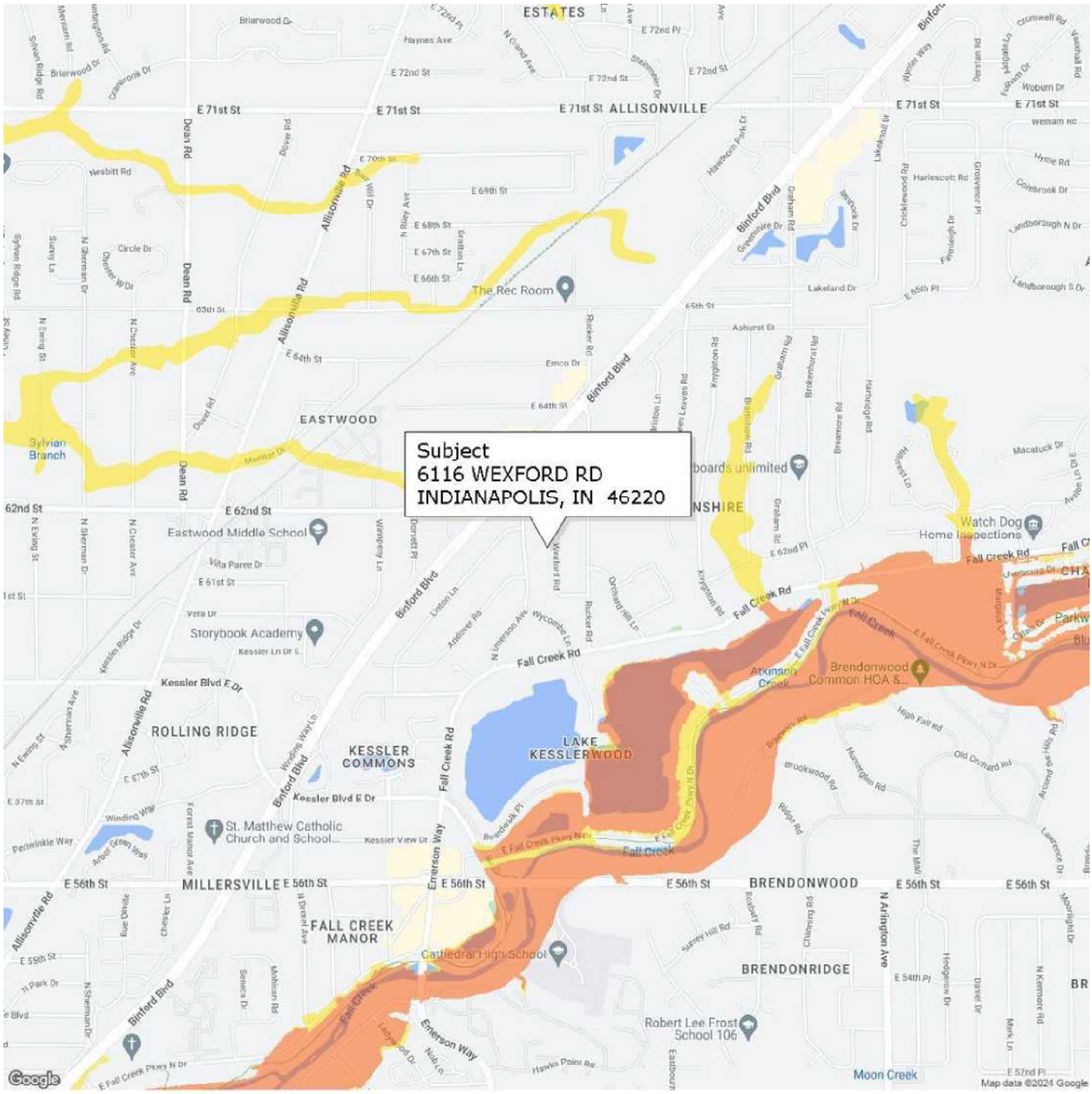
Listing ID:	21963180
Cur. Status:	Pending
Type:	Residential
List Price:	$350,000
Orig. LP:	$350,000
Close Price:	
List Date:	03/01/2024
Listing Agent:	764
List Office:	TUCK14
DOM:	11

Listing History

Change Description	Status	Price	Modified Date
Status: Active -> Pending	Pending	$350,000	03/11/2024
Status: Draft -> Active	Active	$350,000	03/01/2024
List Price: -> $350,000	Draft	$350,000	02/25/2024

FLOOD MAP

Borrower: **SIEGEL, David & Shannon**		File No.: 24-116	
Property Address: 6116 Wexford Rd		Case No.:	
City: Indianapolis	State: IN		Zip: 46220
Lender: Howard Hanna Mortgage Services			



FLOOD INFORMATION

Community: CITY OF INDIANAPOLIS

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 18097C0152G

Panel: 18097C0152

Zone: X

Map Date: 04-19-2016

FIPS: 18097

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

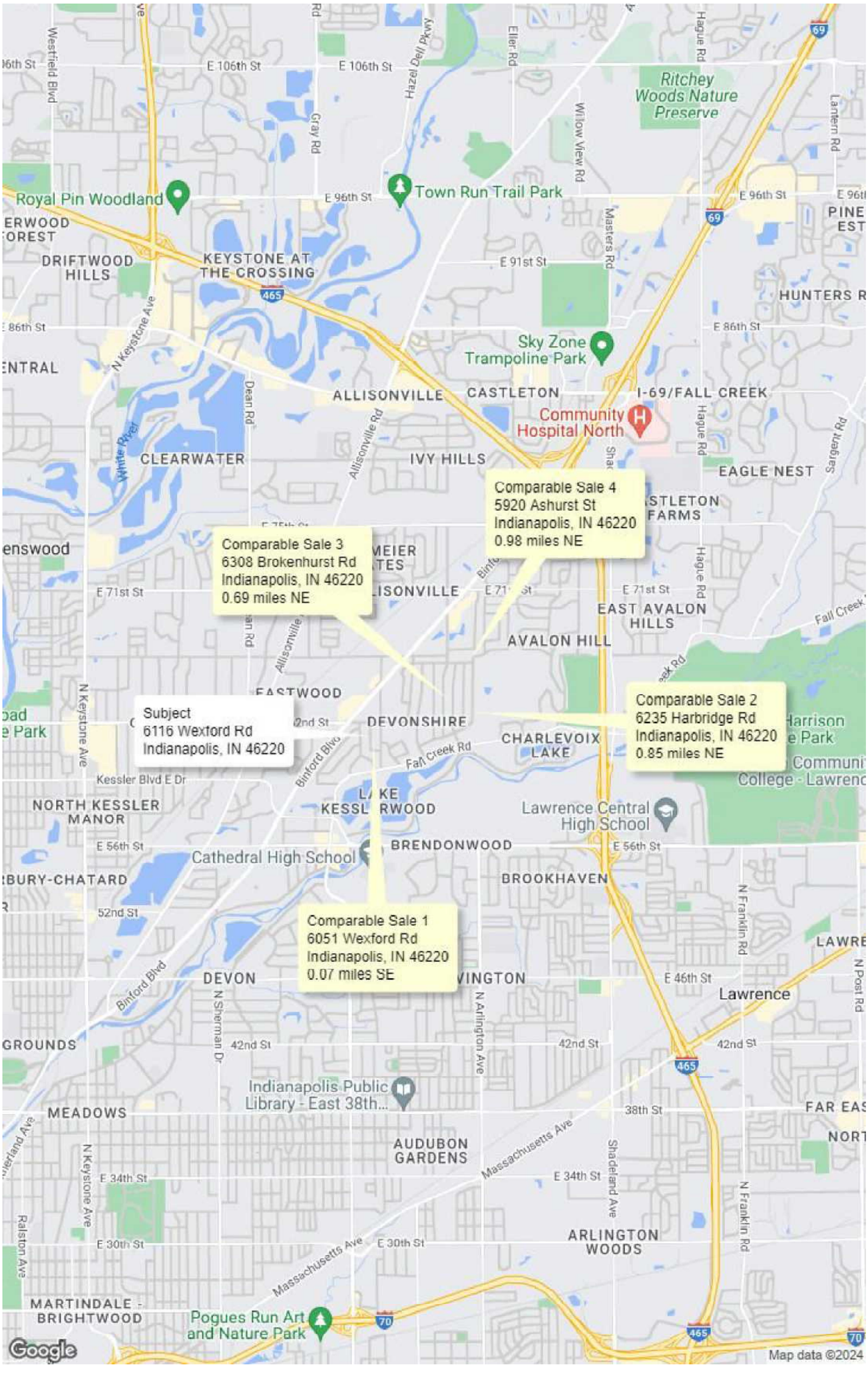
= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

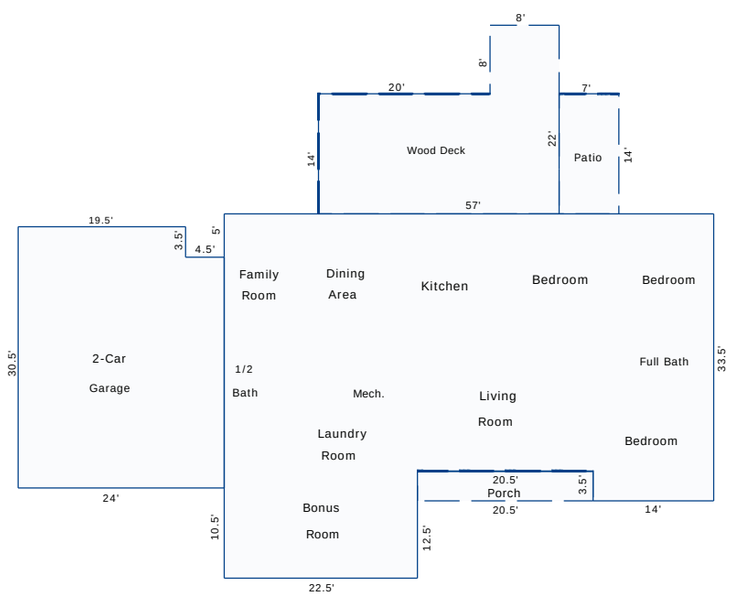
LOCATION MAP

Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		



FLOORPLAN SKETCH

Borrower: **SIEGEL, David & Shannon** File No.: 24-116
Property Address: 6116 Wexford Rd Case No.:
City: Indianapolis State: IN Zip: 46220
Lender: Howard Hanna Mortgage Services



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	2040.3	2040.3
GAR	Garage	716.3	716.3
P/P	Porch	71.8	
	Wood Deck	456.0	
	Patio	98.0	625.8
Net LIVABLE Area		(rounded)	2040

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
30.0	x	57.0	1710.0
12.5	x	22.5	281.3
3.5	x	14.0	49.0
3 Items		(rounded)	2040

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: March 15, 2024
Appraised Value: $ 345,000



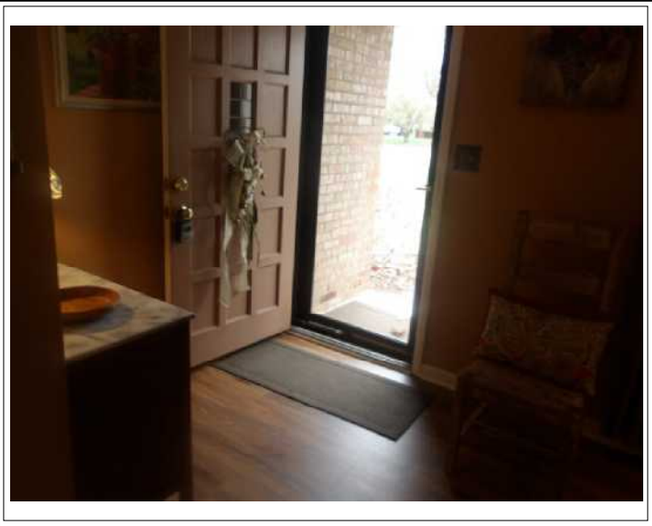
REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

SUBJECT PHOTOGRAPHS

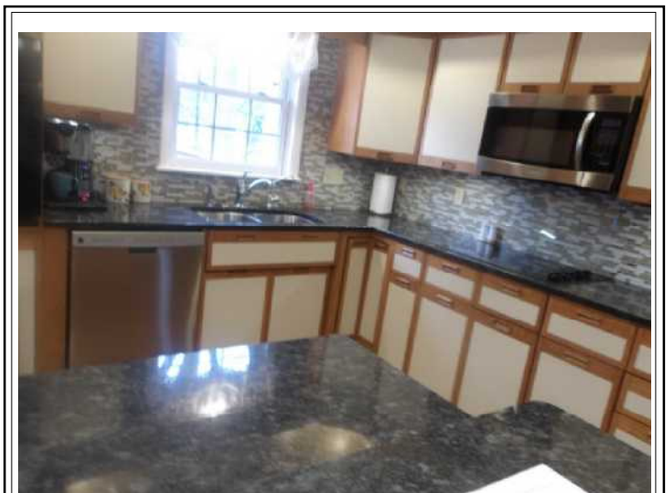
Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		



VIEW OF THE FRONT ENTRY



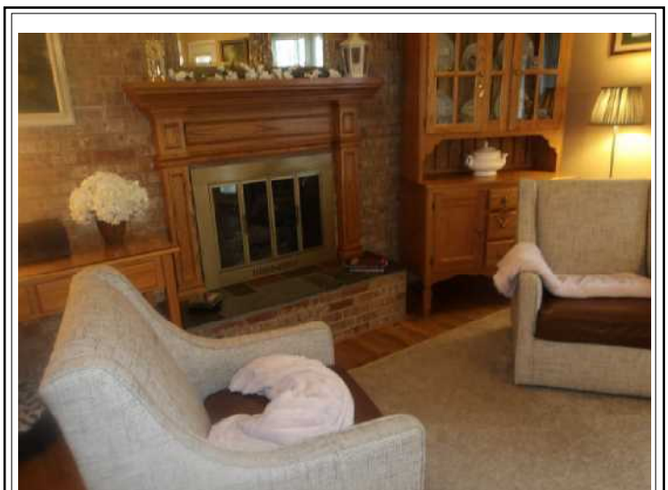
VIEW OF THE LIVING ROOM



VIEW OF THE KITCHEN



VIEW OF THE DINING AREA



VIEW OF THE FAMILY ROOM



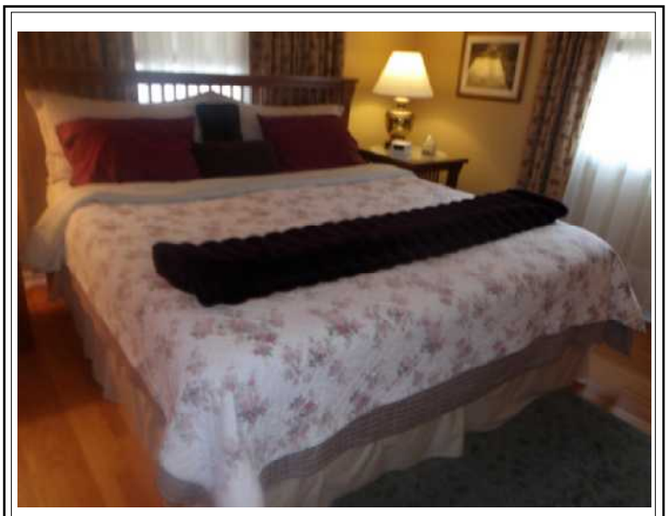
VIEW OF THE BONUS ROOM

SUBJECT PHOTOGRAPHS

Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		



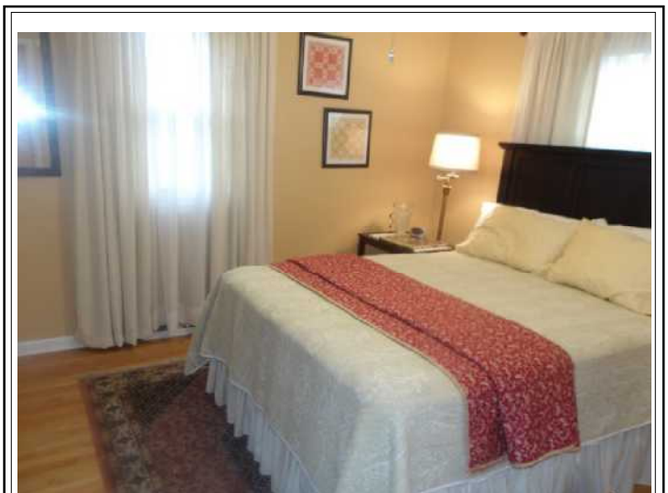
VIEW OF A BEDROOM



VIEW OF A BEDROOM



VIEW OF THE HALL BATH



VIEW OF A BEDROOM



VIEW OF THE 1/2 BATH



SIDE VIEW OF THE HOME

SUBJECT PHOTOGRAPHS

Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		



OTHER SIDE VIEW OF THE HOME

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		



COMPARABLE SALE #1

6051 Wexford Rd
Indianapolis, IN 46220
Sale Date: s04/23;c03/23
Sale Price: $ 295,000



COMPARABLE SALE #2

6235 Harbridge Rd
Indianapolis, IN 46220
Sale Date: s06/23;c05/23
Sale Price: $ 375,000



COMPARABLE SALE #3

6308 Brokenhurst Rd
Indianapolis, IN 46220
Sale Date: s11/23;c10/23
Sale Price: $ 385,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: **SIEGEL, David & Shannon**		File No.: 24-116
Property Address: 6116 Wexford Rd		Case No.:
City: Indianapolis	State: IN	Zip: 46220
Lender: Howard Hanna Mortgage Services		



COMPARABLE SALE #4

5920 Ashurst St
Indianapolis, IN 46220
Sale Date: s01/24;c12/23
Sale Price: $ 400000

Fannie Mae

UCDP Submission Summary Report (SSR)			
Doc File ID	11021510B8	**Report Date/Time**	03/18/2024 07:08:08
Document File Status (FNM)	Successful	**Seller/Servicer Number**	224160003
Lender Name	Howard Hanna Mortgage Serv-Apex/Opteon AMC, Inc.	**Lender Loan Number**	202406568

Appraisal 1			
Original Submitted Date/Time	03/18/2024 07:07:30	**Document Status**	Successful
Number of Resubmissions	0	**Form Type**	FNM 1004/FRE 70
Last Submission Date/Time	03/18/2024 07:07:30	**Appraised Value**	$345000
Subject Address	6116 Wexford Rd, Indianapolis, IN 46220	**Appraisal Effective Date**	2024-03-15
		Supervisory Appraiser	
Appraiser	Kevin R. Thomas, SRA, AI-RRS IN / CR69100160	**Borrower Name**	SIEGEL, David & Shannon

Comps	**Comp Address**	**Adjusted Sale Price**
Comp1	6051 Wexford Rd, Indianapolis, IN 46220	$329700
Comp2	6235 Harbridge Rd, Indianapolis, IN 46220	$377000
Comp3	6308 Brokenhurst Rd, Indianapolis, IN 46220	$345400
Comp4	5920 Ashurst St, Indianapolis, IN 46220	$361300

UCDP Basic Edit Checks

Message ID	Form Section	Form Field Name	Property Affected	Full Message Description	Severity	Override Request Reason	Override Decision Reason	Override Decision Date/Time
No findings returned								

UAD Compliance Findings

No findings returned

Fannie Mae Proprietary Edit Findings								
FNM1000	N/A	N/A	Appraisal	The Collateral Underwriter Risk Score is 2.2 on a scale of 1 to 5 where 5 indicates highest potential collateral risk. A score of 999 indicates no Collateral Underwriter Risk Score available.	Warning	N/A	N/A	N/A
FNM0424	N/A	N/A	Comparable 1	The condition rating is materially different than what has been reported by other appraisers. Verify that the condition rating is accurate and consistent with the UAD definition.	Warning	N/A	N/A	N/A
FNM0424	N/A	N/A	Comparable 2	The condition rating is materially different than what has been reported by other appraisers. Verify that the condition rating is accurate and consistent with the UAD definition.	Warning	N/A	N/A	N/A
FNM0198	N/A	N/A	Subject	If this is Hybrid or Desktop Appraisal, the Appraisal Assignment Type and the data collection details must be present for this Form Type.	Warning	N/A	N/A	N/A

UCDP Submission Summary Report (SSR)			
Doc File ID	11021510B8	**Report Date/Time**	03/18/2024 07:08:08
Document File Status (FRE)	Successful	**Seller/Servicer Number**	123727
Lender Name	Howard Hanna Mortgage Serv-Apex/Opteon AMC, Inc.	**Lender Loan Number**	202406568

Appraisal 1			
Original Submitted Date/Time	03/18/2024 07:07:30	**Document Status**	Successful
Number of Resubmissions	0	**Form Type**	FNM 1004/FRE 70
Last Submission Date/Time	03/18/2024 07:07:30	**Appraised Value**	$345000
Subject Address	6116 Wexford Rd, Indianapolis, IN 46220	**Appraisal Effective Date**	2024-03-15
		Supervisory Appraiser	
Appraiser	Kevin R. Thomas, SRA, AI-RRS IN / CR69100160	**Borrower Name**	SIEGEL, David & Shannon

Comps	**Comp Address**	**Adjusted Sale Price**
Comp1	6051 Wexford Rd, Indianapolis, IN 46220	$329700
Comp2	6235 Harbridge Rd, Indianapolis, IN 46220	$377000
Comp3	6308 Brokenhurst Rd, Indianapolis, IN 46220	$345400
Comp4	5920 Ashurst St, Indianapolis, IN 46220	$361300

UCDP Hard Stops

Message ID	Form Section	Form Field Name	Property Affected	Full Message Description	Severity	Override Request Reason	Override Decision Reason	Override Decision Date/Time
No findings returned								
Freddie Mac Proprietary Hard Stops								
FRE001	N/A	N/A	N/A	Collateral R&W Relief Not Eligible	Warning	Automated override request	Override automatically approved	03/18/2024 07:07:48
FRE800	N/A	N/A	N/A	Freddie Mac Findings (one or more warnings)	Warning	Automated override request	Override automatically approved	03/18/2024 07:07:48
UAD Compliance Findings								

No findings returned								
Freddie Mac Proprietary Edit Findings								
FRE4005	N/A	N/A	N/A	This appraisal is not eligible for collateral representation and warranty relief.	Warning	N/A	N/A	N/A
FRE4020	N/A	N/A	N/A	LCA Risk is assessed at 3 indicating a Moderate risk of overvaluation.	Warning	N/A	N/A	N/A