Uniform Residential Appraisal Report

411-7095208
File No. 411-7095208

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 2471 Schnorf Jones Rd | City Arcanum | State OH | Zip Code 45304
Borrower Colton Beatty & Alyssa Suter | Owner of Public Record Clinton & Heather Magel JR SURV | County Darke
Legal Description PT W1/2 NW1/4 NW1/4
Assessor's Parcel # K39-0-407-08-00-00-40901 | Tax Year 2025 | R.E. Taxes $ 2,601
Neighborhood Name Monroe Twp/FM SD | Map Reference 24820 | Census Tract 5701.02
Occupant [ ] Owner [X] 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 Click n' Close, Inc. | Address 15301 Spectrum Drive, Suite 405, Addison, TX 75001
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 5;DOM 5;Per DAB MLS:#971809 10/30/2026

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;Fully executed contract. Per Contract Line #89 "THE FOLLOWING ITEMS (WHICH ADD NO ADDITIONAL VALUE TO THE REAL ESTATE) ARE SPECIFICALLY INCLUDED WITH THE REAL ESTATE": Propane in tank.
Contract Price $ 395,000 | Date of Contract 10/31/2026 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Contract, Auditor
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? [X] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid. $5000;;In addition to costs incurred in order for Seller to fulfill the terms of the Contract and to provide marketable title, Seller agrees to pay actual settlements charges and/or other fees due at Closing on behalf of the Buyer, including, but not limited to, discount points, closing costs, pre-paids and any other fees allowed by

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[ ] Suburban	[X] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	15 %
Built-Up	[ ] Over 75%	[ ] 25-75%	[X] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	1 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	275 Low	46	Multi-Family	1 %
Neighborhood Boundaries	State Route 47 (north), St Rt 48 (east), US Rt 35 (south) and Ohio							436 High	71	Commercial	4 %
Indiana State Line (west). Approximate								280 Pred.	53	Other Other	79 %

Neighborhood Description Small acre residential properties, hobby farms, larger working farms & rural villages. Immediate location is 5 miles east of the Village of Arcanum, 12 miles SE of Greenville, county seat. St Rt 49 and school within 2 miles; Hospital and major retail shopping in Greenville. Employment available in the county and the Dayton market (20 mi SE) and municipalities along the I70 corridor.
Market Conditions (including support for the above conclusions) Note: The data reported above for 'One-Unit Housing Trends' and 'One-Unit Housing Price/Age is reflective of the reported activity of Comparable/Competing properties in the 'Neighborhood' as defined by its boundaries. See 'Neighborhood Market Area' definition, 'Market Conditions', 'Definition of Declining Markets' & 'Reconciliation with the 1004MCA' in

SITE

Dimensions See attached Realist Tax Map | Area 2.02 ac | Shape Quadrilateral | View N;Res;Pstrl
Specific Zoning Classification A | Zoning Description Agriculture
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. The H&BU per zoning, is its current use (Single Family Dwelling) Subject property can be rebuilt 100%.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 39037C0400E | FEMA Map Date 07/18/2011
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. .

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[X] Crawl Space	Foundation Walls	Conblk/C4	Floors	Carp,LVP/C3
# of Stories	1	[ ] Full Basement	[X] Partial Basement	Exterior Walls	Brick/C3	Walls	DW/C3
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	1162 sq. ft.	Roof Surface	Metal/C3	Trim/Finish	Wd/C3
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	100 %	Gutters & Downspouts	Alum/C3	Bath Floor	LVP/C3
Design (Style)	Ranch	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	Case,Slide,DH/C3	Bath Wainscot	Fbrgls/C3
Year Built	1971	Evidence of [ ] Infestation		Storm Sash/Insulated	Insulated/C3	Car Storage	[ ] None
Effective Age (Yrs)	15	[ ] Dampness	[ ] Settlement	Screens	Full/C3	[X] Driveway	# of Cars 5
Attic	[ ] None	Heating [ ] FWA [ ] HWBB [ ] Radiant		Amenities	[ ] WoodStove(s) # 0	Driveway Surface	Gravel,Asph
[X] Drop Stair	[ ] Stairs	[X] Other BsBrd	Fuel Electric	[ ] Fireplace(s) # 0	[X] Fence Wire	[X] Garage	# of Cars 3
[ ] Floor	[ ] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck UnPa	[X] Porch CvPch	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[ ] Other None	[ ] Att.	[X] Det. [X] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 5 Rooms | 3 Bedrooms | 2.0 Bath(s) | 1,807 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). None observed
.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;The improvements are well-maintained and feature limited physical depreciation due to normal wear and tear. Some components, have been updated or recently rehabilitated. The structure has been well-maintained. Its estimated effective age is less than its actual age. Updates: Metal roof, windows, flooring, electric, etc. No significant deferred maintenance observed.
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.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

Uniform Residential Appraisal Report

411-7095208
File No. 411-7095208

There are 15 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 275,000 to $ 448,900 .
There are 40 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 275,000 to $ 436,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	2471 Schnorf Jones Rd Arcanum, OH 45304	6599 Hollansburg Sampson Rd Arcanum, OH 45304		11724 Pansing Rd Brookville, OH 45309		3589 US Route 127 Greenville, OH 45331	
Proximity to Subject		4.98 miles W		6.60 miles SE		9.16 miles W	
Sale Price	$ 395,000		$ 335,000		$ 385,000		$ 288,500
Sale Price/Gross Liv. Area	$ 218.59 sq. ft.	$ 183.86 sq. ft.		$ 213.89 sq. ft.		$ 222.09 sq. ft.	
Data Source(s)		LABOR#960896;DOM 27		DAB#948647;DOM 60		LABOR#953621;DOM 41	
Verification Source(s)		Doc#578-800/County Tax Rec		Doc#10272/County Tax Rec		Doc#580-2787/County Tax Rec	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		Listing Conv;0	
Date of Sale/Time		s07/26;c06/26		s02/26;c01/26		s05/26;c04/26	
Location	N;Res;Pstrl	N;Res;Pstrl		N;Res;Pstrl		A;BsyRd;Pstrl	+14,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	2.02 ac	24036 sf	+22,000	4.91 ac	-43,000	1.76 ac	+4,000
View	N;Res;Pstrl	N;Res;Pstrl		N;Res;Pstrl		N;Pstrl;Res	0
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	55	53	0	52	0	46	0
Condition	C3	C3		C4	0	C3	
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 3 / 2.0	7 / 3 / 2.1	-2,000	7 / 4 / 2.0	0	6 / 3 / 2.0	0
Gross Living Area	1,807 sq. ft.	1,822 sq. ft.	0	1,800 sq. ft.	0	1,299 sq. ft.	+15,000
Basement & Finished Rooms Below Grade	1162sf1162sfwu 0rr1br1.0ba2o	0sf	+42,000 +2,000	0sf	+42,000 +2,000	1299sf0sfin	+21,000 +2,000
Functional Utility	F1	F1		F1		F1	
Heating/Cooling	BBElec/CAC	FWA/CAC	0	FWA/CAC	0	FWA/CAC	0
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gd1gbi5dw	2ga4dw	+8,000	2ga1gd3dw	0	1ga2dw	+16,000
Porch/Patio/Deck	CvPch/UnPa	Pch/Pa	0	Pch/EnPa/Dk	0	CvPch/Dk	0
FP/Fn/Shd/Bldgs,	1FP/Shd	None	+4,000	1FP/Shd		1FP	+3,000
Updates - See Co	Multiple	Multiple		Semi	0	Flr,Bths	0
Net Adjustment (Total)		[X] + [ ] - $	76,000	[X] + [ ] - $	1,000	[X] + [ ] - $	75,000
Adjusted Sale Price of Comparables		Net Adj. 22.7% Gross Adj. 23.9% $	411,000	Net Adj. 0.3% Gross Adj. 22.6% $	386,000	Net Adj. 26.0% Gross Adj. 26.0% $	363,500

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

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) County Tax Record
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) County Tax Records
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		01/29/2026		
Price of Prior Sale/Transfer		$180,000		
Data Source(s)	County Tax Records	County Tax Records	County Tax Records	County Tax Records
Effective Date of Data Source(s)	11/10/2026	11/10/2026	11/10/2026	11/10/2026

Analysis of prior sale or transfer history of the subject property and comparable sales Subject: No other transfers in prior three years of the appraisal date. Comparables #1: 1/30/2026 To ANDERSON PROPERTY INVESTMENTS LLC from BUNCH JANET K 97 578 / 800 WARRANTY DEED $180,000.00. No other recorded transfers in prior one year of their last sale dates. See Comparable Sale comments in the Supplemental Addendum. Comparable Sale #4: No recorded transfers in prior one year of the last sale/transfer date.

Summary of Sales Comparison Approach. Heavy weight is given to comp #1 (closest in proximity) and comp #2 (least net adjustment & 4 bedrooms). It is noted that the final value is in excess of the predominant value of the Market area, however the subject is still within a marketable range for competing properties; Due to low density rural location or limited sales, the Market Area encompasses a wide range of housing values. The Subject is not considered over-improved for the neighborhood and its being in excess of the predominant value does not have a negative impact on its marketability. See Additional Comments and Supplemental Addendum. Comparable sale #4: See Comparable Sale comments in the Supplemental Addendum.

Indicated Value by Sales Comparison Approach $ 398,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 398,000 Cost Approach (if developed) $ Income Approach (if developed) $
See Additional Comments

This appraisal is made [ ] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [X] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [X] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: See additional comments.

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 $ 398,000 as of 11/10/2026 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

Lender Loan Number: 1002509084

ANSI Declaration: A 2 story detached single-family dwelling with 1,807 above-grade finished square feet and 1,162 below-grade finished square feet. The first level includes the staircase square footage. In addition, the property includes a porch & patio. A one car garage and a 2 car detached garage is also present.

RECONCILIATION: The Sales Comparison Approach was given most weight due to the availability of verifiable comparable home sales data. It is also the most accurate indicator of value, because it reflects the actions of buyers and sellers. The Cost Approach was developed to determine Depreciated Cost (Contributory Value) adjustments. Adjustments where warranted, are based on applicable methodologies used in appraisal practice. The method used is Depreciated Cost (Contributory Value). Adjustments for building characteristics are developed with the depreciated cost method. Effective age and remaining economic life is extracted from the market. The cost approach is used to measure depreciation, not as a means to estimate value. The resulting adjustments are therefore market based. Adjustment Calculations and the Depreciated Cost Adjustments summary are attached. The Cost Approach has not been reported on the appraisal form, however it is included in the Adjustment Calculator Report, attached. The Income Approach was considered, but deemed not applicable due to the subject's neighborhood being predominantly owner occupied & the limited number of sales data of tenant occupied dwellings. Purchases are typically made with the intent to occupy rather than rent.

This appraisal report adheres to the development and reporting options of The Uniform Standards of Professional Appraisal Practice (USPAP), FIRREA Title XI Appraisal Regulations and The Appraisal Independence Standards set forth by H.R 4173.

This appraisal was completed in compliance with the Dodd Frank, Appraisal Independence “AIR” and Mortgagee Letter 2009-28, as described in the FannieMae Selling Guide, effective as of October 23, 2013 and all FHA/HUD minimum guidelines as outlined by HUD Handbook 4000.1.

The Appraiser has met the HUD 4000.1 guidance specific to Nondiscrimination Policy; and compliance with FHA Guidelines and Appraiser Conduct.

The signing appraiser who completed this appraisal report is currently an approved FHA roster appraiser.

The Appraiser's performance and the appraisal report complies with all applicable laws including the Fair Housing Act and other federal, state and local antidiscrimination laws. See Supplemental Addendum.

This appraisal is made “subject to" the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed and subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Range in the below grade area to be removed and the 220 Electric capped; installation of Smoke/CO detectors adjacent to level 2 bedrooms (1), in bedroom #3 (level 2) (1) in the below grade bonus room (1) and bedroom (1); Handrails are to be installed at the following locations: Both steps at front porch, entry from garage to level one; entry from outside ground level to below grade (south side of dwelling) and a satisfactory water test

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) Site value is based on prior and/or current analysis of land sales extracted from the market area. The Land to Value Ratio Percentage is 9% and is typical for the area (6% to 15%)

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = $ 35,000
Source of cost data	Dwelling 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 Reconciliation above.	Garage/Carport Sq. Ft. @ $ ..... = $
	Total Estimate of Cost-New ..... = $
Estimated Effective Age: 15	Less Physical / Functional / External
Estimated Remaining Economic Life: 45	Depreciation = $ ( )
Total: 60	Depreciated Cost of Improvements ..... = $
	"As-is" Value of Site Improvements ..... = $
Estimated Remaining Economic Life (HUD and VA only) 45 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)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

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

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPRAISER

Signature _____
Name Gregory W Blakeley
Company Name Gregory W Blakeley LLC dba Value House A
Company Address 1619 Karr Rd
Arcanum, OH 45304-9440
Telephone Number (937) 467-6801
Email Address gblakeley@valuehouseappraisal.biz
Date of Signature and Report 11/13/2026
Effective Date of Appraisal 11/10/2026
State Certification # 2008000008
or State License # _____
or Other (describe) _____ State # _____
State OH
Expiration Date of Certification or License 01/07/2028
Gregory W. Blakeley
ADDRESS OF PROPERTY APPRAISED
2471 Schnorf Jones Rd
Arcanum, OH 45304

APPRAISED VALUE OF SUBJECT PROPERTY $ 398,000

LENDER/CLIENT
Name No AMC
Company Name Click n' Close, Inc.
Company Address 15301 Spectrum Drive Suite 405
Addison, TX 75001
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____

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

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

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

Uniform Residential Appraisal Report

411-7095208
File No. 411-7095208

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	2471 Schnorf Jones Rd Arcanum, OH 45304	5849 Sulphur Springs Rd Brookville, OH 45309					
Proximity to Subject		11.22 miles S					
Sale Price	$ 395,000		$ 423,000		$		$
Sale Price/Gross Liv. Area	$ 218.59 sq. ft.	$ 262.41 sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)		DAB#958390;DOM 0					
Verification Source(s)		Montgomery Co Auditor					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0					
Date of Sale/Time		s05/26;c05/26					
Location	N;Res;Pstrl	N;Res;Pstrl					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	2.02 ac	1.42 ac	+9,000				
View	N;Res;Pstrl	N;Pstrl;Res	0				
Design (Style)	DT1;Ranch	DT1;Ranch					
Quality of Construction	Q4	Q4					
Actual Age	55	49	0				
Condition	C3	C3					
Above Grade Room Count	Total 5 / Bdrms. 3 / Baths 2.0	Total 5 / Bdrms. 3 / Baths 2.0		Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area	1,807 sq. ft.	1,612 sq. ft.	+6,000	sq. ft.		sq. ft.	
Basement & Finished	1162sf1162sfwu	1612sf480sfin	+6,500				
Rooms Below Grade	0rr1br1.0ba2o	1rr0br0.0ba0o	+2,000				
Functional Utility	F1	F1					
Heating/Cooling	BBElec/CAC	FWA/CAC	0				
Energy Efficient Items	None	None					
Garage/Carport	2gd1gbi5dw	2ga2dw	+8,000				
Porch/Patio/Deck	CvPch/UnPa	Pch/Pa	0				
FP/Fn/Shd/Bldgs,	1FP/Shd	None	+4,000				
Updates - See Co	Multiple	Multiple					
Net Adjustment (Total)		[X] + [ ] -	$ 35,500	[ ] + [ ] -	$	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 8.4% Gross Adj. 8.4%	$ 458,500	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				
Price of Prior Sale/Transfer				
Data Source(s)	County Tax Records	County Tax Records		
Effective Date of Data Source(s)	11/10/2026	11/10/2026		

Summary of Sales Comparison Approach Comparable Sale #4: No recorded transfers in prior one year of the last

Comparable sale #4: See Comparable Sale comments in the Supplemental Addendum.

Uniform Appraisal Dataset Definitions

411-7095208
File No. 411-7095208

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

411-7095208
File No. 411-7095208

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
WRIST M	Western Regional Inf	Subject
DAB MLS	Dayton Area Board o	Subject
LVP - LV	Luxury Vinyl Plank -	Improvements
MDF	Medium Density Fibe	Improvements
ANSI	American National St	Improvements
Surplus L	Non-buildable	Site comments in Supplemental
Excess L	Buildable	Site comments in Supplemental
CmpShng	Composition Shingle	Improvements
Pstrl	Pastoral	Location & View
Wdd	Wooded	Location & View
CvPch /	Covered Porch / Unc	Improvements
ScrnPch	Screened Porch	Improvements
EnPch	Enclosed Porch	Improvements
UnPat / C	Uncovered Patio / Co	Improvements
UnDk / C	Uncovered Deck / Co	Improvements

ADDENDUM

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		

1 PURPOSE OF THE APPRAISAL
2 The purpose of this Appraisal Report is provide the Lender/Client with an accurate and adequately supported, opinion of the 3 Market Value of the Subject property. The opinion of Market Value is based on ownership in fee simple. 4 Client (Definition): The Client is the party or parties with whom the appraiser has an appraiser-client relationship in the related 5 assignment, and may be an individual, group, or entity. The appraiser-client relationship creates a level of confidentiality in 6 connection with this assignment. Just because a third party, such as a borrower, may receive a copy of this report, they do not 7 have the rights of the Client and/or Intended User(s) named herein. Confidential information is information that is either: 8 identified by the Client as confidential when providing it to an appraiser and that is not available from any other source; or 9 classified as confidential or private by applicable law or regulation.
10
11 The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal and no such party 12 should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their 13 own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property 14 purchase decision or any appraisal contingency in a purchase agreement relating to the property. 15
16 The appraiser is required by USPAP to identify the Lender/Client and any Intended Users, by name or type. Per USPAP 17 Statement #9, the actual name of the Client may be withheld, but the withholding must be revealed. The client is the party or 18 parties (i.e., individual, group, or entity) who engage an appraiser by employment or contract in a specific assignment, whether 19 directly or through an agent.
20
21 The Lender/Client is: Click n' Close, Inc.
22
23 INTENDED USE is solely to assist FHA in assessing the risk of the Property securing the FHA-insured Mortgage (24 CFR § 24 200.145(b)) subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, 25 and Definition of Market Value.
26
27 INTENDED USER(S): HUD/FHA and the Mortgagee are the intended users of the appraisal report. No additional Intended 28 Users are identified by the appraiser.
29
30 SCOPE OF WORK: See "Scope of Work" as described on the appraisal form. In addition to the "Scope of Work" as described 31 on the appraisal form, the appraiser has expanded the "Scope of Work" to satisfy the client's additional requirements. This 32 includes data reported on the 1004MC Market Conditions Addendum and all FHA/HUD requirements. (A "Scope of Work" in an 33 appraisal is acceptable when it meets or exceeds "the expectations of parties who are regularly intended users for similar 34 assignments; and what an appraiser's peers actions would be in performing the same or similar assignment). See additional 35 "Scope of Work" comments under Additional Statement of Assumptions, Disclosures and Limiting Conditions, below and on the 36 report form.
37
38 DATE OF REPORT: The Date of the Appraisal Report is essentially contemporaneous with the Effective Date. The examination 39 of the market has occurred on or around the Effective Date of the report even though the completion of this assignment may 40 have taken some time. The report has been conducted as a current appraisal and is not retrospective or prospective by nature. 41
42 NEIGHBORHOOD DEFINITION AND COMMENTS: "The term Market Area - more than the terms Neighborhood and District - 43 refers to an area where market participants live and work. The term also refers to areas on which appraisers focus when 44 analyzing value influences." From: The Appraisal of Real Estate - Twelfth Edition - Appraisal Institute.The following is extracted 45 from "The Appraisal of Real Estate - Twelfth Edition - Appraisal Institute. Neighborhood. Definition: "The environment of a 46 subject property that has a direct and immediate effect on value. [IAAO, Property Appraisal and Assessment Administration 47 (1990), p. 654]. Although physical boundaries may be drawn, the most important boundaries are those that identify factors 48 influencing property values. The area of influence, commonly called a neighborhood, can be defined as a group of 49 complementary land uses. A residential neighborhood, for example, may contain single-family homes and commercial 50 properties that provide services for local residents. A district, on the other hand, has one predominant land use. Districts are 51 commonly composed of apartments or commercial, industrial, or agricultural properties. In broader terms, appraisers analyze 52 the Market Area for the attentions of buyers and sellers in the real estate market. A Market Area can encompass one or more 53 neighborhoods and/or districts. The term Market Area may be more useful than either Neighborhood or District for several 54 reasons: Using the umbrella term Market Area avoids the confusing and negative implications of the other terms. **A Market 55 Area can include neighborhoods, districts, and combinations of both.**
56 As indicated above, the term "Neighborhood" when used in this report, can indicate the broader term "Market Area". 57
58 NEIGHBORHOOD HOUSING TRENDS, MARKET CONDITIONS & DEFINITION OF "DECLINING MARKETS" : Definition of 59 Declining Markets. "There is no standard definition of a declining market. In general, based on the tracking of home prices in a 60 certain geographic location (State, Metropolitan Statistical Area, ZIP code, etc), a declining market is one in which home prices 61 are currently declining." (Fannie Mae July 2007) Per Mortgagee Letter 2009-09. "FHA defines a declining market as any 62 neighborhood, market area, or region that demonstrates a decline in prices or deterioration in other market conditions as 63 evidenced by an oversupply of existing inventory or extended marketing times. A declining trend in the market will be identified 64 by the conclusions of the 1004MCA (if included). The appraiser must provide a summary comment and provide support for all 65 conclusions relating to the trend of the current market. Appraisals of properties located in declining markets must include at 66 least two comparable sales that closed within 90 days prior to the effective date of the appraisal. In some markets compliance 67 with this requirement may be difficult or possible due to the lack of market data and, in these cases, a detailed explanation is 68 required. Whenever declining conditions exist, the appraiser must also provide the following: 1) Include a minimum of two active 69 listings or pending sales on the appraisal grid of the applicable appraisal reporting form." Data is extracted from MLS for median 70 residential housing in the Market Area and/or Neighborhood and filtered down to similar housing and then to competing housing 71 as reported on the 1004MCA (if included). These may sometimes reflect differing trends. This is due to factors such as demand 72 for specific property types such as 2 bedroom verses 3-4 bedrooms, REO, lower bracket, median bracket & upper bracket 73 properties, etc. Data provided by the FHFA (Federal Housing Finance Agency), National Association of Realtors, Realist and 74 other named sources may indicate overall trends in a large geographical area. This information may be dated and may not 75 report on smaller market segments but may be used as indicators for a year over year Market Price Trend. The information 76 reported is to give the reader a snapshot of year over year and "current" (12 month) Market Price Trends. It is noted that 77 although a market may be described as "declining" per above definitions, it does not necessarily mean that "Date of Sale/Price 78 Adjustments" are warranted. The appraiser has used a 12 month time frame to determine if housing prices are "currently" 79 declining, and if so, has made applicable percentage adjustments. The information provided is made with the assumption that 80 the data used from these sources is accurate.
81
82
83 NEIGHBORHOOD HOUSING TRENDS / MARKET CONDITIONS
84 Due to a limited number of sales in this Market Area, it is not possible to establish a meaningful Comparable Market Price 85 Trend. The results of the competing Market Housing Trend indicates the following: Sale Prices : Stable; Demand/Supply : 86 Shortage; Marketing Time : Under 3 months. This data is reported under "Housing Trends" in the Neighborhood Section of the 87 report form. MARKET ANALYSIS RESOURCES: DAB MLS, Corelogic, and/or REALIST
88
89 SITE COMMENTS: The highest and best use of the subject is projected based upon location, physical characteristics, past and 90 proposed uses, and applicable zoning. The highest and best use of the subject "as if vacant" is for residential construction. It is 91 the most applicable use, the previous or proposed use, and the most profitable use of the site. Surplus land, if any, may be held 92 as investment or agriculture as an interim utility. The highest and best use of the subject "as improved" is its current use. The 93 improvements have remaining economic life; is the probable future use; is the current and previous use and is legally 94 permissible by zoning or probable future zoning; appears to be financially feasible; and is the maximally productive use 95 available to the subject. The Highest and Best Use of the subject, as revealed by my investigation, is that indicated "as 96 improved."
97
98 LOT SIZE: The lot size is based upon public records only. A survey was not completed. If there is any question as to the size of 99 the lot, it is recommended that a survey be completed.
100
101 ZONING COMMENTS: A-1 General Agriculture. Residential is permitted. Agricultural zoning is typical in this rural market and 102 does not necessarily have a negative affect on the subjects marketability. Note: Any surplus land and/or other storage type 103 structures reported, are considered to be for hobbies, storage and/or for animals for pleasure. They are not considered to be for 104 agricultural production and / or income. Consideration for any other use is beyond the scope of this Report. This property is not 105 used for farming. here was no indication of income producing business. Dwelling

and improvements can be rebuilt. 106
107 Utilities:
108
109 It is noted that the 'Other' box is checked for Gas (Utilities/Off-site Improvements). This is typical in this rural market and does 110 not have an adverse affect on marketability. All Comparables have similar utilities.
111
112 It is noted that the 'Other' box is checked for Sanitary Sewer (Utilities/Off-site Improvements). This is typical and required in this 113 rural this market and does not have an adverse affect on marketability. All Comparables have similar utilities. 114
115 It is noted that the 'Other' box is checked for Water (Utilities/Off-site Improvements). This is typical and required in this rural this 116 market and does not have adverse affect on marketability. All Comparables have similar utilities.
117
118 Public water & sewer is not available to the site. Hook-up to a public water & sewer system does not appear to be feasible 119 because the nearest public water & sewer is 4 miles from the subject and there no announced plans to provide public water & 120 sewer to this area.
121
122 HUD - WELL SPECIFIC: It is noted: The subject lacks connection to a Public Water Supply, so there is an Individual Water 123 Supply System (Private Well).
124
125 FHA Handbook states the following: "When an Individual Water Supply System is present, the mortgagee must ensure that the 126 water quality meets the requirements of the health authority with jurisdiction."
127
128 Subject is within 1/4 mile of intensive agriculture production.
129
130 "As such, Handbook 4000.1 requires the inspection and testing of a private well only in cases where the Appraiser cannot 131 determine that a Property meets HUD's Minimum Property Requirements (MPR) or Minimum Property Standards (MPS) for 132 private wells, or where other documentation in the file may indicate that the private well does not meet HUD's MPR or MPS for 133 private wells."
134
135 "If there are no local (or state) water quality standards, then water quality must meet the standards set by the Environment 136 Protection Agency (EPA), as presented in the National Primary Drinking Water regulations in 40 CFR 141 and 142." 137
138 Appraiser comment: Since the Appraiser cannot determine that the Property meets HUD's Minimum Property Requirements 139 (MPR) or Minimum Property Standards (MPS) for private wells, a testing of the private well is required and the appraisal is made 140 "subject to" testing of the private well. The appraisal is made 'subject to' a satisfactory water test. 141
142 The well casing is above ground level.
143
144 On the day of the appraisal walk through there was no evidence of foal odor or discoloration of the water. 145
146 Per the attached septic system sketch, distance between well and septic systems do meet HUD Handbook 4000.1. 147
148 Additional Septic System Comments: Every homeowner in the state of Ohio is required by law to have an Operation Permit 149 to operate their sewage treatment system (OAC 3701-29-09(I)). Ohio Administrative Code Section 3701-29-23(A) states The 150 Board of Health may at any reasonable time inspect any sewage treatment system, part thereof, or proposed STS site, to 151 conduct sampling, collect data, or perform other activities necessary to assure compliance with this chapter. Therefore, the 152 health department will inspect without a service provider contract.
153
154 Diesel fuel storage: There is a fuel tank outside, above ground. On the day of the walk-thru there was no indication of leakage. 155 The appraisal is made with the assumption that fuel storage tank is in at least sound condition. Above ground storage tanks and 156 under ground storage tanks can be typical in this market and are do not necessarily have a negative impact on marketability. 157
158 FLOOD HAZARD ZONES: The subject site and dwelling do not appear to lie within a FEMA special flood hazard area. This 159 information was found through a flood source provider supplied by the appraiser's software vendor or through FEMA maps. The 160 flood source data is not officially certified to comply with federal regulations. To guarantee or determine for certain that this 161 property does or does not lie in a FEMA designated flood zone, a Flood Certificate should be acquired from a qualified 162 certification agency. No warranties or guarantees are made, or expressed as to the subject property either being in a Flood zone 163 or not being in a Flood zone, by this report, any individual appraiser, or this appraisal company. FEMA information is not 164 warranted. (See STATEMENT of ASSUMPTIONS and LIMITING CONDITIONS)
165
166 DESCRIPTION & CONDITION OF THE IMPROVEMENTS: The following are definitions regarding terms used to describe the 167 Condition of Subject property and/or Competing properties:
168
169 Needed Repairs: to restore by replacing a part or putting together what is torn or broken: FIX
170
171 Deterioration: the action or process of becoming impaired or inferior in quality, functioning, or condition: the state of having 172 deteriorated; implies generally the impairment of value or usefulness.
173
174 Renovations: to make new; (renewing by cleansing, repairing, or rebuilding; (especially a building) to a like new state of repair; 175 Synonym - modernize; Restore - return to an original state after depletion or loss;
176
177 Remodel: to alter the structure of : REMAKE; Synonyms - alter, change, make over, modify, refashion, revamp, rework. 178
179 Updating: to bring up to date; Synonyms: contemporize, modernize. This term is similar to "Remodel" listed above. May also be 180 applied to Decor.
181
182 The overall quality of construction is Q4. See UAD Definitions Addendum.
183
184 The overall condition of the dwelling and improvements is C3. See UAD Definitions Addendum 185
186 Physical depreciation is listed under normal wear and tear as incurable. It is estimated on a straight line basis, using effective 187 age and estimated remaining economic life. The physical depreciation is based on a modified economic age/life method. No 188 unusual functional obsolescence or external inadequacies were observed, other than reported . 189
190 The utilities were on at the time of the appraisal walk-through. A representative sample of the mechanical elements were tested 191 (toilet flushed, lights turned on and off, faucets working, heating/air conditioning checked) The representative sample of the 192 mechanical elements were working. There was no indication of standing water or excessive moisture in the basement or 193 crawlspace.
194
195 The attic was observed head & shoulders by means of a scuttle. The attic area was vented and no indication of water 196 intrusion was observed. The attic meets minimum FHA/HUD guidelines. Full access was not possible due to a lack of 197 flooring and AC ductwork.
198
199 The crawl space was observed by means of a scuttle. Access height is adequate. The crawlspace was vented. Excess 200 dampness or pooling of water was not observed. Installation of a vapor barrier is not required. The water heater is in 201 the crawlspace.
202
203 There were noobvious signs of wood destroying organisms, however the appraiser is not an expert in this type of 204 identification. If there are concerns regarding wood destroying organisms, it is recommended that an inspection by a 205 professional in identification of wood destroying organisms be conducted. The crawl space meets minimum FHA/HUD 206 guidelines. See Photo.
207
208 The following Cabinets were present in the dwelling: Kitchen, Bath, flex space and Laundry - Operational? Yes 209
210 The following Appliances were present in the dwelling. Description, Type and if Operational described below. 211 Dishwasher - Real - Operational? Yes
212 Garbage Disposal - Real - Operational? Yes
213 Range - Personal - Conveyed? No

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Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		

214 Microwave - Real - Operational? Yes
215 Range Exhaust - Real - Operational? Yes
216 Bath Exhausts - Real - Operational? Yes
217 Refrigerator - Personal - Conveyed? No
218 Washer/Dryer - Personal - Conveyed? No
219
220 The effective age of this dwelling is less than its actual age because it has been renovated and/or updated over the 221 years, and is an estimate based on the amount of normal / typical maintenance and updates. No significant deferred 222 maintenance was observed, other than reported.
223
224 HEALTH and SAFETY
225
226 Handrails / Railings: FHA/HUD and Universal Building Codes address the use of handrails and railings for occupant safety. 227 Since this is a Universally recognized safety concern, the appraiser has noted the deficiency. Locations for handrail installation 228 is identified below. The location, size and height is listed below for guidelines.
229 Handrails / Railings: The Ohio Administrative Code - 4123:1-3 Division of Safety and Hygiene reports the following: 230 Handrails shall be provided on at least one side of each continuous run of treads or flights with four or more risers 231 (a) "Handrail " means a single bar or pipe supported on brackets from a wall or partition, as on a stairway or ramp. 232 (b) "Stair railing " means a vertical barrier erected along exposed sides of a stairway.
233 (c) "Riser" means the vertical distance from the top of a tread to the top of the next higher tread. 234
235 Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall not 236 be less than thirty-four inches (864 mm) and not more than thirty-eight inches (96-5 mm).
237
238 Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the lowest riser of the flight. 239 Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a 240 space on not less than one and one half inch (38 mm) between the wall and the handrails. "Grip size" of the handrail: 241 Handrail diameter, if round TO BE 1.25" to 2" or if other than round a total perimeter of 4" to 6.25". NOTE: PER THIS 242 DESCRIPTION, 2" X 4" (NOMINAL SIZE) - 1.5" X 3.5" (ACTUAL SIZE) LUMBER DOES NOT QUALIFY AS A "HANDRAIL ". 243
244 Plumbing & Heating: Ohio Code / HUD 4000.1: Water heater temperature relief valve diverter and / or pan installed. 245
246 The water heater does have a temperature relief valve diverter. Ohio Plumbing Code states: Where a pan drain was not 247 previously installed, a pan drain shall not be required for a replacement water heater installation. and / or pan installed. 248
249 In this market it is not a State requirement to have the water heater double strapped.
250
251 Smoke Alarms & CO (Carbon Monoxide) Alarms:
252
253 FHA Guidelines states "At least one operating UL approved Smoke Detector (Alarm), acceptable to the local building and fire 254 codes, must be installed in each hallway adjacent to the bedrooms. On levels of the home that do not include bedrooms, at 255 least one operating smoke detector (alarm) must be centrally located ".
256
257 FHA Guidelines also require that dwelling have CO Detectors (Alarms) since it is an Ohio Code . The detection has to be 258 installed in the dwelling unit outside of each separate sleeping area in the immediate vicinity of the bedrooms . 259
260 Locations requiring Smoke/CO Alarms are described below.
261
262 All battery-operated smoke detectors must be replaced with 10-year battery models upon their expiration. The requirement 263 applies to both new and existing homes.
264
265 NOTE: SMOKE DETECTORS & CARBON MONOXIDE ALARMS. The appraiser does not warranty if the device is working, just 266 that it is there. The test button does not test the workability of a device-only the alarm. Just because it sounds an alarm, 267 doesnt guarantee it works). The age of the devices are unknown. (Carbon monoxide alarms expire after five to seven years 268 (some after ten years), and Smoke alarms expire after ten years).
269
270 FHA/HUD REQUIREMENTS
271
272 The property does not meet all MPR requirements per HUD handbook 4000.1
273
274 As such, the following repairs(s) and/or inspection(s) are required: Range in the below grade area to be removed and 275 the 220 Electric capped; installation of Smoke/CO detectors adjacent to level 2 bedrooms (1), in bedroom #3 (level 2) (1) 276 in the below grade bonus room (1) and bedroom (1); Handrails are to be installed at the following locations: Both steps 277 at front porch, entry from garage to level one; entry from outside ground level to below grade (south side of dwelling) 278 and a satisfactory water test .
279
280 It is noted that since the below grade living area has a functioning kitchen and therefore it is considered an ADU. 281 (Accessory Dwelling Unit) ADUs are not legally permitted in Monroe Township.
282
283 Estimated Cost To Cure - Repair & Inspection: $2,000.
284
285 SALES COMPARISON COMMENTS: The appraisal is based on the information gathered by the appraiser from public records, 286 other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the 287 Subject's Neighborhood Market Area. The original source of the comparables is shown in the data source section of the market 288 grid along with the source of confirmation, if available. The original source is presented first. The source and data are 289 considered reliable. When conflicting information was provided, the source deemed most reliable has been used. 290
291 Search Parameters: Appraiser conducted a search for comparable properties within the Subjects described Market Area 292 boundaries. Preliminary search parameters included: Arms-length-transactions; Year built - between 1961 & 1975; Style - Any; 293 above-grade finished square footage - within 25%; Bedrooms - 3+; Sales - within 12 months; Site - Between 0.50 & 5 acres. 294 This search found 15 comparable/competing listings and 40 comparable/competing sales.
295
296 Comparable / Competing Sales salient features & updates extracted from MLS, County Auditor, other named sources 297 and drive-by observation:
298
299 Comparable / Competing Sale #1 (6599 Hollansburg Sampson Road) Remodeled. Open-concept family room and kitchen. 300 The kitchen features new cabinets, quartz countertops. Gas fireplace and patio doors. En suite bath with a tiled walk-in shower 301 and a walk-in closet. New roof, refrigerator, dishwasher, microwave, kitchen cabinets, countertops, bathroom vanities, tub, 302 hardware, lighting, flooring, and paint. Appraiser comments: No Concessions reported. This property is in the neighboring 303 submarket. See adjustment rationale below.
304
305 Comparable / Competing Sale #2 (11724 Pansing Road) 4-bedroom, 2 full bath, brick ranch with open floor plan, sunroom, 306 woodburning fireplace, and a 2-car attached garage. 25x36 detached garage with metal roof and a loft area. Appraiser 307 comments: No Concessions reported. This property is in the neighboring / competing submarket. See adjustment rationale 308 below.
309
310 Comparable / Competing Sale #3 (3589 Us Route 127) 3-bedroom, 2 full-bath on 1.76 acres; updated bath and bedrooms. 311 Full basement. Updates: water pump, 2 sumps, newer appliances, water heater, and laminate and hardwood floors throughout. 312 Appraiser comments: No Concessions reported. No adjustment for typical Concessions. This property is in the same, 313 neighboring or a competing submarket. See adjustment rationale below.
314

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Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
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315 Comparable / Competing Sale #4 (5849 Sulphur Springs Road) Newly updated, full semi finished basement with an additional 316 detached 2 car garage. Custom kitchen with granite tops, island; solid wood 6 panel doors, bay window, All outbuildings have 317 heat and water hydrants including the attached garage. Roof in 2025 & HVAC in 2023. Appraiser comments: No Concessions 318 reported. This property is in neighboring / competing submarket. See adjustment rationale below. 319
320 Comparables Summary & Estimated Value
321
322 Sale Price Net Adj % Grs Adj % Ind Value Weight
323 Comp #1: 335,000 22.7 23.9 411,000 23.49
324 Comp #2: 288,500 26 26 363,500 22.62
325 Comp #3: 423,000 8.4 8.4 458,500 29.87
326 Comp #4: 385,000 0.3 22.6 386,000 24.02
327
328 ESTIMATED INDICATED VALUE OF THE SUBJECT: $398,000
329
330 Heavy weight is given to comp #1 (closest in proximity) and comp #2 (least net adjustment & 4 bedrooms) 331
332 It is noted that the final value is in excess of the predominant value of the Market area, however the subject is still within a 333 marketable range for competing properties; Due to low density rural location or limited sales, the Market Area encompasses a 334 wide range of housing values. The Subject is not considered over-improved for the neighborhood and its being in excess of the 335 predominant value does not have a negative impact on its marketability.
336
337 The following Information is listed in the same order as the Sales Comparison Approach 338
339 Proximity to the Subject: It is noted that comparable sales are located across major highways and are more than one 340 mile from the subject, but they are considered the best available within the subjects defined Market Area. This was 341 necessary due to a low density rural location and a limited number of current sales . The nearest and most similar 342 Comparable / Competing properties have been selected. The comparables are within similar competing areas, and 343 therefore, a market location adjustment is not warranted.
344
345 Price per above-grade finished square footage exceeding 25% : The price per above-grade finished square footage is 346 comprehensive value, incorporating all items of real estate and real property which contribute to the sale. In this case it was not 347 possible to find three comparables with price per above-grade finished square footage within 25% of each other. This was due 348 to differences in size and other features that affect marketability.
349
350 Sales or Financing Concessions: Sales concession are typical in this market but are not usually reported by MLS. No 351 adjustment warranted.
352
353 Date of Sale/Time Adjustments: The comparable / competing sales used have been analyzed by the appraiser to determine if 354 there have been any changes in market conditions from the time the comparable / competing sale went under contract to the 355 effective date of the appraisal. This analysis indicates a time adjustment is not warranted. There were 65 listings found and 356 too few to chart meaningfully. In this market area, overall sale prices are stable. No adjustments are warranted. 357 See slide #1 of the Analytical Addendum . (The Analytical Addendum is based on data from the local MLS and produced by 358 Titan Analytics - a la mode)
359
360 Comparables older than 6 months: The contract or sale date of comparable #2 and #3 exceeds 6 months of the date of the 361 appraisal. Due to a low density area & low turnover and therefore a limited number of comparables, the appraiser has used 362 what is currently available. Time adjustments have not been made. See comments above.
363
364 Location - Adjustment Rationale: Comparable / Competing properties closest to and / or with the most similar external 365 influences have been selected. If adjustments have been made, it is based on market research of comparables within the 366 submarket or competing submarkets with similar external influences. A sampling of the local market, competing markets and or 367 published appraiser surveys indicates that 4% is warranted. (Comp #3).
368
369 Site Size & Characteristics - Adjustment Rationale: Market research indicates that there is minimal price differences between 370 subdivision lots with public utilities vs. small acre rural lots (0.50 acre - 2 acres) with private well/septic systems. No adjustment 371 warranted.
372
373 The subject's s ite value is based on prior and/or current analysis of land sales extracted from the market area. A market 374 adjustment has been made base on differences in size ($15,000 price per acre) with a 20% threshold. 375
376 Actual Age - Adjustment Rationale: The is no market support for differences in "actual age" of dwellings in this physical age 377 range. Adjustments have been applied for differences in "condition" if warranted.
378
379 Condition - Adjustment Rationale: It is noted that Comp #2 (C4) Adjusted Sale Price is greater than Comp #3 (C3) indicating 380 that there is a minimal Condition adjustment warranted. There may be marker reaction differences unaware to the appraiser. No 381 adjustment warranted.
382
383 Bedroom Count - Adjustment Rationale: It is noted that no adjustment has been made for differences between 3 bedrooms 384 and 4 bedrooms. Market research does not support adjustments for these differences.
385
386 Bathroom - Count Adjustment Rationale: This is based on Depreciated Cost (Contributory Value). See Adjustment Rationale 387 below and the Adjustment Calculator Addendum.
388
389 Above-grade finished square footage - Adjustment Rationale: This is based on Depreciated Cost (Contributory Value). See 390 Adjustment Rationale below and the Adjustment Calculator Addendum. (It is noted that a threshold off 100 sq. ft. is applied) 391
392 Above-grade finished square footage - greater than 25%: The differences of comp #3 as compared to the Subject is greater 393 that 25%. Due to a low density area and or low turnover and therefore a limited number of comparables, the appraiser has used 394 what is currently available.
395
396 Below-grade finished & unfinished square footage - Adjustment Rationale: This is based on Depreciated Cost 397 (Contributory Value). See Adjustment Rationale below and the Adjustment Calculator Addendum. (It is noted that a threshold of 398 100 sq. ft. is applied)
399
400 Functional Utility: Functional Utility is the ability of a property or building to be useful and to perform the function for 401 which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of 402 architectural style, design and layout, traffic patterns and size and type of rooms.
403
404 Functional Utility definitions:
405 F1: Sets todays standard for maximally functional with almost no functional obsolescence for the typical buyer. 406 F2: Suffers from minimal functional obsolescence in the eyes of the typical buyer and can be easily cured.
407 F3: Suffers from some functional obsolescence (the kind that is typical in older properties or properties with less 408 popular floor plans) that is not easily cured, but satisfactory for many buyers.
409 F4: Suffers from obvious and/or severe functional obsolescence that may or may not be curable and negatively affects 410 the overall livability of the improvement for most buyers.
411
412 Garage/Carport - Adjustment Rationale: This is based on Depreciated Cost (Contributory Value). See Adjustment Rationale 413 below and the Adjustment Calculator Addendum.
414
415 Porch/Patio/Deck - Adjustment Rationale: All comparables have similar attached amenities and there is no quantifiable 416 adjustment warranted.
417

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Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
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418 Fireplace - Adjustment Rationale: This is based on Depreciated Cost (Contributory Value). See Adjustment Rationale below 419 and the Adjustment Calculator Addendum.
420
421 Fence - Adjustment Rationale: There is no quantifiable adjustment warranted for fencing on properties of this size. 422
423 Shed - Adjustment Rationale: This is based on Depreciated Cost (Contributory Value). It is noted that the subject has one 424 shed, however it is on timbers and is not considerted real estate. MLS may report a shed amenities, however it may include 425 structures on timbers that are not classified as Real Estate.
426
427 Building(s) - Adjustment Rationale: It is noted that if there are multiple out-buildings (Pole buildings, older barns, large 428 sheds, etc.) they are typically considered a superadequecy for the residential nature of the appraisal. Therefore, the depreciated 429 price per sq. ft. adjustment is limited.
430
431 Across the Board Adjustments: There are across-the-board adjustments for the following amenities: finished below grade. 432 Due to limited number of comparables, the appraiser has used what is available. A market adjustment has been made for 433 differences in these amenities.
434
435 Comparables exceeding the 10% single line adjustment of their sale prices. Comp #1 & Comp #2 single line adjustment 436 for below grade finished areas exceeds the 10% guideline. Due to a limited number of recent comparable sales with this/these 437 amenity it was necessary to use this/these comparable.
438
439 Adjustments exceeding 15% net / 25% gross: Many sales were reviewed in an attempt to find ones with net adjustments of 440 less than 15% and/or within 25% gross of their sales price. Due to a low density area and a limited number of comparables, the 441 appraiser has used what is currently available.
442
443 Adjustment Rationale: Any adjustments made are reflective of market reaction. Adjustments where warranted are based on 444 applicable methodologies used in appraisal practice. The method used is Depreciated Cost (Contributory Value). Adjustments 445 for building characteristics are developed with the depreciated cost method. Effective age and remaining economic life is 446 extracted from the market. The cost approach is used to measure depreciation, not as a means to estimate value. The resulting 447 adjustments are therefore market based. See Additional Comments (page 3). Adjustment Calculations and the 448 Depreciated Cost Adjustments summary are included.
449
450 SUMMARY OF THE SALES COMPARISON APPROACH: All transfers were reviewed in the subjects Market Area and/or 451 Greater Market Area. The sales displayed are considered to be the most comparable and/or competing and the best indicators 452 of value for the Subject property. There may be differences that led to larger and more numerous adjustments than are typically 453 found, however the comparables used are simply the most similar available. (See Appraiser's Certification) 454
455 DEPRECIATION COMMENTS: The site value is based on prior and/or current analysis of land & site sales from the 456 neighborhood and/or extracted from the Greater Market Area.
457
458 ADDITIONAL STATEMENT OF ASSUMPTIONS, DISCLOSURES AND LIMITING CONDITIONS: PRECEDENCE OF 459 COMMENTS, DISCLOSURES, CERTIFICATIONS, AND ASSUMPTIONS: This report contains specific custom comments, 460 disclosures, certifications, and/or assumptions, including but not limited to this addendum. In the case of any conflict, these 461 items shall supersede and take precedence over all other language, requirements, or conditions contained in any preprinted 462 and/or third party (i.e. Fannie Mae or Freddie Mac) forms or documents included herein, or incorporated by reference into the 463 report.
464
465 SCOPE OF WORK: APPRAISAL REPORT
466 A Scope of Work in an appraisal assignment is acceptable when it meets or exceeds:
467 > The expectations of parties who are regularly intended users for similar assignments; and
468 > What an appraiser's peers' actions would be in performing the same or similar assignment.
469 1) In this case, the Scope of Work included a personal visual inspection of the interior and exterior of the subject property, by 470 the appraiser. A complete visual inspection includes viewing areas that are visible and readily accessible. Limitations may 471 include, not viewing the interior of cabinetry or closets, moving personal property in order to view inaccessible areas, or testing 472 building systems (unless otherwise stated). The observation is not intended to be technically exhaustive and is not intended to 473 offer any warranties or guarantees of any kind with regards to mechanical or other systems. The attic and/or crawlspace areas 474 were viewed where possible and readily accessible in case of non-USDA/FHA assignments. The degree of observation is 475 described under ADDITIONAL DESCRIPTION / CONDITION OF THE IMPROVEMENTS above. If not viewed, this report is 476 conducted under the extraordinary assumption that there are not unobserved conditions that would impact the marketability of 477 the property, such as hidden damage. This appraisal is conducted under assumption that building systems are in typical 478 working order. THE APPRAISAL IS NOT A HOME INSPECTION AND THE APPRAISER IS NOT ACTING AS A HOME 479 INSPECTOR IN CONNECTION WITH THIS ASSIGNMENT.
480 2) The neighborhood has been viewed from the public street. This is not to say that every street in the defined neighborhood 481 was driven and viewed in connection with this assignment. The area was viewed during the performance of this assignment 482 while driving to and from the subject property and when viewing comparable sales. The neighborhood may also have been 483 observed in the recent past.
484 3) Photos - The exteriors of the comparable properties were photographed by the appraiser where if possible. In the case of a 485 Gated-Community, the appraiser has provided a photo of the entrance of the community and an MLS and/or Auditor photo if 486 available and if requested by the client. The type of photo (MLS or Original) is described on the Photo Page. If it is observed that 487 the Comparable Photos differ from the current season (snow, foliage, etc.), then they have been taken within the past 12
488 months and closer to the time of their original sale dates.
489 4) In researching, verifying, and analyzing data from reliable public and/or private sources, the County Auditor's website, MLS 490 or property database systems and other reliable sources may have been consulted. The comparable data is based on 491 information gathered from public records (including, where available, exterior and interior photos and descriptions of the 492 improvements), other identified sources, and/or viewing the exterior of the property from the street. The data/verification sources 493 are listed in the Data Source(s), Verification Source(s) sections of the sales grid. Other data sources are listed in the applicable 494 section of the appraisal (i.e. Cost Approach data sources, or Specific Zoning data source). The appraisal is conducted under the 495 assumption that the data obtained from the listed sources is reliable and complete. When conflicting information was 496 discovered, additional research has been performed in an effort to reconcile the discrepancy, with the most reliable information 497 being used.
498 5) When reporting the analysis, opinions, and conclusions, efforts have been made to present a credible report. The most 499 similar sales and listings (where applicable) obtained through market research have been included in the report. 500 6) CRAWLSPACE. Definition. A low or narrow space, such as one beneath the upper or lower story of a building, that gives 501 access to plumbing or wiring or equipment. It is understood that if the "crawl space" box is checked and no visual verification is 502 made, it also may mean that the floor construction appears to made with joist's as opposed to a concrete slab. Access may or 503 may not be possible. In some cases, the term "crawl space" is not applicable because the dwelling was not constructed with a 504 "crawl" space. This also applies to comparable properties.
505 7) BELOW-GRADE SQUARE FOOTAGE of COMPARABLES. The Constraints of the new UAD forms require that if there is a 506 basement and/or cellar, square footage must be listed. Not all County Auditors provide the exact size of basements and/or crawl 507 spaces. If the basement size is not reported by the named sources, the appraiser has made an estimate based on MLS data 508 and/or an rough estimate based on knowledge of typical basement sizes for similar housing in the neighborhood. 509 8) IF THE IMPROVEMENTS WERE MEASURED, ANSI Z765-2021 HAS BEEN IMPLEMENTED. (American National 510 Standards Institute) STANDARDS. For Conventional loans, all dimensions were measured to the nearest inch or tenth of a foot. 511 Photos include below grade rooms, both finished and unfinished. Appraiser Measurement Methodology: The square footage 512 may differ from the Public Record Card. ANSI Z765-2021 is now required by the GSEs. Users of this report should also 513 recognize that minor differences in measurement of above and below grade square footage are common in the appraisal 514 practice.
515
516 PERSONAL INSPECTION: a physical observation performed to assist in identifying relevant property characteristics in a 517 valuation service.
518
519 Comment: An appraisers inspection is typically limited to those things readily observable without the use of special testing or 520 equipment. An inspection by an appraiser is not the equivalent of an inspection by an inspection professional (e.g., a structural 521 engineer or home inspector).

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Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
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522
523 USE OF THE WORD "INSPECTION" : The word "inspection" if used, is with the intent of being understood as a "viewing" and or 524 "observation". An appraisal is NOT a HOME INSPECTION. Home inspectors generally focus on the soundness and condition of 525 the property in terms of mechanical and/or specific structural items, including testing and evaluating building systems. The 526 appraiser is simply performing an observation of readily accessible areas during the walk through or visual observation from the 527 street, as required by the assignment type. General condition is estimated by the appraiser based on observation during the 528 walk-through. The conditions listed in the report are subjective estimates based on observed or described physical conditions. 529
530 EFFECTIVE AGE / REMAINING ECONOMIC LIFE DETERMINATION: The Effective Age and Remaining Economic Life are 531 subjective estimates made by the appraiser. The Effective Age of the subject improvements is a subjective estimation made by 532 the appraiser based on observation, considering the condition, design, and economic forces that affect its value. The Effective 533 Age may or may not be equal to the chronological age based on these factors. Physical depreciation is estimated on a straight 534 line basis using Effective Age and Remaining Economic Life. Physical depreciation is based on a modified economic age/life 535 method. No unusual functional or external obsolescence was observed unless otherwise stated in the body of the report. 536 Remaining Economic Life is the estimated period of time from the effective date of the report to the point that the improvements 537 no longer contribute value to the property. This is a subjective determination made by the appraiser. This estimate is based on 538 the assumption there will be no significant changes in the subject improvements or neighborhood. It is noted that any such 539 changes may extend or shorten the Remaining Economic Life. The Effective Age and Remaining Economic Life are subjective 540 in nature and should not be considered or relied upon as definitive.
541
542 MARKETING TIME VS EXPOSURE TIME: "Marketing Time is an opinion of the amount of time it might take to sell a real or 543 personal property interest at the concluded market value level during the period immediately AFTER the effective date of an 544 appraisal. Marketing Time differs from Exposure Time, which is always presumed to PRECEDE the effective date of an 545 appraisal." (USPAP AO-7, all caps added for emphasis) Exposure Time is an estimate, which is based on comparable days on 546 market statistical data. The Marketing Time is an estimate, which is based on one or more of the following; statistical information 547 about days on market, information gathered through sales verification, interviews of market participants, and anticipated 548 changes in market conditions. With properties of this type, price appears to have a direct bearing on marketing time. The 549 estimated market value in this report assumes a reasonable marketing time as indicated in the body of the report. Pricing a 550 property below the market value would typically yield a lower marketing time, and pricing a property above the market value 551 would typically yield a higher marketing time. Exposure Time precedes the effective date of this appraisal while Marketing Time 552 follows the effective date of this appraisal. Market value as defined in this report is generated based on the assumption that a 553 reasonable exposure time had already lapsed prior to the effective date of the report. Exposure Time for this type of property 554 is estimated to be under 3 months based on comparable MLS days on market statistics. Since market conditions in 555 terms of marketing (days on market) appear to be relatively stable, Marketing Time is estimated to be under 3 months. 556 The estimate of Marketing Time is based on the assumption that the historical data collected and analyzed for this report is 557 representative of future market trends. Any deviation from this assumption may affect the future exposure time of the subject 558 property.
559
560 ZONING / EASEMENT DISCLOSURES AND ASSUMPTIONS: While no readily apparent adverse site conditions or external 561 factors were noted, unless otherwise stated, many site-related issues are beyond the scope of this assignment. Statements 562 regarding specific zoning and zoning compliance are provided for general use only. Zoning and building ordinances vary from 563 one municipality to another and can be detailed and complicated in nature. The scope of this assignment does not include 564 researching and analyzing every characteristic of the subject property relative to all local zoning and building ordinances. The 565 current use of the subject property has been compared with uses allowed by the current area zoning classification and reported. 566 Only apparent easements are reported herein. Unless otherwise noted, standard utility and right-of-way easements are typical 567 to the market and do not appear to significantly impact market value. The scope of this assignment does not include performing 568 a title search or survey, which could reveal easements, encroachments, zoning violations, or other issues that may affect value. 569 This report is conducted under the assumption that there are no zoning, building ordinance, easement, or encroachment related
570 issues that would affect the appraised value. If this assumption is in error the appraised value may be affected. 571
572 ENVIRONMENTAL DISCLOSURES AND ASSUMPTIONS: POTENTIAL HEALTH HAZARDS: The value opinion in this 573 appraisal report is based on the assumption that there is an adequate supply of safe, lead-free drinking water; sanitary waste is 574 disposed of by a municipal sewer or a functioning, properly permitted alternate treatment system; the subject property is free of 575 soil contamination; there is no uncontained friable asbestos or other hazardous material on the property; there are no 576 uncontained PCB's on or nearby the subject property; radon level is at or below EPA recommended levels; any functioning 577 above or below ground storage tanks are not leaking and are properly registered and, if abandoned, are free from contamination 578 and were properly drained, filled and sealed; there are no hazardous waste sites on or nearby the subject property that 579 negatively affect the value or safety of the subject property; there is no significant area of formaldehyde insulation or similar 580 material on the subject property; any home constructed prior to 1978 may contain lead-based paint. No evidence has been 581 provided regarding the known/confirmed existence of any lead-based paint hazard in the home or on the property. Unless stated 582 in this report, the existence of hazardous material of any kind, such as Mold, or any type of Toxic (Inorganic Arsenical 583 Pressure-Treated) Wood, which may or may not be present on the property, has not been identified. The appraiser is not 584 qualified to detect potentially hazardous materials, which may significantly affect the market value of the subject. This report is 585 conducted under the assumption that there is no such material on or in the property. No guarantees are expressed or implied 586 regarding potentially hazardous conditions. When any of the environmental assumptions made in this addendum are not 587 correct, the value opinion in this appraisal may not be valid. Any questions regarding the existence of potential environmental 588 hazards should be directed to a qualified professional.
589
590 OVERLOOKED COMPARABLES: The appraiser has made every attempt to arrive at a value based on current market 591 conditions by using comparables from the Subjects Market Area. If a comparable was overlooked and it's use may influence the 592 reported value, the appraiser may analyze the comparable, may include the comparable in the report and may revise the value. 593
594 FHA appraisals are no guarantee that the property is free from defects. The appraisal only establishes the value of the property 595 for mortgage insurance purposes. Buyers need to secure their own home inspections through the services of a qualified 596 inspector and satisfy themselves about the condition of the property.
597
598 ASSUMPTIONS: Appraisers "Inventory Analysis," "Median Sale & List Price, DOM" and other observations in this addendum 599 are based on the data source identified above, which appraiser generally believes to be an acceptable source of market data. 600 However, the appraiser cannot verify all of the information in that data source and cannot guarantee the accuracy of such data 601 or conclusions based thereon. The appraiser also cannot guarantee future market conditions affecting the subject property. 602
603 EXTRAORDINARY ASSUMPTIONS: *An "extraordinary assumption" is a supposition made by an appraiser when information 604 about a property is uncertain or unknown; essentially, an extraordinary assumption is used when the truth is unclear. * 605
606 HYPOTHETICAL CONDITIONS: The appraisal is made subject to repairs or alterations and inspection. The appraisal is made 607 with the hypothetical condition that the repairs or alterations have been completed as of the appraisal date, and that the results 608 of the inspection does not require alteration or repair. Use of a hypothetical condition might affect assignment results. 609
610 This appraisal report adheres to the development and reporting options of The Uniform Standards of Professional Appraisal 611 Practice (USPAP), FIRREA Title XI Appraisal Regulations and The Appraisal Independence Standards set forth by H.R 4173. 612
613 This appraisal was completed in compliance with the Dodd Frank, Appraisal Independence AIR and Mortgagee Letter 614 2009-28, as described in the FannieMae Selling Guide, effective as of October 23, 2013 and all FHA/HUD minimum guidelines 615 as outlined by HUD Handbook 4000.1.
616
617 The Appraiser has met the HUD 4000.1 guidance specific to Nondiscrimination Policy; and compliance with FHA Guidelines and 618 Appraiser Conduct.
619
620 The signing appraiser who completed this appraisal report is currently an approved FHA roster appraiser. 621
622 The Appraiser's performance and the appraisal report complies with all applicable laws including the Fair Housing Act and other 623 federal, state and local antidiscrimination laws.
624
625 Prior Services: I HAVE NOT performed services, as an appraiser or in another capacity, regarding the property that is the 626 subject of this report within three-year period immediately preceding this assignment.
627

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		

628 LICENSURE: This report is within the scope of my certification to appraise in the state of Ohio. Certification number: 629 2008000008. Class of license: State-Certified Residential Real Estate Appraiser.
630
631 Certified or licensed appraiser means a person who is certified or licensed by the State agency in the State in which the 632 property that secures the transaction is located, and who performs the appraisal in conformity with the Uniform Standards of 633 Professional Appraisal Practice and the requirements applicable to appraisers in title XI of the Financial Institutions Reform, 634 Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq.), and any implementing regulations in effect at 635 the time the appraiser signs the appraiser's certification.
636
637 See Statement of Limiting Conditions and Appraiser Certification.

Market Conditions Addendum to the Appraisal Report

411-7095208
File No. 411-7095208

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 2471 Schnorf Jones Rd City Arcanum State OH Zip Code 45304

Borrower Colton Beatty & Alyssa Suter

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)	16	17	7	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	2.67	5.67	2.33	[ ] Increasing [X] Stable [ ] Declining
Total # of Comparable Active Listings	14	5	15	[ ] Declining [X] Stable [ ] Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	5.25	0.88	6.43	[ ] Declining [X] 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	317,450	306,000	370,000	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Sales Days on Market	47	27	11	[ ] Declining [X] Stable [ ] Increasing
Median Comparable List Price	317,500	325,000	329,500	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Listings Days on Market	30	42	29	[ ] Declining [X] Stable [ ] Increasing
Median Sale Price as % of List Price	99.56%	99.17%	99.46%	[ ] Increasing [X] Stable [ ] Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? [X] Yes [ ] No				[ ] Declining [X] 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.).

The Dayton Area Board of REALTORS MLS reported no concessions between 11/10/2025 and 11/10/2026. From data collected from sales contracts by the appraiser, seller concession contributions are common and are typically in the range of 3% to 7% and/or $2,500 to $6,000. This report is conducted under the extraordinary assumption that there are no negative influences exerted by seller concessions in the neighborhood. If seller concessions are known they have been reported in the Sales Comparisons analysis.

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

The Dayton Area Board of REALTORS MLS reported no foreclosures or short sales between 11/10/2025 and 11/10/2026.

Cite data sources for above information. DABR MLS and or WRIST MLS. Sales verified by Auditor records.

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

The sale and listing data was derived from a search of comparable/competing homes sales in the market area. Due to low density area and a limited number of sales, the data is limited. The following market conditions were indicated: Sale Prices: Stable; Demand/Supply: In Shortage; Marketing Time: Under 3 months. This information is reported in the Neighborhood section of the report form under One-Unit Housing Trends. Current listings as reported may not equal the total number of listings on page 2 of the Report form because there may be listings in prior months that are no longer current as of the appraisal date.

Appraisers "Inventory Analysis," "Median Sale & List Price, DOM" and other observations in the 1004MC addendum are based on the data source identified above, which appraiser generally believes to be an acceptable source of market data, however, the appraiser cannot verify all of the information in that data source and cannot guarantee the accuracy of such data or conclusions based thereon.

CONDO / CO-OP PROJECTS

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

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.

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

APPRAISER

APPRAISER

Signature
Name Gregory W Blakeley
Company Name Gregory W Blakeley LLC dba Value House A
Company Address 1619 Karr Rd
Arcanum, OH 45304-9440
State License/Certification # 2008000008 State OH
Email Address gblakeley@valuehouseappraisal.biz

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Colton Beatty & Alyssa Suter		File No.:	411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.:	411-7095208
City: Arcanum	State: OH	Zip:	45304
Lender: Click n' Close, Inc.			

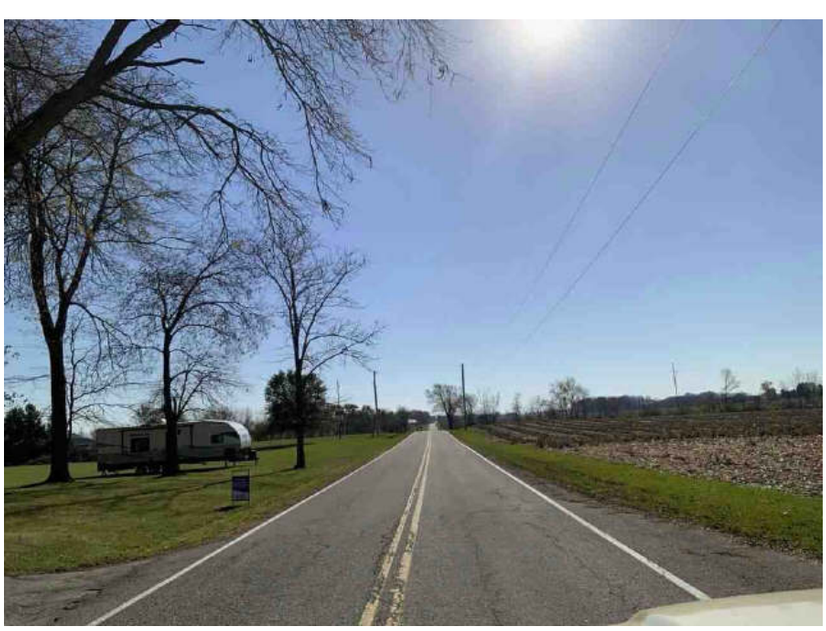


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



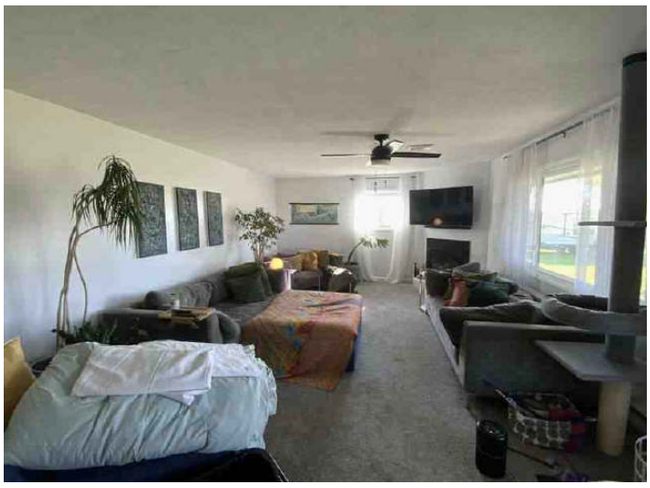
REAR VIEW OF
SUBJECT PROPERTY



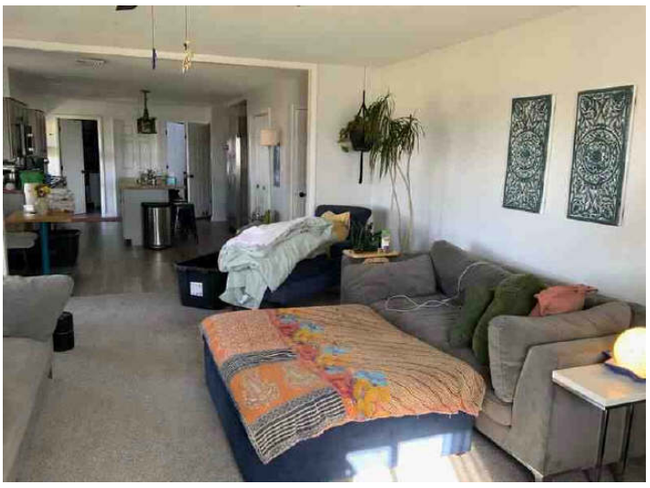
STREET SCENE

Interior Photos

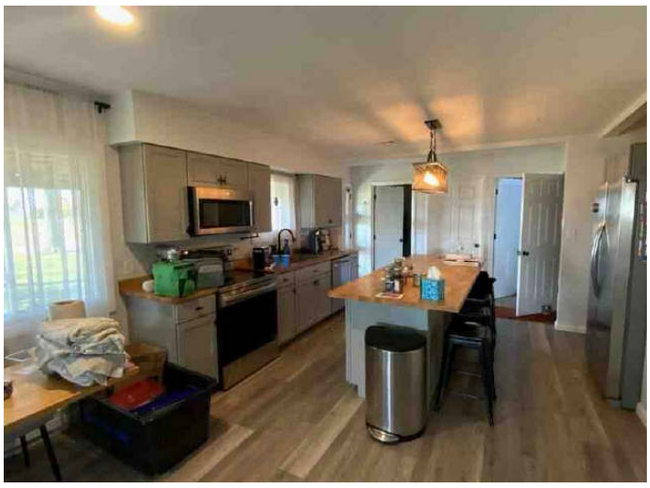
Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



Living Room - View 1



Living Room - View 2



Kitchen - View 1



Kitchen - View 2



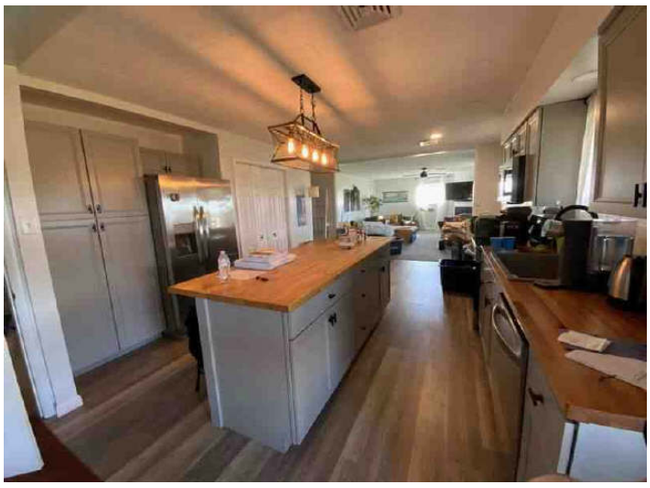
Kitchen (Hot Water "On")



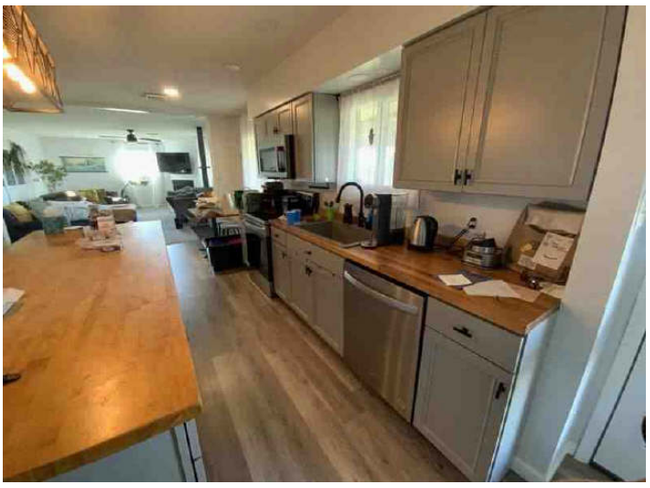
Kitchen - Under Sink

Interior Photos

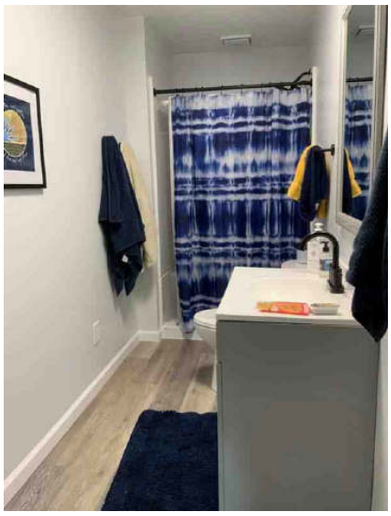
Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



Kitchen - View 3



Kitchen - View 4



Bath 1 - View 1



Bath 1 - View 2



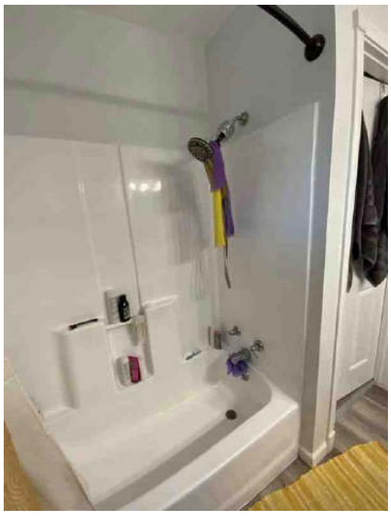
Bath 1 - View 3



Bath 2 - View 1

Interior Photos

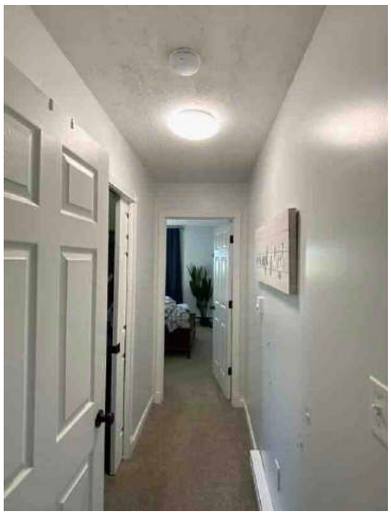
Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
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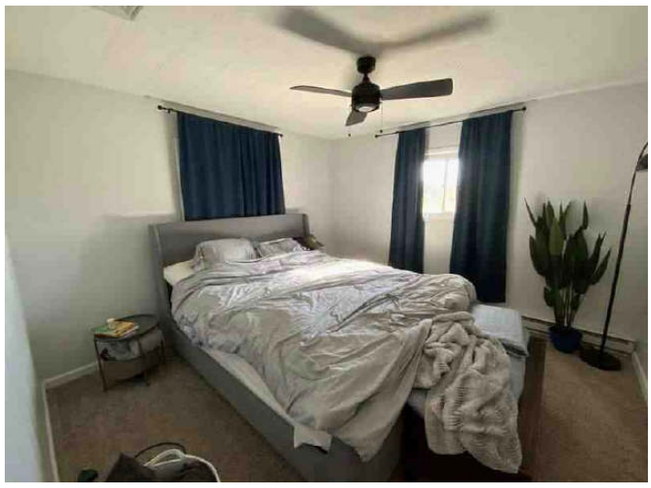
Bath 2 - View 2



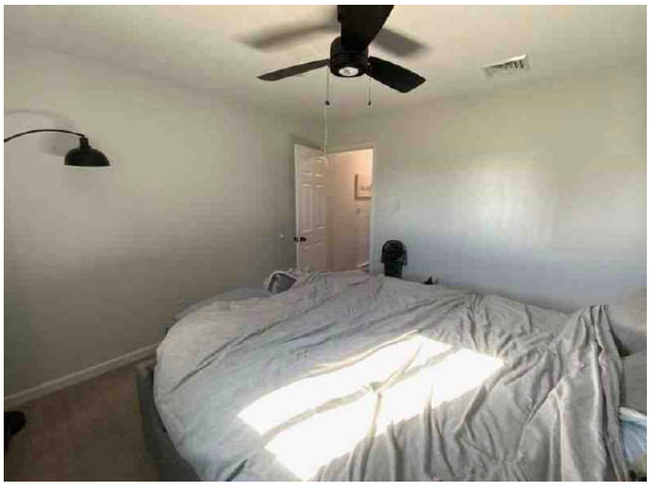
Bath 2 - View 3



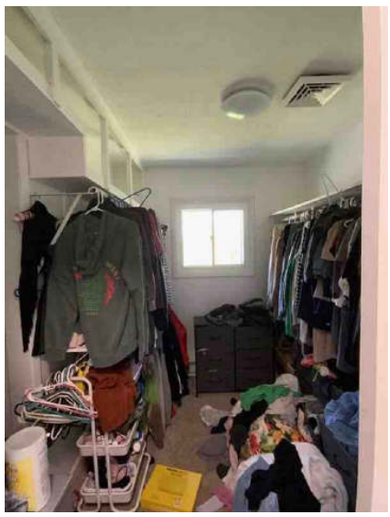
Hallway



Bedroom 1 - View 1



Bedroom 1 - View 2



Walk In Closet

Interior Photos

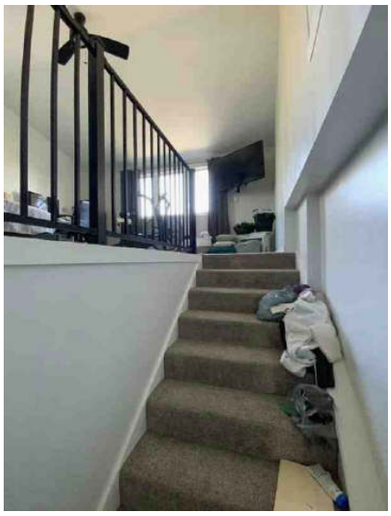
Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
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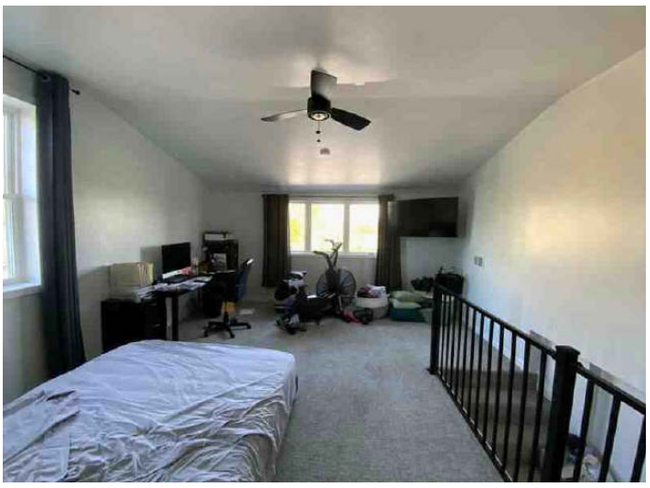
Bedroom 2 - View 1



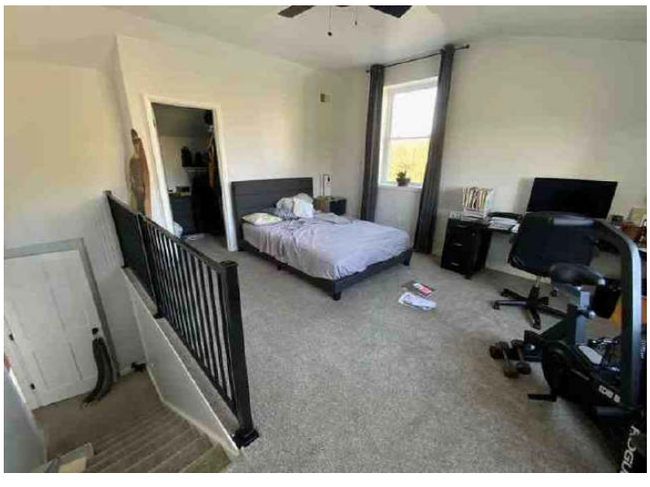
Bedroom 2 - View 2



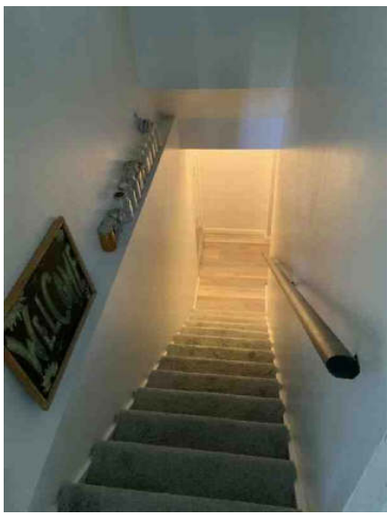
Stairs to Bedroom 3



Bedroom 3 - View 1



Bedroom 3 - View 2



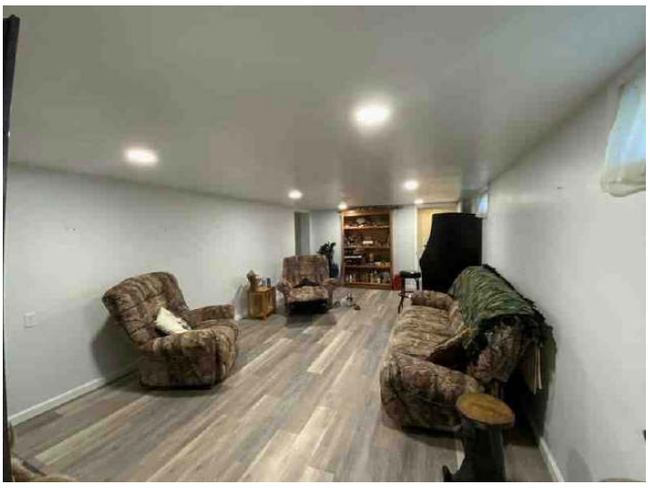
Stairs to Below Grade Level

Interior Photos

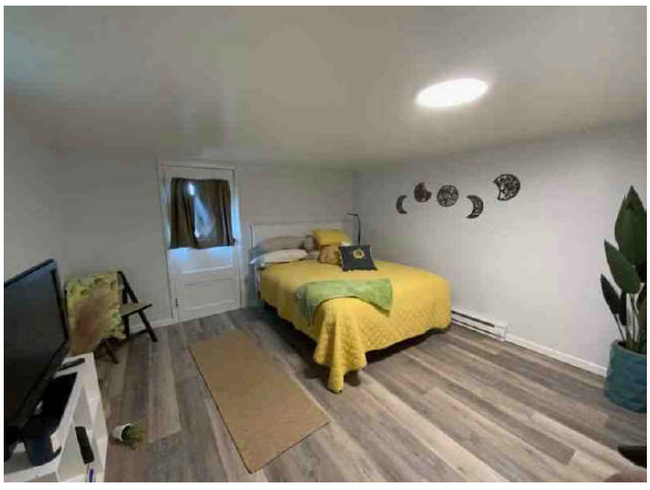
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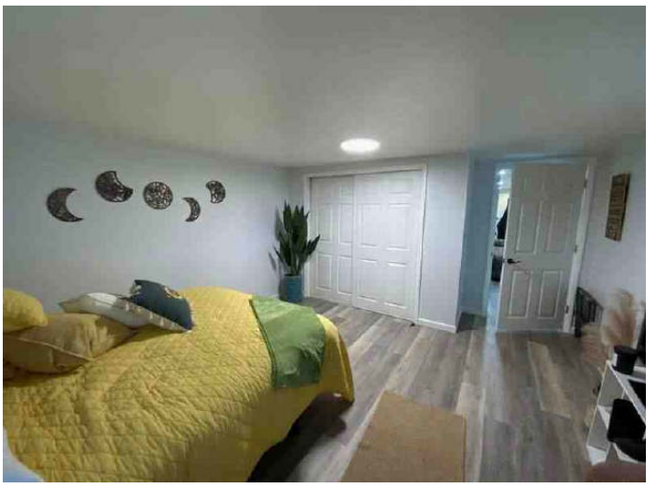
Family Room - View 1 - Below Grade Level
(Ceiling Height: 6‘10“)



Below Grade Level - Family Room - View 2



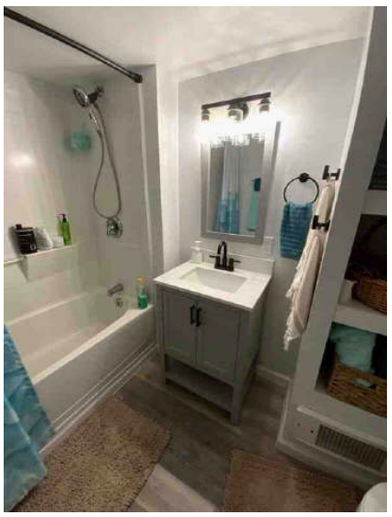
Below Grade Level - Bedroom 4 - View 1 -
Walkup Egress



Below Grade Level - Bedroom 4 - View 2



Below Grade Level - Bath - View 1



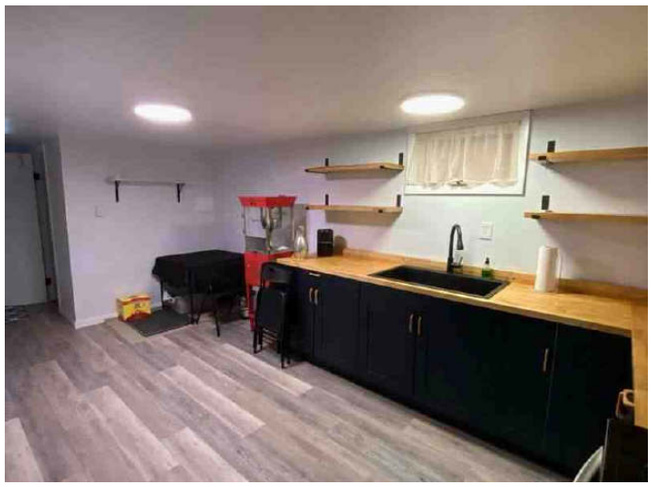
Below Grade Level - Bath - View 2

Interior Photos

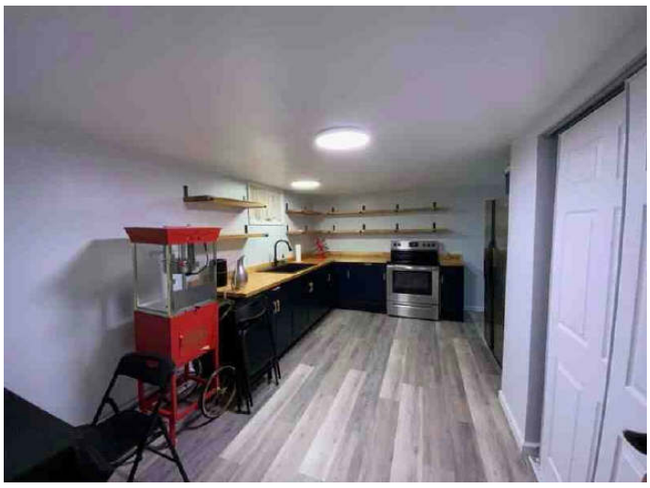
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Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



Below Grade Level - Bath - View 3



Below Grade Level - Bonus Room - View 1



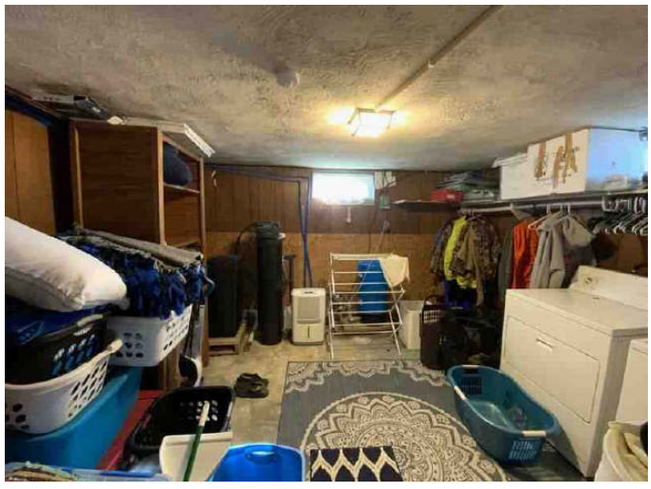
Below Grade Level - Bonus Room - View 2 -
Range to be removed and 220 Electric capped



Kitchen Sink



Under Sink



Below Grade Level - Utility - View 1

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



Below Grade Level - Utility - View 2



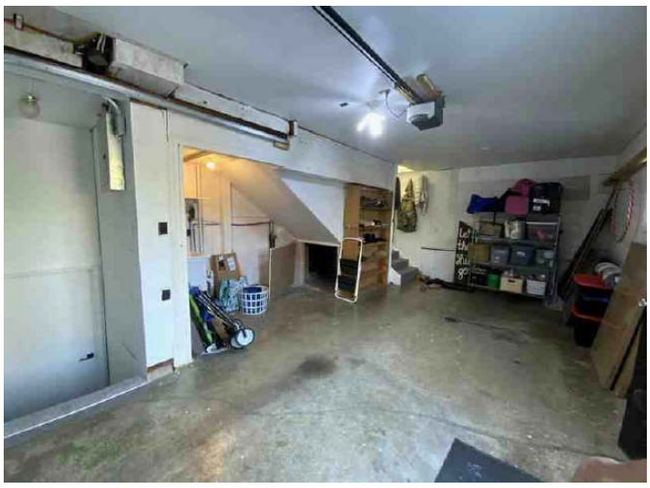
Below Grade Level - Utility - View 3 (Smoke Alarm)



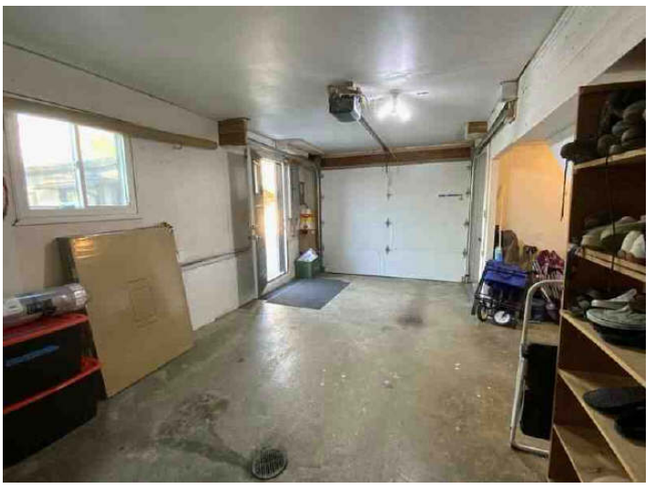
Below Grade Level - Pressure Tank



Water Heater



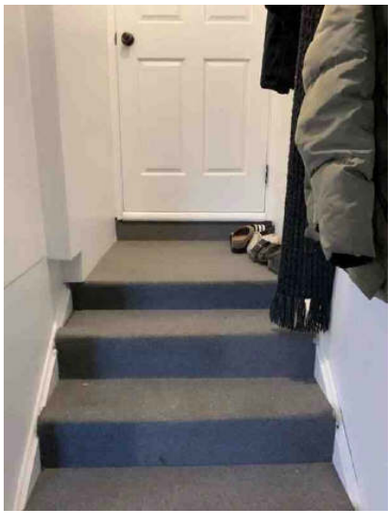
Built In Garage Interior - View 1



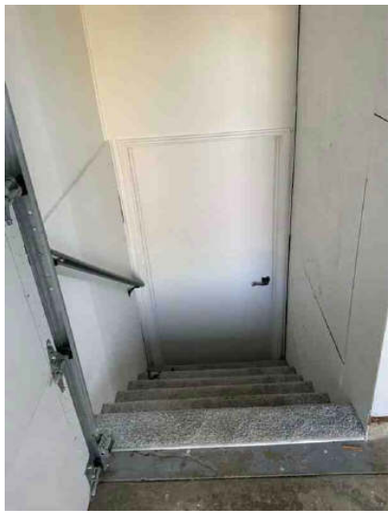
Built In Garage Interior - View 2

Interior Photos

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



Garage Entry to Level 1



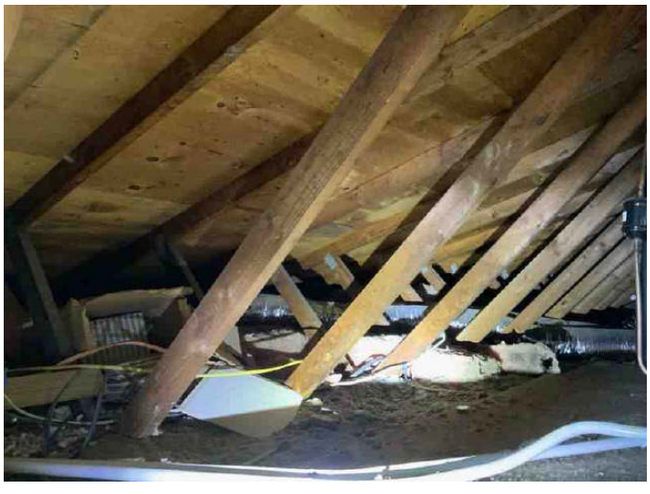
Garage Entry to Below grade



Electric Panel



Garage Electric Panel



Attic



Front

Photograph Addendum

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



Left Side Rear



REAR



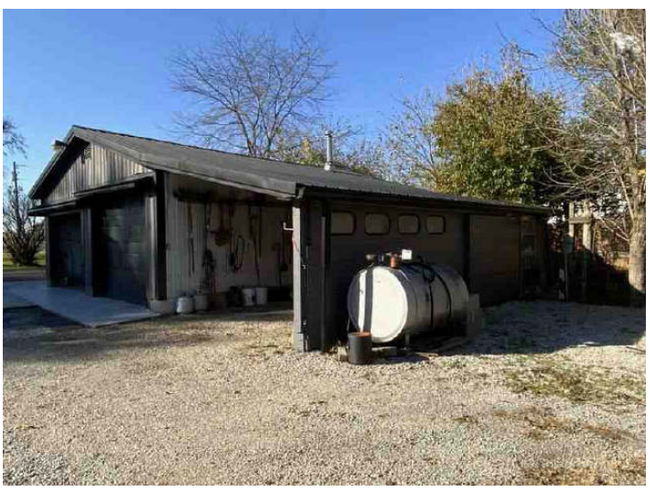
Dwelling - North Side



Detached Garage Left Side



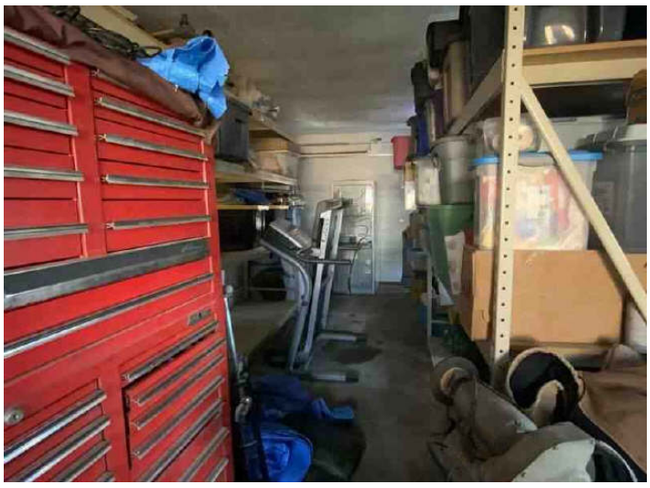
Detached Garage Rear



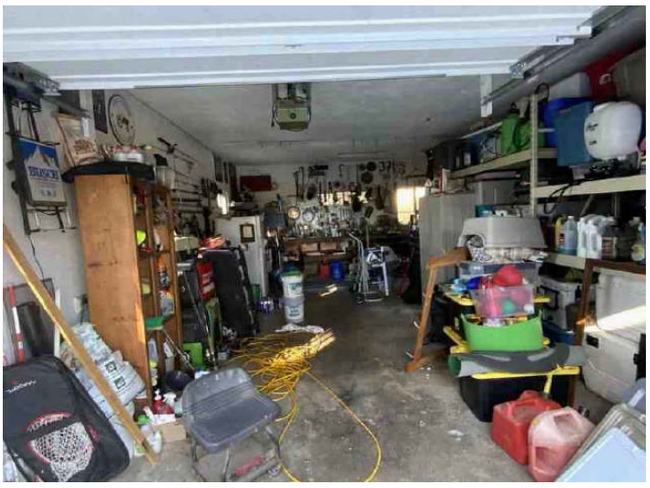
Detached Garage / Lean-Too Exterior

Photograph Addendum

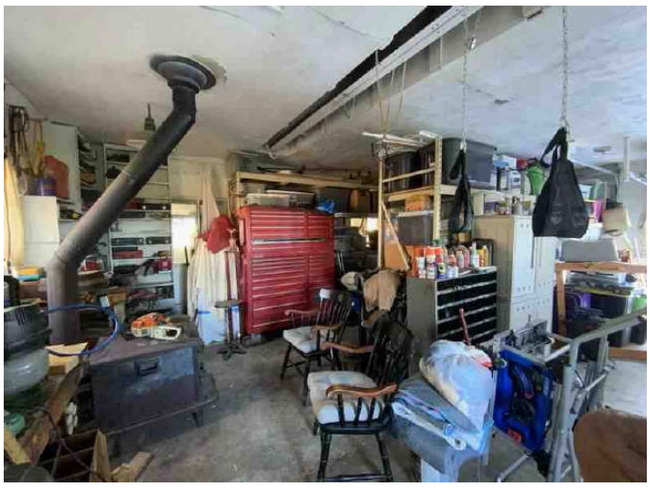
Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



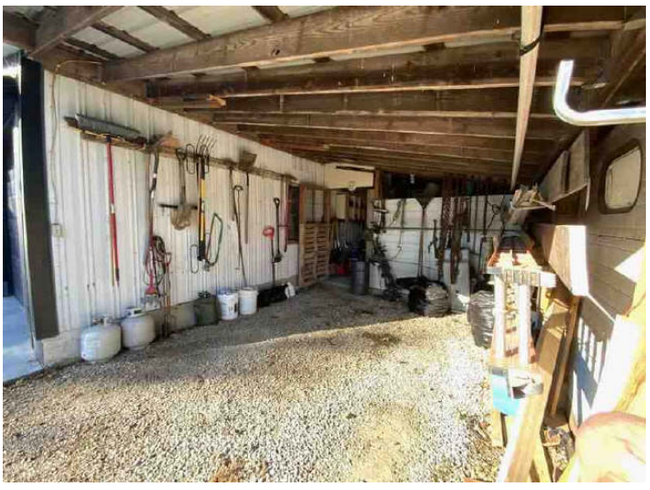
Detached Garage Interior - View 1



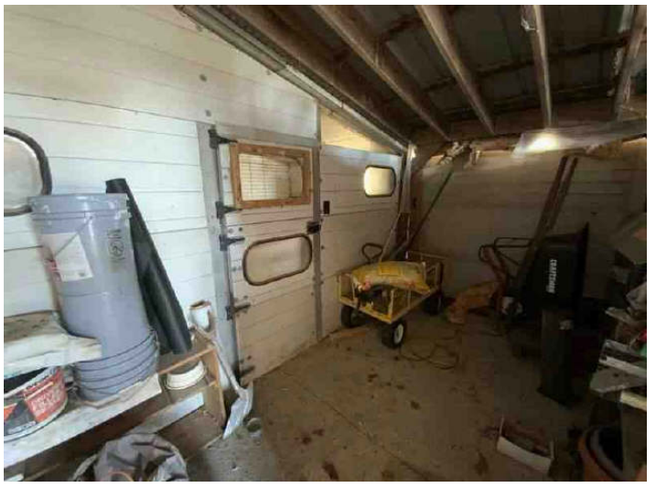
Detached Garage Interior - View 2



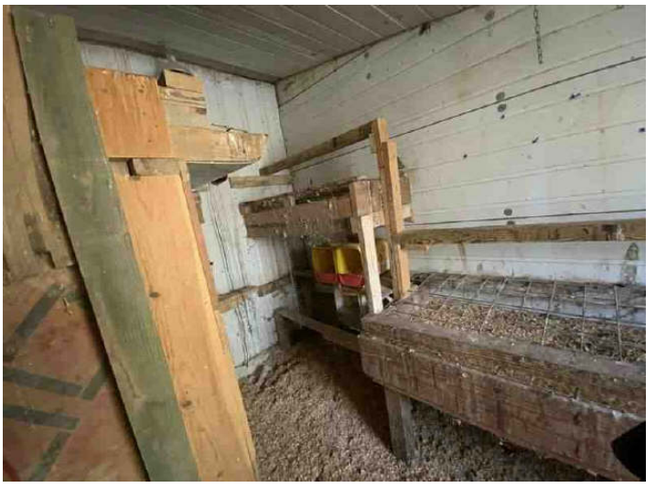
Detached Garage Interior - View 3



Detached Garage / Lean-Too Interior



Detached Garage / Lean-Too Interior



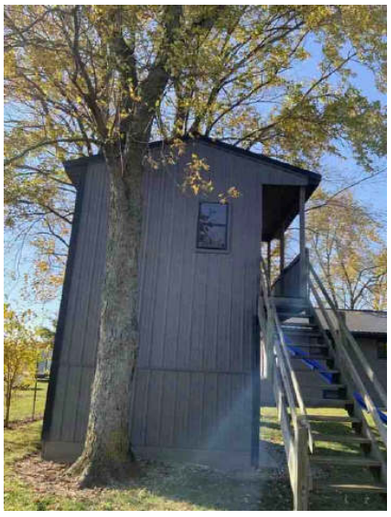
Detached Garage / Lean-Too Interior

Photograph Addendum

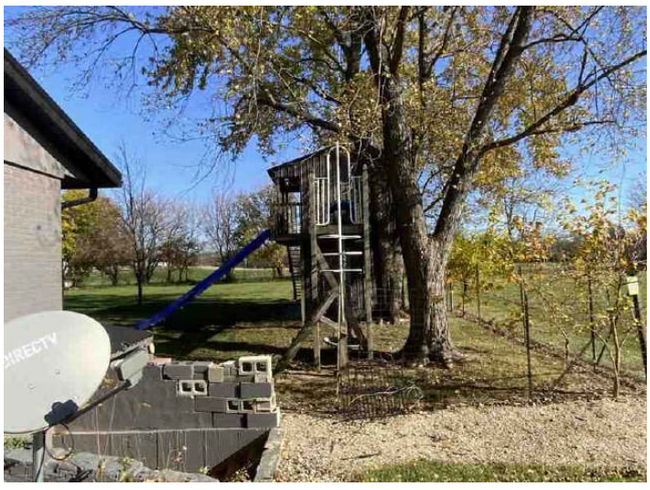
Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
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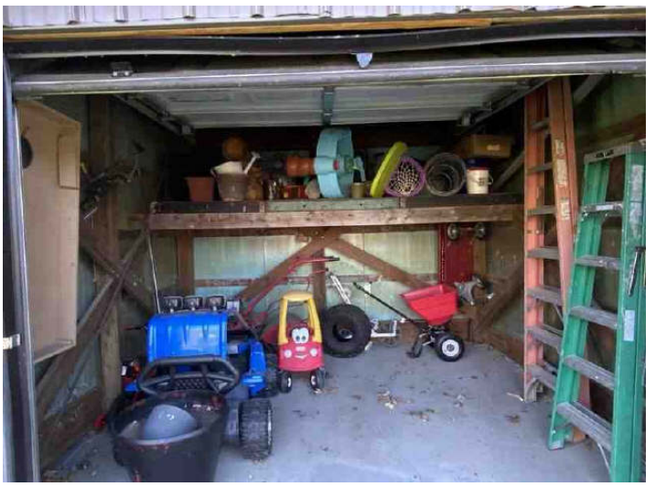
Detached Garage / Lean-Too Interior



Shed / Out Building / Jungle Gym - Additional View



Shed / Out Building / Jungle Gym



Shed / Out Building / Jungle Gym / Level 1 Interior



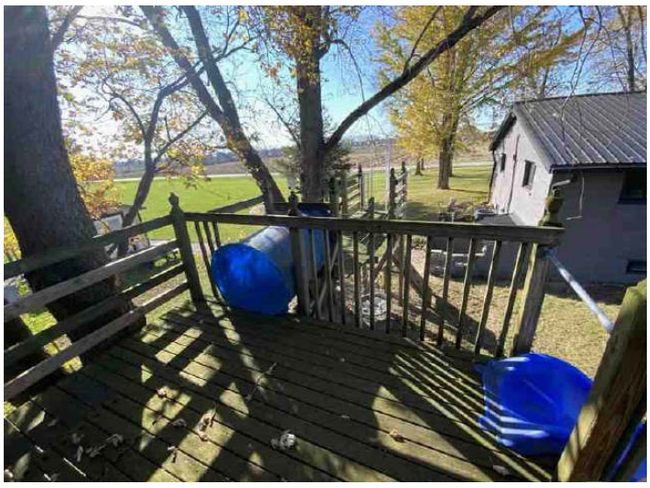
Shed / Out Building / Jungle Gym - Interior View of 2nd Story - View 1



Shed / Out Building / Jungle Gym - Interior View of 2nd Story - View 2

Photograph Addendum

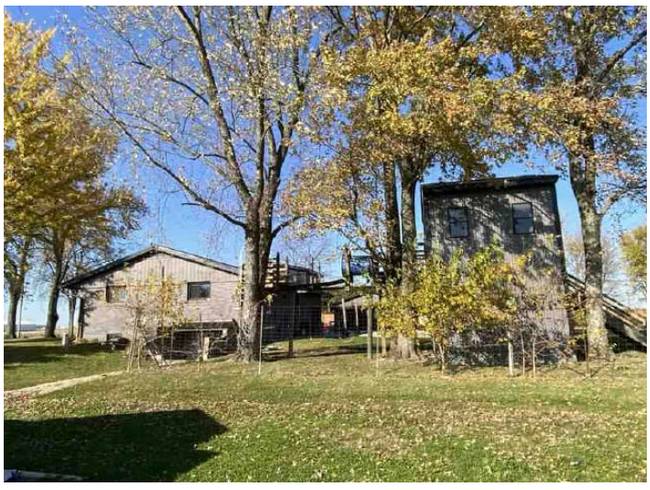
Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
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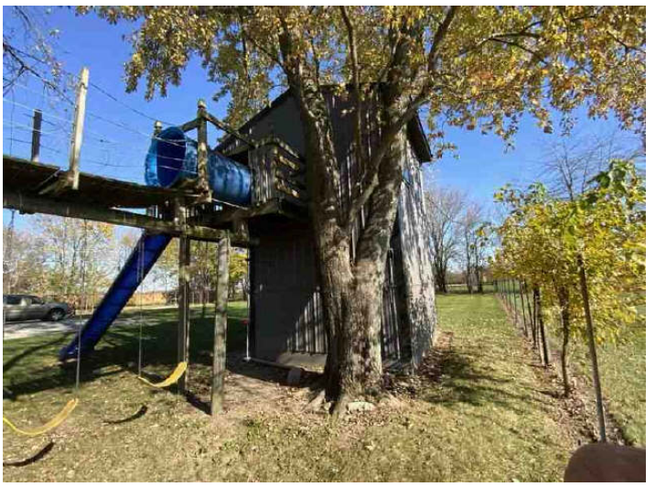
Shed / Out Building / Jungle Gym - View of 2nd Story Deck/Balcony



Shed / Out Building / Jungle Gym



Side View of Property



Shed / Out Building / Jungle Gym



Shed on Timbers - No Access



Shed On Timbers Rear

Photograph Addendum

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
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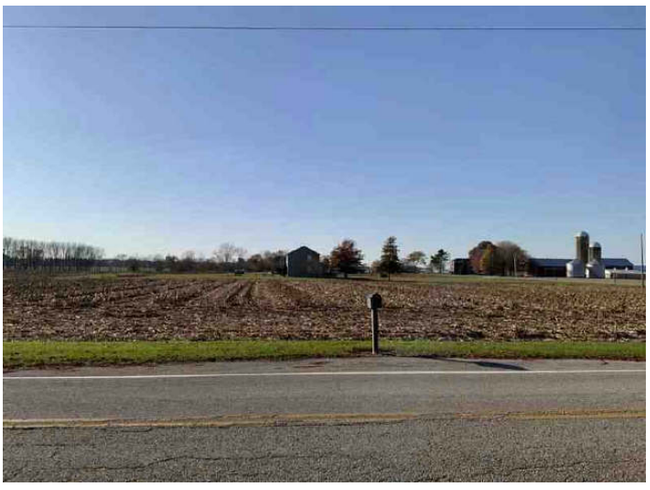
Backyard View



Backyard



View Across the Street



View Across the Street



Street

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



COMPARABLE SALE #1

6599 Hollansburg Sampson Rd

Sale Date:
Sale Price: $



COMPARABLE SALE #2

11724 Pansing Rd

Sale Date:
Sale Price: $



COMPARABLE SALE #3

3589 US Route 127

Sale Date:
Sale Price: $

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



COMPARABLE SALE #4

5849 Sulphur Springs Rd

Sale Date:
Sale Price: $

COMPARABLE SALE #5

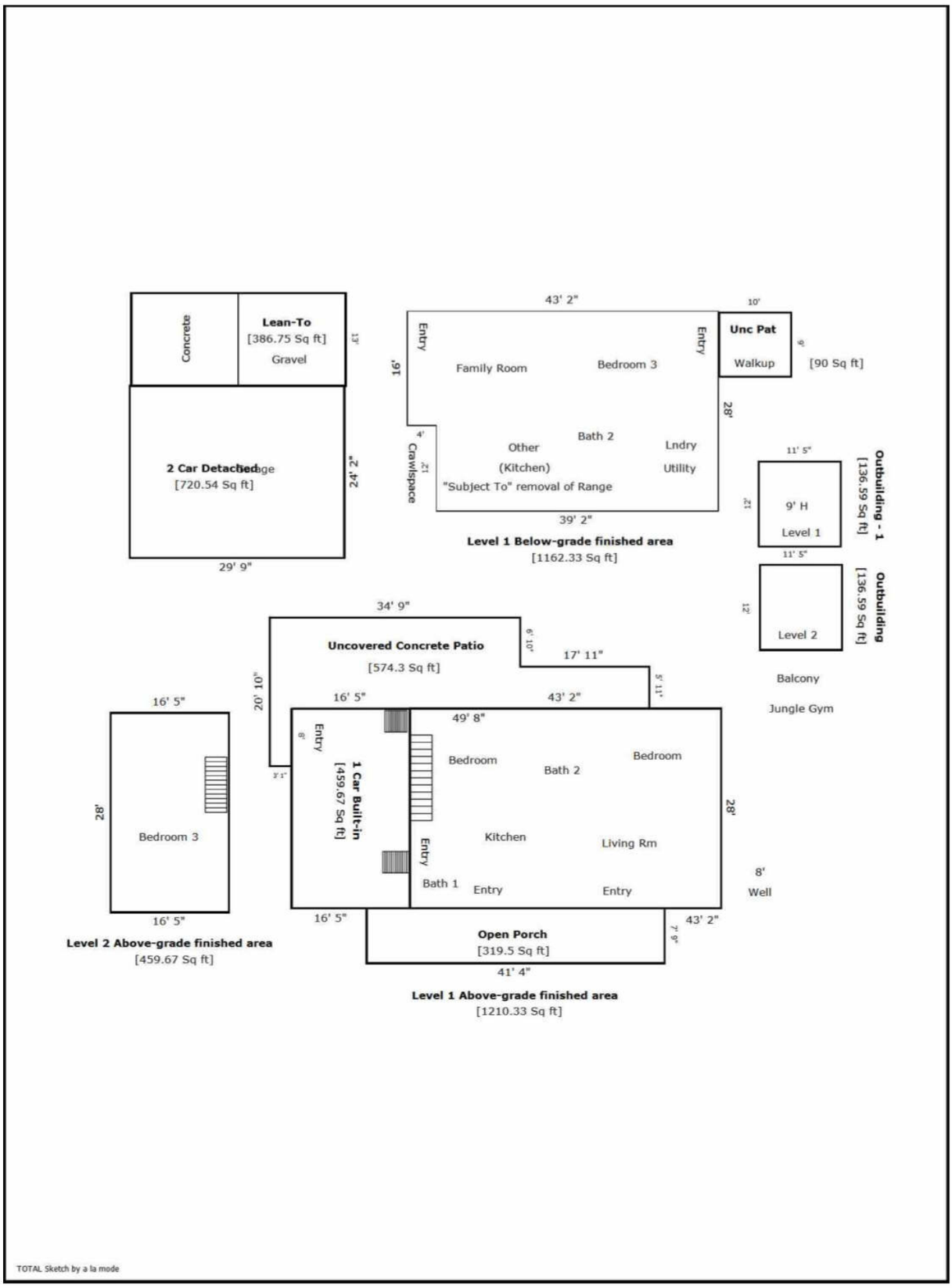
Sale Date:
Sale Price: $

COMPARABLE SALE #6

Sale Date:
Sale Price: $

FLOORPLAN SKETCH

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



FLOORPLAN SKETCH

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		

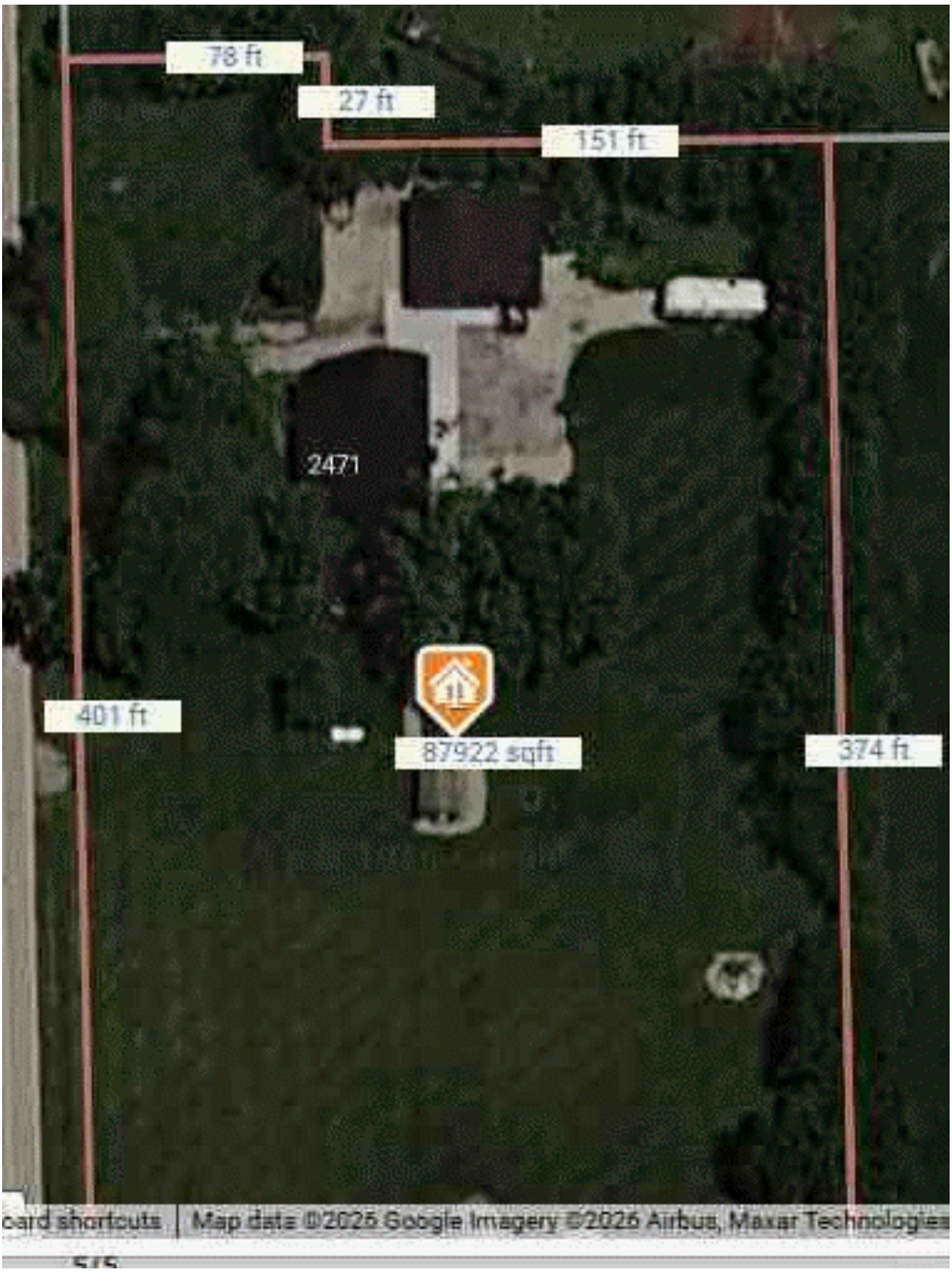
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**		
Level 1 Above-grade finished area	1210.3 Sq ft	43.2 × 28	=	1210.3
Level 2 Above-grade finished area	459.7 Sq ft	28 × 16.4	=	459.7
Outbuilding - 1	136.6 Sq ft	12 × 11.4	=	136.6
Total Living Area (Rounded):	**1807 Sq ft**			
Non-living Area				
Open Porch	319.5 Sq ft	7.7 × 41.4	=	319.5
Outbuilding	136.6 Sq ft	12 × 11.4	=	136.6
1 Car Built-in	459.7 Sq ft	28 × 16.4	=	459.7
Unc Pat	90 Sq ft	9 × 10	=	90
Lean-To	386.7 Sq ft	13 × 29.8	=	386.8
Level 1 Below-grade finished area	1162.3 Sq ft	28 × 39.2	=	1098.2
		4 × 16	=	64.2
2 Car Detached	720.5 Sq ft	29.8 × 24.2	=	720.5
Uncovered Concrete Patio	574.3 Sq ft	34.7 × 6.9	=	238.8
		52.7 × 5.9	=	310.1
		0.5 × 0 × 49.6	=	0.7
		0 × 3.1	=	0.1
		3.1 × 8	=	24.6

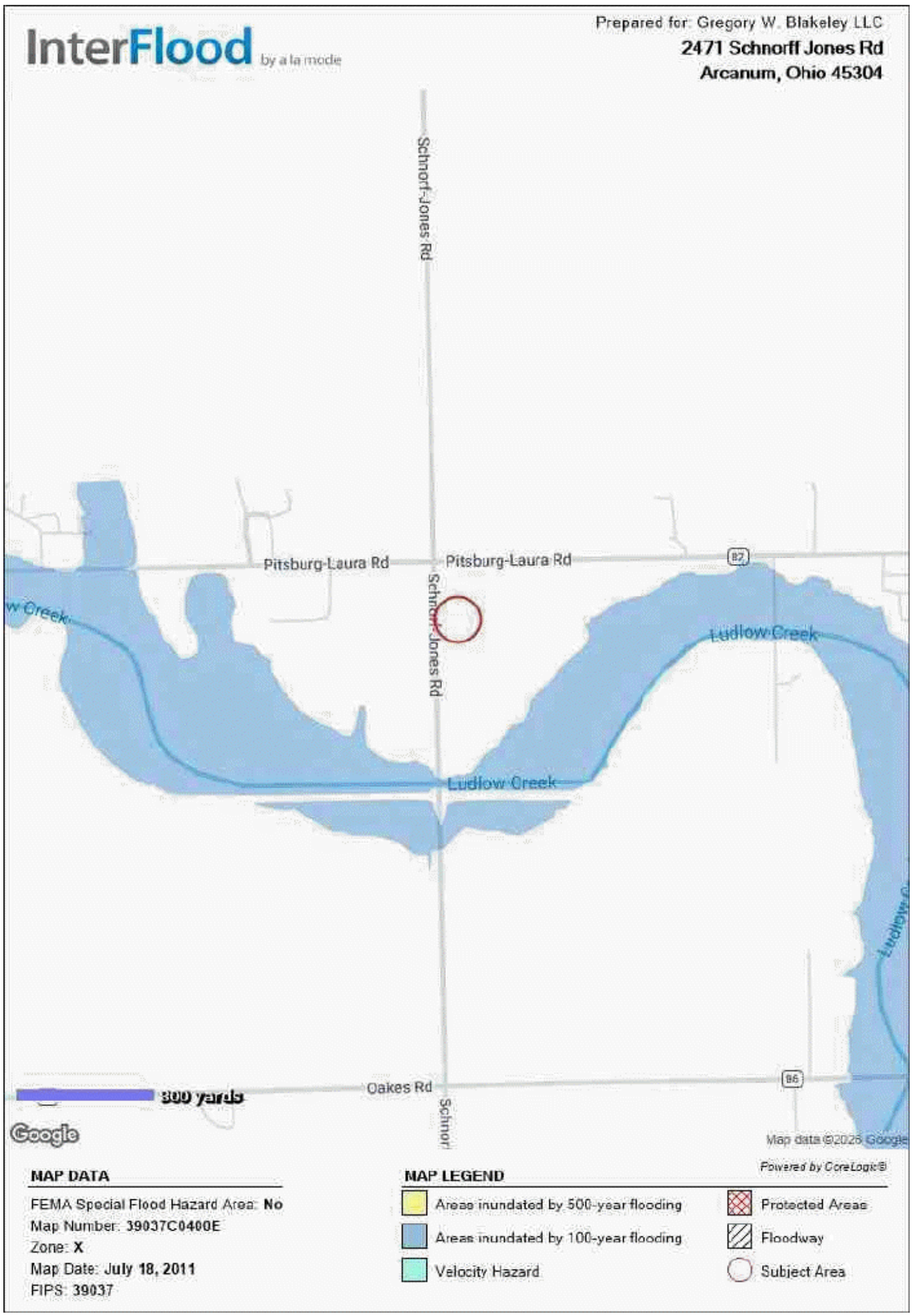
FHA/VA Case No. 411-7095208Tax Map

Borrower: Colton Beatty & Alyssa Suter		File No.:	411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.:	411-7095208
City: Arcanum	State: OH	Zip:	45304
Lender: Click n' Close, Inc.			



FLOOD MAP

Borrower: Colton Beatty & Alyssa Suter		File No.:	411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.:	411-7095208
City: Arcanum	State: OH	Zip:	45304
Lender: Click n' Close, Inc.			

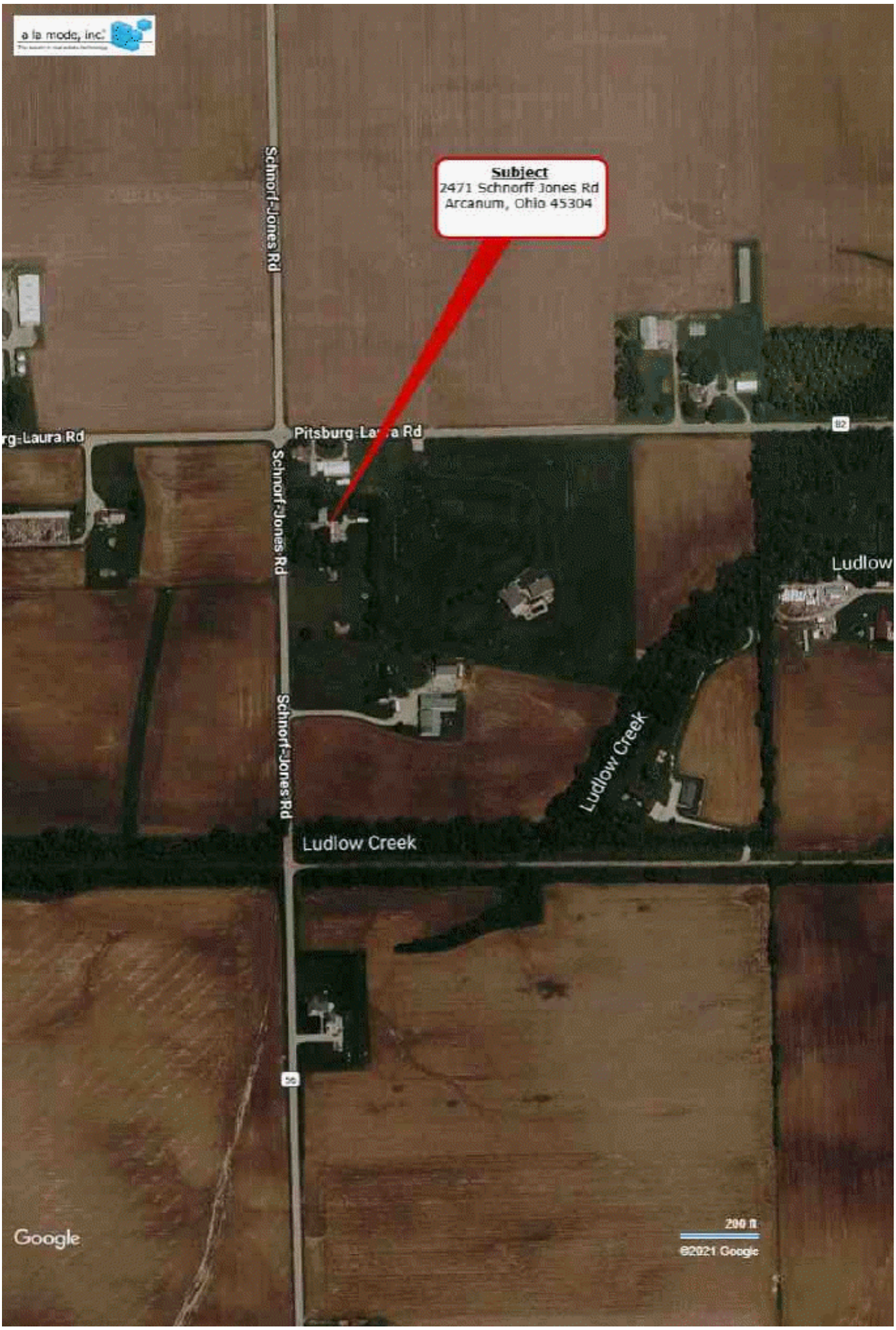


AERIAL MAP

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		

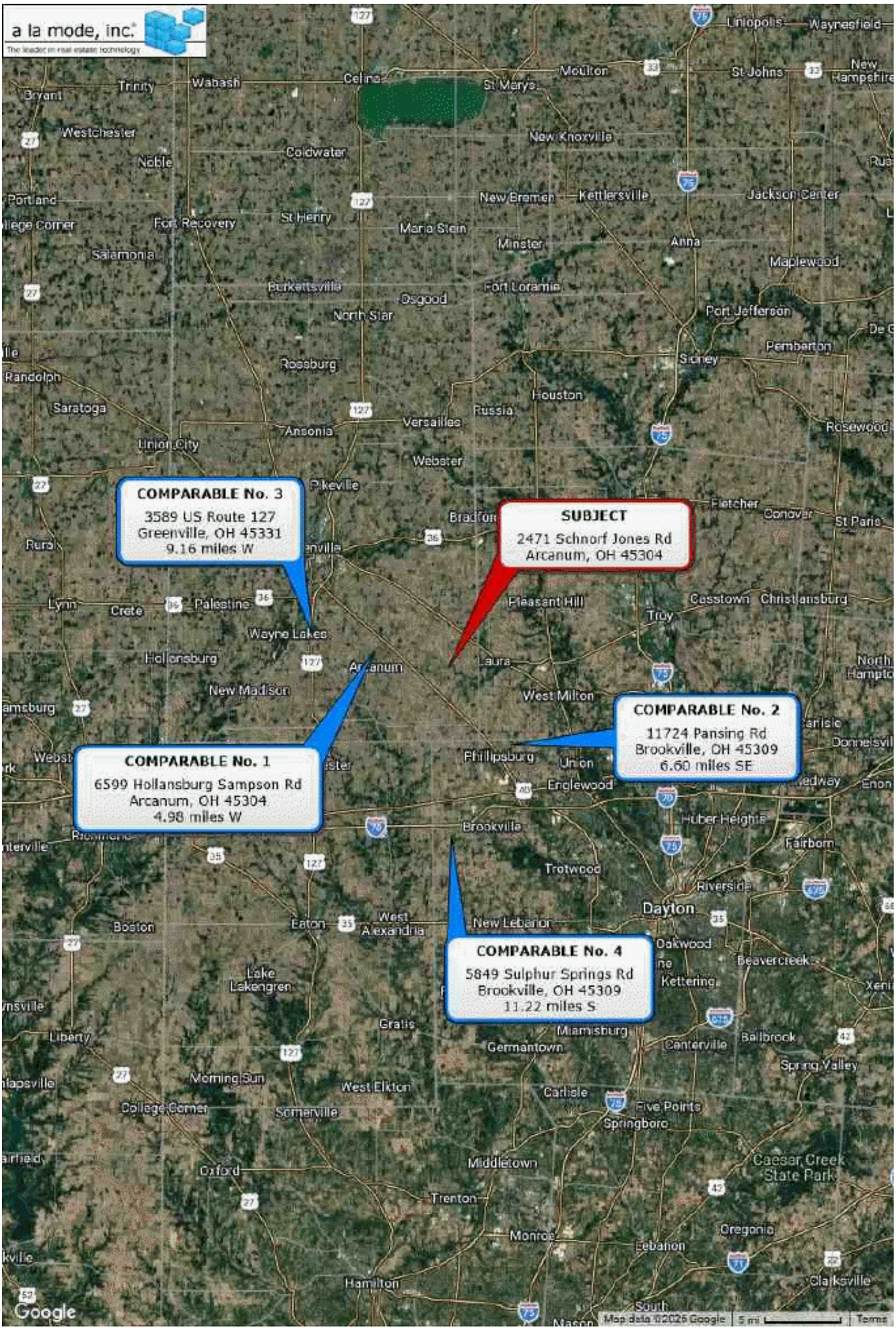


Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



LOCATION MAP

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		



FHA/VA Case No. 411-7095208Adjustment Calculator

Borrower: Colton Beatty & Alyssa Suter | File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd | Case No.: 411-7095208
City: Arcanum | State: OH | Zip: 45304
Lender: Click n' Close, Inc.

Solomon Adjustment Calculator Report

Building Characteristics

Market Value Est	400000
Site Value	35000
Site Improvement	15000
Zip Code	45304
Quality Rating	4
GLA sf	1807
Heated sf	1807
Central Air sf	1807
Basement sf	1162
Basement Finish sf	1162
Full Bath Count	3
Half Bath Count	
Fireplace Count	1
Deck sf	574
Covered Porch sf	320
Screen Porch sf	
Enclosed Porch sf	
Garage sf	1180
Carportsf	
Factor (see user manual)	
Additional Features	
Shed 274sq. ft.	6000

Contributory Value Calculations

Opinion of Site Value	35,000.00
Dwelling	281,823.94
Dwelling sf	155.96
Basement	114,521.58
Basement sf	98.56
Additional Features	49,524.92
Garage	60,526.51
Carport	
Garage/Carport sf	51.29
Total Estmate of Cost New	506,396.95
Depreciation	156,396.95
Depreciated Cost - Improvements	350,000.00
As Is Value - Site Improvements	15,000.00
Market Value Estimate	400,000.00
Economic Life	60.00
Effective Age	19.00
Remaining Economic Life	41.00
% Contributory Value	68.33

The Market Depreciation Calculator uses the format of the URAR Cost Approach section to measure depreciation, as defined in the Dictionary of Real Estate Appraisal: "In appraising, a loss in property value from any cause; the difference between the cost new of an improvement on the effective date of the appraisal and the market value of the improvement on the same date."

"Cost - Depreciation = Depreciated Cost of Improvements"

Depreciated Cost of Improvements / Cost = the percentage of cost being paid by the market. By definition, the same ratio results from Remaining Economic Life / Economic Life.

Adjustment Calculations

GLA sf	80.00	CA GLA sf	50
Basement sf	16.00	CA Basement sf	16
Basement Finish sf	31.00	CA Basement Finish sf	31
Full Bath	8,185.00	CA Full Bath	4092
Half Bath	3,975.00	CA Half Bath	1987
Fireplace	2556	CA Fireplace	1278
Deck sf	26.00	CA Deck sf	13
Covered Porch sf	40.00	CA Covered Porch	20
Screen Porch sf	54.00	CA Screen Porch sf	36
Enclosed Porch sf	60.00	CA Enclosed Porch sf	45
First Garage Stall	13,258.00	CA First Garage Stall	13258
Additional Garage Stall	8,235.00	CA Additional Garage Stall	8235
First Carport Stall	3,127.0	CA First Carport	3127
Additional Carport Stall	2,084.0	CA Additional Carport	2084
Additional Feature 1	4,147.00	CA Add Feature1	4147
Additional Feature 2	0	CA Add Feature 2	0

The values on the left are calculated with the assumption that depreciation impacts all Cost categories equally. If the marginal cost of GLA is $80, and the market is paying 60% of cost for the building as a whole, the adjustment indicated is $48.

The values on the right are calibrated to account for differences in depreciation between cost categories. Functional categories such as the number of garage stalls and basement size are usually not impacted by updating and décor, so calibration is not often required.

The GLA adjustment may need to be calibrated down because size differences alone may be less important than updating and décor differences

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© Cost Data - Craftsman Book

Report Date: 11/13/2026

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		

updated 7-29-04

319 Field Sheet

INVENTORIED: 7-15-04	INVENTORIED BY: RM
TOWNSHIP: Monroe T: 7 R: 4 S: 5	ROAD: Schnorf-Jones
HOMEOWNER:	TENANT:
HOMEOWNER PHONE #: work: Tom Bridenbaugh	TENANT PHONE #:
ADDRESS: 2471 Schnorf-Jones Rd (STREET / CITY)	
OLD ADDRESS: (STREET / CITY)	
PAST HOMEOWNERS: see note	
PERMIT DATE: 5-14-62 PERMIT ON FILE: YES NO UNKNOWN UPGRADE OR REPLACEMENT PERMIT ON FILE YES NO UNKNOWN	HOUSE / TRAILER / OTHER: House — # OF BEDROOMS:
YEAR HOME WAS BUILT: 1971	ACREAGE:
DATE OF LAST SERVICE:	SERVICED BY:
DATE OF LAST PUMPING:	PUMPED BY:

YES	NO	UNKNOWN	
	✓		HOMEOWNER / TENANT PRESENT DURING INVENTORY
✓			HOMEOWNER KNOWS WHERE THEIR TANK IS LOCATED
✓			HOMEOWNER / TENANT LEFT FLAG
✓			HOMEOWNER / TENANT RECEIVED LETTER
	✓		PROPERTY APPEARS VACANT
		✓	DRAWING ON PERMIT
✓			SEPTIC TANK LOCATED
	✓		PROBED FOR TANK
✓			RISERS PRESENT
✓			RISERS IN GOOD CONDITION
		✓	LIFT STATION
		✓	LIFT STATION PUMP
		✓	CURTAIN DRAIN
		✓	CURTAIN DRAIN PUMP
	✓		ODOR SIGNIFICANT
		✓	INSPECTION REQUIRED
	✓		NOTICEABLE SIGNS THAT THE SYSTEM IS FAILING
	✓		HOMEOWNER TOLD OF COST-SHARE
	✓		HOMEOWNER TOLD OF LOW-INTEREST LOAN MONEY
		✓	SPLITTER BOX
		N/A	IF SPLITTER BOX, HAS HOMEOWNER SWITCHED BEDS SINCE OWNERSHIP
	✓		IS THERE A PRIVY ON THE PROPERTY

AERATION SYSTEM

YES	NO	UNKNOW	
			MOTOR IN PLACE
			MOTOR WARM & WORKING
			AIR FILTER NEEDS CLEANED
			RISERS IN GOOD CONDITION
			AERATION EFFLUENT IS CLEAR
			UPFLOW SAND FILTER
			UPFLOW EFFLUENT IS CLEAR
			OUTLET LOCATED
			ANIMAL GUARD PRESENT IN TILE

HOMEOWNER AGE: UNDER 20 20'S 30'S 40'S 50'S 60'S 70'S ABOVE 70 (UNKNOWN)

PRIMARY TREATMENT: ✓ SEPTIC TANK ____ AERATION SYSTEM ____ OTHER ____ UNKNOWN

SECONDARY TREATMENT: ____ LEACH BED ____ SUBSURFACE SAND FILTER ____ MOUND ____ DRYWELL

____ UPFLOW FILTER ____ NONE ____ OTHER ✓ UNKNOWN

SEPTIC TANK LOCATED IN THE: (FRONT) BACK SIDE OF THE HOME.

SYSTEM INSTALLED AS **DISCHARGING** TYPE (AERATION, SUBSURFACE SAND FILTER, TANK TO TILE) **OR**

NON-DISCHARGING (LEACH FIELD, MOUND SYSTEM, OR DRYWELL): (CIRCLE ONE):

DISCHARGING NONDISCHARGING (UNKNOWN)

SYSTEM CURRENTLY DISCHARGING (INCLUDING SEWAGE SURFACING ON THE GROUND): YES NO

TYPE OF SYSTEM: _____

SIZE OF TANK (gal.): _____ LINEAL FEET IN LEACH BED: _____

YEAR SYSTEM WAS INSTALLED: _____ SYSTEM INSTALLER: _____

CONTINUED

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		

SEPTIC TANK: LATITUDE: N. 39 ° 59 ' 28.1 " LONGITUDE: W. -84° 27 ' 54.2 "

WELL: LATITUDE: N. 39 ° 59 ' 26.6 " LONGITUDE: W. -84° 27 ' 53.5 "

TYPE OF WELL(S): ✓ ABOVE GRADE _____ PIT _____ DUG _____ BURIED _____ UNKNOWN

ADDITIONAL WELL (ABANDONDED / IN USE) LATITUDE N. ____ ° ____ ' LONGITUDE W. -84° ____ '

TYPE OF WELL(S): _____ DRILLED (CASING) _____ PIT _____ DUG _____ BURIED _____ UNKNOWN

ADDITIONAL WELL IS USED FOR: _____

WELL INFORMATION:

YES	NO	UNKNOWN	
✓			WELL LOCATED
	✓		ABANDONED WELL PRESENT THAT NEEDS SEALED

WELL IN THE: FRONT BACK (SIDE) OF THE HOUSE.

SOIL INFORMATION:

MAP UNIT: (2 TO 4 LETTER - NUMBER COMBINATION): _____

STATUS OF INVENTORY: (check what was marked on Inventory Letter)

Inventory complete and satisfactory: _____

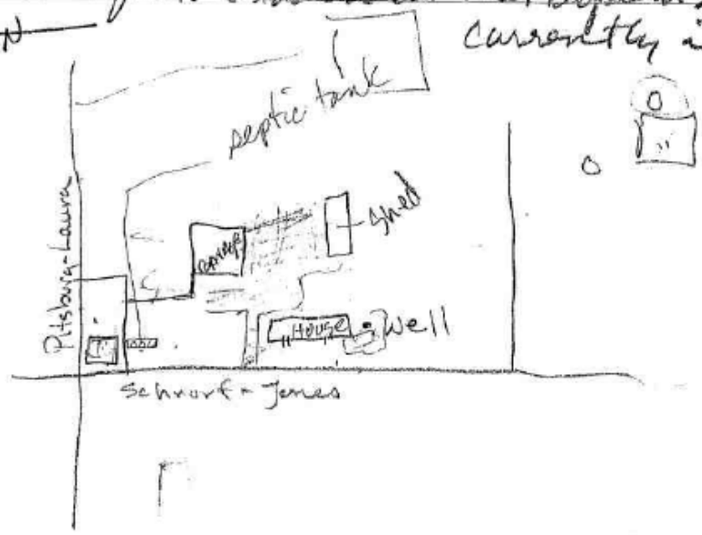
Inventory complete but possible septic system problems exist: _____ A separate compliance letter will follow.

Inventory incomplete, we requested further information about either the permit, septic tank, or well: ✓

ADDITIONAL INFORMATION:

On 7-29-24 Ginger advised the neighbor of this house has complained about sewage smells for awhile. I noticed no smell at time of Inspection. We also matched up an old permit for this address but that system is not the one currently in use.

DRAWING:



NAME OF GPS FILE: SNP2471 W2471 APPROXIMATE TIME WAYPOINT: 3:00p

TIME SPENT ON PROPERTY (TRAVEL INCLUDED): _____

****DATABASE PERSONEL ONLY****

OF PROPERTY VISITED: _____

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		

247 Schnorf - Jones Tom Bridenbaugh

APPLICATION AND RECORD OF SEWAGE DISPOSAL INSTALLATION

Name BRIDEN BAUGH, VIRGIL Date 5-14-62

I, or We hereby apply for a permit to install ~~change~~ a privy sewage disposal system ~~—~~ on the property located at 1 mi. E. of PITSBURG ON PITSBURG LAURA RD. ON So. SIDE in ~~MONROE~~ Twp. and owned by SAME. (name) (address)

I agree to comply with the rules and regulations of the Board of Health of the Darke County General Health District governing the installation and operation of privies, privy vaults, sewerage and sewage disposal equipment.
I further agree that I will call for final inspection and approval by the Health Department of this installation at least 48 hours prior to its being covered with earth.

Virgil Bridenbaugh (Applicant's Signature) Arcanum O H 10-P 3 (Address)

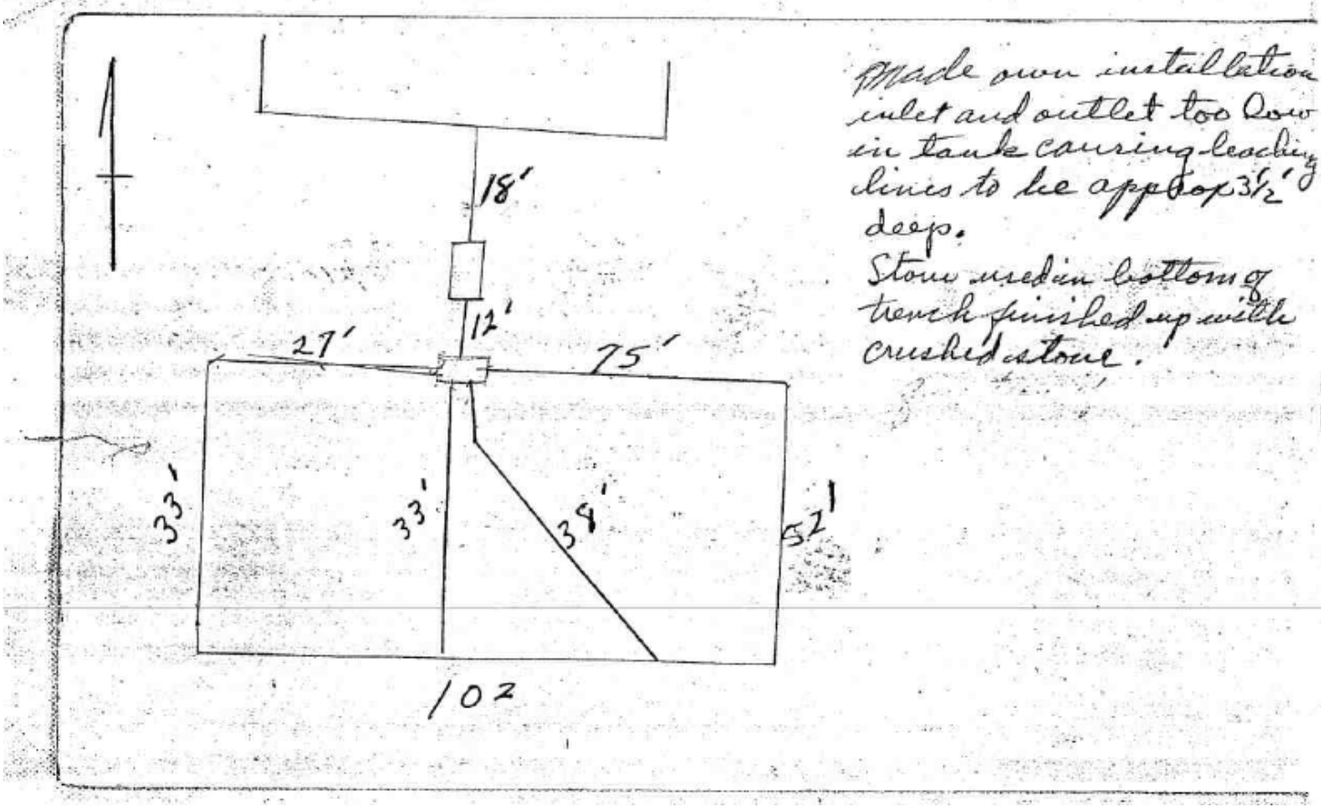
PERMIT NO. 1294 DATE PERMIT ISSUED 5-14-62

SEWAGE TANK 800 gallon TILE DISPOSAL FIELD 250 lin ft.

SEWER MATERIAL: Cast Iron ___ Cement Asbestos ___ Vitrified with bituminous joints ___

DRAINAGE INTO DISPOSAL SYSTEM ___

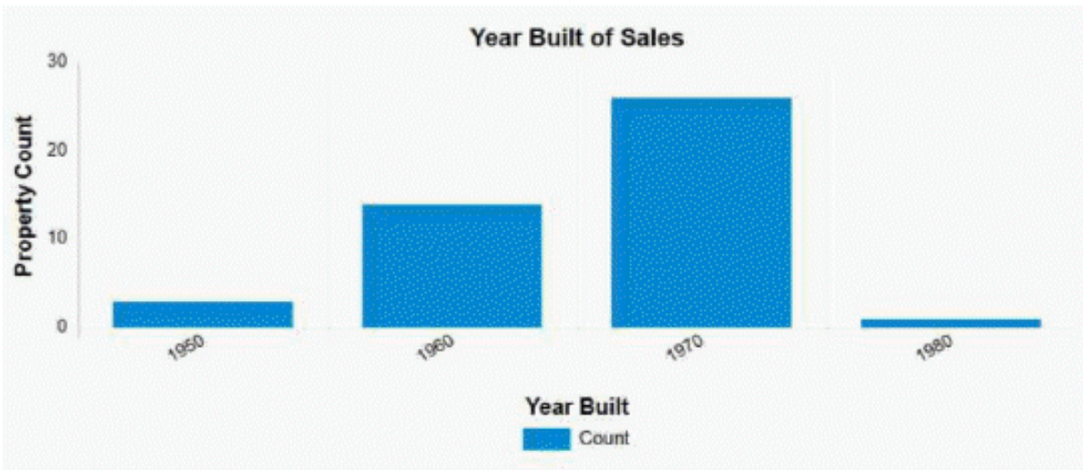
REMARKS ___ Insp. by 6-27-62 D.J.

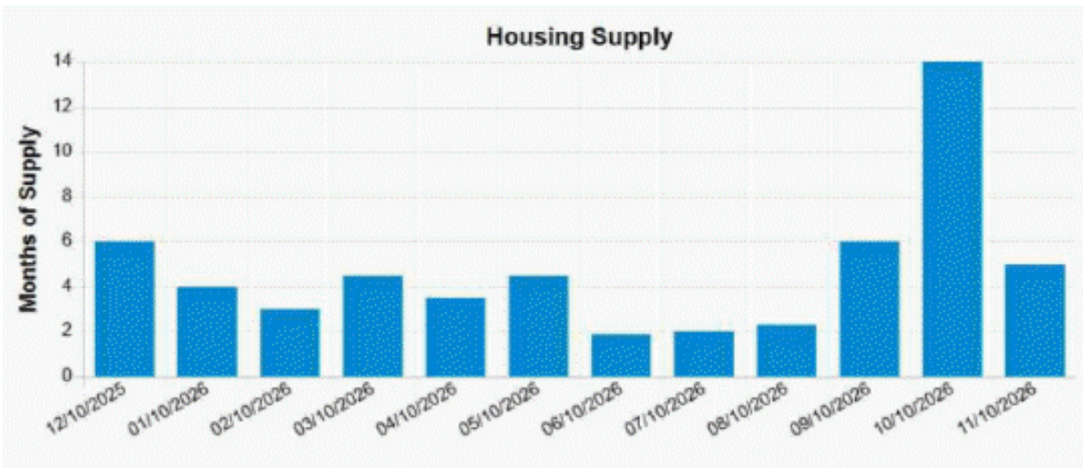


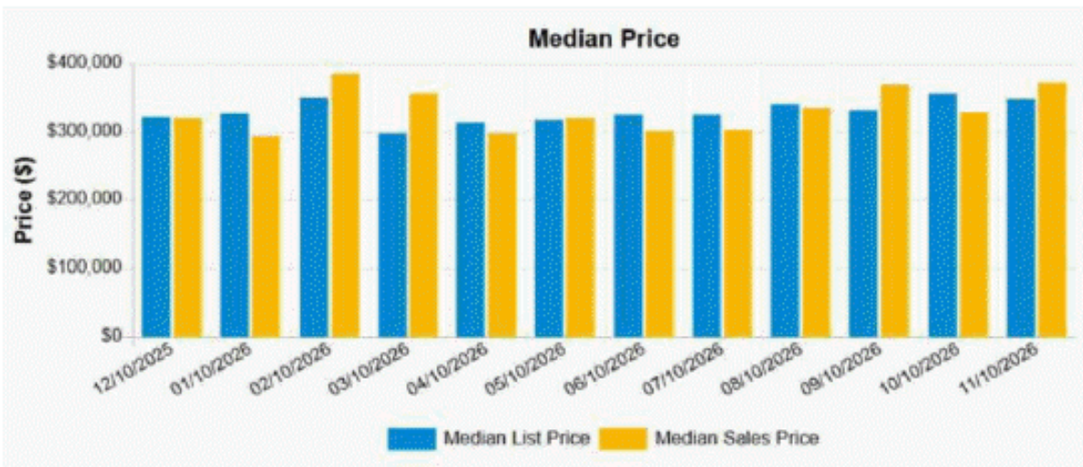
Made own installation inlet and outlet too low in tank causing leaching lines to be approx 3½' deep.
Stone used in bottom of trench finished up with crushed stone.

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
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411-7095208411-70952

USPAP ADDENDUM

File No. 411-7095208

Borrower: Colton Beatty & Alyssa Suter
Property Address: 2471 Schnorf Jones Rd
City: Arcanum County: Darke State: OH Zip Code: 45304
Lender: Click n' Close, Inc.

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] 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: See Addendum

Additional Certifications

- [X] I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

Additional Comments

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:
Name: Gregory W Blakeley	Name:
Date Signed: 11/13/2026	Date Signed:
State Certification #: 2008000008	State Certification #:
or State License #:	or State License #:
or Other (describe): State #:	State:
State: OH	Expiration Date of Certification or License:
Expiration Date of Certification or License: 01/07/2028	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 11/10/2026	[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

Appraiser Independence Certification

File No.:

Borrower:
Property Address: 2471 Schnorf Jones Rd, Arcanum, OH 45304
City: County: State: Zip Code:
Lender/Client: Stewart Valuation Intelligence

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:
Name: Gregory W Blakeley
Date Signed: 11/13/2026
State Certification #: 2008000008
or State License #: 2008000008
or Other (describe): State #: 2008000008
State: OH
Expiration Date of Certification or License: 01/07/2028

SUPERVISORY APPRAISER (only if required):

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

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		

APPRAISER DISCLOSURE STATEMENT

In Compliance with Ohio Revised Code Section 4763.12(C)

411-7095208

File No. 411-7095208

Name of Appraiser: Gregory W Blakeley

Class of Certification/Licensure:
- ☐ Certified General
- ☒ Certified Residential
- ☐ Licensed Residential
- ☐ Temporary ☐ General ☐ Licensed

Certification/Licensure Number: 2008000008

Scope: This Report
- ☒ is within the scope of my Certification or License
- ☐ is not within the scope of my Certification or License

Service Provided by:
- ☒ Disinterested & Unbiased Third Party
- ☐ Interested & Biased Third Party
- ☐ Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:

Gregory W. Blakeley

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Commerce
Division of Real Estate Appraiser Section
Cleveland (216) 787-3100

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
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Lender: Click n' Close, Inc.		



AN APPRAISER LICENSE/CERTIFICATE

has been issued under ORC Chapter 4763 to:

NAME:

Gregory Wade Blakeley

LIC/CERT NUMBER:

ACR.2008000008

LIC LEVEL:

Certified Residential Appraiser

Ohio Department of Commerce

Division of Real Estate & Professional Licensing

CURRENT ISSUE DATE:
12/08/2025

EXPIRATION DATE:
01/07/2028

USPAP DUE DATE:
01/07/2028

Borrower: Colton Beatty & Alyssa Suter		File No.: 411-7095208
Property Address: 2471 Schnorf Jones Rd		Case No.: 411-7095208
City: Arcanum	State: OH	Zip: 45304
Lender: Click n' Close, Inc.		

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL103851-03 **Renewal of: NAX40PL103851-02**

1. **Named Insured: Gregory Blakeley**

2. **Address:** 1619 Karr Rd
Arcanum, OH 45304

3. **Policy Period:** **From: August 21, 2026** **To: August 21, 2027**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.

4. **Limit of Liability:**

	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**4A. $ 1,000,000**	**4C. $ 1,000,000**
Claim Expenses Limit of Liability	**4B. $ 1,000,000**	**4D. $ 1,000,000**

5. **Deductible** (Inclusive of **Claims Expenses**):

Each **Claim**	Aggregate
5A. $500	**5B. $1,000**

6. **Policy Premium: $ 515**

7. **Retroactive Date: August 21, 2003**

8. **Notice to Company**: Notice of a **Claim** or Potential **Claim** should be sent to:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org

10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: July 30, 2026 By: Isaac Peck
Authorized Representative