File No. 16140629

APPRAISAL OF



LOCATED AT:

3116 North Vine St
Hazle Twp, PA 18202

FOR:

PA State Employees CU 8426029
1500 Elmerton Ave
Harrisburg, PA, 17110

BORROWER:

Bret Joseph

AS OF:

June 4, 2024

BY:

Jean A. Innamorati, PA Cert. General RE Appraiser

ServiceLink Valuation Solutions, LLC
PA State Employees CU 8426029
1500 Elmerton Ave
Harrisburg, PA, 17110

File Number: 16140629

In accordance with your request, I have appraised the real property at:

3116 North Vine St
Hazle Twp, PA 18202

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.

In my opinion, the market value of the property as of June 4, 2024 is:

$278,000
Two Hundred Seventy-Eight Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Jean A. Innamorati

Jean A. Innamorati, PA Cert. General RE Appraiser

Small Residential Income Property Appraisal Report

File No. 16140629

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 3116 North Vine St | City Hazle Twp | State PA | Zip Code 18202

Borrower Bret Joseph | Owner of Public Record Joseph, Bret A. | County Luzerne

Legal Description Deed Book 3016 Page 133617

Assessor's Parcel # 26S8S4 011002000 | Tax Year 2024 | R.E. Taxes $ 3,660

Neighborhood Name Hazle Township | Map Reference 26-1-R1-2160-10 | Census Tract 2170.02

Occupant [ ] Owner [X] Tenant [ ] Vacant | Special Assessments $ 0.00 [ ] PUD | HOA $ 0.00 [ ] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) HEL

Lender/Client PA State Employees CU 8426029 | Address 1500 Elmerton Ave, Harrisburg, PA 17110

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No

Report data source(s) used, offering price(s), and date(s). LuzMLS

CONTRACT

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

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics				2-4 Unit Housing Trends				2-4 Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	50 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	20 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	70 Low	15	Multi-Family	1 %
Neighborhood Boundaries	North - W Foothills Dr, South - Rt 424, East - Stockton Mountain Rd,							390 High	175	Commercial	9 %
West - I-81								260 Pred.	80	Other vacant	20 %

Neighborhood Description The subject is located in an area of mixed housing styles and ages. There mostly homes similar to the subject in age in the neighborhood. Few are multi-family houses similar to the subject. Proximity to all amenities is within 1 to 5 miles. 2-4 family housing is for MLS area of Hazleton. All influencing factors appear stable.

Market Conditions (including support for the above conclusions) The Hazleton Area MLS area had 59 closed 2-4 unit LuzMLS sales in the last year with none being identified as REO. The average days on market were 26 days. Currently there are 7 active 2-4 unit LuzMLS listings in the market area. Market has been active with buyers creating a low pool of available listings.

SITE

Dimensions see plat map | Area 19689 sf | Shape Irregular | View Neighborhood

Specific Zoning Classification R-2 | Zoning Description Multi Family Residential District

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. See Attached Addendum.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 42079C0626E | FEMA Map Date 11/02/2012

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

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. There were no adverse conditions noted at the time of inspection. Drilled wells are common in this area. No adverse marketing affects. No public water available. Subject is adjacent to a local airport. Only air traffic is small plane. No adverse marketing affects.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] Two [ ] Three [ ] Four	[ ] Concrete Slab [ ] Crawl Space	Foundation Walls CB/avg	Floors WW/Tile/Lam/go
[ ] Accessory Unit (describe below)	[ ] Full Basement [X] Partial Basement	Exterior Walls Vinyl/avg	Walls DW/good
# of Stories 1 # of bldgs. 1	Basement Area 1,620 sq. ft.	Roof Surface Asph. Sh./avg	Trim/Finish Wood/avg
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Finish 10 %	Gutters & Downspouts Aluminum/avg	Bath Floor Tile/Lam/avg
[X] Existing [ ] Proposed [ ] Under Const.	[X] Outside Entry/Exit [ ] Sump Pump	Window Type D.H./avg	Bath Wainscot Fiberglass/avg
Design (Style) Duplex	Evidence of [ ] Infestation	Storm Sash/Insulated Thermo/avg	Car Storage
Year Built 1989	[ ] Dampness [ ] Settlement	Screens Mesh/some	[ ] None
Effective Age (Yrs) 20	Heating/Cooling	Amenities	[X] Driveway # of Cars 5
Attic [X] None	[ ] FWA [X] HWBB [ ] Radiant	[ ] Fireplace(s) # 0 [ ] WoodStove(s) # 0	Driveway Surface Gravel
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Coal	[X] Patio/Deck Deck [ ] Fence None	[X] Garage # of Cars 3
[ ] Floor [ ] Scuttle	[ ] Central Air Conditioning	[ ] Pool None [ ] Porch None	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [X] Other None	[ ] Other None	[ ] Att. [ ] Det. [X] Built-in

# of Appliances	Refrigerator	Range/Oven	Dishwasher	Disposal	Microwave	Washer/Dryer	Other (describe)
	2	2					

Unit # 1 contains:	5 Rooms	3 Bedroom(s)	1.0 Bath(s)	972 Square feet of Gross Living Area	
Unit # 2 contains:	5 Rooms	3 Bedroom(s)	1.0 Bath(s)	972 Square feet of Gross Living Area	
Unit # 3 contains:	Rooms	Bedroom(s)	Bath(s)	Square feet of Gross Living Area	
Unit # 4 contains:	Rooms	Bedroom(s)	Bath(s)	Square feet of Gross Living Area	

Additional features (special energy efficient items, etc.). No special energy efficient items noted upon inspection.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The overall condition of the subject is average to good. There were no repairs or maintenance noted necessary upon visual inspection. There is no modernization necessary for the subject to remain useful. Physical depreciation is due to the limited life span of some building components. The utilities were on and in working order at the time of the inspection.

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IMPROVEMENTS

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe There were no deficiencies or adverse conditions noted upon visual inspection that would affect livability of the subject.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☐ Yes ☒ No If No, describe Most houses in the neighborhood are single family. The Hazleton area has mostly older style multi-family houses. There is no adverse marketing affects due to the age of the subject.

Is the property subject to rent control? ☐ Yes ☒ No If Yes, describe

COMPARABLE RENTAL DATA

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL NO. 1	COMPARABLE RENTAL NO. 2	COMPARABLE RENTAL NO. 3
Address	3116 North Vine St Hazle Twp, PA 18202	715 Seybert St Hazleton, PA 18201	947 McKinley St Hazle Twp, PA 18202	28 E 9th St Hazleton, PA 18201
Proximity to Subject		1.45 miles SE	1.09 miles SW	1.48 miles SE
Current Monthly Rent	$ 1,950	$ 2,000	$ 3,900	$ 2,000
Rent/Gross Bldg. Area	$ 1.00 sq. ft.	$ 1.03 sq. ft.	$ 1.70 sq. ft.	$ 1.10 sq. ft.
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
Data Source(s)	inspection	LuzMLS #23-2528	LuzMLS #23-4946	LuzMLS #23-4767
Date of Lease(s)	month to month	month to month	month to month	month to month
Location	Residential	Residential	Residential	Residential
Actual Age	35	97	54	84
Condition	Average/Good	Average	Average/Good	Average
Gross Building Area	1944 sq.ft.	1,936	2,296	1,820

Unit Breakdown	Rm Count Tot	Br	Ba	Size Sq. Ft.	Monthly Rent
Subject Unit # 1	5	3	1.0	972	
Subject Unit # 2	5	3	1.0	972	
Subject Unit # 3					
Subject Unit # 4					
Comparable 1 Unit # 1	4	2	1.0	1,030	$ 1,050
Comparable 1 Unit # 2	3	1	1.0	906	$ 950
Comparable 1 Unit # 3					$
Comparable 1 Unit # 4					$
Comparable 2 Unit # 1	6	3	2.0	1,030	$ 1,600
Comparable 2 Unit # 2	4	2	1.0	600	$ 1,400
Comparable 2 Unit # 3	3	1	1.0	330	$ 900
Comparable 2 Unit # 4					$
Comparable 3 Unit # 1	5	3	2.0	905	$ 1,200
Comparable 3 Unit # 2	5	3	1.0	905	$ 800
Comparable 3 Unit # 3					$
Comparable 3 Unit # 4					$

Utilities Included	SUBJECT	COMPARABLE RENTAL NO. 1	COMPARABLE RENTAL NO. 2	COMPARABLE RENTAL NO. 3
	All utilities except electric included in rent.	Heat, HW, Water, Sewer	All utilities except electric included in rent.	Sewer

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.)

The above are the properties that have units most similar to the subject. Comparable #2 is most similar to utilities included in rent and comparable #3 is most similar to the subject in room count. They were weighted most heavily when estimating value.

SUBJECT RENT SCHEDULE

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

	Leases		Actual Rents			Opinion Of Market Rent		
	Lease Date		Per Unit		Total	Per Unit		Total
Unit #	Begin Date	End Date	Unfurnished	Furnished	Rents	Unfurnished	Furnished	Rents
1	n/a	n/a	$ 850	$	$ 850	$ 1,200	$	$ 1,200
2	n/a	n/a	1,100		1,100	1,200		1,200
3								
4								

Comment on lease data	leases were not supplied to the appraiser	Total Actual Monthly Rent	$ 1,950
		Other Monthly Income (itemize)	$
		Total Actual Monthly Income	$ 1,950
		Total Gross Monthly Rent	$ 2,400
		Other Monthly Income (itemize)	$ 0
		Total Estimated Monthly Income	$ 2,400

Utilities included in estimated rents ☐ Electric ☒ Water ☒ Sewer ☐ Gas ☐ Oil ☐ Cable ☒ Trash collection ☐ Other (describe)

Comments on actual or estimated rents and other monthly income (including personal property) Water, Sewer, heat and trash included in rent.

PRIOR SALE HISTORY

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

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) LuzMLS and Luzerne County courthouse records

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) LuzMLS and Luzerne County courthouse records

Report the results of the research and analysis of the prior sale history of the subject property and comparable sales (report additional prior sales on page 4).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	07/20/2016	08/25/2004	03/26/2018	05/15/2009
Price of Prior Sale/Transfer	$139,900	$87,450	$120,000	$1
Data Source(s)	ct hs records	ct hs records	ct hs records	ct hs records
Effective Date of Data Source(s)	06/05/2024	06/05/2024	06/05/2024	06/05/2024

Analysis of prior sale history for the subject property and comparable sales There were no additional sales of subject within the last 3 years according to ct house and mls records. There were no additional transfers of comparables within the last year.

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There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 149,000 to $ 149,000 .

There are 15 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 70,000 to $ 317,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	3116 North Vine St Hazle Twp, PA 18202	126 W 17th St Hazleton, PA 18201		947 McKinley St Hazle Twp., PA 18202		705 Carson St Hazleton, PA 18201	
Proximity to Subject		1.14 miles SE		1.09 miles SW		1.44 miles SE	
Sale Price	$	$	259,900	$	317,000	$	250,000
Sale Price/Gross Bldg. Area	$ 0.00 sq. ft	$ 153.24 sq. ft		$ 138.07 sq. ft		$ 116.28 sq. ft	
Gross Monthly Rent	$ 1,950	$ 2,400		$ 3,900		$ 2,000	
Gross Rent Multiplier	115.00	108.29		81.28		125.00	
Price Per Unit	$ 139,000	$ 129,950		$ 105,667		$ 125,000	
Price Per Room	$ 27,800	$ 28,878		$ 26,417		$ 20,833	
Price Per Bedroom	$ 46,333	$ 64,975		$ 52,833		$ 50,000	
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No		☐ Yes ☒ No		☐ Yes ☒ No	
Data Source(s)		LuzMLS #23-4819		LuzMLS #23-4946		LuzMLS #23-5280	
Verification Source(s)		ct hs assessment		ct hs assessment		ct hs assessment	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sale or Financing Concessions		FHA/concess DOM 125	-5,000	FHA/concess DOM 1	-5,000	FHA/concess DOM 1	-10,000
Date of Sale/Time		03/20/2024		11/22/2023		12/13/2023	
Location	Residential	Residential		Residential		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	19689 sf	3049 sf	7,500	5510 sf	6,400	6600 sf	5,900
View	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
Design (Style)	Duplex	Duplex		Triplex	-20,000	Duplex	
Quality of Construction	Average	Average		Average		Average	
Actual Age	35	54	0	54	0	106	0
Condition	Good	Good		Good		Average	15,000
Gross Building Area 22	1,944	1,696	5,456	2,296	-7,744	2,150	-4,532
Unit Breakdown	Total / Bdrms. / Baths	Total / Bdrms. / Baths		Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Unit # 1	5 / 3 / 1.0	6 / 3 / 1.0	0	6 / 3 / 2.0	-5,000	5 / 2 / 1.0	0
Unit # 2	5 / 3 / 1.0	3 / 1 / 1.0	0	4 / 2 / 1.0	0	7 / 3 / 2.0	-4,000
Unit # 3				2 / 1 / 1.0	-5,000		
Unit # 4							
Basement Description	Full	Full		0sf	6,000	Full	
Basement Finished Rooms	1/2 bth,laundry	Finished	-5,000	none	2,000	Unfinished	2,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	HW Coal/None	BB Elec/None	0	BB Elec/Oil/C-Air	-6,000	HW Gas/None	0
Energy Efficient Items	None	None		None		None	
Parking On/Off Site	3gbin, 5dw	1gbin	10,000	1gbin	10,000	None	15,000
Porch/Patio/Deck	Deck	Porches	0	Porches	0	Porches	0
Net Adjustment (Total)		☒ + ☐ - $	12,956	☐ + ☒ - $	24,344	☒ + ☐ - $	19,368
Adjusted Sale Price of Comparables		Net Adj. 5.0 % Gross Adj. 12.7 % $	272,856	Net Adj. -7.7 % Gross Adj. 23.1 % $	292,656	Net Adj. 7.7 % Gross Adj. 22.6 % $	269,368
Adj. Price Per Unit (Adj. SP Comp / # of Comp Units)		$ 136,428		$ 97,552		$ 134,684	
Adj. Price Per Room ((Adj. SP Comp / # of Comp Rooms)		$ 30,317		$ 24,388		$ 22,447	
Adj. Price Per Bdrm. (Adj. SP Comp / # of Comp Bedrooms)		$ 68,214		$ 48,776		$ 53,874	
Value Per Unit	$ 139,000 X	2 Units = $	278,000	Value Per GBA $ 143.00 X	1,944 GBA = $		277,992
Value Per Rm.	$ 27,800 X	10 Rooms = $	278,000	Value Per Bdrms. $ 46,333 X	6 Bdrms. = $		277,998

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. See Attached Addendum.

Indicated Value by Sales Comparison Approach $ 278,000

INCOME

Total gross monthly rent $ 2,400 X gross rent multiplier (GRM) 115.00 = $ 276,000 Indicated value by the Income Approach

Comments on income approach including reconciliation of the GRM GRM was extracted from the market. Market rents were used for Income Approach.

RECONCILIATION

Indicated Value by: Sales Comparison Analysis $ 278,000 Income Approach $ 276,000 Cost Approach (if developed) $ 0

Sales Comparison Analysis is most reliable method to estimate value and is supported by the Income Approach. Due to age of subject, the cost approach is least effective method to estimate value.

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

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 $ 278,000 as of 06/04/2024 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

-The intended user of this appraisal report is the Lender/Client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

Tax Plat Map is included in the report and outlines the subject boundaries on the map for a visual reference to lot dimensions of the subject property.

The subject is currently a use which conforms to zoning (legal) and is fairly typical of the market area (physical). Market conditions identified in the neighborhood section support continued uses as is (economic). While certain buyers might make some cosmetic or updating changes to the property, the property's current use is considered the highest and best use as improved.

There are no gas or oil leases on the subject property nor was there any active drilling or mining noted within 200ft of the subject property.

The subject is not in a federal emergency agency (FEMA) disaster declaration area as of the date of the inspection. The appraiser acknowledges the subject property is not impacted by any disaster regardless of whether the property is within a county listed by FEMA. There is no known negative affect on the subject's marketability.

There are no state or local codes known to appraiser that require CO2 detectors, smoke alarms or double strapped water heaters.

06/12/2024- THE PARCEL NUMBER FORMAT WAS CHANGED.

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) LuzMLS vacant lot sales in subject's market area:
MLS#21-233 sale price $26,900 date sold 10/07/2021 Lot 0.74 ac MLS#20-214 sale price $20,000 date sold 08/03/2021 Lot 0.29 ac
MLS#22-2357 sale price $38,000 date sold 08/04/2022 Lot 0.29 ac

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE	= $ 30,000
Source of cost data	Dwelling 1,944 Sq. Ft. @ $	= $ 0
Quality rating from cost service Effective date of cost data	Sq. Ft. @ $	= $ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
Due to age of subject, the cost approach is least effective method	Garage/Carport 0 Sq. Ft. @ $	= $ 0
to estimate value. Cost Approach not developed.	Total Estimate of Cost-New	= $ 0
	Less 50 Physical / Functional / External Depreciation	= $ (0)
	Depreciated Cost of Improvements	= $ 0
	"As-is" Value of Site Improvements	= $
Estimated Remaining Economic Life (HUD and VA only) 30 Years	INDICATED VALUE BY COST APPROACH	= $ 0

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 two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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, including each of the units. 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, including all units. 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 and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, 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 Jean A. Innamorati
Name Jean A. Innamorati, PA Cert. General RE Appraiser
Company Name Innamorati Appraisal Service
Company Address PO Box 367
Bear Creek, PA 18602
Telephone Number 570-472-0464
Email Address appraiserinn@aol.com
Date of Signature and Report 06/12/2024
Effective Date of Appraisal 06/04/2024
State Certification # GA000164L
or State License #
or Other (describe) State #
State PA
Expiration Date of Certification or License 06/30/2025

ADDRESS OF PROPERTY APPRAISED
3116 North Vine St
Hazle Twp, PA 18202

APPRAISED VALUE OF SUBJECT PROPERTY $ 278,000

LENDER/CLIENT
Name ServiceLink Valuation Solutions, LLC
Company Name PA State Employees CU 8426029
Company Address 1500 Elmerton Ave
Harrisburg, PA 17110
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

Small Residential Income Property Appraisal Report

File No. 16140629

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
3116 North Vine St Address Hazle Twp, PA 18202		28 E 9th St Hazleton, PA 18201					
Proximity to Subject		1.48 miles SE					
Sale Price	$		$ 249,000		$		$
Sale Price/Gross Bldg. Area	$ 0.00 sq. ft	$ 136.81 sq. ft		$ sq. ft		$ sq. ft	
Gross Monthly Rent	$ 1,950	$ 2,000		$		$	
Gross Rent Multiplier	115.00	124.50					
Price Per Unit	$ 139,000	$ 124,500		$		$	
Price Per Room	$ 27,800	$ 24,900		$		$	
Price Per Bedroom	$ 46,333	$ 41,500		$		$	
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No		☐ Yes ☐ No		☐ Yes ☐ No	
Data Source(s)		LuzMLS #23-4767					
Verification Source(s)		ct hs records/assessment					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sale or Financing Concessions		Listing DOM 141					
Date of Sale/Time		02/21/2024	-12,450				
Location	Residential	Residential					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	19689 sf	6400 sf	6,000				
View	Neighborhood	Neighborhood					
Design (Style)	Duplex	Duplex					
Quality of Construction	Average	Average					
Actual Age	35	84	0				
Condition	Good	Average	15,000				
Gross Building Area 22	1,944	1,820	2,728				
Unit Breakdown	Total / Bdrms. / Baths	Total / Bdrms. / Baths		Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Unit # 1	5 / 3 / 1.0	5 / 3 / 2.0	-4,000				
Unit # 2	5 / 3 / 1.0	5 / 3 / 1.0					
Unit # 3							
Unit # 4							
Basement Description	Full	Full					
Basement Finished Rooms	1/2 bth,laundry	Unfinished	2,000				
Functional Utility	Average	Average					
Heating/Cooling	HW Coal/None	HW Gas/None	0				
Energy Efficient Items	None	None					
Parking On/Off Site	3gbin, 5dw	3dw	15,000				
Porch/Patio/Deck	Deck	Porches	0				
Net Adjustment (Total)		☒ + ☐ -	$ 24,278	☒ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 9.8 % Gross Adj. 23.0 %	$ 273,278	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$
Adj. Price Per Unit (Adj. SP Comp / # of Comp Units)		$ 136,639		$		$	
Adj. Price Per Room ((Adj. SP Comp / # of Comp Rooms)		$ 27,328		$		$	
Adj. Price Per Bdrm. (Adj. SP Comp / # of Comp Bedrooms)		$ 45,546		$		$	

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer	07/20/2016	03/14/2018		
Price of Prior Sale/Transfer	$139,900	$1		
Data Source(s)	ct hs records	ct hs records		
Effective Date of Data Source(s)	06/05/2024	06/05/2024		

Summary of Sales Comparison Approach. Average list to sell price ratio is estimated at 5%.

ADDENDUM

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		

SUMMARY OF THE SALES COMPARISON APPROACH:

AFTER AN EXTENSIVE SEARCH OF THE LOCAL MULTIPLE LISTING SYSTEM, I HAVE SELECTED THE MOST APPROPRIATE COMPARABLES AVAILABLE FOR ANALYSIS.

I HAVE CHOSEN COMPARABLES BASED ON CLIENT/LENDER PARAMETERS FOR THIS ASSIGNMENT.

STYLE OF THE HOME:
WHEN AVAILABLE, I HAVE SELECTED SAME STYLE COMPARABLE DWELLINGS FOR ANALYSIS. WHEN SIMILAR STYLE HOMES ARE NOT AVAILABLE EMPHASIS HAS BEEN PLACED ON SELECTING THE NEXT MOST APPROPRIATE COMPARABLES BASED ON SIMILAR TRANSFER DATE, PROXIMITY, STYLE, AGE, SIZE, BEDROOM COUNT, AMENITIES, SITE SIZE, AND UTILITY.

AGE OF THE HOME:
WHEN AVAILABLE, I HAVE SELECTED SIMILAR AGE DWELLINGS FOR ANALYSIS. WHEN SIMILAR AGE HOMES ARE NOT AVAILABLE EMPHASIS HAS BEEN PLACED ON SELECTING THE NEXT MOST APPROPRIATE COMPARABLES BASED ON SIMILAR TRANSFER DATE, PROXIMITY, STYLE, AGE, SIZE, BEDROOM COUNT, AMENITIES, SITE SIZE, AND UTILITY.

SIZE OF THE HOME (GROSS LIVING AREA):
WHEN AVAILABLE, I HAVE SELECTED COMPARABLE DWELLINGS THAT ARE WITHIN 20% OF THE SUBJECT'S GLA FOR ANALYSIS. WHEN SIMILAR SIZE HOMES ARE NOT AVAILABLE EMPHASIS HAS BEEN PLACED ON SELECTING THE NEXT MOST APPROPRIATE COMPARABLES BASED ON SIMILAR TRANSFER DATE, PROXIMITY, STYLE, AGE, SIZE, BEDROOM COUNT, AMENITIES, SITE SIZE, AND UTILITY.

THE G.L.A. OF THE SUBJECT AND COMPARABLES IS CONSIDERED AN APPROXIMATION WITH MINOR VARIATIONS TO THE EFFECT OF VALUE. THE DIFFERENCE IN ROOM COUNT, WITH THE EXCEPTION OF BATHROOMS, IS CONSIDERED IN G.L.A., WHICH IS ADJUSTED PER SQUARE FOOT.

BEDROOM COUNT:
BEDROOM COUNT IS CONSIDERED IN ALL COMPARABLE SELECTION. I HAVE TRIED TO INTERPRET DATA IN MLS LISTINGS AS BEST AS POSSIBLE AND AN APPROPRIATELY MATCH THE SUBJECT'S BEDROOM COUNT WITH COMPARABLE SELECTIONS. HOWEVER, WHEN SAME BEDROOM COUNT SALES ARE NOT AVAILABLE EMPHASIS HAS BEEN PLACED ON SELECTING THE NEXT MOST APPROPRIATE COMPARABLES BASED ON SIMILAR TRANSFER DATE, PROXIMITY, STYLE, AGE, SIZE, BEDROOM COUNT, AMENITIES, SITE SIZE, AND UTILITY.

DIFFERENCES IN BEDROOM COUNT IS ADJUSTED FOR AND CONSIDERED IN ADJUSTMENTS MADE FOR DIFFERENCES IN GROSS LIVING AREA.

AMENITIES AND UTILITY:
DIFFERENCES IN AMENITIES AND UTILITY ARE CONSIDERED AND IF MARKET DATA SUGGESTS AN ADJUSTMENT IS NEEDED IT IS APPROPRIATELY REFLECTED IN THE SALES COMPARISON APPROACH.

SITE SIZE:

IF RELEVANT I HAVE ADJUSTED FOR DIFFERENCES IN SITE SIZE BASED ON MARKET REACTIONS AND APPRAISER EXPERIENCE. I HAVE CONSIDERED EXCESS LAND AND SURPLUS LAND IN THIS APPRAISAL AND HAVE MADE ADJUSTMENTS WHEN NEEDED.

Comparable Sales Data:

Comparable data is obtained from MLS records. When available, lot size, age and GLA are confirmed by assessor tax records. If any information is conceived to be inaccurate of or not available estimations are made by the appraiser. Obtaining comparable data from the MLS is considered to be reliable in your appraisers' market place.

Comparable photographs are typically taken by the appraiser. However, they may be taken at varying times and/or archived by your appraiser and used at a later date. It is common to use comparables in more than one appraisal report. When this occurs your appraiser does not take the picture again unless necessary. Comparable photos from the MLS are used for various reasons including; private roads, private communities, people in the picture frame, darkness, bad weather, and gated driveways. MLS photographs are considered to be representative of how the comparable appeared to the buyer at the time it was marketed.

Neighborhood Boundaries

While the outlined neighborhood may be the area of primary influence, it is not intended to indicate that this area comprises all of the community which exerts influence upon the subject property. When no clear boundaries exist or comparables are chosen throughout the city, borough or township, boundaries in all directions will be indicated.

Highest and Best Use
The four tests of highest and best use are: (1) legally permissible (2) physically possible (3) financially feasible and (4) most profitable. The subject meets the four tests for highest and best use.

Comments on Sales Comparison
Comparable #2 exceeds 6 month time guidelines due to the lack of more recent sales similar to the subject. There are few newer duplex style houses sold each year located in this market area. Market reaction is to quality and condition rather than age. No age adjustments needed. According to MLS, comparables #3 and #4 were not updated. They required condition adjustments. There were no recent similar sales to bracket the subject's garage count. Market adjustment was made. Adjustments for amenities were estimated from MLS market research, paired sales or the National Building Cost Manual, 2024 edition. All sales were considered when estimating value using the Weighted Sales Method. The Indicated Value by Sales Comparison Approach, $278,000, is calculated using the following weights:
39.1% - 126 W 17th St; Sale Price $259,900; Adjusted Value $272,856; Gross Adj: 12.7%
30.2% - 947 McKinley St; Sale Price $317,000; Adjusted Value $292,656; Gross Adj: 23.1%
30.7% - 705 Carson St; Sale Price $250,000; Adjusted Value $269,368; Gross Adj: 22.6%
Subject exceeds predominant value however it is not over improved for the area. Marketability is not affected. The subject would appeal to a typical buyer in this area and in this price range.

Extra Comments
Addendum:

1. The appraiser has not measured the square feet of the comparable sales and is sometimes required to rely upon his/her own estimates when the data source appears incorrect or unreasonable.

2. The appraiser is not a home inspection and makes no claim to expertise in the field of home inspection, repairs, or environmental issues. An appraisal inspection is not a home inspection. The appraiser has noted any adverse conditions apparent during the course of a normal appraisal inspection.

3. In cases where the lenders request the appraiser to provide a cost to cure of an adverse condition, the appraiser is not an expert in this field and shall be held harmless if the costs are significantly higher or lower than the appraiser's estimates.

4. For properties which have a private will and septic, the appraiser makes no representation to the condition of the systems or the quality of the well water. The appraisal assumes that these systems are in good condition and functioning. The appraiser reserves the right to recall the value estimate of the subject property if any adverse conditions come to light during the course of a home inspection performed by a competent professional.

5. When the appraiser has not been provided with a site survey, the appraiser is relying on the public record for site size and on site inspection for the characteristics of the lot.

6. It is the lender's responsibility to provide the appraiser with a copy of the deed and, in the case of a purchase, a copy of the sales contract. The appraiser regards the sales price in the sales contract as market data and does give the sales price some consideration in the development of the opinion of market value for this report.

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		

7. The intended user of this report is the lender or client identified in the report. The purpose of this appraisal is to provide an opinion of market value for lending purposes only, unless otherwise indicated in the appraisal report.

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

9. The appraiser certifies that the appraiser will not divulge any information obtained during the course of the appraisal inspection not pertaining to the subject property to anyone. The appraiser is bound to confidentially for all such information and will make no record of such information.

10. Electronic Signature Certification: The electronic signature used in this report is a secure signature to which the appraiser alone has access.

11. The reliability and accuracy of the opinion of the market value provided in this report is conditioned by the availability and accuracy of the market data. The appraiser has attempted to verify the information available to the best of his/her ability, but does not warrant the accuracy of the information obtained from the public record or the MLS.

12. It is the lender's responsibility to advise the borrower that the appraisal does not belong to either the borrower or the appraiser, regardless of who pays for it, but is owned by the lender who is that appraiser's client. The borrower is not the appraiser's client and the appraiser assumes no responsibility for any use the borrower might make use of for his or her copy of the appraisal.

13. The fact that the borrower or third party may received a copy of the appraisal, does not mean that the borrower or third party is an intended user of that appraisal. The intended users of this report are the lender/client only.

Operating Income Statement

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property 16140629

Property Address

3116 North Vine St	Hazle Twp	PA	18202
Street	City	State	Zip Code

General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.

	Currently Rented		Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1	Yes x	No	n/a	$ 850	$ 1,200	Electricity	☐	☒
Unit No. 2	Yes x	No	n/a	$ 1,100	$ 1,200	Gas	☐	☐
Unit No. 3	Yes	No		$	$	Fuel Oil	☐	☐
Unit No. 4	Yes	No		$	$	Fuel (Other)	☒	☐
Total				$ 1,950	$ 2,400	Water/Sewer	☒	☐
						Trash Removal	☒	☐

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (for new properties the applicant's projected income and expenses must be provided). This Operating Income Statement and previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (e.g., Applicant/Appraiser 288/310). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. (Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item.) Income should be based on current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

Annual Income and Expense Projection for Next 12 months

Income (Do not include income for owner-occupied units)	By Applicant/Appraiser	Adjustments by Lender's Underwriter
Gross Annual Rental (from unit(s) to be rented)	$ 23,400	$
Other Income (include sources)	+ 0	+
Total	$ 23,400	$
Less Vacancy/Rent Loss	- 702.00 (3%)	- (%)
Effective Gross Income	$ 22,698	$

Expenses (Do not include expenses for owner-occupied units)	By Applicant/Appraiser	Adjustments by Lender's Underwriter
Electricity		
Gas		
Fuel Oil		
Fuel (Type- Coal)	1,000	
Water/Sewer	450	
Trash Removal		
Pest Control		
Other Taxes or Licenses		
Casual Labor	800	
This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.		
Interior Paint/Decorating	0	
This includes the costs of contract labor and materials that are required to maintain the interiors of the living units.		
General Repairs/Maintenance	800	
This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.		
Management Expenses		
These are the customary expenses that a professional management company would charge to manage the property.		
Supplies		
This includes the costs of items like light bulbs, janitorial supplies, etc.		
Total Replacement Reserves - See Schedule on Pg. 2	1,858	
Miscellaneous		
Total Operating Expenses	$ 4,908	$

Replacement Reserve Schedule

Adequate replacement reserves must be calculate regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year-such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc.-should be expensed on a replacement cost basis.

Equipment	Replacement Cost		Remaining Life				By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@$ 425.00	ea. ÷	8	Yrs. x	2	Units =$	106.25	$
Refrigerators	@$ 550.00	ea. ÷	8	Yrs. x	2	Units =$	137.50	$
Dishwashers	@$	ea. ÷		Yrs. x		Units =$		$
A/C Units	@$	ea. ÷		Yrs. x		Units =$		$
C. Washer/Dryers	@$	ea. ÷		Yrs. x		Units =$		$
HW Heaters	@$ 875.00	ea. ÷	10	Yrs. x	2	Units =$	175.00	$
Furnace(s)	@$ 2,500.00	ea. ÷	20	Yrs. x	1	Units =$	125.00	$
(Other)	@$	ea. ÷		Yrs. x		Units =$		$
Roof	@$ 9,000.00	÷	15	Yrs. x One Bldg. =		$	600.00	$

Carpeting (Wall to Wall) — Remaining Life

(Units)	250	Total Sq. Yds. @ $ 20.00	Per Sq. Yd. ÷	7	Yrs. =	$	714.29	$
(Public Areas)		Total Sq. Yds. @ $	Per Sq. Yd. ÷		Yrs. =	$		$

Total Replacement Reserves. (Enter on Pg. 1) $ 1,858.04 $

Operating Income Reconciliation

$ 22,698.00 (Effective gross Income) - $ 4,908.00 (Total Operating Expenses) =$ 17,790.00 (Operating Income) ÷12= $ 1,482.50 (Monthly Operating Income)

$ 1,482.50 (Monthly Operating Income) - $ (Monthly Housing Expenses) =$ 1,482.50 (Net Cash Flow)

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income.

Appraiser's Comments (including sources for data and rationale for the projections)

The appraiser has estimated expenses. Income was provided by owner. Current rent is below market.

Jean A. Innamorati, PA Cert. General RE Appraise (Appraiser Name) — Jean A. Innamorati (Appraiser Signature) — 06/12/2024 (Date)

Underwriter's Comments and Rationale for Adjustments

Underwriter Name — Underwriter Signature — Date

Market Conditions Addendum to the Appraisal Report

File No. 16140629

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 3116 North Vine St City Hazle Twp State PA Zip Code 18202

Borrower Bret Joseph

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)	6	3	6	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	1.00	1.00	2.00	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	2	2	1	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.00	2.00	0.50	☐ Declining	☒ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**	**Overall Trend**		
Median Comparable Sale Price	200,000	250,000	217,500	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	23	1	48	☐ Declining	☐ Stable	☒ Increasing
Median Comparable List Price	219,900	179,450	149,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	107	109	130	☐ Declining	☐ Stable	☒ Increasing
Median Sale Price as % of List Price	96%	104%	95%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

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

This area has always had some sales having concessions. Sales having seller concessions have not changed within the past year.

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

The Hazleton Area MLS area had 59 closed 2-4 unit LuzMLS sales in the last year with none being identified as REO. The average days on market were 26 days. Currently there are 7 active 2-4 unit LuzMLS listings in the market area.

Cite data sources for above information. Luzerne County MLS

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.

Grid used only current, similar listings as subject and recent, most similar sales. Under contract properties or pending sales are not listed on MC form. Any sales over one year or pending sales are not included on grid. Due to the subject's suburban market area and mixed age and mixed style housing, value ranges are wide. Even though value ranges are wide, market is stable.

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 Jean A. Innamorati

Name Jean A. Innamorati, PA Cert. General RE Appraiser

Company Name Innamorati Appraisal Service

Company Address PO Box 367
Bear Creek, PA 18602

State License/Certification # GA000164L State PA

Email Address appraiserinn@aol.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

State License/Certification # _____ State _____

Email Address _____

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 4, 2024
Appraised Value: $ 278,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



side



house number

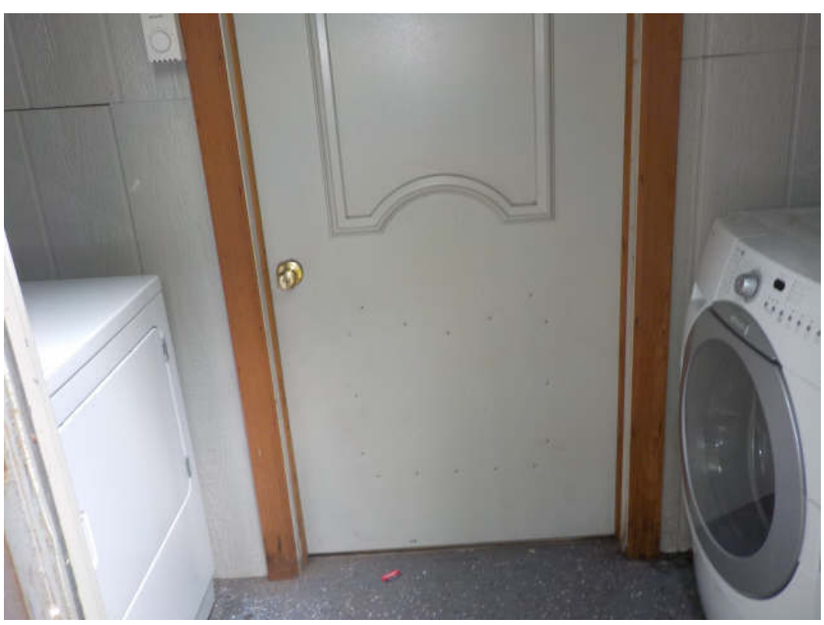


Driveway

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



garage interior





Electrical panels

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



furnace



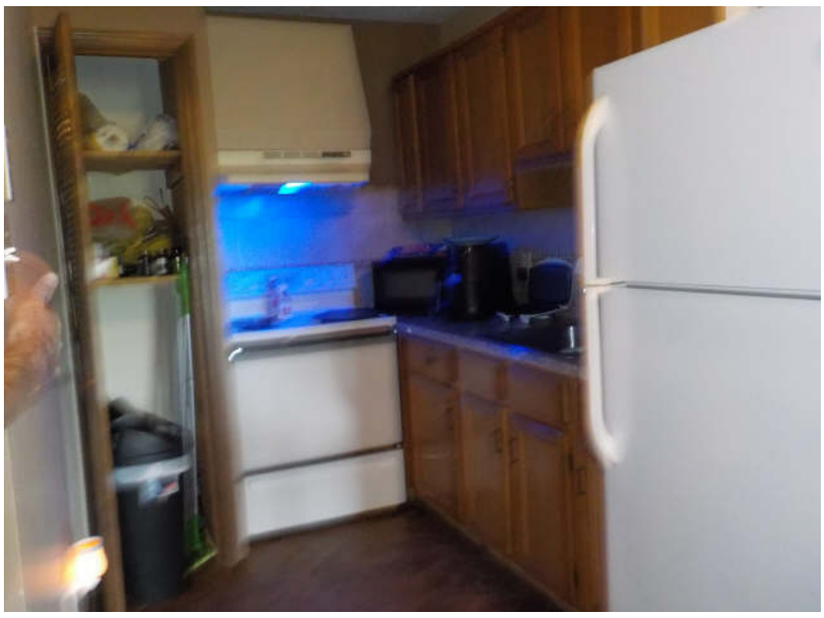
Water heater



water heater

INTERIOR PHOTOS

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



Kitchen

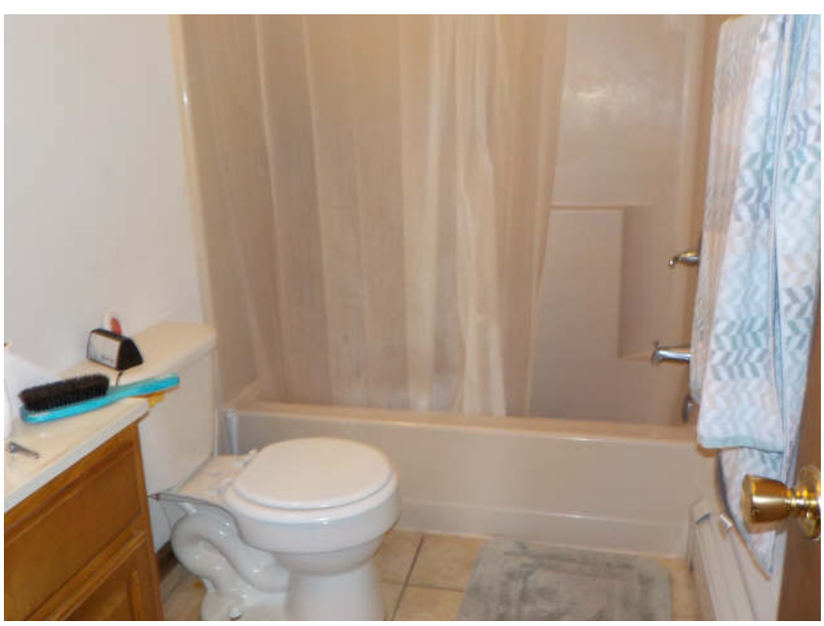
Comment:
Unit #1



Living Area

Description:
Unit #1

Comment:



Bathroom

Description:
Unit #1

Comment:

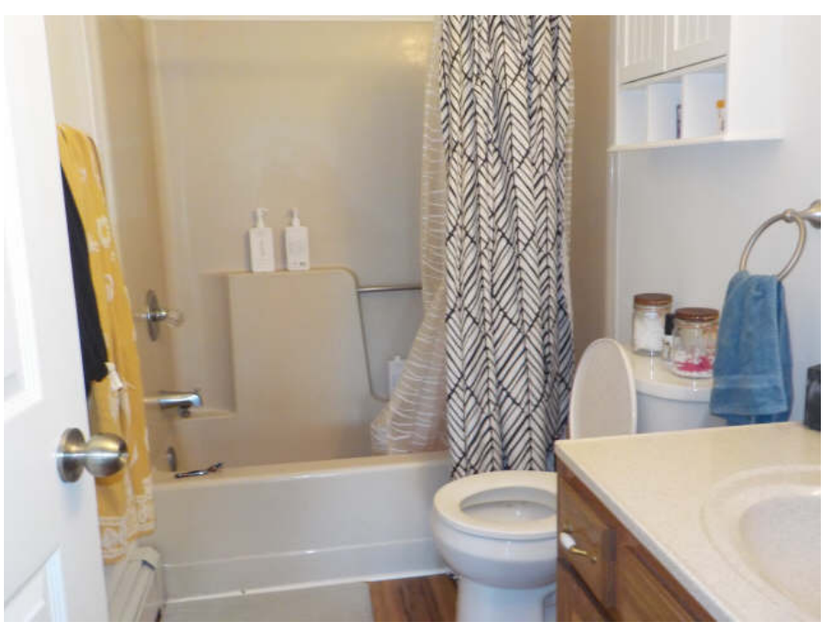
BATHROOM PHOTOS

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



1/2 bath

Comment:
located in garage



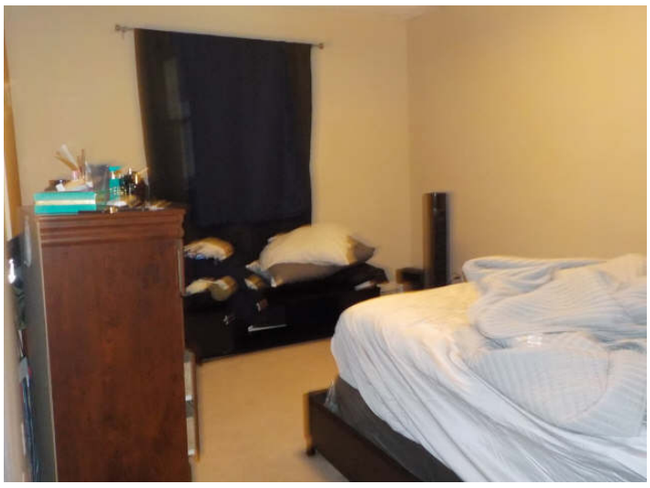
bath

Comment:
Unit #2

Comment:

INTERIOR PHOTOS

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



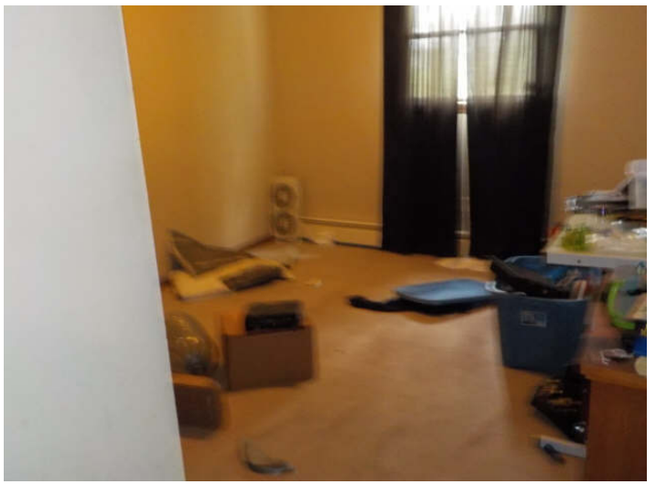
Bedroom

Unit #1



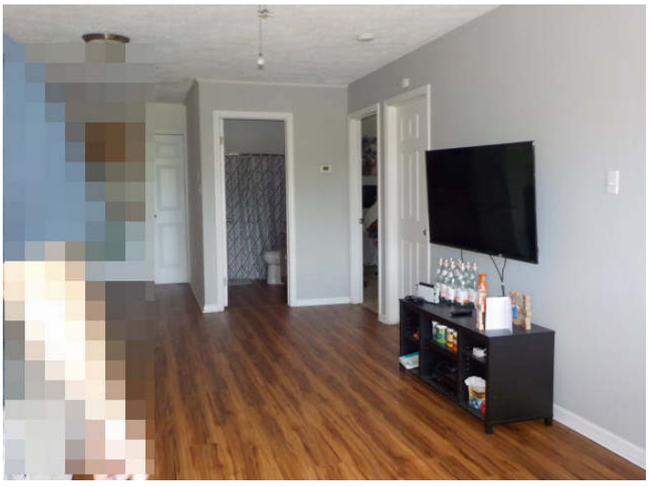
Bedroom

Unit #1



Bedroom

Unit #1



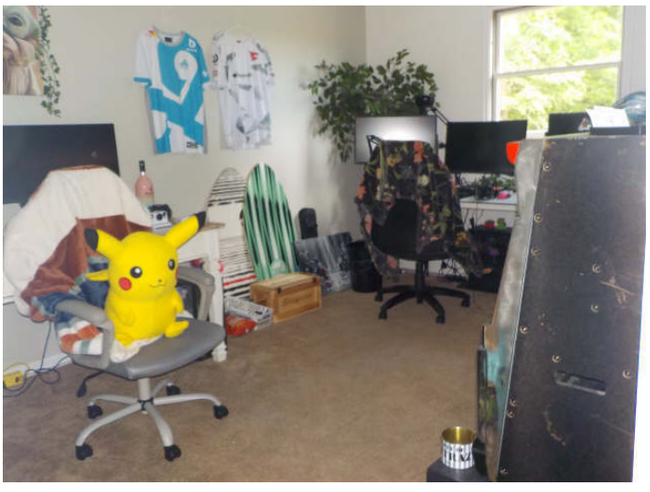
Living Room

Unit #2



Kitchen

Unit #2

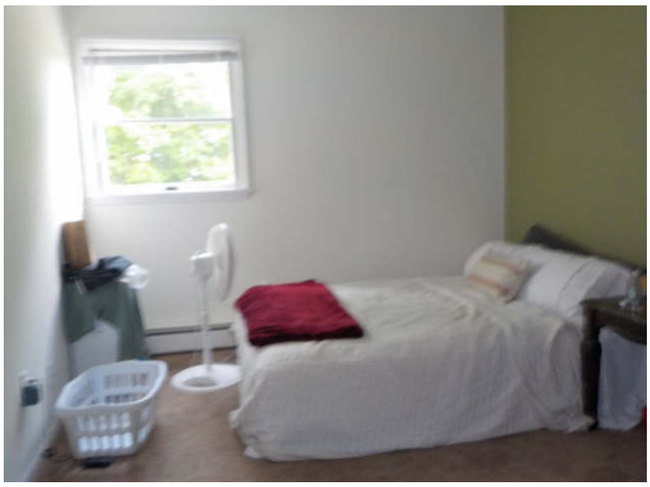


Bedroom

Unit #2

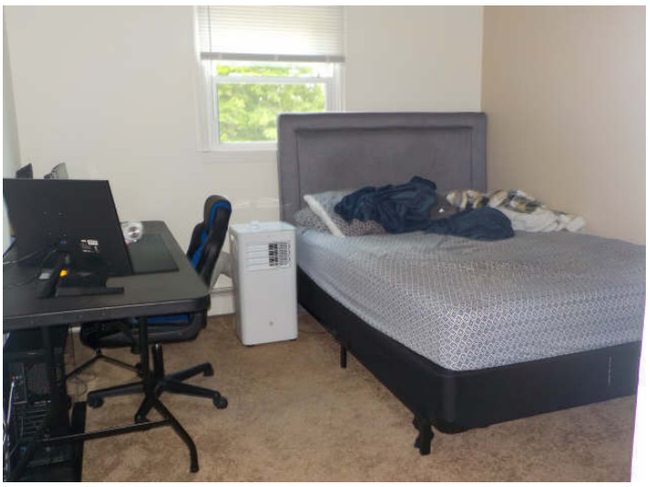
INTERIOR PHOTOS

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



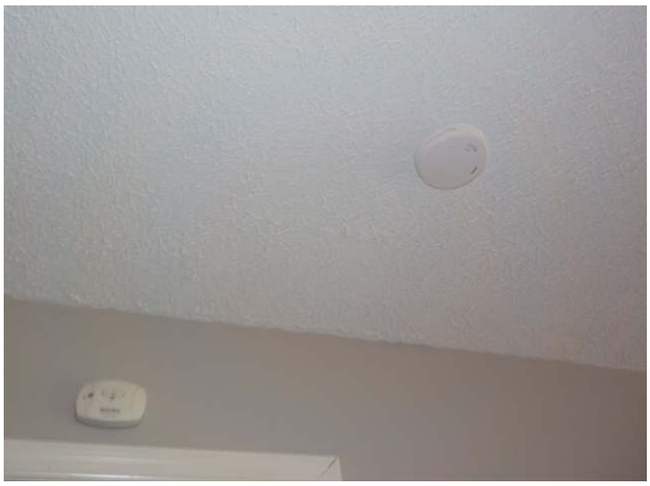
Bedroom

Unit #2



Bedroom

Unit #2



Other

Smoke and carbon monoxide dectectors

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



COMPARABLE SALE #1

126 W 17th St
Hazleton, PA 18201
Sale Date: 03/20/2024
Sale Price: $ 259,900



COMPARABLE SALE #2

947 McKinley St
Hazle Twp., PA 18202
Sale Date: 11/22/2023
Sale Price: $ 317,000



COMPARABLE SALE #3

705 Carson St
Hazleton, PA 18201
Sale Date: 12/13/2023
Sale Price: $ 250,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



COMPARABLE SALE #4

28 E 9th St
Hazleton, PA 18201
Sale Date: 02/21/2024
Sale Price: $ 249,000

COMPARABLE SALE #5

Sale Date:
Sale Price: $

COMPARABLE SALE #6

Sale Date:
Sale Price: $

COMPARABLE RENTALS PHOTO ADDENDUM

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



COMPARABLE RENTAL #1

715 Seybert St
Hazleton, PA 18201



COMPARABLE RENTAL #2

947 McKinley St
Hazle Twp, PA 18202

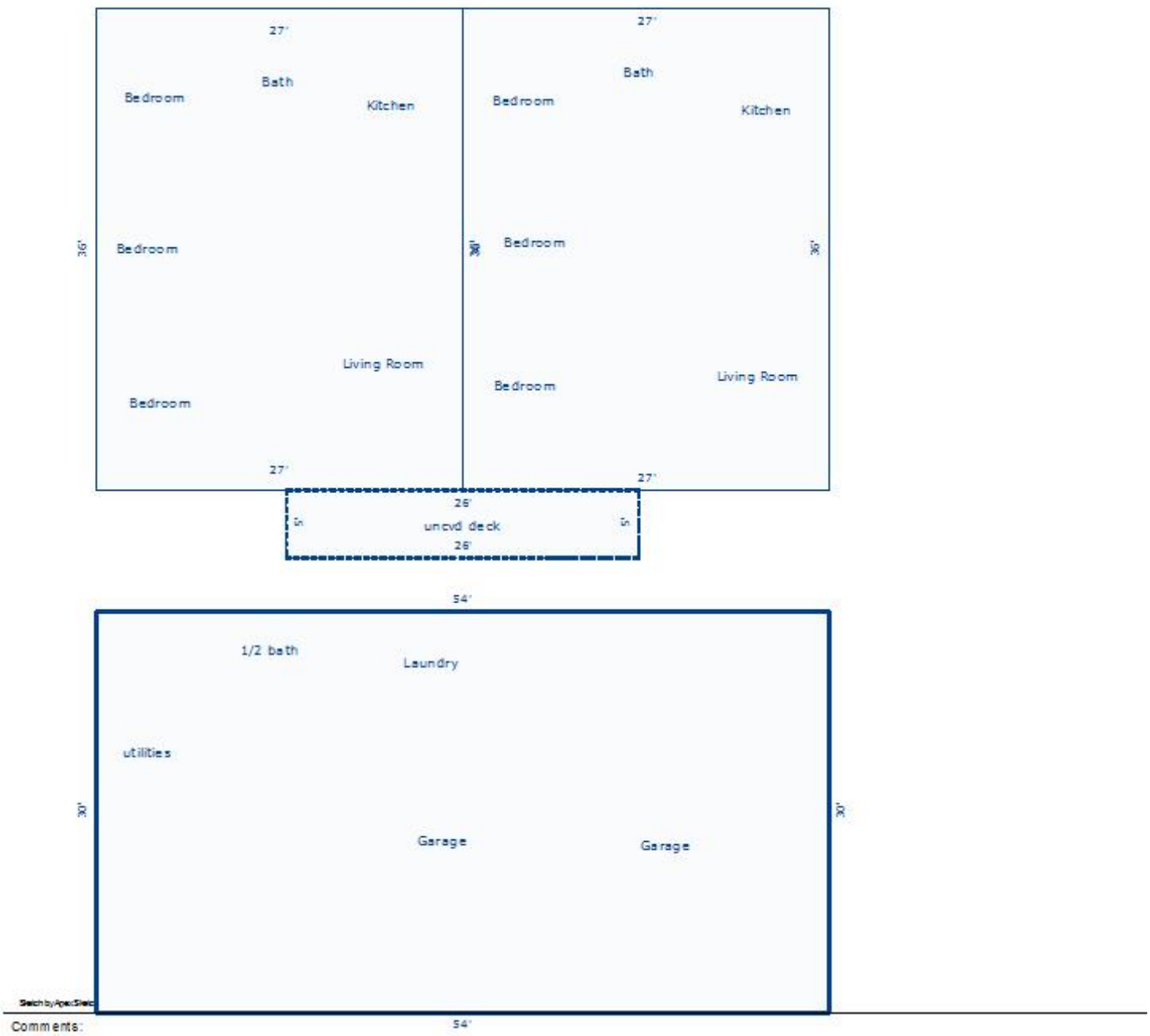


COMPARABLE RENTAL #3

28 E 9th St
Hazleton, PA 18201

FLOORPLAN SKETCH

Borrower: Bret Joseph	File No.: 16140629	
Property Address: 3116 North Vine St	Case No.:	
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor/unit #1	972.00	
	First Floor/#2	972.00	1944.00
BSMT	Basement/garages	1620.00	1620.00
P/P	Deck	130.00	130.00
Net LIVABLE Area		(rounded)	1944

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor/unit #1			
36.0	x	27.0	972.00
First Floor/#2			
27.0	x	36.0	972.00
2 Items		(rounded)	1944

DIMENSION LIST ADDENDUM

Borrower: Bret Joseph | File No.: 16140629
Property Address: 3116 North Vine St | Case No.:
City: Hazle Twp | State: PA | Zip: 18202
Lender: PA State Employees CU 8426029

GROSS BUILDING AREA (GBA)	1,944
GROSS LIVING AREA (GLA)	1,944

Area(s)	Area	% of GLA	% of GBA
Living	1,944		100.00
Level 1	1,944	100.00	100.00
Level 2	0	0.00	0.00
Level 3	0	0.00	0.00
Other	130	6.69	6.69
GBA			
Basement ☐	1,620		
Garage ☐	0		
☐			

Area Measurements					Area Type					
Measurements			Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
27.00	x 36.00	x	1.00 =	972.00	X					
36.00	x 27.00	x	1.00 =	972.00	X					
	x	x	=							
54.00	x 30.00	x	1.00 =	1,620.00					X	
	x	x	=							
	x	x	=							
	x	x	=					

PLAT MAP

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		

1-800-894-8040 RPD Solutions www.rpdsolutions.com

RPD Analyzer Detail Report with GIS Tax Map

Luzerne County, PA

Owner:	JOSEPH BRET A			**PIN:**	S8S4011002-26
Owner2:				**Map:**	S8S4
Address:	2546 CHRISTINE ROAD			**Township:**	HAZLE TOWNSHIP 26
	HAZLE TWP	PA	18202	**Dev Desc:**	
Prop Addr:	N VINE ST			**School Dist:**	Hazelton Area
Gen Desc:	1 SFH 30X54				
Land Use:	One Family (1101)				

Deed Date:	07/20/2016	**Land Asmt:**	$34,800	**Section:**		**Acreage:**	0.452
Deed Book:	3016	**Bldg Asmt:**	$152,800	**Block:**	011	**Layout:**	63X288
Deed Page:	133617	**Total Asmt:**	$187,600	**Lot:**	002	**Zoning:**	
Sale Date:	07/20/2016	**School Tax:**		**Year Built:**		**Prop Class:**	
Sale Price:	$139,900	**Twp Tax:**		**Sq Ft:**	1,728	**Structure:**	ALUMINUM
Type:	Building	**Total Tax:**	$3,660	**Stories:**	1.0	**Style:**	

Control #:	26-1-R1-2160-10	**Water:**		**Loan Date 1:**	
Ward Desc:	01	**Sewer:**		**Amount 1:**	
Owner Class:		**Utility:**		**Loan Type 1:**	
Living Units:		**Heat Type:**		**Rate Type 1:**	
Condition:		**Heat Fuel:**		**Int Rate 1:**	
Road:		**Air Cond:**		**Holder 1:**	
Frontage:					
Depth:		**Total Rms:**		**Tax Rate:**	
Garage:		**Bedrooms:**		**Tax Ratio:**	
Attic:		**Full Baths:**		**Other 1:**	
Basement:		**Half Baths:**			
Fireplaces:		**Kitchens:**		**Other 2:**	
Pool:		**Family Rms:**			



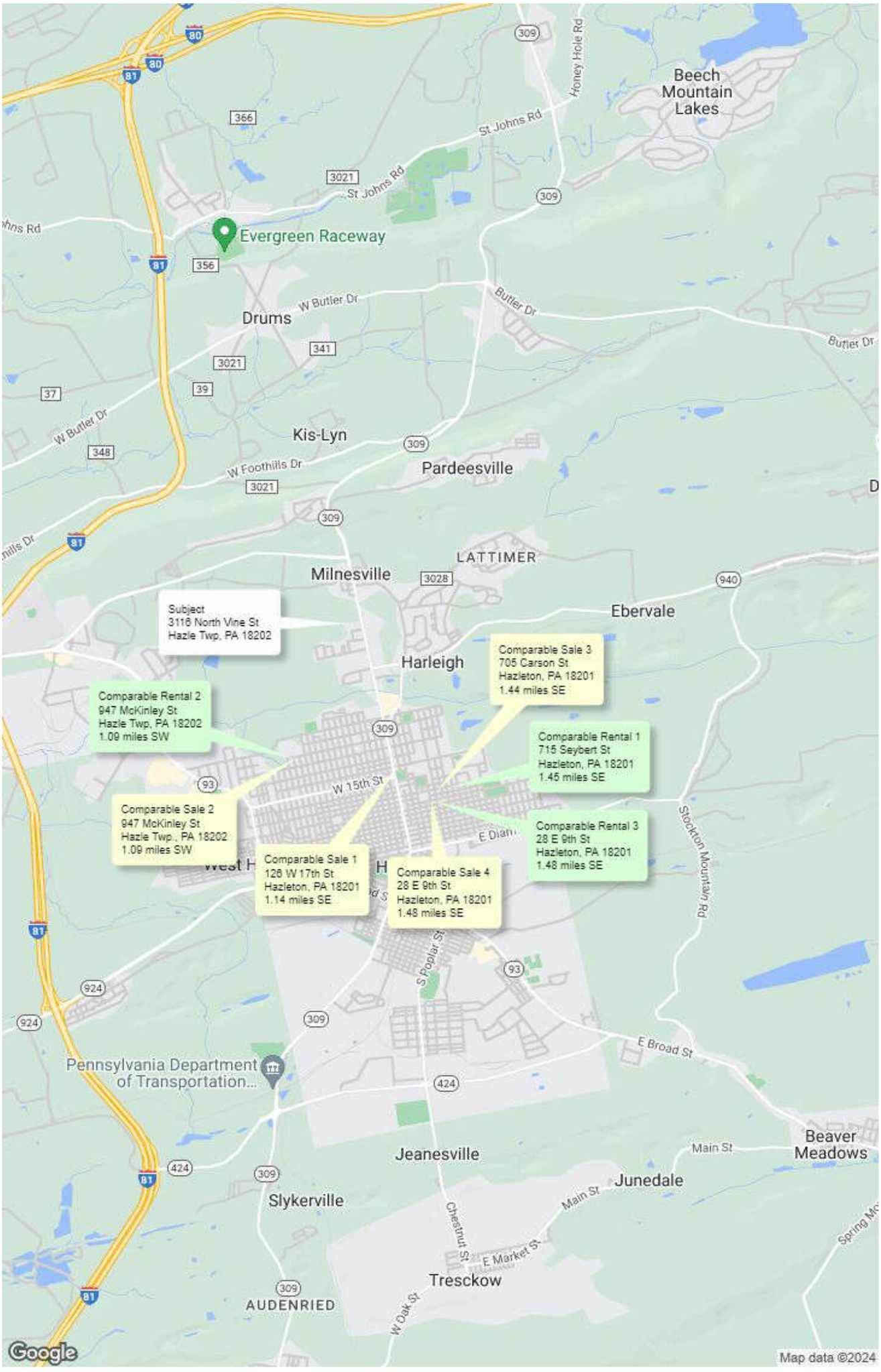
AERIAL MAP

Borrower: Bret Joseph	File No.: 16140629	
Property Address: 3116 North Vine St	Case No.:	
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



LOCATION MAP

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



USPAP ADDENDUM

File No. 16140629

Borrower: Bret Joseph
Property Address: 3116 North Vine St
City: Hazle Twp County: Luzerne State: PA Zip Code: 18202
Lender: PA State Employees CU 8426029

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: 1 to 3 months.

MLS has indicated that reasonable exposure time for the subject is 1 to 3 months.

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 appraiser has conducted a reasonable search of the appraiser files and billing. No prior reports were found.

Additional Comments

The source of the definition of market value is obtained in Fannie Mae Guide (04/15/2014) Section B4-1.1-01. The definition of market value is contained in Fannie Mae Form 1004. USPAP defines the market value conclusion as an opinion of market value and not an estimate of market value.

Definition of Exposure Time: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Source of definition: USPAP

APPRAISER:

Signature: Jean A. Innamorati
Name: Jean A. Innamorati, PA Cert. General RE Appraiser
Date Signed: 06/12/2024
State Certification #: GA000164L
or State License #:
or Other (describe): State #:
State: PA
Expiration Date of Certification or License: 06/30/2025
Effective Date of Appraisal: June 4, 2024

SUPERVISORY APPRAISER (only if required):

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

Borrower: Bret Joseph	File No.: 16140629
Property Address: 3116 North Vine St	Case No.:
City: Hazle Twp	State: PA Zip: 18202
Lender: PA State Employees CU 8426029	

res

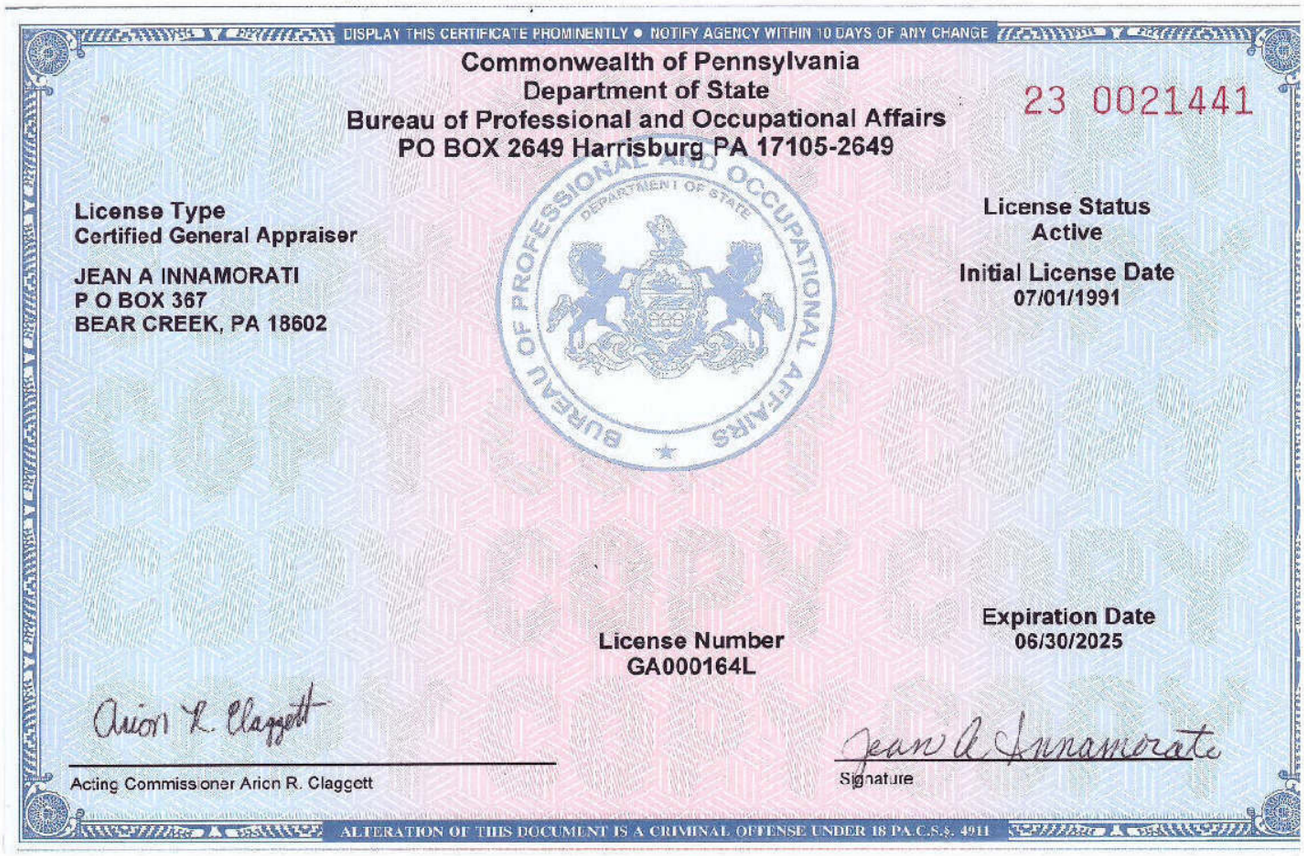
15 Properties

Search Parameters: Property type MultiFamily; Status of 'Closed'; # Units between 2 and 2; MLS Area of 'Hazleton Area'; Total SF between 0 and 2300; Sold Date between '06/05/2023' and '06/05/2034'.

	MLS #	Status	Address	Price	MLS Area	vacant land	List Price	Sold Price	Short Address	City	Style	Total SF	Garage Stalls	Yea
1	24-1297	Closed	326 Centre Street	**$70,000**	Hazleton Area	MF	114,900	70,000	326 Centre Street	Freeland	DP	2,000		
2	23-4023	Closed	116-118 E Elm Street	**$113,000**	Hazleton Area	MF	139,900	113,000	116-118 E Elm Street	Hazleton	DB	1,672	1	194
3	23-5389	Closed	148 S Fulton Court	**$135,000**	Hazleton Area	MF	179,900	135,000	148 S Fulton Court	Hazleton	DB	1,456		
4	23-4932	Closed	589 N Sherman Court	**$180,000**	Hazleton Area	MF	179,900	180,000	589 N Sherman Court	Hazleton	DP	1,898		192
5	23-630	Closed	230 LINCALIS Street	**$190,000**	Hazleton Area	MF	200,000	190,000	230 LINCALIS Street	West Hazleton	DB	1,250		
6	23-1023	Closed	224 W Rear Green st Street	**$210,000**	Hazleton Area	MF	205,000	210,000	224 W Rear Green st Street	Hazleton	DB	1,567		
7	23-5955	Closed	436 W Broad Street	**$210,000**	Hazleton Area	MF	209,900	210,000	436 W Broad Street	Hazleton	DP	1,700		
8	23-3784	Closed	100 N BROAD Street	**$215,000**	Hazleton Area	MF	225,000	215,000	100 N BROAD Street	West Hazleton	DB	2,200	0	
9	23-5071	Closed	30 W Maple Street	**$250,000**	Hazleton Area	MF	240,000	250,000	30 W Maple Street	Hazleton	DB	1,531		
10	23-5280	Closed	705 Carson Street	**$250,000**	Hazleton Area	MF	240,000	250,000	705 Carson Street	Hazleton	DB	2,150		
11	24-975	Closed	846 N Vine Street	**$225,000**	Hazleton Area	MF	244,900	225,000	846 N Vine Street	Hazleton	DB	2,296		
12	23-4069	Closed	814 W 11th Street	**$240,000**	Hazleton Area	MF	249,900	240,000	814 W 11th Street	Hazleton	DB	2,128		
13	23-4819	Closed	126 W 17th Street	**$259,900**	Hazleton Area	MF	259,900	259,900	126 W 17th Street	Hazleton	DP	1,696	1	197
14	24-822	Closed	870 N Vine Street	**$260,000**	Hazleton Area	MF	265,000	260,000	870 N Vine Street	Hazleton	DB	2,000		
15	24-165	Closed	717 W 7TH Street	**$275,000**	Hazleton Area	MF	270,000	275,000	717 W 7TH Street	Hazleton	DB	2,200		

Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FBS. Prepared by Jean Innamorati on Wednesday, June 05, 2024 8:30 AM.

Borrower: Bret Joseph		File No.: 16140629
Property Address: 3116 North Vine St		Case No.:
City: Hazle Twp	State: PA	Zip: 18202
Lender: PA State Employees CU 8426029		



DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO BOX 2649 Harrisburg PA 17105-2649

23 0021441

License Type
Certified General Appraiser

JEAN A INNAMORATI
P O BOX 367
BEAR CREEK, PA 18602

License Status
Active

Initial License Date
07/01/1991

License Number
GA000164L

Expiration Date
06/30/2025

Acting Commissioner Arion R. Claggett

Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 PA.C.S.§. 4911

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Property Address: 3116 North Vine St		Case No.:	
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ACORD™ CERTIFICATE OF LIABILITY INSURANCE

8/3/2023

PRODUCER
American Risk Reduction Systems (215 497 9544)
E&O Insurance Professionals ~ Luxembourg Corp Ctr
306 Corporate Drive East ~ Langhorne PA 19047

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURER AFFORDING COVERAGE

Jean A Innamorati dba
Innamorati Appraisal Service
99 Meadow Run Road
Wilkes Barre PA 18702

Travelers Casualty & Surety Company

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE(MMDDYY)	LIMITS	
	GENERAL LIABILITY				EACH OCCURRENCE	$
	COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire)	$
	CLAIMS MADE OCCUR				MED EXP (Any one person)	$
					PERSONAL &ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:				GENERAL AGGREGATE	$
	POLICY PROJECT LOC				PRODUCTS - COMP/OP AGG	$
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea Accident)	$
	ANY AUTO				BODILY INJURY (Per person)	$
	ALL OWNED AUTOS				BODILY INJURY (Per accident)	$
	SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	$
	HIRED AUTOS					
	NON-OWNED AUTOS					
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	$
	ANY AUTO				OTHER THAN EA ACC AUTO ONLY:	$
					AGG	$
	EXCESS LIABILITY				EACH OCCURRENCE	$
	OCCUR CLAIMS MADE				AGGREGATE	$
						$
	DEDUCTIBLE					$
	RETENTION $					$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS OTHER	
					EL EACH ACCIDENT	$
					EL EA EMPLOYEE	$
					EL DISEASE - POLICY LIMIT	$
A	OT Professional Liability	107302199	8/20/2023	8/20/2024	$ 1,000,000 / $ 1,000,000	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

IV Definitions: N. *Insured* means any **Insured Person**...O. *Insured Person* means any natural person who: ...4. was or is an **Independent Contractor**, provided that such person is acting within the scope of their duties on behalf of the Named Insured: **Robert Innamorati**

CERTIFICATE HOLDER	ADDITIONAL INSURED; INSURER LETTER:	CANCELLATION
		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.