# Order Form

## ORDER INFORMATION

General

File No.: 09260020 | Loan Type: Refinance
Case No: | Job Type: Full Appraisal
Client File No.: | Property Type: Single Family
Tracking No.: | Form Type: 1004
Filename: F:\ACI\Data\09260020.aci

Property Information

Address: 5555 N County Road 2200E
City: Westfield | County: Coles | St: IL | Zip: 62474
Location: | Map No: 17.029 | Census: 0006.00
Legal: See attached legal description obtained from the Coles County Supervisor of Assessm
Sale Price: | [X] Refinance | Loan Amt.: | Date of Sale:
Rooms: 3 | Bedrooms: 1 | Baths: 1.0 | Appraised Value: $265,000
Borrower First: Jeremy & Kayle | Last: Bennett | Owner: Jeremy N & Kaley S Ben

Status: Assigned

Dates

| | |
|---|---|
| Ordered: | 09/18/2026 |
| Due: | 10/02/2026 |
| Assigned: | 09/18/2026 |
| Inspected: | 10/08/2026 |
| Reviewed: | |
| Signed: | 10/15/2026 |
| Fax/EDI: | |
| Delivered: | |
| Invoiced: | |
| User Defined: | |
| Cancelled: | |
| Paid: | |

## CLIENT

Client Information [X] Ordered By [X] Bill To [ ] Send To

Client: First Neighbor Bank
Branch: Charleston
Address: 1415 18th Street
City: Charleston | State: IL | Zip: 61920
Phone: 345-4060 | Fax:
Contact: Shelly Evans
Misc: sevans@firstneighbor.com

Client Information [ ] Bill To [X] Send To

Client:
Branch:
Address:
City: | State: | Zip:
Phone: | Fax:
Contact:
Misc:

Billing Information

Invoice No.: 09260020

| | |
|---|---|
| Fee: | $425.00 |
| Tax: | $0.00 |
| Total Amount: | $425.00 |
| Payment 1: | |
| Check #: | Date: |
| Payment 2: | |
| Check #: | Date: |
| Due: | $425.00 |

## NAME

Appraiser/Broker Information

Name: Chris L. Holloway,IL Cert Res RE Appr | Supervisor:
Cert #: 556.005000 | State: IL | Cert #: | State:
License #: | State: | License #: | State:
Exp. Date: 09/30/2027 | Exp. Date:

## INSTRUCTIONS/CONTACTS

Primary Contact Information

Primary Contact: Jeremy | Home Phone: 217-690-3661
Best time to call: | Work Phone:

Secondary Contact Information

Secondary Contact: | Home Phone:
Best time to call: | Work Phone:

Special Instructions

First Neighbor Bank:
Email appraisal to sevans@firstneighbor.com

## COMMENTS

Comments

Ealy's Appraisals
700 Jackson Avenue, Charleston, IL 61920

File No. 09260020

# ********* INVOICE *********

File Number: 09260020

No AMC
Shelly Evans
First Neighbor Bank
1415 18th Street
Charleston, IL 61920

Borrower : Jeremy & Kaylee Bennett

Invoice # : 09260020
Order Date : 09/18/2026
Reference/Case # :
PO Number :

5555 N County Road 2200E
Westfield, IL 62474

| | | | |
|---|---|---|---|
| Appraisal Fee | | $ | 425.00 |
| | | $ | |
| | | $ | |
| | | $ | |
| | | $ | |
| | | $ | |
| | | $ | |
| Invoice Total | | $ | 425.00 |
| State Sales Tax @ | % | $ | 0.00 |
| Deposit | | ($ | ) |
| Deposit | | ($ | ) |
| Amount Due | | $ | 425.00 |

Terms: Prepared by Chris L. Holloway

Please Make Check Payable To:

Ealy's Appraisals
700 Jackson Avenue
Charleston, IL 61920

Fed. I.D. #:

Payment is due within 30 days of receipt. Please include invoice number with payment.
Past due invoices are subject to a 2% late fee.

Ealy's Appraisals
700 Jackson Avenue, Charleston, IL  61920

File No. 09260020

# APPRAISAL OF



## LOCATED AT:

5555 N County Road 2200E
Westfield, IL  62474

## FOR:

First Neighbor Bank
1415 18th Street
Charleston, IL, 61920

## BORROWER:

Jeremy & Kaylee Bennett

## AS OF:

October 8, 2026

## BY:

Chris L. Holloway,IL Cert Res RE Appr

217-345-5821--217-345-9302(fax)--ealys@ealys.net

Ealy's Appraisals
700 Jackson Avenue, Charleston, IL 61920

File No. 09260020

No AMC
Shelly Evans
First Neighbor Bank
1415 18th Street
Charleston, IL, 61920

File Number: 09260020

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

5555 N County Road 2200E
Westfield, IL 62474

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 October 8, 2026 is:

$265,000
Two Hundred Sixty-Five 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.




Chris L. Holloway,IL Cert Res RE Appr

# Uniform Residential Appraisal Report

File No. 09260020

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 5555 N County Road 2200E | City Westfield | State IL | Zip Code 62474

Borrower Jeremy & Kaylee Bennett | Owner of Public Record Jeremy N & Kaley S Bennett | County Coles

Legal Description See attached legal description obtained from the Coles County Supervisor of Assessments Office

Assessor's Parcel # 05-0-01435-002 | Tax Year 2025 | R.E. Taxes $ 3,100

Neighborhood Name n/a | Map Reference 17.029 | Census Tract 0006.00

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 [ ] PUD HOA $ 0 [ ] per year [ ] per month

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

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

Lender/Client First Neighbor Bank | Address 1415 18th Street, Charleston, IL 61920

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). Per the property owner and a search of the CIBR MLS, the subject property has not been offered or listed for sale in the previous twelve months.

## CONTRACT

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

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

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

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

## NEIGHBORHOOD

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

| Neighborhood Characteristics | | | | One-Unit Housing Trends | | | | One-Unit Housing | | Present Land Use % | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | [ ] Urban | [ ] Suburban | [X] Rural | Property Values | [ ] Increasing | [X] Stable | [ ] Declining | PRICE | AGE | One-Unit | 15 % |
| Built-Up | [ ] Over 75% | [ ] 25-75% | [X] Under 25% | Demand/Supply | [ ] Shortage | [X] In Balance | [ ] Over Supply | $(000) | (yrs) | 2-4 Unit | % |
| Growth | [ ] Rapid | [X] Stable | [ ] Slow | Marketing Time | [X] Under 3 mths | [ ] 3-6 mths | [ ] Over 6 mths | 80 Low | 1 | Multi-Family | % |
| Neighborhood Boundaries | See Attached Addendum | | | | | | | 910 High | 150 | Commercial | % |
| | | | | | | | | 250 Pred. | 50 | Other Land | 85 % |

Neighborhood Description See Attached Addendum

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

## SITE

Dimensions 225x193.6 | Area 1.00 ac | Shape Rectangular | View N;CrpLnd;

Specific Zoning Classification No Zoning | Zoning Description No Zoning

Zoning Compliance [ ] Legal [ ] Legal Nonconforming (Grandfathered Use) [X] 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] | [ ] | Street Oil/Chip | [X] | [ ] |
| Gas | [ ] | [X] Private Propane | Sanitary Sewer | [ ] | [X] Private Septic | Alley None | [ ] | [ ] |

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 17029C0350D | 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. See Attached Addendum

## IMPROVEMENTS

| GENERAL DESCRIPTION | | FOUNDATION | | EXTERIOR DESCRIPTION | materials/condition | INTERIOR | materials/condition |
|---|---|---|---|---|---|---|---|
| Units | [X] One [ ] One with Accessory Unit | [ ] Concrete Slab | [ ] Crawl Space | Foundation Walls | PouredConc/Good | Floors | LVP/Cpt/Good |
| # of Stories | 1.5 | [X] Full Basement | [ ] Partial Basement | Exterior Walls | Vinyl/New | Walls | Paint/Good |
| Type | [X] Det. [ ] Att. [ ] S-Det./End Unit | Basement Area | 1440 sq. ft. | Roof Surface | Metal/New | Trim/Finish | Wood/Good |
| [X] Existing | [ ] Proposed [ ] Under Const. | Basement Finish | 100 % | Gutters & Downspouts | Aluminum/New | Bath Floor | LVP/Good |
| Design (Style) | Earth Berm | [X] Outside Entry/Exit | [ ] Sump Pump | Window Type | DoubleHung/Good | Bath Wainscot | Tile/Good |
| Year Built | 2020 | Evidence of [ ] Infestation | | Storm Sash/Insulated | Insulated/Good | Car Storage | [ ] None |
| Effective Age (Yrs) | 3 | [ ] Dampness | [ ] Settlement | Screens | Aluminum/Good | [X] Driveway | # of Cars 2 |
| Attic | [X] None | Heating [X] FWA | [ ] HWBB [ ] Radiant | Amenities | [ ] WoodStove(s) # 0 | Driveway Surface | Rock |
| [ ] Drop Stair | [ ] Stairs | [ ] Other | Fuel Propane | [ ] Fireplace(s) # 0 | [ ] Fence None | [ ] Garage | # of Cars 0 |
| [ ] Floor | [ ] Scuttle | Cooling [X] Central Air Conditioning | | [X] Patio/Deck Conc | [X] Porch Cvd | [ ] Carport | # of Cars 0 |
| [ ] Finished | [ ] Heated | [ ] Individual | [ ] Other | [ ] Pool None | [ ] Other None | [ ] Att. | [ ] Det. [ ] Built-in |

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

Finished area above grade contains: 3 Rooms | 1 Bedrooms | 1.0 Bath(s) | 0 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.).

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;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.

No significant functional or external obsolescence was observed on the day of viewing. Physical < continued in addendum >

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. No apparent adverse environmental conditions were noted or observed.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [ ] Yes [X] No If No, describe. See Attached Addendum

# Uniform Residential Appraisal Report

File No. 09260020

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 200,000 to $ 600,000 .

There are 0 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 200,000 to $ 600,000 .

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE NO. 1 | | COMPARABLE SALE NO. 2 | | COMPARABLE SALE NO. 3 | |
|---|---|---|---|---|---|---|---|
| Address | 5555 N County Road 2200E Westfield, IL 62474 | 6249 N County Road 1200E Charleston, IL 61920 | | 2450 Lincoln Highway Rd Charleston, IL 61920 | | 1072 County Road 2000E Casey, IL 62420 | |
| Proximity to Subject | | 9.87 miles NW | | 8.31 miles SW | | 9.02 miles SW | |
| Sale Price | $ | | $ 220,000 | | $ 325,000 | | $ 600,000 |
| Sale Price/Gross Liv. Area | $ 0.00 sq. ft. | $ 0.00 sq. ft. | | $ 258.76 sq. ft. | | $ 595.24 sq. ft. | |
| Data Source(s) | | Doc #0823579;DOM 108 | | CIBR MLS #6255756;DOM 3 | | CIBR MLS #6258488;DOM 39 | |
| Verification Source(s) | | Pub Rec/CIBR MLS/Zillow | | Pub Rec 0820500/App Files | | Public Record 2026R01202 | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | | ArmLth Conv;0 | | ArmLth Conv;0 | | ArmLth Conv;0 | |
| Date of Sale/Time | | s07/26;Unk | | s12/25;c10/25 | | s07/26;c06/26 | |
| Location | N;Rural; | N;Rural; | | N;Rural; | | N;Rural; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 1.00 ac | 1.52 ac | 0 | 2.45 ac | -10,000 | 20 ac | -165,000 |
| View | N;CrpLnd; | N;CrpLnd;Res | 0 | N;Woods;Pstrl | 0 | N;CrpLnd;Woods | 0 |
| Design (Style) | DT1.5;Earth Ber | DT1;Earth Berm | 0 | DT1;Ranch | 0 | DT1;Cabin | 0 |
| Quality of Construction | Q4 | Q4 | | Q4 | | Q3 | -60,000 |
| Actual Age | 6 | 49 | 0 | 54 | 0 | 11 | 0 |
| Condition | C3 | C4 | 35,000 | C3 | | C3 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 3 / 1 / 1.0 | 0 / 0 / 0.0 | 0 | 6 / 3 / 2.0 | 0 | 3 / 1 / 1.1 | 0 |
| Gross Living Area | 0 sq. ft. | 0 sq. ft. | | 1,256 sq. ft. | 0 | 1,008 sq. ft. | 0 |
| Basement & Finished | 1440sf1440sfwo | 1824sf1824sfwo | 0 | 1256sf1060sfwo | 0 | 1008sf1008sfwo | 0 |
| Rooms Below Grade | 1rr2br1.0ba2o | 1rr2br2.0ba2o | 0 | 0rr1br0.0ba1o | 0 | 1rr1br1.0ba0o | 0 |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | FWA C/Air | FWA C/Air | | FWA C/Air | | FWA C/Air | |
| Energy Efficient Items | None | None | | None | | None | |
| Garage/Carport | None | 1gd | -10,000 | 2ga | -20,000 | 2gd | -25,000 |
| Porch/Patio/Deck | Patio,Porch | Patio | 0 | Patio,Deck,Porc | 0 | Patio,Deck,Porc | 0 |
| Outbuilding(s) | No Outbuildings | Outbuilding | -20,000 | No Outbuildings | | Outbuildings | -75,000 |
| Total Finished Are | 2,484 sq.ft. | 1,824 sq.ft. | 40,000 | 2,316 sq.ft. | 0 | 2,016 sq.ft. | 28,000 |
| Total Bed/Bath Co | 3 Bed/2 Bath | 2 Bed/2 Bath | 0 | 3 Bed/2 Bath | | 2 Bed/2.1 Bath | -5,000 |
| Net Adjustment (Total) | | [X] + [ ] - | $ 45,000 | [ ] + [X] - | $ 30,000 | [ ] + [X] - | $ 302,000 |
| Adjusted Sale Price of Comparables | | Net Adj. 20.5% Gross Adj. 47.7% | $ 265,000 | Net Adj. -9.2% Gross Adj. 9.2% | $ 295,000 | Net Adj. -50.3% Gross Adj. 59.7% | $ 298,000 |

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) Public Record

My research [ ] did [X] 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) Public Record

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

| ITEM | SUBJECT | COMPARABLE SALE NO. 1 | COMPARABLE SALE NO. 2 | COMPARABLE SALE NO. 3 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | Public Record | Public Record | Public Record | Public Record |
| Effective Date of Data Source(s) | 10/08/2026 | 10/08/2026 | 10/08/2026 | 10/08/2026 |

Analysis of prior sale or transfer history of the subject property and comparable sales Prior sale(s) or transfer(s) of the subject property has been researched for the prior three years from the effective date of the report. Prior sale(s) or transfer(s) of the comparable sales have been researched for the prior one year from the most recent sale date reported in the sales grid. The most recent prior sale will be reported in the grid and any additional sales that have occurred will be listed here after.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 265,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 265,000 Cost Approach (if developed) $ 0 Income Approach (if developed) $

See Attached Addendum

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

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 $ 265,000 as of 10/08/2026 , which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

File No. 09260020

## ADDITIONAL COMMENTS

See Attached Addendum

## 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) See Attached Addendum

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Marshall & Swift Online SwiftEstimator

Quality rating from cost service Average Effective date of cost data 10/2026

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

See Attached Addendum

| | | | | |
|---|---|---|---|---|
| OPINION OF SITE VALUE | | | = $ | |
| Dwelling | 0 Sq. Ft. @ $ | | = $ | 0 |
| | Sq. Ft. @ $ | | = $ | 0 |
| Garage/Carport | Sq. Ft. @ $ | | = $ | 0 |
| Total Estimate of Cost-New | | | = $ | 0 |
| Less 50 Physical | Functional | External | | |
| Depreciation | | | = $ ( | 0) |
| Depreciated Cost of Improvements | | | = $ | 0 |
| "As-is" Value of Site Improvements | | | = $ | |
| INDICATED VALUE BY COST APPROACH | | | = $ | 0 |

Estimated Remaining Economic Life (HUD and VA only) Years

## 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) See Attached Addendum

## PUD INFORMATION

### PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project N/A

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

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

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

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

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

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

Describe common elements and recreational facilities. N/A

# Uniform Residential Appraisal Report

File No. 09260020

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.

# Uniform Residential Appraisal Report

File No. 09260020

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# Uniform Residential Appraisal Report

File No. 09260020

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.

The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.

**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 Chris L. Holloway,IL Cert Res RE Appr
Company Name Ealy's Appraisals
Company Address 700 Jackson Avenue
Charleston, IL 61920
Telephone Number 217-345-5821
Email Address ealys@ealys.net
Date of Signature and Report 10/15/2026
Effective Date of Appraisal 10/08/2026
State Certification # 556.005000
or State License #
or Other (describe) State #
State IL
Expiration Date of Certification or License 09/30/2027

ADDRESS OF PROPERTY APPRAISED
5555 N County Road 2200E
Westfield, IL 62474

APPRAISED VALUE OF SUBJECT PROPERTY $ 265,000

LENDER/CLIENT
Name Shelly Evans
Company Name First Neighbor Bank
Company Address 1415 18th Street
Charleston, IL 61920
Email Address

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature
Name
Company Name
Company Address

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

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

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

# Uniform Appraisal Dataset Definitions

File No. 09260020

## Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

## Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

# Uniform Appraisal Dataset Definitions

File No. 09260020

## Abbreviations Used in Data Standardization Text

| Abbrev. | Full Name | Appropriate Fields |
|---|---|---|
| ac | Acres | Area, Site |
| AdjPrk | Adjacent to Park | Location |
| AdjPwr | Adjacent to Power Lines | Location |
| A | Adverse | Location & View |
| ArmLth | Arms Length Sale | Sale or Financing Concessions |
| AT | Attached Structure | Design(Style) |
| ba | Bathroom(s) | Basement & Finished Rooms Below Grade |
| br | Bedroom | Basement & Finished Rooms Below Grade |
| B | Beneficial | Location & View |
| BsyRd | Busy Road | Location |
| cp | Carport | Garage/Carport |
| Cash | Cash | Sale or Financing Concessions |
| CtySky | City View Skyline View | View |
| CtyStr | City Street View | View |
| Comm | Commercial Influence | Location |
| c | Contracted Date | Date of Sale/Time |
| Conv | Conventional | Sale or Financing Concessions |
| cv | Covered | Garage/Carport |
| CrtOrd | Court Ordered Sale | Sale or Financing Concessions |
| DOM | Days On Market | Data Sources |
| DT | Detached Structure | Design(Style) |
| dw | Driveway | Garage/Carport |
| Estate | Estate Sale | Sale or Financing Concessions |
| e | Expiration Date | Date of Sale/Time |
| FHA | Federal Housing Authority | Sale or Financing Concessions |
| g | Garage | Garage/Carport |
| ga | Garage - Attached | Garage/Carport |
| gbi | Garage - Built-in | Garage/Carport |
| gd | Garage - Detached | Garage/Carport |
| GR | Garden Structure | Design(Style) |
| GlfCse | Golf Course | Location |
| Glfvw | Golf Course View | View |
| HR | High Rise Structure | Design(Style) |
| Ind | Industrial | Location & View |
| in | Interior Only Stairs | Basement & Finished Rooms Below Grade |
| Lndfl | Landfill | Location |
| LtdSght | Limited Sight | View |
| Listing | Listing | Sale or Financing Concessions |
| MR | Mid-Rise Structure | Design(Style) |
| Mtn | Mountain View | View |
| N | Neutral | Location & View |
| NonArm | Non-Arms Length Sale | Sale or Financing Concessions |
| op | Open | Garage/Carport |
| o | Other | Basement & Finished Rooms Below Grade |
| O | Other | Design(Style) |
| Prk | Park View | View |
| Pstrl | Pastoral View | View |
| PwrLn | Power Lines | View |
| PubTrn | Public Transportation | Location |
| rr | Recreational (Rec) Room | Basement & Finished Rooms Below Grade |
| Relo | Relocation Sale | Sale or Financing Concessions |
| REO | REO Sale | Sale or Financing Concessions |
| Res | Residential | Location & View |
| RT | Row or Townhouse | Design(Style) |
| RH | Rural Housing - USDA | Sale or Financing Concessions |
| SD | Semi-detached Structure | Design(Style) |
| s | Settlement Date | Date of Sale/Time |
| Short | Short Sale | Sale or Financing Concessions |
| sf | Square Feet | Area, Site, Basement |
| sqm | Square Meters | Area, Site, Basement |
| Unk | Unknown | Date of Sale/Time |
| VA | Veterans Administration | Sale or Financing Concessions |
| wo | Walk Out Basement | Basement & Finished Rooms Below Grade |
| wu | Walk Up Basement | Basement & Finished Rooms Below Grade |
| WtrFr | Water Frontage | Location |
| Wtr | Water View | View |
| w | Withdrawn Date | Date of Sale/Time |
| Woods | Woods View | View |

## Other Appraiser-Defined Abbreviations

| Abbrev. | Full Name | Appropriate Fields | Abbrev. | Full Name | Appropriate Fields |
|---|---|---|---|---|---|

# ADDENDUM

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
| Property Address: 5555 N County Road 2200E | | Case No.: |
| City: Westfield | State: IL | Zip: 62474 |
| Lender: First Neighbor Bank | | |

**Neighborhood Boundaries**
The subject neighborhood is located in southeastern Coles County in Hutton Township. Boundaries are described as: Sunnydale Dr to the North, the Coles/Clark County Line to the East, Cumberland County Road 1200N to the South, and the Embarras River to the West. Similar competing neighborhoods are located throughout rural Coles County, in northern Cumberland County, and in northwestern Clark County.

**Neighborhood Description**
The subject neighborhood is within market accepted distances of all the necessary supporting amenities. This property is located in the Charleston School District. Though the subject has a Westfield address, the property is located within the Charleston School District. Schools, from Pre-K through 12, are located in the City of Charleston, approximately ten to fifteen minutes northwest. Expanded retail shopping and recreation options are also available in Charleston. The City of Charleston is the county seat of Coles County and home of Eastern Illinois University. Medical facilities, schools, from pre-school to college, retail shopping, and an assortment of different types of eating facilities are all located within the City. Eastern Illinois University also adds to the variety of activities available in the community. Employment levels appear to be stable at the present time, though they have been volatile in the last thirty-six months. However, a majority of these opportunities are not located within the immediate area(less than 5 miles).Recently, many employers in the area are actively seeking employees in almost all sectors of the workforce. Charleston has a variety of different types of employment opportunities. The City of Mattoon, approximately twenty five minutes to the northwest is also a major employment center in the area. This area is a mixture of agricultural and recreational land with scattered single-family homes. The subject property is located five to ten minutes northeast of the entrance to Fox Ridge State Park. The neighborhood is attractive to some potential buyers due to the rural atmosphere. There is a wide range of housing styles and finishes throughout the subject neighborhood and areas that compete with the subject property.

**Neighborhood Market Conditions**
A typical marketing time for properties similar to the subject, that appear to have been competitively priced, and have been reported as closed sales by the CIBR MLS, would appear to be less than three months. Properties that appear to be not competitively priced typically are on the market for extended periods of time. Due to the Covid 19 pandemic and the associated economic turmoil, interest rates had been at or near a low point in recent history, and had been in this range for approximately fifteen to eighteen months. Due to the lower interest rates, properties were on the market for shorter periods of time than typical in this market than anytime in the recent past. Interest rates have risen significantly in the last twenty four months and have been somewhat volatile. The Federal Reserve recently made an interest rate hike for the first time in years. Recent economic consensus is that one or two more increases will be made in the near future. It is unknown what effect further Fed interest rate movements would have on the current market, due to the demand still being steady. Conversations with local agents and brokers indicate that values appear to have stabilized, though they still have buyers with some demand. Rising interest rates do not appear to have had a negative affect on property prices in the last twelve months. Inflation is still higher than the Fed benchmark. The duration of current market conditions is not known at this time.

**Highest and Best Use**
The existing use as a single family residence generally conforms to the neighborhood. The subject neighborhood of rural Coles County does not have zoning regulations. Within the context of the market segment in which it competes, this existing use contributes to the overall value of the whole when compared to the underlying site value as if vacant. While the current improvements may not represent the improvements that would improve the property to its highest value, there appear to be no legally permissible uses that would economically justify the removal of the existing improvements and improve the property with other improvements. In my opinion the existing use is among those uses deemed legally permissible, physically possible and economically feasible; and can be considered a reasonable expression of the concept of highest and best use.

**Site Comments**
No apparent adverse easements, encroachments, or environmental conditions were observed. Typical utility easements were noted but do not adversely impact market value.

The legal description reported is taken from the Property Record Card per the County Assessment Office. A title search and survey is necessary to establish the location of any easements and to identify the exact boundary points. On the day of inspection, no adverse easements or boundary disputes were known to exist.

The appraisal has been completed as if the septic system would be in compliance with current health codes.

**Condition of the Property**
Continued from Condition of the Property: depreciation is due to wear and tear, but is minimal due to the age of the improvements and the recent addition of the upper level of the home.

The subject property consists of an earth berm home constructed in 2020, with three sides surrounded by earth, and an open walk-out wall with vinyl siding. The home was originally constructed with a flat roof, with membrane roof covering, living room, kitchen, bathroom, and two bedrooms. The bedrooms have egress windows installed. In the last year, the rubber membrane roof was removed, and the upper-level addition was constructed over the original earth berm home. The upper level addition had a new metal roof installed, vinyl siding exterior walls, and aluminum gutters, downspouts, soffit, and fascia. The upper level has 14' cathedral ceilings with dour dormers. The upper level consists of a bedroom, bathroom, and family room. All new interior finishes and fixtures were installed in the upper level. The original portion of the home was also reframed to add a bedroom in the northwest corner, and create a hallway and stairs to the upper level addition.

The layout of the kitchen on the lower level is not typical of the subject neighborhood, however, similar properties exist in the county. The home has been very well maintained, and due to the recent addition and renovations, the home has an effective age that is less than actual age.

**Property Conformity to Neighborhood**
The overall condition and use of the home conforms to the neighborhood. The style, construction, and functional utility of the home does not generally conform to the market. There are no bedrooms or kitchen above grade. Newer construction homes similar to the subject are not earth berm homes and all have a kitchen and at least one bedroom above grade and have an entrance to the home above grade.

**Comments on Sales Comparison**
The search for comparable sales included other earth berm home sales in the subject neighborhood in the previous twelve months. No comparable sales were identified. The search was expanded to include earth berm homes in similar competing areas in rural Coles County, and portions of neighboring Clark and Cumberland Counties and the timeframe was expanded to include earth berm homes that have sold in the previous twenty-four months. Only one comparable earth berm home was identified. The search was then expanded to include other homes that offer similar overall utility to the subject property in the subject neighborhood and competing neighborhoods in similar areas of rural Coles, Clark, and Cumberland Counties in the previous twelve months.

Emphasis was given to those sales that were similar in age, similar in design, offered similar utility, and were in similar overall condition to the subject property. Adjustments for significant value-related differences include: site, quality of construction, condition, garage, outbuilding, total finished area, and total bath count. Due to the limited number of comparable sales of similar design to the subject property as an earth berm home with an additional story above grade, and market participants searching for similar newer construction homes not necessarily reacting to the location of bedrooms and bathrooms but the total count, the total finished area and total bedroom/bathroom count appears to be a more credible comparison of the subject and comparable sales identified.

No adjustments for date of sale/time have been applied; there is insufficient data in the local market to develop or support any meaningful numeric adjustment for differences in sale date. More recent sales are given more emphasis to account for current market conditions. No adjustment for age was reported due to the effective ages of the subject and the comparables appear to be similar based on information and photos available from the cited data sources, or an adjustment for quality of construction or condition was made. No comparable sales were identified with an actual age that would bracket the actual age of the subject property.

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
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| Lender: First Neighbor Bank | | |

Comparable Sale 3 is very similar in actual and effective age to the subject property, and Comparable Sale 2 was completely remodeled down to the studs on the interior and exterior and was very similar in effective age to the subject property. Adjustments for site, if any, are based on market value of the site(s); these adjustments encompass differences in location, site area, and view, and are not made on a per square foot or per acre basis. No comparable sales were identified with a site size that would bracket the size of the subject site. Comparable Sale 1 is located on a similar size site and offers similar utility to the subject site. Sites the size of the subject are not uncommon in the local market. Note that the appraiser rating of the comparable sales for the quality of construction and condition is based solely upon the data sources cited in the report which, in some cases, will not include a personal inspection of the comparable sale. I spoke with a number of realtors that are active in the subject market who indicated that the floor plan of the subject property would meet some resistance in the market with the kitchen on the lower level and the entry to the home being at the rear and accessed from stairs on a different grade.

Comparable Sale 1 is located northwest of the subject property, southwest of the City of Charleston, on a similar though slightly larger site. The home is located a similar distance from necessary supporting amenities as the subject property. This comparable sale is an earth berm home, similar to the subject property, though is significantly older than the subject property. The subject was offered for sale by owner with an online listing identified on Zillow, and was later placed on the MLS by an agent that represented the Buyer. The Zillow listing and listing photos indicate the roof was replaced in 2023 and the HVAC system was replaced in 2024. The home was purchased in 2014 and was significantly updated on the interior shortly after that to include remodeled kitchen, newer floor coverings, newer interior paint, and remodeled bathrooms. The home appears to be in inferior overall condition to the subject property due to the age of the improvements, though the extent of the renovations was similar. Due to the inferior overall condition, a 15% (rounded) condition adjustment has been applied to the comparable. This comparable sale has a detached one car garage, superior to the subject property. This comparable also has an older 30' x 48' pole building with older siding, superior to the subject property.

Comparable Sale 2 is located southwest of the subject property, south of the City of Charleston, and a similar distance from necessary supporting amenities as the subject property. The home is located on a slightly larger site, but also includes two levels. This comparable is a more typical ranch design over basement, with the kitchen above grade and an above-grade entrance, superior in utility to the subject property. While the comparable is chronologically significantly older than the subject property, it was significantly remodeled on the interior and exterior to include: new roof, windows, siding, exterior doors, soffit, fascia, gutters, downspouts, exterior lighting, mostly new drywall interior walls and ceilings, new paint, interior doors, trim, electrical and plumbing fixtures, floor coverings, remodeled kitchen, remodeled bathrooms, and new basement finishes and fixtures, and was in very similar overall condition to the subject property with a similar effective age to the subject property. This comparable sale has an attached two car garage, superior to the subject property, but has no outbuilding, similar to the subject.

Comparable Sale 3 is located south of the subject property, on a significantly larger site. The home has a Casey address, but is located in adjacent Cumberland County. The home is a similar distance from necessary supporting amenities as the subject property. This is a newer construction home, similar in actual and effective age to the subject property and is of a cabin design. The home is of superior quality construction with wood siding, stone columns on the front porch, wrap-around deck, solid surface countertops, hardwood floor coverings, solid interior doors, safe room in the basement, and wood-covered, vaulted ceilings in many areas of the upper level. Due to the superior quality of construction, a 10% (rounded) quality adjustment has been applied to the comparable. The home has one bedroom above grade, similar to the subject property, though the kitchen is above grade and there are multiple above-grade entrances, superior to the subject property. This comparable sale has an oversized, detached two car garage, superior to the subject property. There are two outbuildings as well, superior to the subject property. There is a 42' x 64' pole building with approximately 16' eve height, constructed in 2015 with a front porch, overhead door, sliding doors, concrete floor, insulated and interior finished, and stalls in the rear of the building. There is also a 24' x 36' pole building constructed in 2015 that is partially open on one side, with stalls, and pasture fencing.

Due to the limited number of comparable earth berm home sales identified in the subject and comepting markets, some line item, net, and/or gross adjustment percentages may be higher than normally expected levels. The limited number of similar design earth berm home sales in rural Coles County and adjacent areas of Clark and Cumberland Counties requires the utilization of comparable sales with larger differences in site size, gross living area, bedroom/bathroom count, and basement area and finish, than would normally be preferred by the appraiser. The best, most proximate comparable sales have been utilized in this report.

Comparable Sale 1 is the most similar in design to the subject property being an earth berm home with the kitchen below grade, however, this comparable has no above-grade level and is smaller in total finished area than the subject, only has two bedrooms where the subject has three, and was in inferior overall condition to the subject. However, this comparable sale has a detached garage and outbuilding, superior to the subject property. Comparable Sales 2 and 3 both consist of two levels, and were in very similar overall condition to the subject property, however, both were more typical in design and utility with an above-grade entrance and kitchen above grade. Comparable Sale 3 was also superior in quality of construction, located on a significantly larger site, and has multiple outbuildings. The subject property has no garage and no outbuildings, inferior to all of the comparable sales identified, and is located on a smaller site than all of the comparable sales identified, indicating a value near the lower end of the adjusted range is warranted. Comparable Sale 1 is at the lower end of the adjusted range, and is the most similar in design to the subject property, and therefore commands significant weight in the reconciliation of a final value opinion for the subject property. A value indication for the subject property, as of the effective date, of $265,000 appears reasonable and supported by the comparable sales identified.

**Final Reconciliation**

The sales comparison approach is used and relied upon within this assignment to conclude credible results. In this market, residential properties are purchased primarily for owner-user utility and the sales comparison approach best reflects this market motivation and therefore commands the most emphasis in reconciliation of a final value opinion for the subject property.

As the property is recently completed construction with a recently completed upper level, the Cost Approach has also been developed. The cost approach is most reliable when the property being appraised is relatively new and has experienced little depreciation, somewhat similar to the subject. In order for local market participants to obtain a similar home, they would have to consider constructing a new home. With the lack of new construction home sales in the local market, the functional/external depreciation is difficult to estimate, limiting the reliability of the approach. The value by the Cost Approach is utilized as supporting evidence in the final value opinion.

The income approach is not necessary to conclude credible results and is not required by my client. The typical buyer and seller in this market is an owner-occupant and income revenue is not a significant market-participant motivation. There is no market data available on homes similar to the subject that are rented or have sold while rented. Therefore, the income approach has not been completed.

Any value, price, or estimate of value offered by the client and/or owner/borrower were not a condition of acceptance of the order or completing the appraisal report and were not considered in the final reconciliation of market value.

**Additional Comments**

This appraisal report contains items specific to the report and related scope of work; which is contained throughout the report in the printed form and expanded by the appraisers written comments that are supported by the appraisers work file.

Per Fannie Mae “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.” Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

The appraiser has not identified any purchaser, borrower, seller, or any real estate agent or broker, or any insurance agent or broker, as an intended user of this appraisal and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Mortgage Data Program. The program uses Uniform Appraisal Dataset Specifications (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms that can be found in Appendix D: Field-Specific Standardization Requirements, provided by Fannie Mae and Freddie Mac. The last page of this 1004_05UAD form contains condition ratings, quality ratings, definitions, treatment of bath counts, and abbreviations used in data standardization text.

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
| Property Address: 5555 N County Road 2200E | | Case No.: |
| City: Westfield | State: IL | Zip: 62474 |
| Lender: First Neighbor Bank | | |

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. The results of the data can be misleading or inaccurate, when restricted to a UAD format. The standardized responses required by the UAD could imply a greater precision and/or reliability in the data than is factually correct. Examples include condition ratings, quality ratings, location ratings, comparable sales data, and listing data. In rating subject property and comparable sales and/or listings for quality of construction and condition, the appraiser has selected the rating which most closely describes the properties, understanding that most properties will not be perfectly described by any one rating. The appraiser's ratings of comparable sales for quality and condition is based solely upon the data sources cited in the report, which in most cases will not include a personal inspection of the comparable sales. The data sources identified are not sufficiently adequate to clearly support the quality of construction and condition rating. The intended user of this report is cautioned that the quality of construction and condition ratings for the comparable sales are nothing more than the appraiser's best estimate based upon limited information judged to be inadequate to ensure accuracy. Please note descriptive comments of the subject and comparables where significant departures from the standard ratings that were selected may be discussed. Example: There are homes in the market that have been sold by the owner or a realtor who is not a member of a MLS system, and the only data reported is through Public Record, the specified data for the UAD format can not be obtained through the normal course of research and the listing information is not available through Public Record.

This report has been developed with the consideration of the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject to adverse influences. However, the appraiser has not made an attempt to make discovery of neighborhood influences such as, but not limited to, registered sex offenders, criminal activity, or interim rehabilitation facilities/halfway houses and that the Client may desire to investigate this information themselves.

The fees paid $425.00 are for the research, development and delivery of this report. Additional services may be billed separately.

The observation of the property by the appraiser is solely a data gathering task for comparative analysis of value only. The term/phrase “complete visual observation” means the non-intrusive, visual observation of readily accessible areas on the effective date of the appraisal. The appraiser’s observation of the property was limited to what was readily observable without moving furniture, floor coverings, or personal property. The appraiser’s observation is far different, and much less intensive, than the type of inspections performed to discover property defects. The appraiser is not a licensed inspector; therefore, no warranty is given as to the condition or continued functional operation of mechanical/plumbing/electrical systems/appliances or any other equipment/devices or utility systems in the dwelling. Any statement, comment, or conclusion made about the condition or working mechanisms within the structure or structural integrity is not a warranted fact, but an observation limited to the purview of the appraiser’s visual observation. For warranted fact about these systems or structural integrity, the user of the appraisal should have the improvement inspected by a licensed individual in the field of their concern(s) whose job it is to determine operational status of these systems and/or structural integrity.

USPAP 2026-2027, Compliance: This appraisal form indicates it is a summary appraisal report. It has not been updated by FNMA to conform with 2026-2027 USPAP. The 2014-2015 USPAP had deleted the three types of appraisals known as Self Contained, Summary, and Restricted Use and replaced them with "Appraisal Report" and "Restricted Appraisal Report." This product is an "Appraisal Report."

The appraiser physically measured the subject property. Appraiser's measurement may vary from that found in other sources, and is deemed more reliable for this report.

In the event any person, other than the appraiser, makes any modification, alteration, redaction, revision, or change of any kind to this appraisal, the entire appraisal shall be null and void, and can not be relied upon for any purpose whatsoever. The appraiser shall not be responsible for any modification to the appraisal once signed by the appraiser unless such modification has been made by the appraiser and countersigned by the appraiser.

SCOPE OF WORK:

The development and reporting of a real property appraisal must be done in compliance with Standards 1 and 2 of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation. Standard 1 contains requirements that deal with the procedures to be followed in developing the appraisal in a manner that will result in a credible assignment result. Credible is defined in the 2026-2027 Edition of USPAP as "worthy of belief." The scope of work necessary to produce a credible appraisal is determined by the appraiser based on the problem to be solved and the intended use. This appraisal has been developed in conformity with the requirements of Standard 1 of the 2026-2027 Edition of USPAP.

Standard 2 requires that the appraiser's conclusions must be communicated in a manner that is not misleading. It provides two reporting options with varying levels of content and information. The appropriate reporting option is dependent upon the intended user and intended use of the appraisal. The intended user of this report is a mortgage lender, and the individuals using the report are familiar with the procedures used to develop an opinion of value for a property of this type. Therefore, the results of the analysis have been compiled into an appraisal report that is intended to comply with the Uniform Standards of Professional Appraisal Practice. Additional support is retained in your appraiser's files.

Demographic and economic data have been collected from the Illinois Department of Commerce and Economic Opportunity, the Illinois Department of Employment Security, the U.S. Census Bureau, and the Illinois Business Review. Furthermore, reference has been made with the Coles County Assessor's and Treasurer's Offices and the Coles County Regional Planning GIS mapping system. The CIBR, MyState, and MRED mls systems and other online resources have also been utilized to search for comparable sales, comparable active listings, and expired and withdrawn listings in the subject market area. Data applicable to the appraisal assignment has been gathered, confirmed, and analyzed to determine trends in the marketplace that would have an effect on the marketability of the subject and on its Market Value.

Chris L. Holloway made an exterior and interior examination of the subject property on October 08, 2026.

The Sales Comparison Approach was determined to be applicable in valuing the subject property, and a summary of the approach is included in the report. It is your appraiser's opinion that the Income and Cost Approaches would not provide credible results in this assignment, and have thus been omitted from the analysis. The subjectivity involved in estimating depreciation would limit the reliability of the value derived from the Cost Approach, and the completion of the Cost Approach is not necessary to achieve a credible assignment result. The subject property is located in a predominantly owner occupied area, and the availability of rental data is so limited, it would not lead to credible assignment results. Market data, including land sales, and supply and demand forces in the area are collected, presented, and analyzed. The data is used to determine the Highest and Best Use of the subject property. Land sales were examined as part of the Highest and Best Use analysis and are retained in your appraiser's files. Improved sales were obtained from declarations filed with the Coles County Recorder's office, internal files, CIBR MLS Data, and previous appraisals. Additional data regarding the sales was obtained from Realtors, parties to the transaction, loan officers, and public records. An exterior examination was made of all the comparables considered. Additional sources of data used in the appraisal process include your appraiser's internal files, Realtors, property managers, professional publications, and Internet sites.

**Support for the Opinion of Site Value**

Parcel 02-0-00062-000 sold 12/2019 for $62,500, site 5ac, included outbuilding, doc #0785168; Parcel 05-0-00900-010 sold 04/2021 for $62,000, site 8ac, doc #0798601; Parcel 08-0-00274-002 sold 03/2021 for $32,500, site 5ac, doc #0793178; Parcel 11-0-00889-000 sold 06/2020 for $22,000, site 2.5ac, doc #0788018; Parcel 05-0-01200-003 sold 03/2020 for $44,000, site 4.47ac, doc #0787110; Parcel 06-0-01341-004 sold 01/2020 for $57,500, site 10ac, doc #0785852; Parcel 11-0-01182-000 sold 09/2020 for $63,500, site 10.11ac, doc #0789964; Parcel 05-0-01287-000 sold 10/2023 for $66,600, site 11.11 ac, doc #0809151; Parcels 11-0-01513-000 & 11-0-01525-000 sold 09/2023 for $6,500, site 1.74ac, doc #0809354; Parcel 07-1-01350-000 sold 10/2023 for $12,000, site 1ac, doc #0809135; Parcel 02-1-01588-001 sold 11/2025 for $56,900, site 4.29ac, doc #0820083; Opinion of site value is $15,000.

**Cost Approach Comments**

The cost approach typically sets the upper value range for the subject property. The cost was derived from the Marshall and Swift online SwiftEstimator and from information gathered from other assignments for new construction properties utilizing professional contractors. Physical depreciation is the modified age/life method.

Site Improvements include: driveway, septic, and utility connections.

The cost approach has only been developed by the appraiser as an analysis to support their opinion of the subject’s estimated market value. Use of this data, in

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
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| Lender: First Neighbor Bank | | |

whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance to be placed on the subject property. The appraiser assumes no liability for, and does not guarantee, that any insurable value estimate inferred from this report will result in the subject property being insured for any loss that may occur.

See attached exhibit from the Marshall & Swift/Corelogic SwiftEstimator.

**Income Approach Comments**
The subject property is a single family home located in a rural, predominately owner occupied area, and the availability of rental data is so limited that the use of the Income Approach would not produce credible results. There is little to no data that would support market rents or to derive a GRM.

# USPAP ADDENDUM

File No. 09260020

Borrower: Jeremy & Kaylee Bennett
Property Address: 5555 N County Road 2200E
City: Westfield County: Coles State: IL Zip Code: 62474
Lender: First Neighbor Bank

## 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: between five and twenty days based on current market activity.

## Additional Certifications

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

I have performed an appraisal on the subject property in the previous three years for mortgage lending purposes.

## Additional Comments

I certify that, to the best of my knowledge and belief:

No one provided significant real property appraisal assistance to the person signing this certification.

The statement of facts contained in this report are true and correct.

Note the certification statements cited above are additional certifications required by USPAP SR 2-3 (2026-2027). The Appraiser's Certifications which appear on page 5 and 6 is a portion of the pre-printed appraisal form. These certifications are not entirely compliant with USPAP 2026-2027, and are intended to be supplemented by the additional certification statements which appear above.

| APPRAISER: | SUPERVISORY APPRAISER (only if required): |
|---|---|
| Signature: Joe Appraiser | Signature: |
| Name: Chris L. Holloway,IL Cert Res RE Appr | Name: |
| Date Signed: 10/15/2026 | Date Signed: |
| State Certification #: 556.005000 | State Certification #: |
| or State License #: | or State License #: |
| or Other (describe): State #: | State: |
| State: IL | Expiration Date of Certification or License: |
| Expiration Date of Certification or License: 09/30/2027 | Supervisory Appraiser inspection of Subject Property: |
| Effective Date of Appraisal: 10/08/2026 | [ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior |

# SUBJECT PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
| Property Address: 5555 N County Road 2200E | | Case No.: |
| City: Westfield | State: IL | Zip: 62474 |
| Lender: First Neighbor Bank | | |

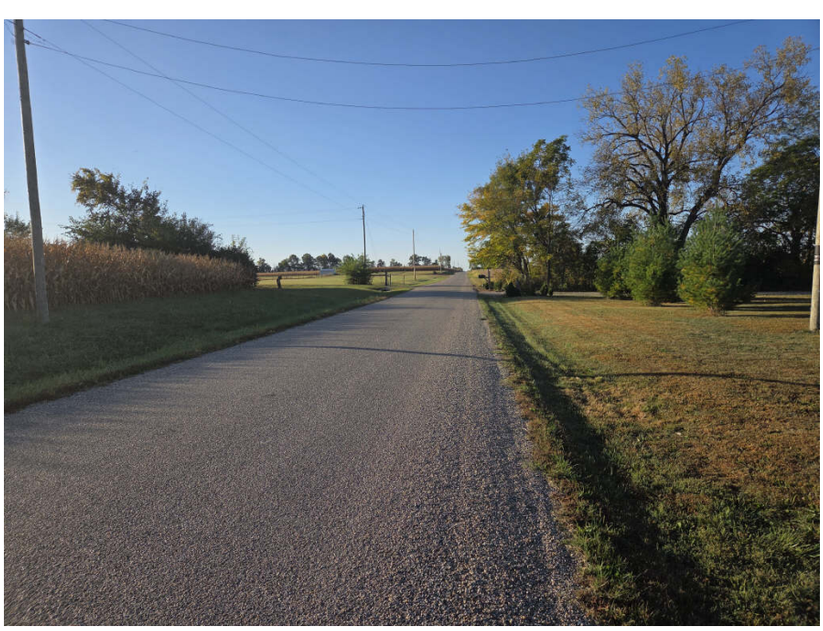


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: October 8, 2026
Appraised Value: $ 265,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
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Additional street scene



Additional front view



Side view

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
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Central air unit



Propane tank



Additional side view

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
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Additional rear view



Patio



Septic



Stairs to patio



Additional front view



Additional side view

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
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Egress window



Additional side view



Additional rear view



Additional rear view



Rear yard

# Interior

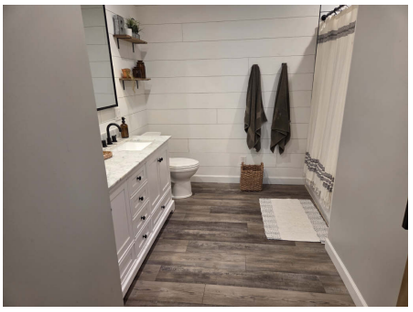
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|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
| Property Address: 5555 N County Road 2200E | | Case No.: |
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Kitchen



Bedroom



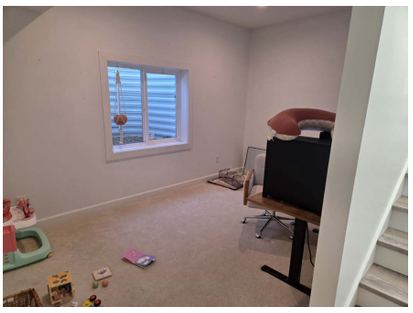
Bath



Additional view bath



Bedroom



Den



Furnace



Water heater



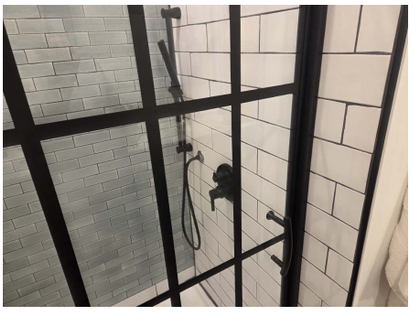
Stairs to upper level



Bedroom



Bath



Additional view bath

| | | |
|---|---|---|
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Family room



Additional view family room

# COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
| Property Address: 5555 N County Road 2200E | | Case No.: |
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## COMPARABLE SALE #1

6249 N County Road 1200E
Charleston, IL 61920
Sale Date: s07/26;Unk
Sale Price: $ 220,000



## COMPARABLE SALE #2

2450 Lincoln Highway Rd
Charleston, IL 61920
Sale Date: s12/25;c10/25
Sale Price: $ 325,000



## COMPARABLE SALE #3

1072 County Road 2000E
Casey, IL 62420
Sale Date: s07/26;c06/26
Sale Price: $ 600,000

STATE MAP

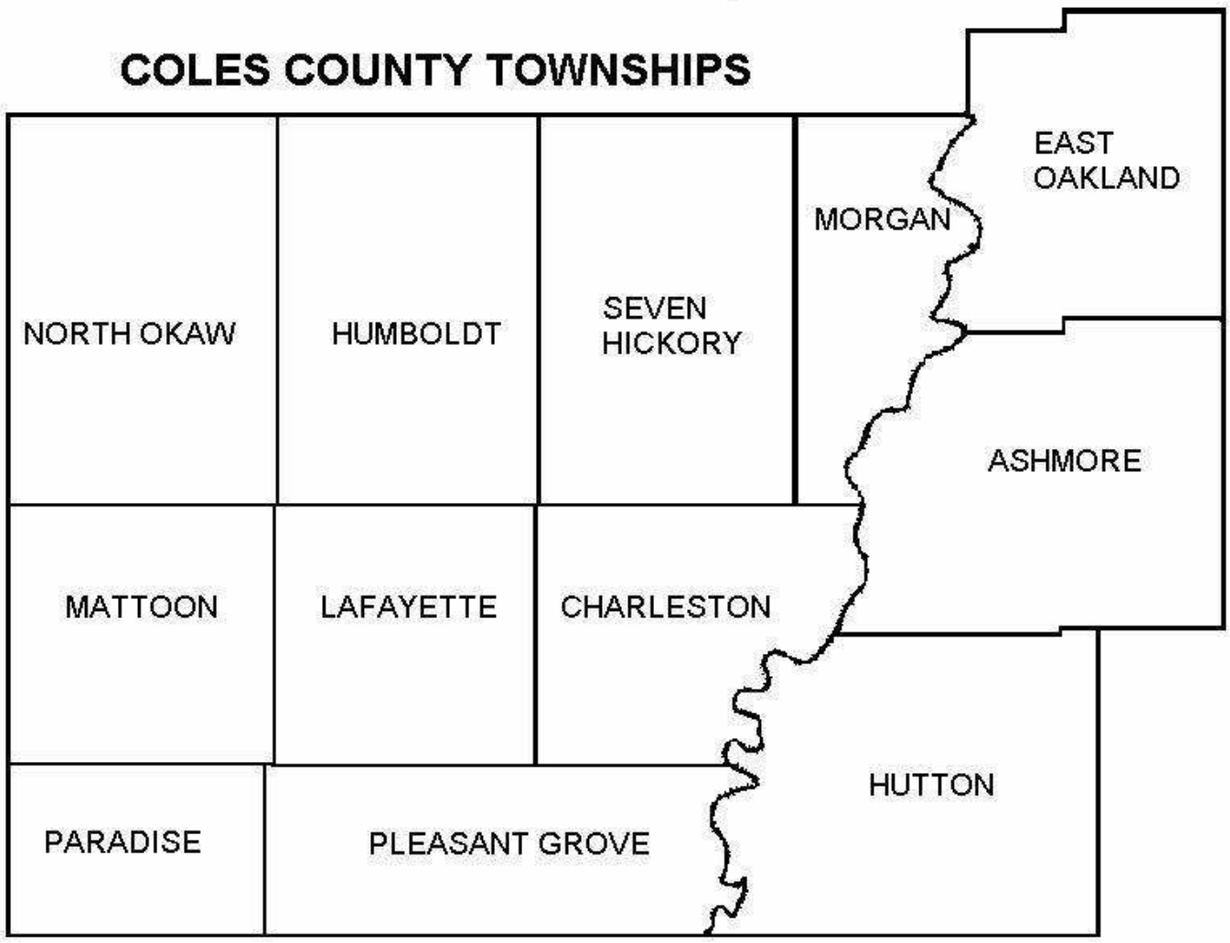
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|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
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217-345-5821--217-345-9302(fax)--ealys@ealys.net

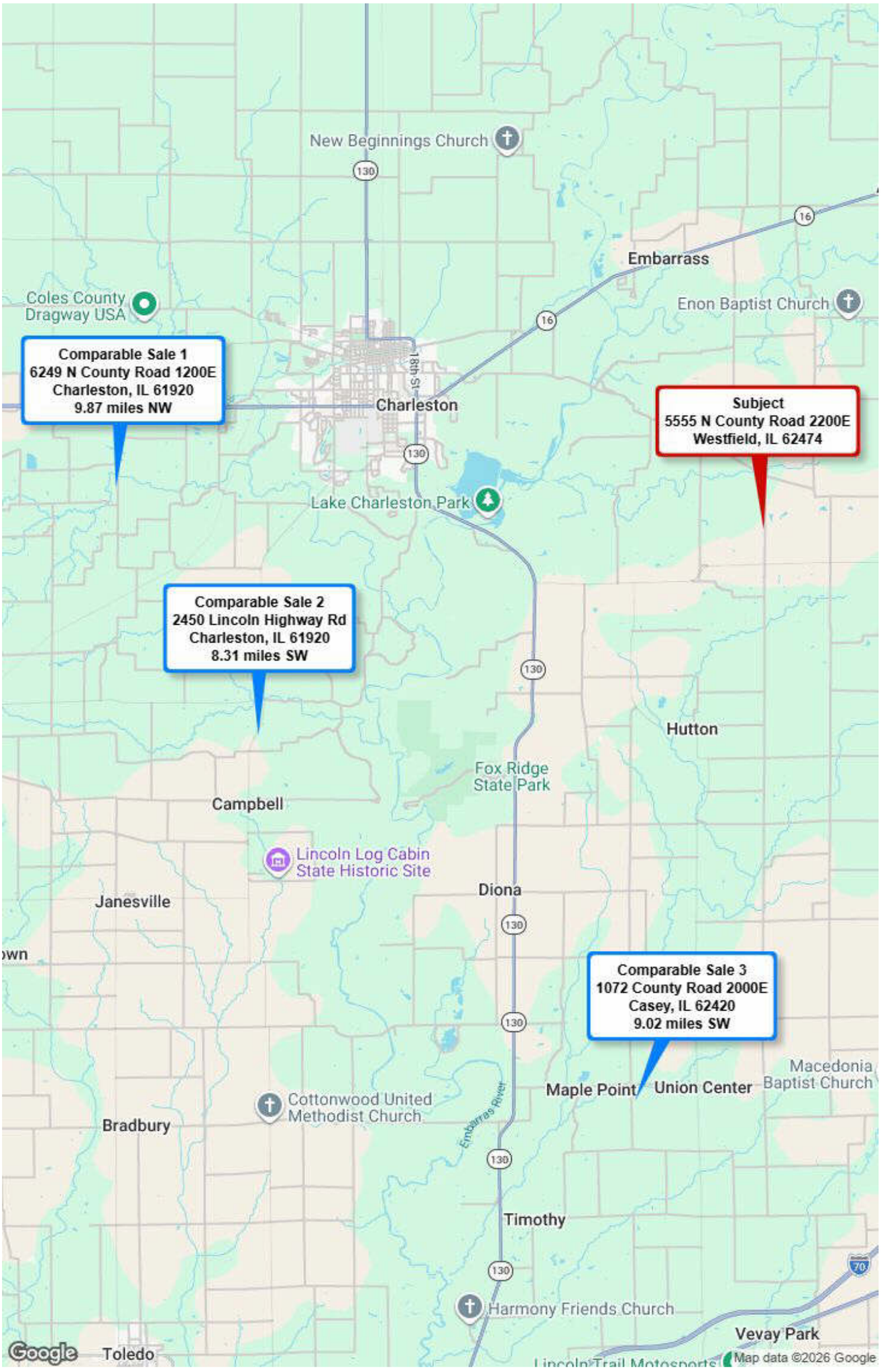
TOWNSHIP MAP

| | | |
|---|---|---|
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LOCATION MAP

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
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# FLOOD MAP

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
| Property Address: 5555 N County Road 2200E | | Case No.: |
| City: Westfield | State: IL | Zip: 62474 |
| Lender: First Neighbor Bank | | |




## FLOOD INFORMATION

**Community:** COLES COUNTY
Property is NOT in a FEMA Special Flood Hazard Area
**Map Number:** 17029C0350D
**Panel:** 17029C0350
**Zone:** X
**Map Date:** 07-18-2011
**FIPS:** 17029
**Source:** FEMA DFIRM

## LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

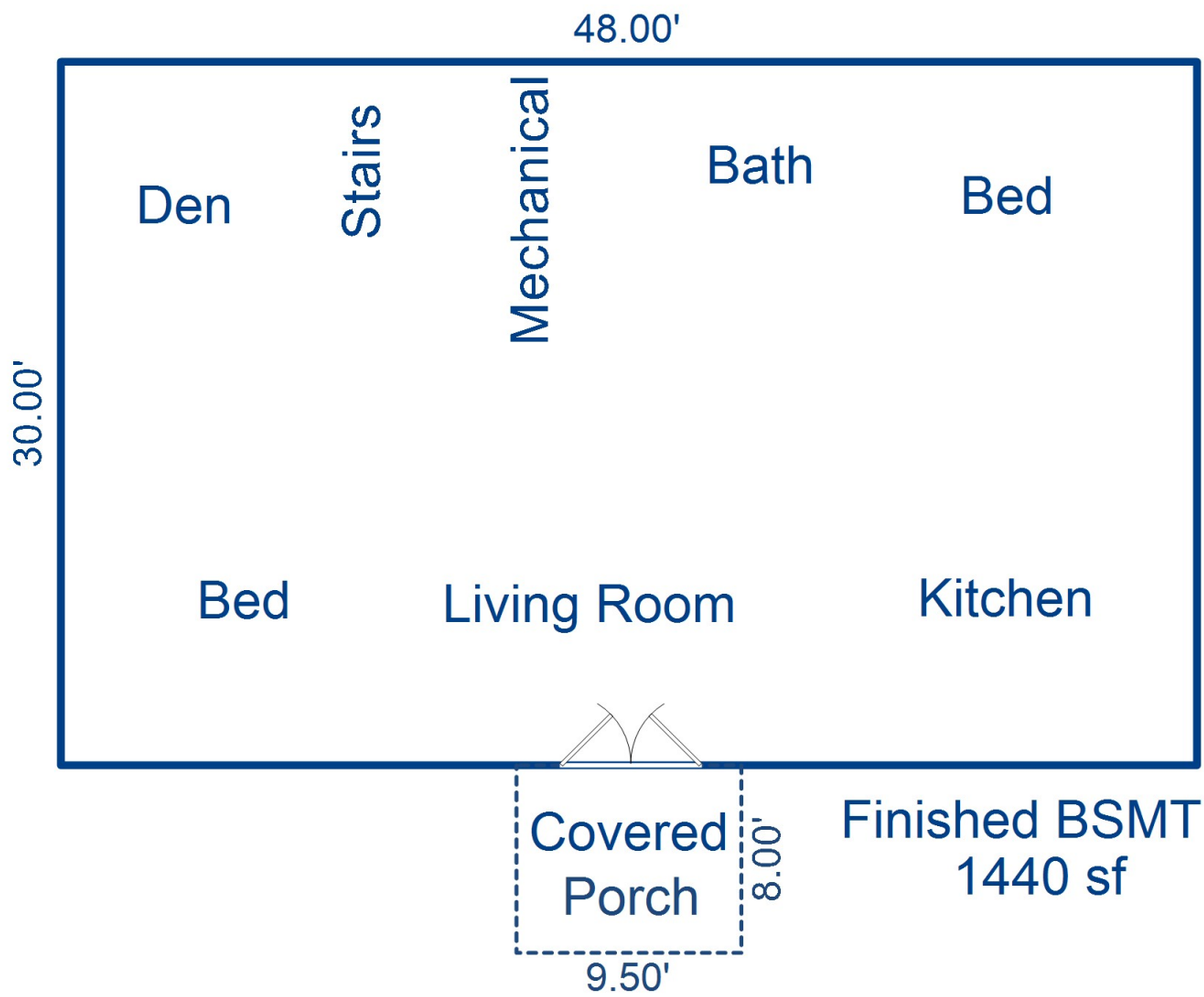
= Forest = Water

## Sky Flood™

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

FLOORPLAN SKETCH

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | File No.: 09260020 | |
| Property Address: 5555 N County Road 2200E | Case No.: | |
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| Lender: First Neighbor Bank | | |




Sketch by ApexSketch

**AREA CALCULATIONS SUMMARY**

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|---|---|---|---|---|---|
| BSMT | Finished BSMT | 1.00 | 1440.00 | 156.00 | 1440.00 |
| P/P | Porch | 1.00 | 76.00 | 35.00 | 76.00 |

**AREA CALCULATIONS BREAKDOWN**

| Name | Base x | Height x | Width = | Area |
|---|---|---|---|---|

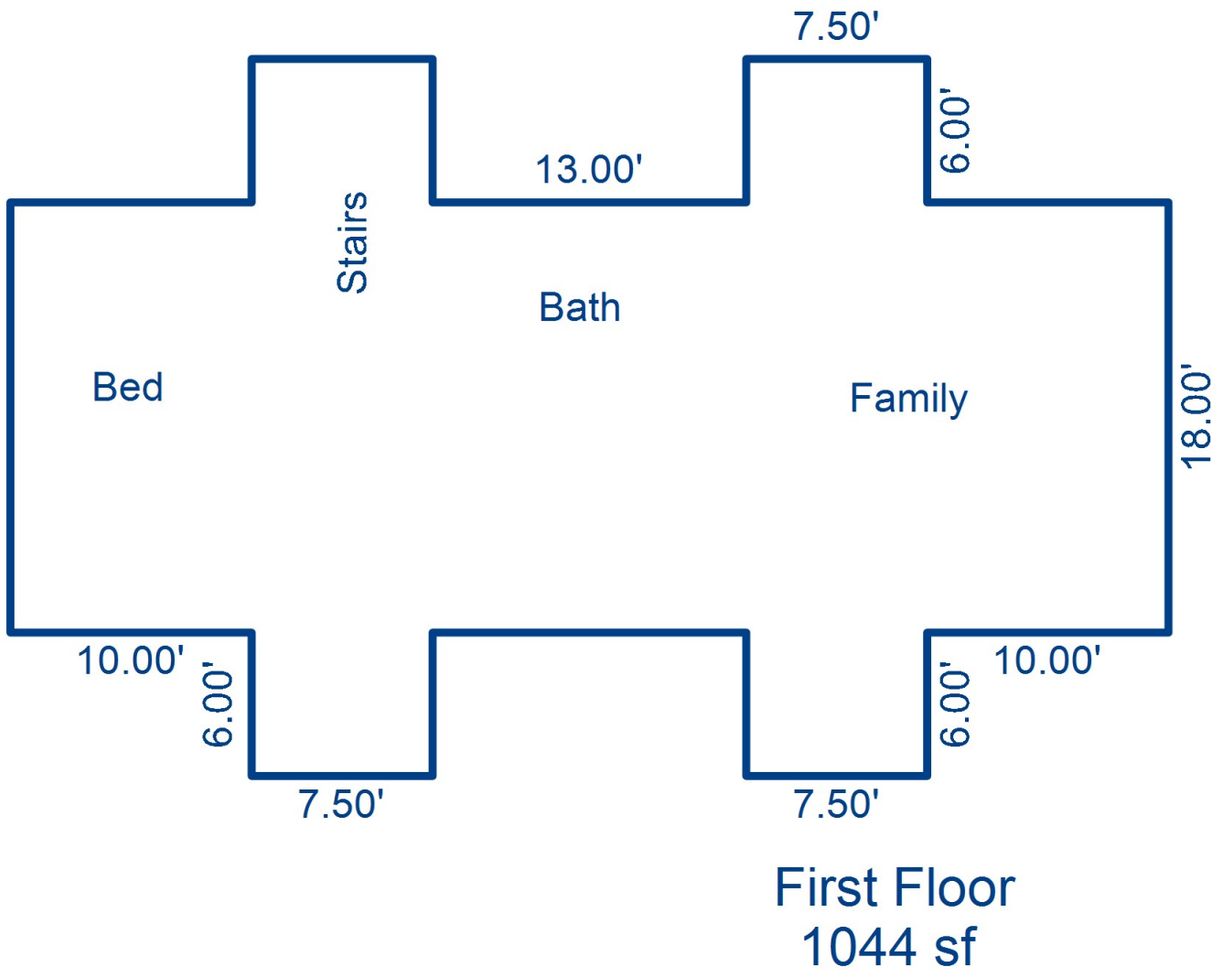
0 total items (rounded) 0

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# FLOORPLAN SKETCH

| | | |
|---|---|---|
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First Floor
1044 sf

Sketch by ApexSketch

**AREA CALCULATIONS SUMMARY**

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|---|---|---|---|---|---|
| GLA1 | First Floor | 1.00 | 1044.00 | 180.00 | 1044.00 |
| | Net LIVABLE | cnt | 1 | (rounded) | 1,044 |

**AREA CALCULATIONS BREAKDOWN**

| Name | Base | x | Height | x | Width | = | Area |
|---|---|---|---|---|---|---|---|
| First Floor | | | 18.00 | x | 10.00 | = | 180.00 |
| | | | 30.00 | x | 7.50 | = | 225.00 |
| | | | 18.00 | x | 13.00 | = | 234.00 |
| | | | 30.00 | x | 7.50 | = | 225.00 |
| | | | 18.00 | x | 10.00 | = | 180.00 |
| 5 total items | | | | | (rounded) | | 1,044 |

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LEGAL DESCRIPTION

| | | |
|---|---|---|
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| City: Westfield | State: IL | Zip: 62474 |
| Lender: First Neighbor Bank | | |

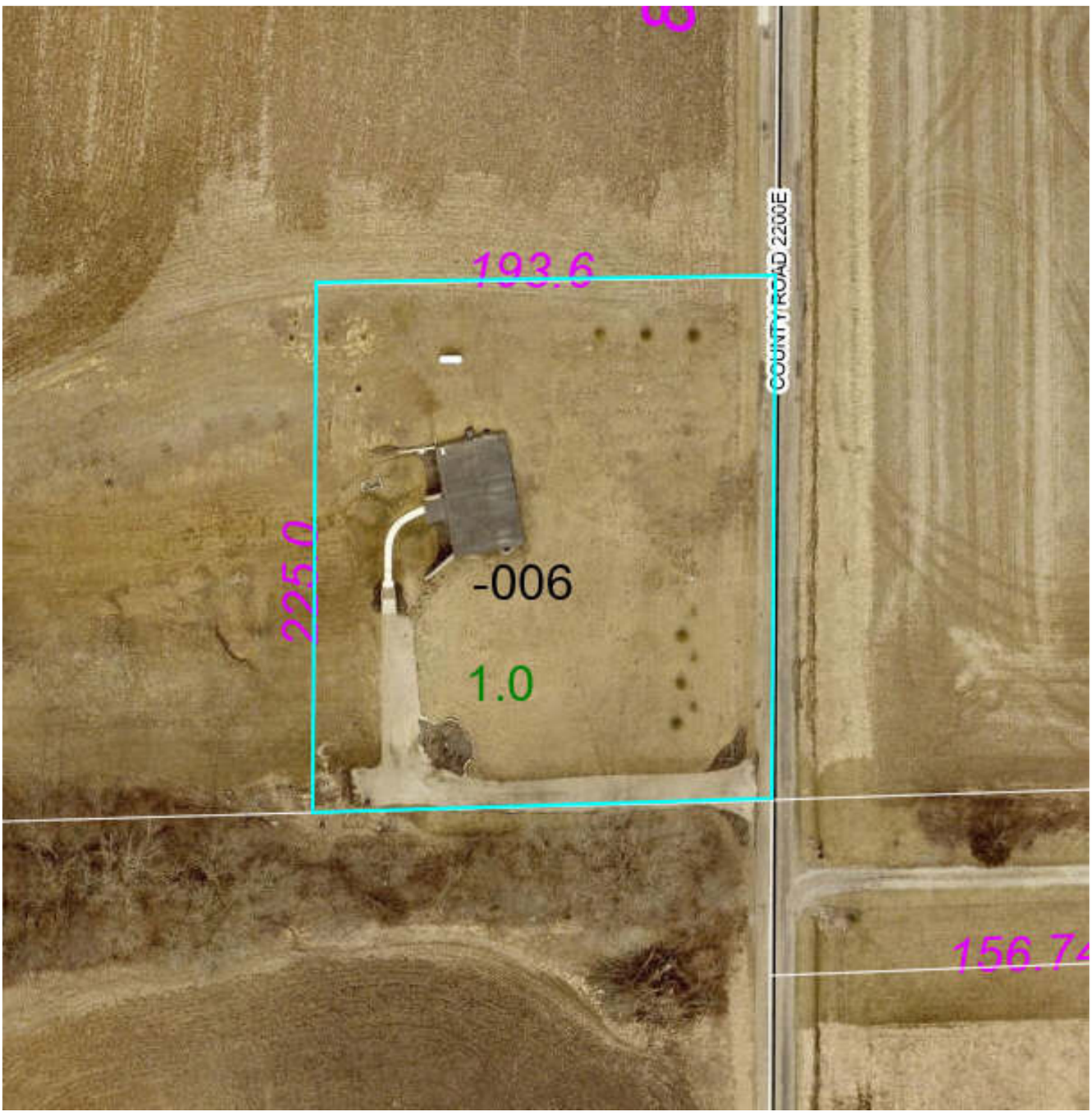
| Legal Description: 16-27-200-006 | Section 27 | Twp. 12 N | Range 10 E | Number of Acres 1 |
|---|---|---|---|---|

2019 SURVEY #0783199

Part of the Northeast Quarter (NE ¼) of Section Twenty-Seven (27), Township Twelve (12) North, Range Ten (10) East of the Third Principal Meridian being more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter (NE ¼) of Section Twenty-Seven (27), Township Twelve (12) North, Range Ten (10) East of the Third Principal Meridian; thence South 88 degrees 54 minutes 48 seconds West along the South line of said Northeast Quarter (NE ¼) a distance of 193.60 Feet; thence North 00 degrees 08 minutes 14 seconds East a distance of 225.00 Feet; thence North 88 degrees 54 minutes 49 seconds East a distance of 193.60 Feet to the East line of said Northeast Quarter (NE ¼); thence South 00 degrees 08 minutes 14 seconds West a distance of 225.00 Feet to the point of beginning, situated in Hutton Township, Coles County, Illinois.

AERIAL

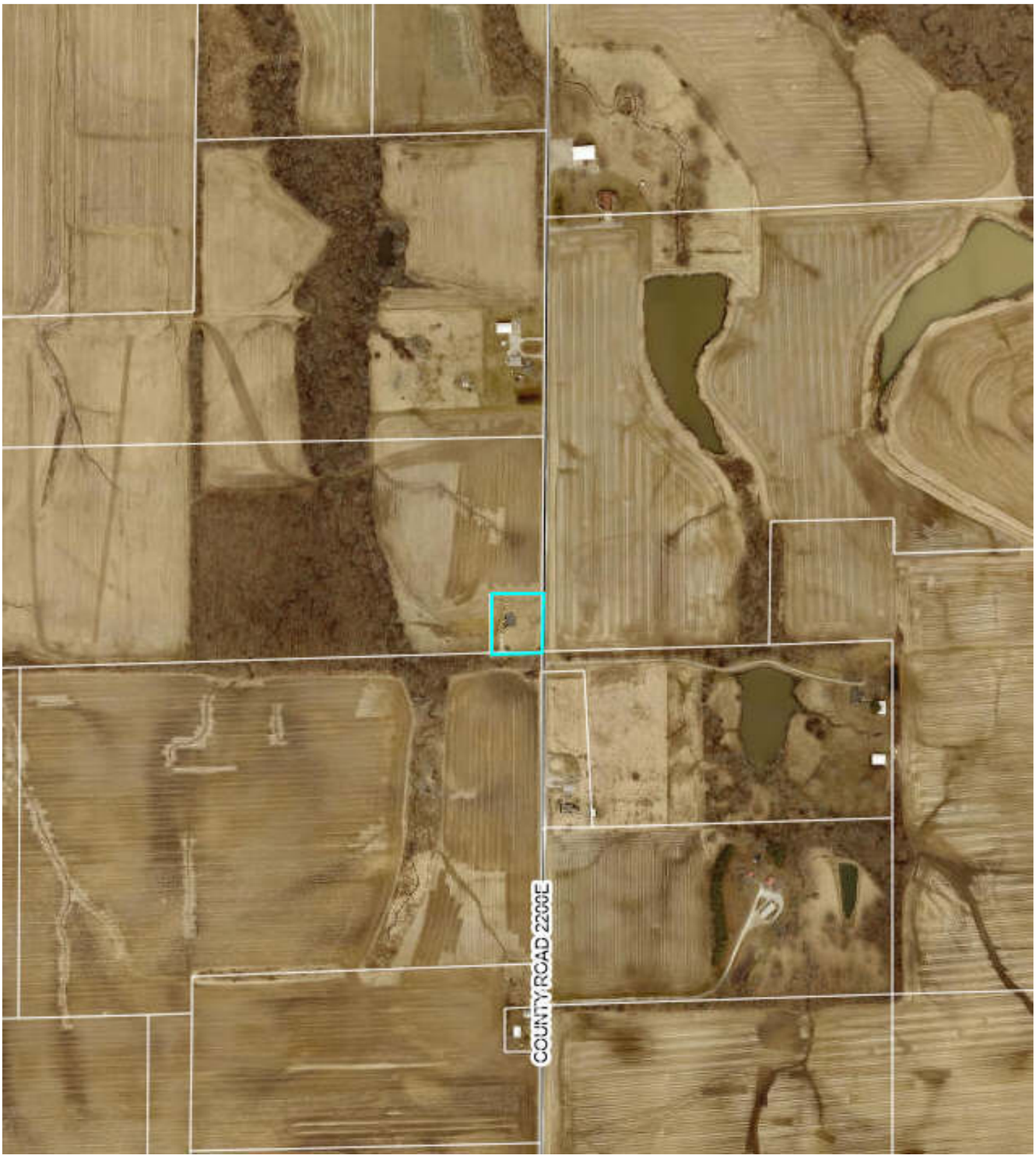
| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
| Property Address: 5555 N County Road 2200E | | Case No.: |
| City: Westfield | State: IL | Zip: 62474 |
| Lender: First Neighbor Bank | | |




217-345-5821--217-345-9302(fax)--ealys@ealys.net

ADDITIONAL AERIAL

| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
| Property Address: 5555 N County Road 2200E | | Case No.: |
| City: Westfield | State: IL | Zip: 62474 |
| Lender: First Neighbor Bank | | |



| | | |
|---|---|---|
| Borrower: Jeremy & Kaylee Bennett | | File No.: 09260020 |
| Property Address: 5555 N County Road 2200E | | Case No.: |
| City: Westfield | State: IL | Zip: 62474 |
| Lender: First Neighbor Bank | | |

## CoreLogic - SwiftEstimator
## Residential Estimator - Standard Report

| | | | |
|---|---|---|---|
| Estimate ID | Bennett | | |
| Property Owner | | | |
| Address | | | |
| City | | | |
| State/Province | | | |
| ZIP/Postal Code | 62474 | | |
| Surveyed By | | | |
| Survey Date | | | |
| Single-family Residence | | Floor Area | 1044 Square Feet |
| Effective Age | 3 | Quality | 3 Average |
| Cost as of | 10/2026 | Condition | 4.5 Good / Very Good |
| Style | One Story | | |
| Exterior Wall | Frame, Siding, Vinyl 100% | | |
| Plumbing Fixtures | 8 | | |

### Cost Data

| Description | Units | Unit Cost | Total |
|---|---|---|---|
| Base Cost | 1,044 | $108.85 | $113,639 |
| Plumbing Fixtures | 8 | $2,204.80 | $17,638 |
| Metal, Preformed | 1,044 | $6.32 | $6,598 |
| Dormers, Finished, Gable Roof | 78 | $323.30 | $25,217 |
| Raised Subfloor | 1,044 | $13.73 | $14,334 |
| Floor Cover Allowance | 1,044 | $6.34 | $6,619 |
| Warmed & Cooled Air | 1,044 | $9.51 | $9,928 |
| Plumbing Rough-ins | 1 | $895.70 | $896 |
| Appliance Allowance | 1 | $4,452.00 | $4,452 |
| Basic Structure Total Cost | 1,044 | $190.92 | $199,321 |
| Partition Finish Area | 1,440 | $42.77 | $61,589 |
| Outside Entrance Below Grade | 1 | $2,729.50 | $2,730 |
| Subtotal Basement | | | $64,319 |
| Site Improvements | 1 | $15,000.00 | $15,000 |
| Subtotal Extras | | | $15,000 |
| Replacement Cost New | 1,044 | $266.90 | $278,640 |
| Physical + Functional Depreciation 5.5% | | | $15,325 |
| Total Depreciated Cost | | | $263,315 |
| Site Value | | | $15,000 |
| Non Building | | | $15,000 |
| Total | | | $278,315 |

Cost data by CoreLogic, Inc.

***Except for items and costs listed under "Addition Details," this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.***



Rating: Fail **Review Master: PAR Logic Review** File No. 09260020

***Client Specific Requirements - The client requires these items be corrected to receive a "pass".***

- UAD - (UCDP Fatal) SALES COMPARISON - Subject Gross Living Area - is blank or 0 (zero).
- UAD - (UCDP Fatal) SALES COMP #1 - Gross Living Area - is blank or 0 (zero).

***Errors - These items must be corrected to receive a "pass".***

- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (ATTRACTIVE) "The neighborhood is attractive to some potential buyers due to the rural atmosphere.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "This property is located in the Charleston School District.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "Though the subject has a Westfield address, the property is located within the Charleston School District.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "Medical facilities, schools, from pre-school to college, retail shopping, and an assortment of different types of eating facilities are all located within the City.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain (SAFE) "The home is of superior quality construction with wood siding, stone columns on the front porch, wrap-around deck, solid surface countertops, hardwood floor coverings, solid interior doors, safe room in the basement, and wood-covered, vaulted ceilings in many areas of the upper level.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Potentially offensive or unaccepted language or terminology was found in the Additional Comments: "However, the appraiser has not made an attempt to make discovery of neighborhood influences such as, but not limited to, registered sex offenders, criminal activity, or interim rehabilitation facilities/halfway houses and that the Client may desire to investigate this information themselves." Review the content of the statement and consider revising.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Additional Comments contain (CRIMINAL) "However, the appraiser has not made an attempt to make discovery of neighborhood influences such as, but not limited to, registered sex offenders, criminal activity, or interim rehabilitation facilities/halfway houses and that the Client may desire to investigate this information themselves.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Additional Comments contain (SEX) "However, the appraiser has not made an attempt to make discovery of neighborhood influences such as, but not limited to, registered sex offenders, criminal activity, or interim rehabilitation facilities/halfway houses and that the Client may desire to investigate this information themselves.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

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

- 1004_05UAD - SUBJECT - Borrower Name - is not the same as Owner of Public Record and Assignment Type is Refinance. Verify the loan purpose and the owner of public record.
- 1004_05UAD - IMPROVEMENTS - Basement Area - exceeds Gross Living Area.
- GSE - IMPROVEMENTS - Basement Area - exceeds Gross Living Area by 3% or more. (ref. FNM0812)
- 1004_05UAD - IMPROVEMENTS - Total Rooms - relative to the gross living area is under 100 sq ft per room.
- 1004_05UAD - SUBJECT - Above Grade Total Bedroom Count - in the appraisal report is 1, and ACI Insights indicates that there are 3 bedrooms labeled on the floorplan/sketch. Please review the report data and floorplan regarding this discrepancy.
- 1004_05UAD - SUBJECT - Above Grade Total Bathroom Count - in the appraisal report is 1.0, and ACI Insights indicates that there are 2.0 bathrooms labeled on the floorplan/sketch. Please review the report data and floorplan regarding this discrepancy.
- GSE - IMPROVEMENTS - Square Feet of Living Area Above Grade - is less than 400 sf. (ref. FNM0807)
- 1004_05UAD - SUBJECT - Above Grade Square Feet of Gross Living Area - in the appraisal report is 0 sf, and ACI indicates that the total finished area above grade is 2,484 sf. Please review the report data and floorplan regarding this discrepancy.
- 1004_05UAD - IMPROVEMENTS - Additional Features - is blank.
- 1004_05UAD - REPORT - The keyword "ANSI" was not found in the Additional Features, Condition of the Property, Additional Comments, Sales Comments, or the Beginning or Ending Addendum. The Fannie Mae Selling Guide requires that the ANSI method be used to measure, calculate, and report GLA and non-GLA areas of Subject properties and that all footprint sketches and floor plans must be computer-generated (not hand-drawn) for appraisals with an effective date of April 1, 2022 or later. Please include a comment in the report confirming that the Subject Property was measured according to the ANSI standard.
- 1004_05UAD - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Subject View - is CRPLND; and ACI Insights indicates that the view is Woods. Please review Subject Property data and photos, and verify the Subject Property's view.
- 1004_05UAD - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Gross Living Area - Subject Property's Gross Living Area is not bracketed by Gross Living Area values found in Comparables. Comment required.
- 1004_05UAD - SALES COMPARABLE(S) #1, 2 - Actual Age - differs by more than 8 years from the subject property and no adjustment has been entered.
- 1004_05UAD - SALES COMPARABLE(S) #1 - Condition Adjustment - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Gross Living Area - is 0 and ACI Insights Listings indicates that the GLA is 1720.0.

Comment, including an explanation of this difference, is required.

- 1004_05UAD - SALES COMPARABLE NO. 1 - Basement Area - exceeds Gross Living Area.
- 1004_05UAD - SALES COMPARABLE(S) #1 - Extra Items line 2 Adjustment - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE(S) #1, 3 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Site Size - is 2.45 AC, and ACI Insights Listings indicates that the Site Size is 110206.0 sf.
- 1004_05UAD - SALES COMPARABLE(S) #2, 3 - Gross Living Area - differs from the subject property by more than 100 sq.ft. and the adjustment amount is 0 (zero).
- 1004_05UAD - SALES COMPARABLE NO. 3 - Sale Price - differs by more than 50% of Estimated Market Value.
- 1004_05UAD - SALES COMPARABLE(S) #3 - Site Adjustment - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE NO. 3 - Quality of Construction Adjustment - exceeds 8% of Sale Price.
- 1004_05UAD - SUBJECT PROPERTY - Rear View - ACI Insights detected that the Subject Rear photo contains front_house, indicating that it might not be a photo of the rear of the Subject Property. Please review photo for accuracy.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_2_PHOTO_3, page contains slope_extreme, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_1_PHOTO_1, page contains slope, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_1_PHOTO_4, page contains slope_extreme, severity_immaterial, steps_damage, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_1_PHOTO_6, page contains slope_gentle, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA6_2_PHOTO_3, page contains slope, lawn__yard_damage, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRAIMAGEPAGE2, page contains property_lines, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRAIMAGEPAGE3, page contains property_lines, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.

***Information - These items typically require comment.***

- UAD - SUBJECT - Neighborhood Name - contains terms N/A, NA, None or Unknown. Please enter Subject Neighborhood Name.