File No. B7747
Case No.

# Uniform Residential Appraisal Report

The purpose of this 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 275 Bunker Hill Road | City Central City | State PA | Zip Code 15926-1070
Borrower Blaise & Kirsten Dininno | Owner of Public Record Blaise A. & Kristen P. Dininno | County Somerset
Legal Description Refer to Legal Description Deed Book 1801 Page 462 Somerset PA
Assessor's Parcel # 110001000, 110001020, 110001010 | Tax Year 2021 | R.E. Taxes $ 1,294
Neighborhood Name Central City Borough | Map Reference S11-039-119&117&118-000 | Census Tract 0204.00
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 AmeriSave Mortgage Corporation | Address 3525 Piedmont Rd NE, 8 Piedmont Center Suite 600 Atlanta, GA 30305
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, offerings price(s), and date(s). Cambria Somerset MLS

## 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 down payment 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 | 65 % |
| Built-Up | [X] Over 75% | [ ] 25-75% | [ ] Under 25% | Demand/Supply | [X] Shortage | [ ] In Balance | [ ] Over Supply | $ (000) | | (yrs) | 2-4 Unit | 10 % |
| Growth | [ ] Rapid | [X] Stable | [ ] Slow | Marketing Time | [X] Under 3 mths | [ ] 3-6 mths | [ ] Over 6 mths | 6 | Low | 25 | Multi-Family | 2 % |
| Neighborhood Boundaries | The subject's neighborhood is bounded by Windber Ave to the North, School Rd | | | | | | | 181 | High | 130 | Commercial | 5 % |
| to the West, Edgar St. to the South and Shaffer Mountain to the East | | | | | | | | 66 | Pred. | 100 | Other Vacant | 18 % |

Neighborhood Description The subject neighborhood is an older rural mining town, the houses have been updated.

Market Conditions (including support for the above conclusions) Mortgage interest rates at the time of this report are 2.5% to 3% . The unemployment rate in Somerset County at the time of this report was 4.8%

## SITE

Dimensions 120 X 120 | Area 14,400 sf | Shape Rectangular | View N;Street;
Specific Zoning Classification None | Zoning Description No Zoning
Zoning Compliance [ ] Legal [ ] Legal Nonconforming (Grandfathered Use) [X] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 42111C0281D | FEMA Map Date 09/19/2012
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.

## IMPROVEMENTS

| General Description | Foundation | Exterior Description materials/condition | Interior materials/condition |
|---|---|---|---|
| Units [X] One [ ] One with Accessory Unit | [ ] Concrete Slab [ ] Crawl Space | Foundation Walls Concrete/Ave | Floors Laminate/Carpet/Gd/Ave |
| # of Stories 2 | [X] Full Basement [ ] Partial Basement | Exterior Walls Vinyl/Good | Walls Plaster/Average |
| Type [X] Det. [ ] Att. [ ] S-Det./End Unit | Basement Area 676 sq. ft. | Roof Surface Asphalt Shingle/Good | Trim/Finish Wood/Average |
| [X] Existing [ ] Proposed [ ] Under Const. | Basement Finish 0 % | Gutters & Downspouts Aluminum/Good | Bath Floor Vinyl/WoodAverage |
| Design (Style) Two Story | [X] Outside Entry/Exit [ ] Sump Pump | Window Type Double Hung/Ave | Bath Wainscot Fiber glass/Ave |
| Year Built 1900 | Evidence of [ ] Infestation | Storm Sash/Insulated Insulated/Ave | Car Storage [ ] None |
| Effective Age (Yrs) 50 | [ ] Dampness [ ] Settlement | Screens Yes | [X] Driveway # of Cars 2 |
| Attic [ ] None | Heating [ ] FWA [ ] HWBB [ ] Radiant | Amenities [ ] Woodstove(s) # 0 | Driveway Surface Gravel |
| [ ] Drop Stair [X] Stairs | [X] Other Radiators Fuel Oil & Coal | [ ] Fireplace(s) # 0 [ ] Fence None | [X] Garage # of Cars 2 |
| [X] Floor [ ] Scuttle | Cooling [ ] Central Air Conditioning | [X] Patio/Deck Deck [X] Porch Front | [ ] Carport # of Cars 0 |
| [ ] Finished [ ] Heated | [ ] Individual [X] Other None | [ ] Pool None [ ] Other None | [ ] Att. [X] Det. [ ] Built-in |

Appliances [X] Refrigerator [X] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 6 Rooms 4 Bedrooms 2.0 Bath(s) 1,352 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) There are no additional features that would affect the subject's market value

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;C4 The overall condition of the subject is considered average, the exterior has new vinyl siding and the roof shingles have recently been replaced

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe

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

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

There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 85 to $ 114,900 .

## SALES COMPARISON ANALYSIS

| FEATURE | SUBJECT | COMPARABLE SALE # 1 | | COMPARABLE SALE # 2 | | COMPARABLE SALE # 3 | |
|---|---|---|---|---|---|---|---|
| Address | 275 Bunker Hill Road Central City, PA 15926-1070 | 215 Strayer Street Central City, PA 15926-1070 | | 214 Zigler Streeet Central City, PA 15926-1070 | | 395 Bunker Hill Road Central City, PA 15926 | |
| Proximity to Subject | | 0.15 miles NE | | 0.20 miles W | | 0.16 miles SE | |
| Sale Price | $ | $ 114,900 | | $ 85,000 | | $ 89,900 | |
| Sale Price/Gross Liv. Area | $ 63.16 sq. ft. | $ 60.09 sq. ft. | | $ 53.26 sq. ft. | | $ 58.11 sq. ft. | |
| Data Source(s) | | CSMLS#96023911;DOM 12 | | CSMLS#96024148;DOM 71 | | CSMLS#96023616;DOM 102 | |
| Verification Source(s) | | Somerset County Assessment Office | | Somerset County Assessment Office | | Somerset County Assessment Office | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing | | ArmLth | | ArmLth | | ArmLth | |
| Concessions | | Conv;0 | | RH;5100 | -5,100 | RH;5394 | -5,400 |
| Date of Sale/Time | | s04/21;Unk | | s07/21;Unk | | s03/21;Unk | |
| Location | N;Rural Town; | N;Rural Town; | | N;Rural Town; | | N;Rural Town; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 14,400 sf | 11400 sf | +500 | 5750 sf | +1,500 | 39204 sf | -5,000 |
| View | N;Street; | N;Street; | | N;Street; | | N;Street; | |
| Design (Style) | DT2;Two Story | DT2;Two Story | | DT2;Two Story | | DT1.5;Cape Cod | 0 |
| Quality of Construction | Q4 | Q4 | | Q4 | | Q4 | |
| Actual Age | 121 | 101 | 0 | 121 | | 69 | -5,000 |
| Condition | C4 | C3 | -10,000 | C4 | | C4 | |
| Above Grade Room Count | Total 6 Bdrms. 4 Baths 2.0 | Total 8 Bdrms. 4 Baths 2.0 | 0 | Total 7 Bdrms. 4 Baths 1.0 | +4,000 | Total 7 Bdrms. 4 Baths 1.0 | +4,000 |
| Gross Living Area | 1,352 sq. ft. | 1,912 sq. ft. | -4,500 | 1,596 sq. ft. | -2,000 | 1,547 sq. ft. | -1,500 |
| Basement & Finished Rooms Below Grade | 676sf0sfwu | 648sf0sfwu | 0 | 700sf0sfin | 0 | 884sf0sfin | 0 |
| Functional Utility | Average/Fair | Average | -2,000 | Average | -2,000 | Average | -2,000 |
| Heating/Cooling | Coal/Oil Hot Water | Oil Forced Air | 0 | Oil Hot Water | 0 | Propane FA | 0 |
| Energy Efficient Items | None | None | | None | | None | |
| Garage/Carport | 2gd2dw | 1gd1dw | +4,000 | 1gd2dw | +4,000 | 2gd2dw | |
| Porch/Patio/Deck | Porch & Deck | Porch & Deck | | Porch & Deck | | Patio | +2,000 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Net Adjustment (Total) | | [ ] + [X] - | $ -12,000 | [X] + [ ] - | $ 400 | [ ] + [X] - | $ -12,900 |
| Adjusted Sale Price of Comparables | | Net Adj: -10% Gross Adj : 18% | $ 102,900 | Net Adj: 0% Gross Adj: 22% | $ 85,400 | Net Adj: -14% Gross Adj: 28% | $ 77,000 |

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) Somerset County Records

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) Somerset County Public Records

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

| ITEM | SUBJECT | COMPARABLE SALE # 1 | COMPARABLE SALE # 2 | COMPARABLE SALE # 3 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | Somerset County Public Records | Somerset County Public Records | Somerset County Public Records | Somerset County Records |
| Effective Date of Data Source(s) | 12/21/2021 | 12/21/2021 | 12/21/2021 | 12/21/2021 |

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach Most Weight was given to comparable sale # 2 because it required the lowest total adjustments. Sale #3 exceeded the 25% gross adjustment guideline. A Functional Utility adjustment was made to all 3 sales because the subject's 4th bedroom is captive

Indicated Value by Sales Comparison Approach $ 85,400

## RECONCILIATION

**Indicated Value by: Sales Comparison Approach $** 85,400 **Cost Approach (if developed) $** 0 **Income Approach (if developed) $**

Most weight was given to the sales comparable approach, the cost approach was not considered because the age of the subject. The income approach was not considered for this report because in this market few single family homes are rented and there is insufficient data available to develop a Gross Rent Multiplier

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 $** 85,400 **, as of** 12/20/2021 **, which is the date of inspection and the effective date of this appraisal.**

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## ADDITIONAL COMMENTS

## COST APPROACH

### COST APPROACH TO VALUE (not required by Fannie Mae.)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

| | | | |
|---|---|---|---|
| ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW | OPINION OF SITE VALUE | | =$ |
| Source of cost data | Dwelling 1,352 | Sq. Ft. @ $ | =$ |
| Quality rating from cost service Effective date of cost data | Bsmt. 676 | Sq. Ft. @ $ | =$ |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.) | | | |
| | Garage/Carport | Sq. Ft. @ $ | =$ |
| | Total Estimate of Cost-new | | =$ |
| | Less Physical 63 | Functional | External |
| | Depreciation 0 | | =$ ( 0 ) |
| | Depreciated Cost of Improvements | | =$ 0 |
| | "As-is" Value of Site Improvements | | =$ |
| Estimated Remaining Economic Life (HUD and VA only) 30 Years | Indicated Value By Cost Approach | | =$ 0 |

## INCOME

### INCOME APPROACH TO VALUE (not required by Fannie Mae.)

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

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

## PUD INFORMATION

### PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source.

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## SUPERVISORY APPRAISER'S CERTIFICATION:

The Supervisory Appraiser certifies and agrees that:

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

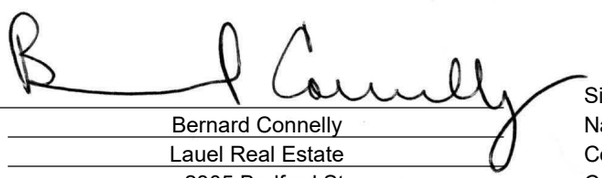
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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

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

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

APPRAISER



Signature
Name Bernard Connelly
Company Name Lauel Real Estate
Company Address 2305 Bedford St
Johnstown, PA 15905
Telephone Number 814-269-4411
Email Address cbappraiser@aol.com
Date of Signature and Report 12/22/2021
Effective Date of Appraisal 12/20/2021
State Certification # RL001124L
or State License #
or Other (describe) State #
State PA
Expiration Date of Certification or License 06/30/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDRESS OF PROPERTY APPRAISED
275 Bunker Hill Road
Central City, PA 15926-1070

APPRAISED VALUE OF SUBJECT PROPERTY $ 85,400

LENDER/CLIENT
Name First American Mortgage Services
Company Name AmeriSave Mortgage Corporation
Company Address 3525 Piedmont Rd NE
8 Piedmont Center Suite 600 Atlanta, GA 30305
Email Address

SUBJECT PROPERTY

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

COMPARABLE SALES

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

# APPRAISAL COMPLIANCE

File No. B7747
Case No.

Borrower/Client Blaise & Kirsten Dininno
Address 275 Bunker Hill Road Unit No.
City Central City County Somerset State PA Zip Code 15926-1070
Lender/Client AmeriSave Mortgage Corporation

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

[ ] Restricted Appraisal Report — This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

## PRIOR SERVICES

- [X] I have **NOT** performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## PROPERTY INSPECTION

- I [X] **HAVE** made a personal inspection of the property that is the subject of this report.
- I [ ] have **NOT** made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 30-60 day(s) utilizing market conditions pertinent to the appraisal assignment.

[X] A reasonable exposure time for the subject property is 30-60 day(s).

## APPRAISER

Signature
Name Bernard Connelly
Date of Signature 12/22/2021
State Certification # RL001124L
or State License #
State PA
Expiration Date of Certification or License 06/30/2023

Effective Date of Appraisal 12/20/2021

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

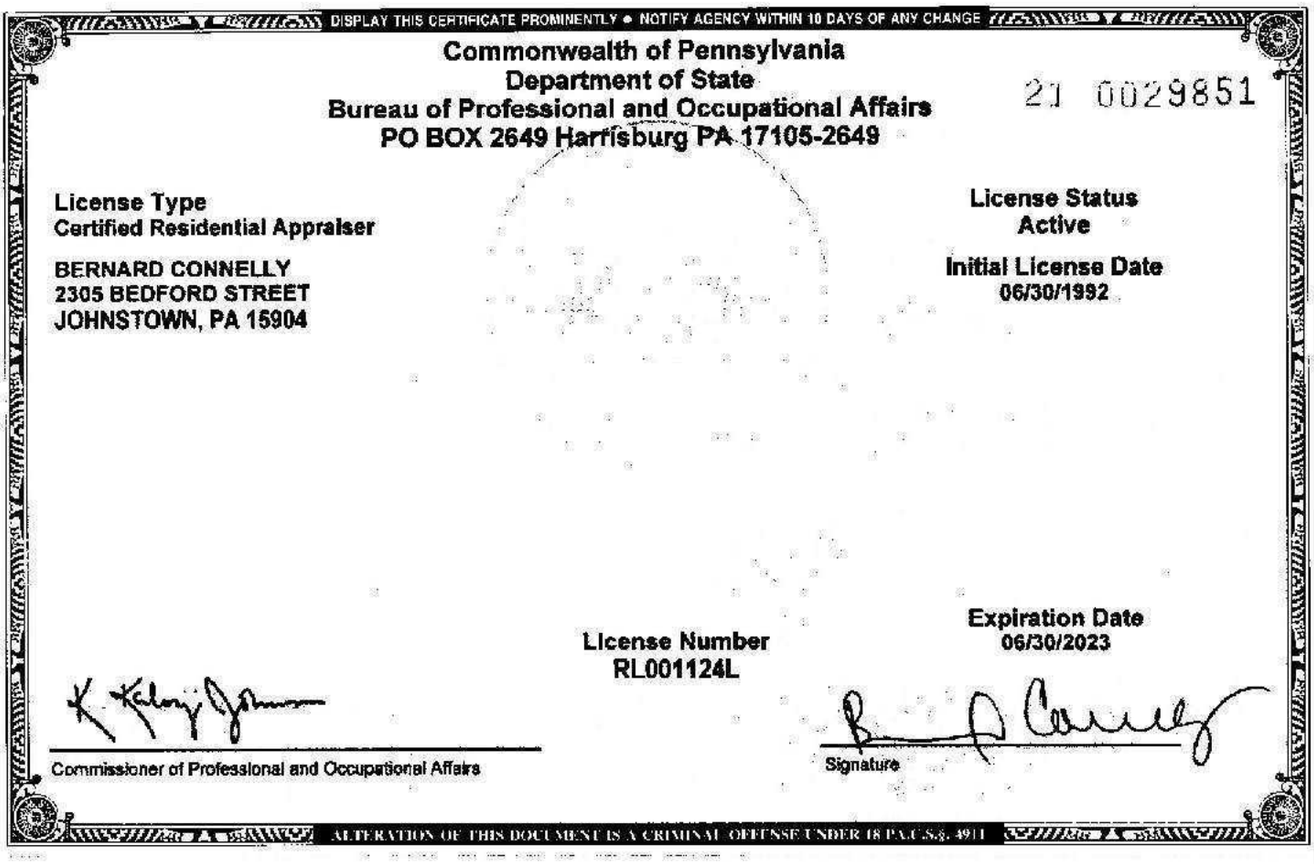
Signature
Name
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

Supervisory Appraiser Inspection of Subject Property:
[ ] Did Not [ ] Exterior Only from street [ ] Interior and Exterior



UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727

Borrower Blaise & Kirsten Dininno
Property Address 275 Bunker Hill Road
City Central City County Somerset State PA Zip Code 15926-1070
Lender/Client AmeriSave Mortgage Corporation Address 3525 Piedmont Rd NE, 8 Piedmont Center Suite 600 Atlanta, GA 30305



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

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

21 0029851

**License Type**
**Certified Residential Appraiser**

**License Status**
**Active**

**Initial License Date**
**06/30/1992**

**BERNARD CONNELLY**
**2305 BEDFORD STREET**
**JOHNSTOWN, PA 15904**

**License Number**
**RL001124L**

**Expiration Date**
**06/30/2023**

Commissioner of Professional and Occupational Affairs

Signature

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

Lauel Real Estate

# SUBJECT PHOTO ADDENDUM

File No. B7747
Case No.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Blaise & Kirsten Dininno | | | | | | |
| Property Address | 275 Bunker Hill Road | | | | | | |
| City | Central City | County | Somerset | State | PA | Zip Code | 15926-1070 |
| Lender/Client | AmeriSave Mortgage Corporation | Address | 3525 Piedmont Rd NE, 8 Piedmont Center Suite 600 Atlanta, GA 30305 | | | | |



**FRONT OF SUBJECT PROPERTY**
275 Bunker Hill Road
Central City, PA 15926-1070



**REAR OF SUBJECT PROPERTY**



**STREET SCENE**

Borrower Blaise & Kirsten Dininno
Property Address 275 Bunker Hill Road
City Central City County Somerset State PA Zip Code 15926-1070
Lender/Client AmeriSave Mortgage Corporation Address 3525 Piedmont Rd NE, 8 Piedmont Center Suite 600 Atlanta, GA 30305



Road




Garage



Garage interior

Borrower Blaise & Kirsten Dininno
Property Address 275 Bunker Hill Road
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Electrical Box



Oil & Coal Furnace



1st Floor Bath & Laundry

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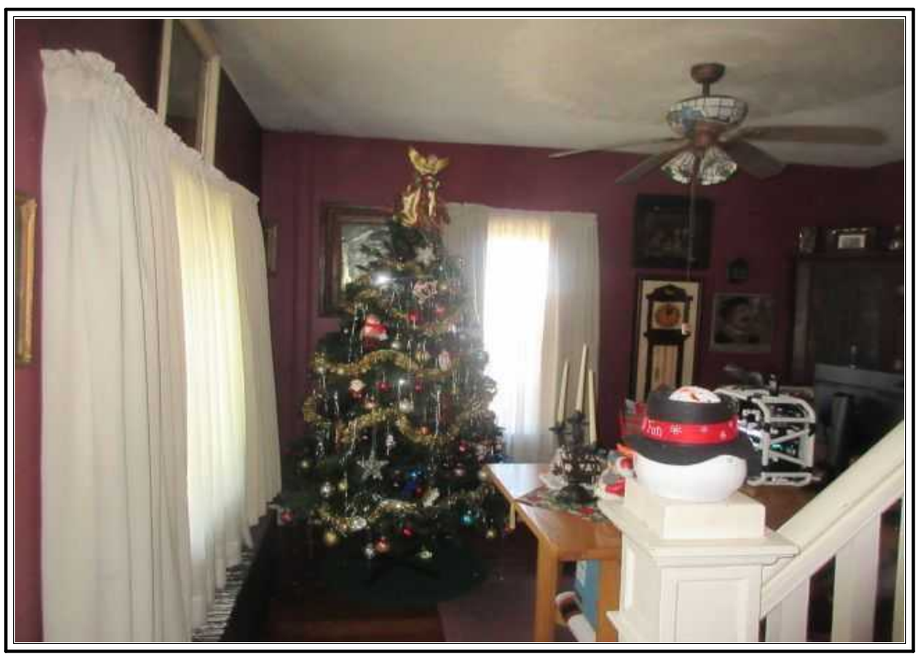
# SUBJECT PHOTO ADDENDUM

File No. B7747
Case No.

Borrower Blaise & Kirsten Dininno
Property Address 275 Bunker Hill Road
City Central City County Somerset State PA Zip Code 15926-1070
Lender/Client AmeriSave Mortgage Corporation Address 3525 Piedmont Rd NE, 8 Piedmont Center Suite 600 Atlanta, GA 30305



Living Room



Dining Room



Kitchen

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Property Address 275 Bunker Hill Road
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Bedroom



Bathroom



Bedroom

Lauel Real Estate

# SUBJECT PHOTO ADDENDUM

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Bedroom



Attic



Bedroom

Borrower Blaise & Kirsten Dininno
Property Address 275 Bunker Hill Road
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Lender/Client AmeriSave Mortgage Corporation Address 3525 Piedmont Rd NE, 8 Piedmont Center Suite 600 Atlanta, GA 30305



**COMPARABLE SALE #** 1
215 Strayer Street
Central City, PA 15926-1070



**COMPARABLE SALE #** 2
214 Zigler Streeet
Central City, PA 15926-1070



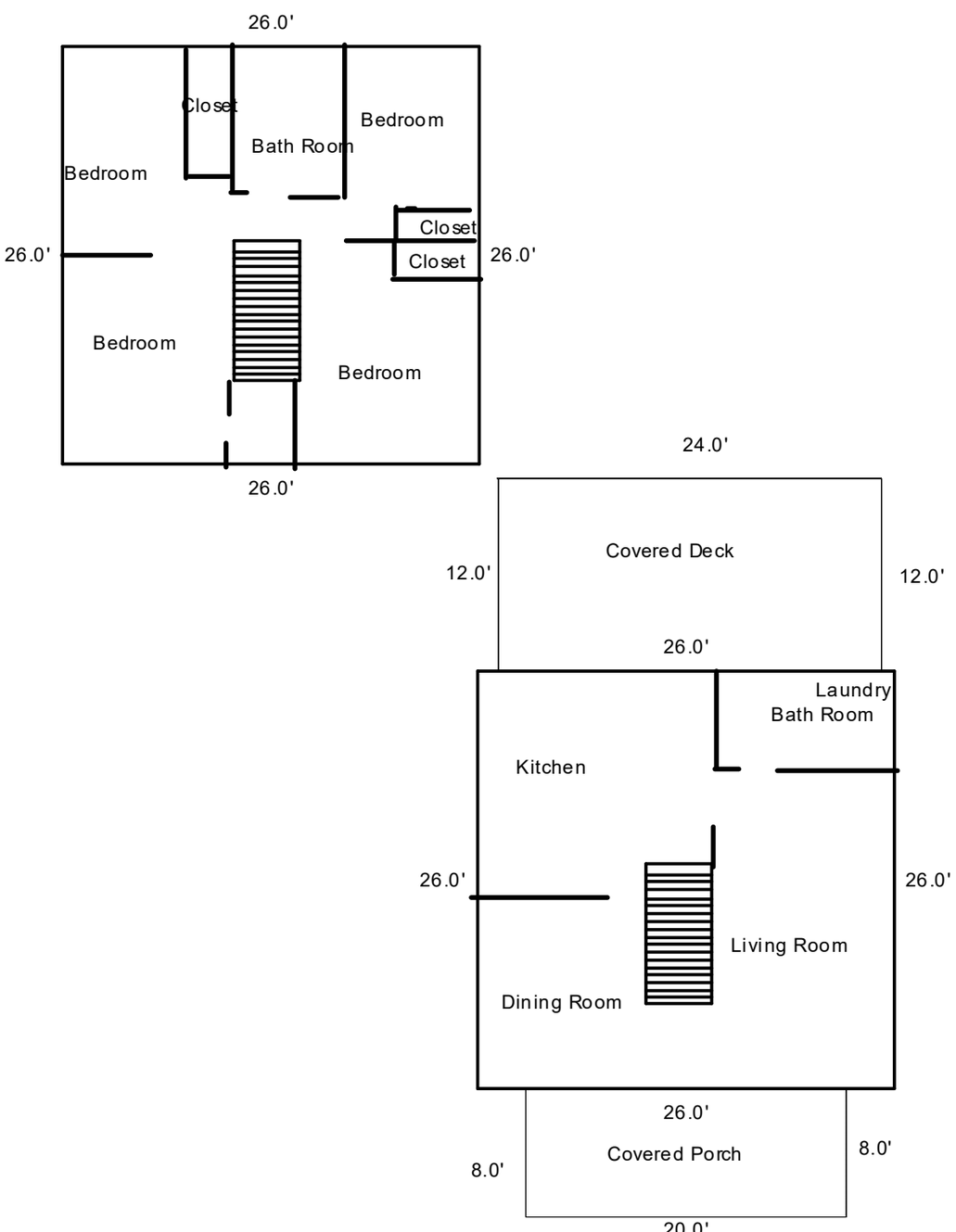
**COMPARABLE SALE #** 3
395 Bunker Hill Road
Central City, PA 15926

Lauel Real Estate

# SKETCH ADDENDUM

File No. B7747
Case No.

Borrower Blaise & Kirsten Dininno
Property Address 275 Bunker Hill Road
City Central City County Somerset State PA Zip Code 15926-1070
Lender/Client AmeriSave Mortgage Corporation Address 3525 Piedmont Rd NE, 8 Piedmont Center Suite 600 Atlanta, GA 30305



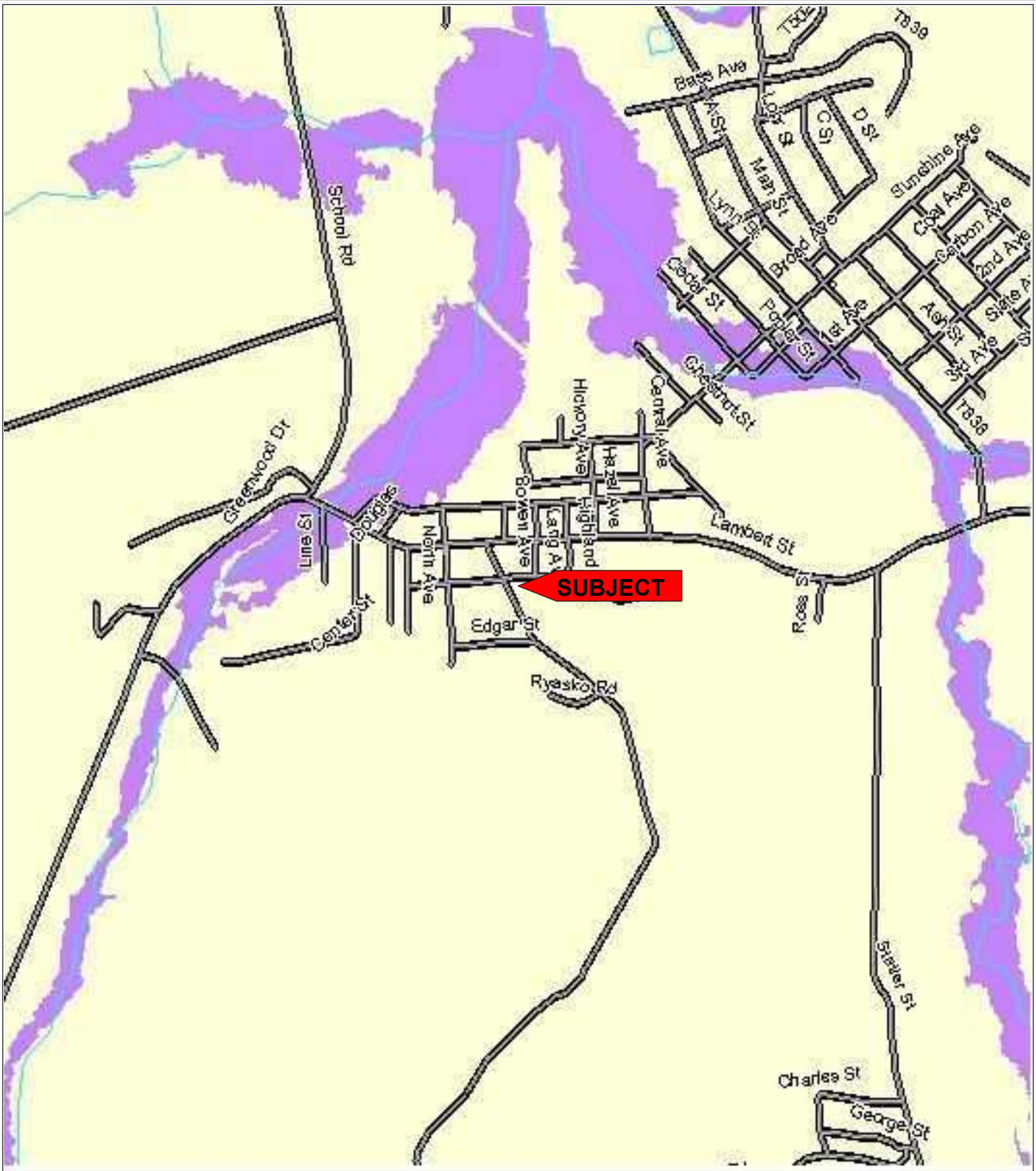

| SKETCH CALCULATIONS | | Perimeter | Area |
|---|---|---|---|
| A1 | A1 : 26.0 x 26.0 = | | 676.0 |
| | First Floor | | 676.0 |
| A2 | A2 : 26.0 x 26.0 = | | 676.0 |
| | Second Floor | | 676.0 |
| | **Total Living Area** | | **1352.0** |

Lauel Real Estate

# FLOOD MAP ADDENDUM

File No. B7747
Case No.

Borrower Blaise & Kirsten Dininno
Property Address 275 Bunker Hill Road
City Central City County Somerset State PA Zip Code 15926-1070
Lender/Client AmeriSave Mortgage Corporation Address 3525 Piedmont Rd NE, 8 Piedmont Center Suite 600 Atlanta, GA 30305




## Flood Map Legends

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100 and 500 year flood plains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazard
- Areas not mapped on any published FIRM

## Flood Zone Determination

SFHA (Flood Zone): **Out**
Within 250 ft. of multiple flood zones? **No**
Community: **420796**
Community Name: **CENTRAL CITY, BOROUGH OF**
Zone: **X** Panel: **42111C 0281D** Panel Date: **09/19/2012**
FIPS Code: **42111** Census Tract: **0204.00**

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

File No. B7747
Case No.

# Market Conditions Addendum to the Appraisal Report

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

Property Address 275 Bunker Hill Road City Central City State PA ZIP Code 15926-1070

Borrower Blaise & Kirsten Dininno

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

## MARKET RESEARCH & ANALYSIS

| Inventory Analysis | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend |
|---|---|---|---|---|
| Total # of Comparable Sales (Settled) | 2 | 1 | 0 | ☐ Increasing ☒ Stable ☐ Declining |
| Absorption Rate (Total Sales/Months) | 0.33 | 0.33 | 0.00 | ☐ Increasing ☒ Stable ☐ Declining |
| Total # of Comparable Active Listings | Unknown | Unknown | 0 | ☒ Declining ☐ Stable ☐ Increasing |
| Months of Housing Supply (Total Listings/Ab. Rate) | Unknown | Unknown | 0.00 | ☒ Declining ☐ Stable ☐ Increasing |

| Median Sales & List Price, DOM, Sale/List % | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend |
|---|---|---|---|---|
| Median Comparable Sales Price | 102,400 | 85,000 | 0 | ☐ Increasing ☒ Stable ☐ Declining |
| Median Comparable Sales Days on Market | 57 | 71 | 0 | ☐ Declining ☒ Stable ☐ Increasing |
| Median Comparable List Price | Unknown | Unknown | 0 | ☐ Increasing ☒ Stable ☐ Declining |
| Median Comparable Listings Days on Market | Unknown | Unknown | 0 | ☐ Declining ☒ Stable ☐ Increasing |
| Median Sale Price as % of List Price | 100.00 | 107.00 | 0.00 | ☐ Increasing ☒ Stable ☐ Declining |
| Seller-(developer, builder, etc,) paid financial assistance prevalent? | ☒ Yes ☐ No | | | ☐ Declining ☒ Stable ☐ Increasing |

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

2 of the 3 sales analyzed had a seller assist

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

Cite data sources for above information.

Cambria/Somerset MLS

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

At the time of this report there was a shortage of competitive offerings

## CONDO/CO-OP PROJECTS

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

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

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

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

## APPRAISER

| | | | |
|---|---|---|---|
| Signature | | Signature | |
| Appraiser Name | Bernard Connelly | Supervisor Name | |
| Company Name | Lauel Real Estate | Company Name | |
| Company Address | 2305 Bedford St, Johnstown, PA 15905 | Company Address | |
| State License/Certification # | RL001124L State PA | State License/Certification # | State |
| Email Address | cbappraiser@aol.com | Email Address | |

Lauel Real Estate

# LOCATION MAP ADDENDUM

File No. B7747
Case No.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Blaise & Kirsten Dininno | | | | | | |
| Property Address | 275 Bunker Hill Road | | | | | | |
| City | Central City | County | Somerset | State | PA | Zip Code | 15926-1070 |
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Lauel Real Estate

# LOCATION MAP ADDENDUM

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