********* INVOICE *********

File Number: 91158626 06/15/2022

First American Mortage Solutions

Borrower : Richard & Jennifer Robertson

Invoice # : 91158626
Order Date :
Reference/Case # : 7600408888
PO Number :

1721 Williams Rd
Williamsport, PA 17701

1004 UAD Compliant appraisal report		$	550.00
		$	
		$	
		$	
		$	
		$	
		$	
Invoice Total		$	550.00
State Sales Tax @	%	$	0.00
Deposit		($	)
Deposit		($	)
Amount Due		$	550.00

Terms:

Please Make Check Payable To:

Fahien Appraisals, Inc
377 Fairfield Church Rd
Montoursville, PA 17754

Fed. I.D. #: 47-2616111

Order Form

ORDER INFORMATION

General

File No.: 91158626
Case No: 7600408888
Client File No.:
Tracking No.:
Filename: C:\Program Files (x86)\ACI32\REPORTS\91158626.aci

Loan Type:
Job Type:
Property Type:
Form Type:

Property Information

Address: 1721 Williams Rd
City: Williamsport County: Lycoming St: PA Zip: 17701
Location: Map No: 74-013 Census: 0002.00
Legal: Deed book; 4474; Page; 0327; 1721 Williams Rd - .55 ac
Sale Price: ☐ Refinance Loan Amt.: Date of Sale:
Rooms: 8 Bedrooms: 3 Baths: 1.0 Appraised Value: $255,000

Borrower First: Richard & Jennifer Last: Robertson Owner: Richard A. & Jennifer A. Rob

Status:

Dates

Ordered:
Due:
Assigned:
Inspected: 06/08/2022
Reviewed:
Signed: 06/15/2022
Fax/EDI:
Delivered:
Invoiced: 06/15/2022
User Defined:
Cancelled:
Paid:

CLIENT

Client Information

☒ Ordered By ☐ Bill To ☐ Send To

Client: PNC Bank
Branch:
Address: 2730 Liberty Ave
City: Pittsburgh State: PA Zip: 15222
Phone: Fax:
Contact: First American Mortgage Solutions
Misc:

Client Information

☐ Bill To ☐ Send To

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

Billing Information

Invoice No.: 91158626
Fee: $550.00

Tax: $0.00
Total Amount: $550.00
Payment 1:
Check #: Date:
Payment 2:
Check #: Date:
Due: $550.00

NAME

Appraiser/Broker Information

Name: Suzanne M Fahien
Cert #: State:
License #: State:
Exp. Date: 06/30/2023

Supervisor: Suzanne Fahien
Cert #: RL003671 State:
License #: State:
Exp. Date: 06/30/2023

INSTRUCTIONS/CONTACTS

Primary Contact Information

Primary Contact: Home Phone:
Best time to call: Work Phone:

Secondary Contact Information

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

Special Instructions

COMMENTS

Comments

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File No. 91158626

APPRAISAL OF



Single Family Residence

LOCATED AT:

1721 Williams Rd
Williamsport, PA 17701

FOR:

PNC Bank
2730 Liberty Ave
Pittsburgh, PA, 15222

BORROWER:

Richard & Jennifer Robertson

AS OF:

June 8, 2022

BY:

Suzanne M Fahien
Certified Residential Real Estate Appraiser

377 Fairfield Church Rd, Montoursville, PA 17754

06/15/2022

PNC Bank
2730 Liberty Ave
Pittsburgh, PA, 15222

File Number: 91158626

Dear Sir/Madam,

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

1721 Williams Rd
Williamsport, PA 17701

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

In my opinion, the market value of the property as of June 8, 2022 is:

$255,000
Two Hundred Fifty-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.

Sincerely,

Justine A Young
Trainee Appraiser
LAT0011182

Uniform Residential Appraisal Report

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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 1721 Williams Rd | City Williamsport | State PA | Zip Code 17701
Borrower Richard & Jennifer Robertson | Owner of Public Record Richard A. & Jennifer A. Robertson | County Lycoming
Legal Description Deed book; 4474; Page; 0327; 1721 Williams Rd - .55 ac
Assessor's Parcel # 74-013-401 | Tax Year 2022 | R.E. Taxes $ 5,902
Neighborhood Name City of Williamsport | Map Reference 74-013 | Census Tract 0002.00
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 [ ] Refinance Transaction [X] Other (describe) Equity
Lender/Client PNC Bank | Address 2730 Liberty Ave, Pittsburgh, PA 15222
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). The property is not currently listed, it has not been listed in the past 12 months. The information was obtained on the date of the appraisal and verified with MLS records.

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	[X] Suburban	[ ] Rural	Property Values	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE	One-Unit	95 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	70 Low	10	Multi-Family	0 %
Neighborhood Boundaries	North by Bloomingrove Rd, South by Williamsport Borough, East by Grampian Blvd,							700 High	200	Commercial	0 %
and West by Ravine Rd								225 Pred.	60	Other vacant	5 %

Neighborhood Description See Attached Addendum

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

SITE

Dimensions Reference Legal Description | Area 23958 sf | Shape Irregular | View N;Res;
Specific Zoning Classification R1A | Zoning Description Residential Agricultural
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 42081C0354F | FEMA Map Date 06/02/2016
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. No Apparent easements, encroachments or other adverse conditions were noted. The property is a legal, conforming use. If the improvements were to be destroyed they could be rebuilt to the current footprint. Variances are usually required and are typically granted for rebuilding.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	ConcBlk/A	Floors	Car,vinyl/A
# of Stories	1	[X] Full Basement	[ ] Partial Basement	Exterior Walls	Stone,Vinyl/A	Walls	Drywall/A
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	1650 sq. ft.	Roof Surface	Compasph/A	Trim/Finish	Wood/A
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	40 %	Gutters & Downspouts	Alum/A	Bath Floor	Vinyl/N-A
Design (Style)	Split-Level	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	D/H Th/A	Bath Wainscot	Fiberglass/N-A
Year Built	1958	Evidence of [ ] Infestation		Storm Sash/Insulated	Insulated/A	Car Storage	[ ] None
Effective Age (Yrs)	25	[ ] Dampness	[ ] Settlement	Screens	Mesh/A	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [ ] FWA	[X] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) # 0	Driveway Surface	Macadam
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Oil	[X] Fireplace(s) # 1	[ ] Fence None	[X] Garage	# of Cars 1
[X] Floor	[X] Scuttle	Cooling	[X] Central Air Conditioning	[X] Patio/Deck Wood	[X] Porch Side	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[X] Other Shed	[ ] Att. [ ] Det.	[X] Built-in

Appliances [P] Refrigerator [P] Range/Oven [X] Dishwasher [X] Disposal [ ] Microwave [P] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 8 Rooms | 3 Bedrooms | 1.0 Bath(s) | 1,796 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). 200 Amp Electrical Service
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;Kitchen-not updated;Bathrooms-updated-one to five years ago;The subject is an older split level home in average condition with no deferred maintenance. The home features one updated bathroom and a refinished basement. Physical depreciation is due to age, no functional obsolescence or external obsolescenses were noted at the time of the appraisal.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

Uniform Residential Appraisal Report

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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 6 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 232,500 to $ 309,900 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	1721 Williams Rd Williamsport, PA 17701	54 Upland Rd Williamsport, PA 17701		195 Selkirk Rd Williamsport, PA 17701		260 Selkirk Rd Williamsport, PA 17701	
Proximity to Subject		0.30 miles NE		0.53 miles NE		0.73 miles NE	
Sale Price	$		$ 309,900		$ 296,500		$ 295,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 155.57 sq. ft.		$ 152.52 sq. ft.		$ 137.08 sq. ft.	
Data Source(s)		WBVMLS#WB-92839;DOM 2		WBVMLS#WB-92760;DOM 120		WBVMLS#WB-93395;DOM 4	
Verification Source(s)		Lycoming Cty Assmnt/MLS Recs		Lycoming Cty Assmnt/MLS Recs		Lycoming Cty Assmnt/MLS Recs	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0	0	ArmLth Conv;9000	0	ArmLth VA;0	0
Date of Sale/Time		s08/21;c06/21	0	s11/21;c10/21	0	s10/21;c09/21	0
Location	N;Res;	B;Res;	-15,000	B;Res;	-15,000	B;Res;	-15,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	23958 sf	13068 sf	2,000	1.10 ac	-4,000	26136 sf	0
View	N;Res;	N;Res;		N;Woods;	0	N;Res;	
Design (Style)	DT1;Split-Level	DT1;Ranch	0	DT1;Split-level		DT1;Ranch	0
Quality of Construction	Q4	Q3	-15,000	Q3	-15,000	Q4	
Actual Age	64	64		49	0	44	0
Condition	C4	C4		C4		C3	-15,000
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 3 / 1.0	7 / 3 / 1.0		6 / 3 / 2.0	-4,000	7 / 4 / 3.0	-8,000
Gross Living Area	1,796 sq. ft.	1,992 sq. ft.	-4,900	1,944 sq. ft.	-3,700	2,152 sq. ft.	-8,900
Basement & Finished Rooms Below Grade	1650sf660sfwo 1rr1br1.0ba1o	1992sf870sfwo 1rr0br1.0ba1o	0 0	1014sf812sfwo 1rr0br0.1ba0o	0 0	1456sf0sfwo	0 7,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	HWBB C/Air	HWBB C/Air		HP C/Air	0	BB None	4,000
Energy Efficient Items	thermo windows	thermo windows		thermo windows		thermo windows	
Garage/Carport	1gbi2dw	2ga2dw	-5,000	2ga2dw	-5,000	2ga2dw	-5,000
Porch/Patio/Deck	Deck,pch,f/p,shed	Porch,f/p	8,000	Balcony,pch,f/p	4,000	Deck,fnc,pat,p/s	0
		.					
Net Adjustment (Total)		[ ] + [X] -	$ 29,900	[ ] + [X] -	$ 42,700	[ ] + [X] -	$ 42,900
Adjusted Sale Price of Comparables		Net Adj. -9.6% Gross Adj. 16.1%	$ 280,000	Net Adj. -14.4% Gross Adj. 17.1%	$ 253,800	Net Adj. -14.5% Gross Adj. 22.0%	$ 252,100

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) Courthouse 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) Courthouse records

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

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Courthouse Records	Courthouse Records	Courthouse Records	Courthouse Records
Effective Date of Data Source(s)	06/08/2022	06/08/2022	06/08/2022	06/08/2022

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

The subject has not transferred in the past three years. The comparables have not sold in the year prior to the last sale date.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 255,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 255,000 Cost Approach (if developed) $ 0 Income Approach (if developed) $ 0

The income approach could not be developed due to a lack of data regarding rents for the subject property. The cost approach could not be devloped due to the age of the subject. Most emphasis is placed on the sales comparison market approach. Additionally, the cost and income approaches were determinded unnecessary to produce credible assignment results.

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 $ 255,000 as of 06/08/2022 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

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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) Sales of land in the subject's general area were researched. Sales of similar lots range in sale price from $10,000 to $64,000. The opinion of the site value is $40,000. The land to value ratio is 16%.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = $ 40,000
Source of cost data	Dwelling 1,796 Sq. Ft. @ $ ..... = $ 0
Quality rating from cost service Effective date of cost data	Bsmt: 1650 Sq. Ft. @ $ ..... = $ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
Total economic Life: 70 Years	Garage/Carport Sq. Ft. @ $ ..... = $
The cost approach was not developed and is considered inapplicable due to	Total Estimate of Cost-New ..... = $ 0
the age of the subject. Physical and functional obsolescence are an	Less 70 Physical / Functional / External
estimate which makes the cost approach an unreliable indicator of value in	Depreciation = $ (0)
this case. Additionally the cost approach is not considered necessary to	Depreciated Cost of Improvements ..... = $ 0
produce credible assignment results.	"As-is" Value of Site Improvements ..... = $
Estimated Remaining Economic Life (HUD and VA only) 45 Years	INDICATED VALUE BY COST APPROACH ..... = $

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

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

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26. I have not performed other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

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 Justine A Young
Name Justine A Young
Company Name Fahien Appraisals, Inc
Company Address 377 Fairfield Church Rd
Montoursville, PA 17754
Telephone Number 5704358140
Email Address szfahien@gmail.com
Date of Signature and Report 06/15/2022
Effective Date of Appraisal 06/08/2022
State Certification #
or State License #
or Other (describe) Trainee State # LAT001182
State PA
Expiration Date of Certification or License 06/30/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name Suzanne Fahien
Company Name Fahien Appraisals Inc.
Company Address 377 Fairfield Church Rd
Montoursville, PA 17754
Telephone Number 5706920811
Email Address szfahien@gmail.com
Date of Signature 06/15/2022
State Certification # RL003671
or State License #
State PA
Expiration Date of Certification or License 06/30/2023

ADDRESS OF PROPERTY APPRAISED
1721 Williams Rd
Williamsport, PA 17701

APPRAISED VALUE OF SUBJECT PROPERTY $ 255,000

LENDER/CLIENT
Name First American Mortgage Solutions
Company Name PNC Bank
Company Address 2730 Liberty Ave
Pittsburgh, PA 15222
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 06/15/2022

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☒ Did inspect exterior of comparable sales from street
Date of Inspection 06/15/2022

Uniform Residential Appraisal Report

7600408888
File No. 91158626

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
1721 Williams Rd		84 Grampian Blvd		48 Overhill Rd		44 Overhill Rd	
Address Williamsport, PA 17701		Williamsport, PA 17701		Williamsport, PA 17701		Williamsport, PA 17701	
Proximity to Subject		0.38 miles SE		2.47 miles SW		2.45 miles SW	
Sale Price	$		$ 232,500		$ 264,900		$ 299,500
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 120.09 sq. ft.		$ 181.31 sq. ft.		$ 235.09 sq. ft.	
Data Source(s)		WBVMLS#WB-92775;DOM 57		WBVMLS#WB-93071;DOM 3		WBVMLS#WB-93850;DOM 6	
Verification Source(s)		Lycoming Cty Assmnt/MLS Recs		Lycoming Cty Assmnt/MLS Recs		Lycoming Cty Assmnt/MLS Recs	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0	0	ArmLth Conv;0	0	ArmLth Conv;0	0
Date of Sale/Time		s10/21;c08/21	0	s08/21;c07/21	0	s12/21;c11/21	0
Location	N;Res;	A;BsyRd;Res	23,000	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	23958 sf	11326 sf	2,000	17424 sf	0	16988 sf	0
View	N;Res;	N;CtyStr;Res	0	N;Res;		N;Res;	
Design (Style)	DT1;Split-Level	DT1;Ranch	0	DT1;Split-level		DT1;Split-level	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	64	69	0	62	0	53	0
Condition	C4	C3	-12,000	C3	-13,000	C2	-30,000
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 3 / 1.0	6 / 3 / 2.0	-4,000	6 / 4 / 1.0	-2,000	7 / 3 / 2.1	-6,000
Gross Living Area 25	1,796 sq. ft.	1,936 sq. ft.	-3,500	1,461 sq. ft.	8,400	1,274 sq. ft.	13,100
Basement & Finished	1650sf660sfwo	1736sf467sfwo	0	600sf350sfwo	0	507sf0sfwo	0
Rooms Below Grade	1rr1br1.0ba1o	1rr0br1.0ba0o	0	1rr0br1.0ba1o	0		4,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	HWBB C/Air	FWA None	4,000	HWBB C/Air		BB C/Air	0
Energy Efficient Items	thermo windows	thermo windows		thermo windows		thermo windows	
Garage/Carport	1gbi2dw	1ga2dw	0	1ga2dw	0	2ga2dw	-5,000
Porch/Patio/Deck	Deck,pch,f/p,shed	Deck,porch,f/p	4,000	Deck,f/p	4,000	Deck,f/p	4,000
Net Adjustment (Total)		[X] + [ ] -	$ 13,500	[ ] + [X] -	$ 2,600	[ ] + [X] -	$ 19,900
Adjusted Sale Price of Comparables		Net Adj. 5.8% Gross Adj. 22.6%	$ 246,000	Net Adj. -1.0% Gross Adj. 10.3%	$ 262,300	Net Adj. -6.6% Gross Adj. 20.7%	$ 279,600

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Courthouse Records	Courthouse Records	Courthouse Records	Courthouse Records
Effective Date of Data Source(s)	06/08/2022	06/08/2022	06/08/2022	06/08/2022

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

7600408888
File No. 91158626

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

7600408888
File No. 91158626

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: Richard & Jennifer Robertson		File No.: 91158626
Property Address: 1721 Williams Rd		Case No.: 7600408888
City: Williamsport	State: PA	Zip: 17701
Lender: PNC Bank		

Neighborhood Description

The subject is located in a residential neighborhood which has average proximity to employment and amenities for the area. Shopping, schools, and other amenities are located within the Williamsport area and are within 5 minutes of the property. The neighborhood is considered an average neighborhood with homes of average construction and appeal. Employment in the general neighborhood is stable and does not have a negative effect on value. Public transportation is available in the area. Public transportation is limited to buses and taxi's. The routes in the area are limited and distance from home to the actual bus routes are 5 to 10 minute walk time and less time if being driven to the bus stop. The predominant mode of transportation in the area is automobile, this includes private vehicles and taxi or other rental vehicle services.

Neighborhood Market Conditions

There is a shortage of inventory on the market at present. Due to the shortage most sales have more than one contract and one bidder. Sales in the area are at or above market and sellers assists are prevalent. The 1004 MC indicates that there is not an oversupply of homes on the market at present, listing prices have increased and sales prices have increased during the year. It should be noted that the statistical sample is considered to be too small to provide any meaningful analysis of market conditions in the subject's neighborhood.

Comments on Sales Comparison

Comparables which all sold within the past 6 months were not available in the market data. The area has a lack of sales due to it's rural nature and/or low population and housing density. Of the sales that have occurred even fewer are competing or similar to the subject.

Sales are reviewed based on location, style, age, lot size, above grade finished square footage, room count and bathroom count, basement finish and amenities. Sales are also considered based on quality of construction, condition, remodeling and/or updates.

The lack of sales required expanding the search to other areas of the county and reaching further back in time for comparables which are considered to be competing with the subject. The necessity for using sales which are a greater distance and using sales which closed over typical guidelines is common to the area and does not negatively impact the reliabliity of the opinion of value. This lack of sales in the area is due to the rural nature of the area, the low housing and population density and to seasonal factors in the market area.

The market indicated any adjustments for fireplaces, porches, patios, garages, and decks, and pools or fences are determined from the depreciated cost method, and the appraisers knowedge of the local market with quality verification through market interview with participants to the transacation. The adjustment for $25/SF was determined from other similar properties that sold within the subject's market area and competing areas as well as the appraisers knowledge of the local market.

Comparables #1, #2, #3 and #4 are located closest to the subject. Comparable #1 is most similar in age and room count. Comparables #1 and #2 are most similar in condition. Comparables #3, #4, #5 and #6 are similar in quality of construction. Comparable #3 is most similar in lot size. Comparable #4 is similar in square footage and garage count. Comparable #5 is similar in style, room count and garage count. Comparable #6 is similar in style. Comparable #5 has the least amount of gross and net adjustments. Comparables #4 and #5 are given greater consideration in deriving the final opinion of value for the subject property due to style, size, room count, and/or amount of adjustments.

It is noted that the subject's appraised value is over the neighborhood predominant value range. The subject is not considered to be an over-improvement and the neighborhood value range is not considered to negatively impact the marketability of the property.

It is noted that comparable #4 varies by more than 10% in adjusted sales price, and that comparable #6 varies by more than 25% in GLA than the subject property, this was unavoidable due to the thin selection of sales in the market area which were similar in style, age, location and appeal to the subject property.

Sales were researched in the neighborhood and market area over the past year, the sales selected are considered to be suitable substitutes for the subject property.

All sales are arms length transactions and have been verified through the local MLS. Where there are noted discrepancies between courthouse records and the assessment record, the MLS record is used as courthouse records may not reflect any changes or proposed changes to the property as a condition of the sale or at the time of sale.

The utilities were on and functioning at the time of the appraisal.

Adjustments for below grade finish are based on the square footage completed not the room count. Unfinished areas are not adjusted for in the grid.

The adjustments for the comparable properties are based on market reactions to those amenities which are considered to add/detract value from the subject.

It is noted that some of the comparables are across a highway or other manmade or natural boundary from the subject, no affect on marketability is noted and if there is a difference in marketability it has been adjusted for in the location section of the report.

Scope of work

The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of the 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 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, opinion, and conclusions in this appraisal report.The property was appraised as having knowledgeable ownership and competent management. The appraiser has made no survey and assumes no responsibility in connection with such matters. The legal description furnished is assumed to be correct. The appraiser assumes no responsibility for matters legal in character, nor renders any opinion as to the title, which is assumed to be good. The information identified in this report as being furnished by others was believed to be reliable, but no responsibility for its accuracy is assumed. The existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material(s) on or in the property. The appraiser, however, is not qualified to detect such substance(s). The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value opinion is predicated on the assumption that there were no such material(s) on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for expertise or engineering knowledge required to discover them. The value opinions present in this report are based upon review and analysis of the market conditions affecting real property value, including land value, the attributes of competitive properties, and sales data for residential properties.

Exposure time is estimated between 30-90 days.

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

Marketing time is estimated between 30-90 days

Intended Use:

The purpose of this appraisal is for a home equity.

The definition of Market Value was obtained from the URAR which was revised in March 2005.

I have not performed other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

Intended User:

The intended user of the appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a home equity, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and the definition of market value. No additional intended users are identified by this appraiser.

HIGHEST AND BEST USE AS THOUGH VACANT

Highest and best use of land or a site as though vacant is defined as, Among all reasonable alternatives uses, the use that yields the highest present land value, after payments are made for labor, capital and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. Given

Borrower: Richard & Jennifer Robertson		File No.: 91158626
Property Address: 1721 Williams Rd		Case No.: 7600408888
City: Williamsport	State: PA	Zip: 17701
Lender: PNC Bank		

the subject's location, economic status of the neighborhood, and the current and future demand, a single family residence produces the highest net return to the site over the longest period. Therefore, the most productive, legally permitted, physically possible and financially feasible use of the site is a single family residence.

HIGHEST AND BEST USE AS IMPROVED

Highest and best use of property as improved is defined, the use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.A single family residence is legally permissible, physically possible, financially feasible, and maximally productive.

I have considered relevant competitive listings/contract offerings in performing this appraisal, and any trend indicated by that data is supported by the listing/offering information included in this report.

The property is not located in an area of mine subsidence, no mining activity is known for the subject's location.

I have selected and used comparable sales that are locationally, physically and/or functionally the most similar to the subject.

The appraiser was unable to verify the existence of subsurface rights for the subject property. The appraiser is unaware of any gas, oil or mineral leases on the subject or neighboring properties; however, the appraiser has not completed a title search to verify this. There was no readily observable evidence in the immediate vicinity of the subject of any active drilling or mining.

I do not include my E&O as part of any report, it may be provided to the lender as a separate attachment for the lender's use only.

ANSI

The property was measured to ANSI Standards using a Leica Disto Laser Measuring Device.

FIRREA

The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification

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 limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
— Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
— 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

Market Conditions Addendum to the Appraisal Report

7600408888
File No. 91158626

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 1721 Williams Rd City Williamsport State PA Zip Code 17701

Borrower Richard & Jennifer Robertson

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

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	5	1	0	[ ] Increasing	[ ] Stable	[X] Declining
Absorption Rate (Total Sales/Months)	0.83	0.33	0.00	[ ] Increasing	[ ] Stable	[X] Declining
Total # of Comparable Active Listings	0	0	0	[X] Declining	[ ] Stable	[ ] Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	0.00	[X] Declining	[ ] Stable	[ ] Increasing
Median Sale & List Price, DOM, Sale/List %	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**	**Overall Trend**		
Median Comparable Sale Price	295,000	299,500	0	[X] Increasing	[ ] Stable	[ ] Declining
Median Comparable Sales Days on Market	4	6	0	[X] Declining	[ ] Stable	[ ] Increasing
Median Comparable List Price	0	0	0	[X] Increasing	[ ] Stable	[ ] Declining
Median Comparable Listings Days on Market	0	0	0	[X] Declining	[ ] Stable	[ ] Increasing
Median Sale Price as % of List Price	100.00%	100.00%	0.00%	[ ] Increasing	[X] Stable	[ ] Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? [X] Yes [ ] No				[ ] Declining	[X] Stable	[ ] Increasing

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

Seller concessions range from 3% - 6% in the area over the past year.

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

There are some REO sales in the area, however these REO sales do not have affect the local market.

Cite data sources for above information. West Branch Valley Association of Realtors

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.

Sales were found in the subject's neighborhood as defined in the report, additional sales and listings of similar properties were found but were outside the subject's neighborhood as defined in the report. These comparables and listings were included in the statistics as the typical buyer would also consider these neighborhoods as competing with the subject property. The statistics are median sale prices and median days on market. The statistical sample is considered to be too small to provide any meaningful analysis of market conditions in the subject's neighborhood.

CONDO / CO-OP PROJECTS

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

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

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

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

APPRAISER

APPRAISER

Signature Justine A Young
Name Justine A Young
Company Name Fahien Appraisals, Inc
Company Address 377 Fairfield Church Rd
Montoursville, PA 17754
State License/Certification # LAT001182 State PA
Email Address szfahien@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name Suzanne Fahien
Company Name Fahien Appraisals Inc.
Company Address 377 Fairfield Church Rd
Montoursville, PA 17754
State License/Certification # RL003671 State PA
Email Address szfahien@gmail.com

ADDENDUM TO APPRAISAL

APPRAISAL REQUIREMENTS MANDATED BY FIRREA

I certify that the appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation.

The subject ☐ (is) ☒ (is not) listed for sale, the listing price is $ _____. My estimate of the reasonable marketing period of the subject property is _____.

If an approach to value was not used, the following is an explanation why it was not considered.

Cost: The Cost Approach to value was not developed and is not considered to be applicable in this case. The Cost Approach was determined unnecessary to produce credible assignment results.

Market: Most emphasis was placed on the Market Approach. The Market Approach was determined the most necessary to produce credible assignment results.

Income: The income approach was not developed as these types of property are typically sold and bought by owners not investors. Rents in the area for single family homes are limited and due to the range of rents and the lack of details regarding the condition of the rental property the rental information was not considered reliable. The income approach is not considered to be necessary and is considered to be inapplicable.

The appraisal assignment ☐ (was) ☒ (was not) based on requested minimum or specific valuation or on the approval of a loan.

I ☐ (have) ☒ (have no) financial interest in the loan transaction and do not stand to benefit in any way from the value placed on the property.

I ☐ (have) ☒ (have not) included a separate assessment of personal property, fixtures, or intangible items which are attached to or located on the real property. These items ☐ (do) ☒ (do not) affect the market value of the real property.

Any creative financial or sales concessions that are known to the appraiser have been adjusted in the comparables of this appraisal.

In performing this appraisal, I was not able to review the:
_____ (insert N/A is inapplicable)

The above items should be obtained by the lender when reviewing the appraisal report.

This appraisal was done with an "as is" market value. This is the value of the property in its current physical condition and subject to the zoning in effect as of the current date of value.

I certify that I have the appropriate knowledge and experience that was necessary to complete this assignment.

Justin A Young

Suzanne M Fahien — Appraiser Name

06/15/2022 — Date

7600408888

USPAP ADDENDUM

File No. 91158626

Borrower: Richard & Jennifer Robertson
Property Address: 1721 Williams Rd
City: Williamsport County: Lycoming State: PA Zip Code: 17701
Lender: PNC 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: 30-90 days

Additional Certifications

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

Additional Comments

APPRAISER:

Signature: Justine A Young
Name: Justine A Young
Date Signed: 06/15/2022
State Certification #:
or State License #:
or Other (describe): Trainee State #: LAT001182
State: PA
Expiration Date of Certification or License: 06/30/2023
Effective Date of Appraisal: 06/08/2022

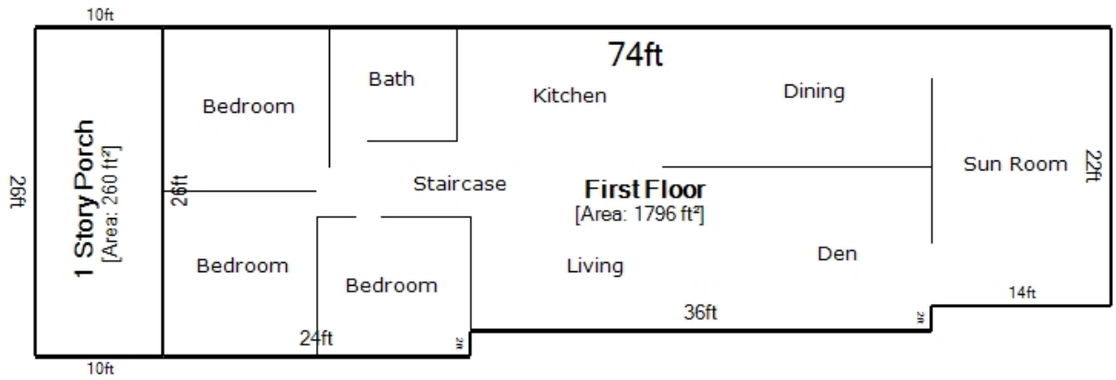
SUPERVISORY APPRAISER (only if required):

Signature:
Name: Suzanne Fahien
Date Signed: 06/15/2022
State Certification #: RL003671
or State License #:
State: PA
Expiration Date of Certification or License: 06/30/2023
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [X] Interior and Exterior

FLOORPLAN SKETCH

Borrower: Richard & Jennifer Robertson		File No.: 91158626	
Property Address: 1721 Williams Rd		Case No.: 7600408888	
City: Williamsport	State: PA	Zip: 17701	
Lender: PNC Bank			

Sketch



12 ft

Living Area		Area Calculation				
First Floor	1796 ft²	First Floor				x 1.00 = 1796 ft²
Nonliving Area		2ft x	24ft x	1.00 =	48 ft²	
1 Story Porch	260 ft²	14ft x	22ft x	1.00 =	308 ft²	
Total Living Area (rounded):	**1796 ft²**	60ft x	24ft x	1.00 =	1440 ft²	

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Richard & Jennifer Robertson		File No.: 91158626	
Property Address: 1721 Williams Rd		Case No.: 7600408888	
City: Williamsport	State: PA	Zip: 17701	
Lender: PNC Bank			



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 8, 2022
Appraised Value: $ 255,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower: Richard & Jennifer Robertson		File No.: 91158626
Property Address: 1721 Williams Rd		Case No.: 7600408888
City: Williamsport	State: PA	Zip: 17701
Lender: PNC Bank		

Additional street scene



Additional front view of house



Side view of house



Borrower: Richard & Jennifer Robertson		File No.: 91158626	
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Lender: PNC Bank			

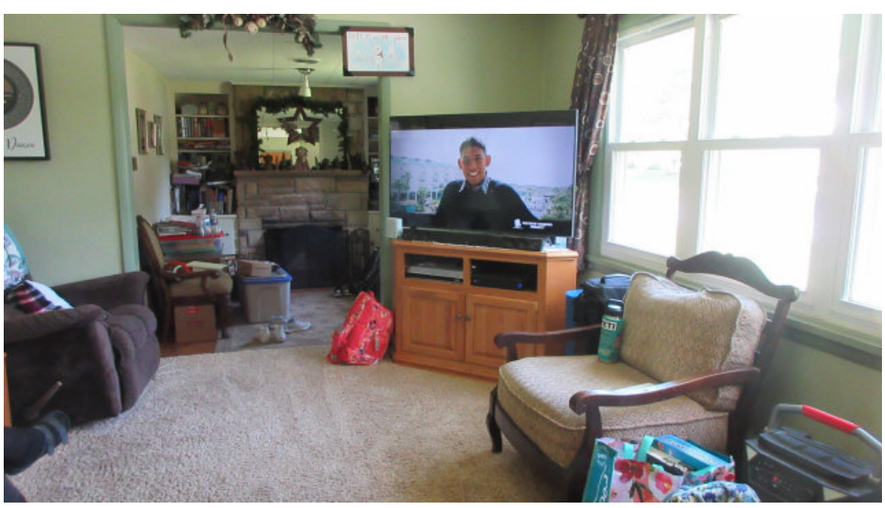
Additional side/rear view of house



Shed

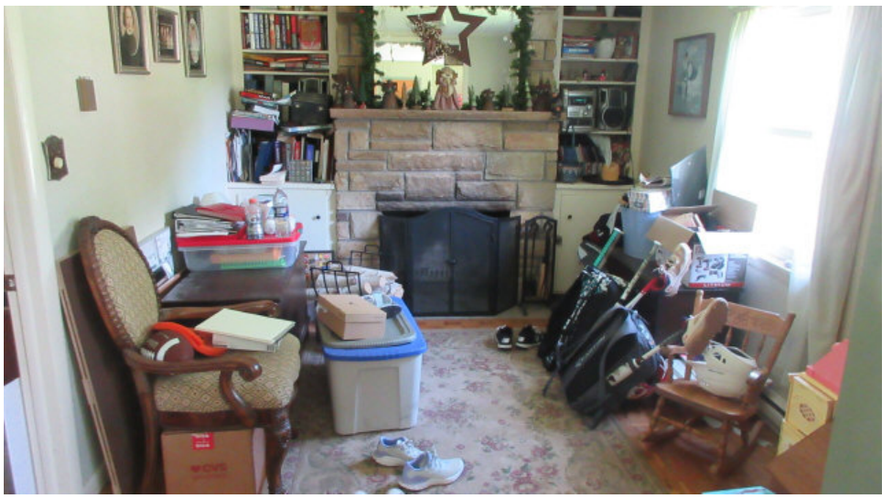


Living room



Borrower: Richard & Jennifer Robertson		File No.: 91158626	
Property Address: 1721 Williams Rd		Case No.: 7600408888	
City: Williamsport	State: PA	Zip: 17701	
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Addiitonal view of living room



Kitchen



Kitchen/breakfast area



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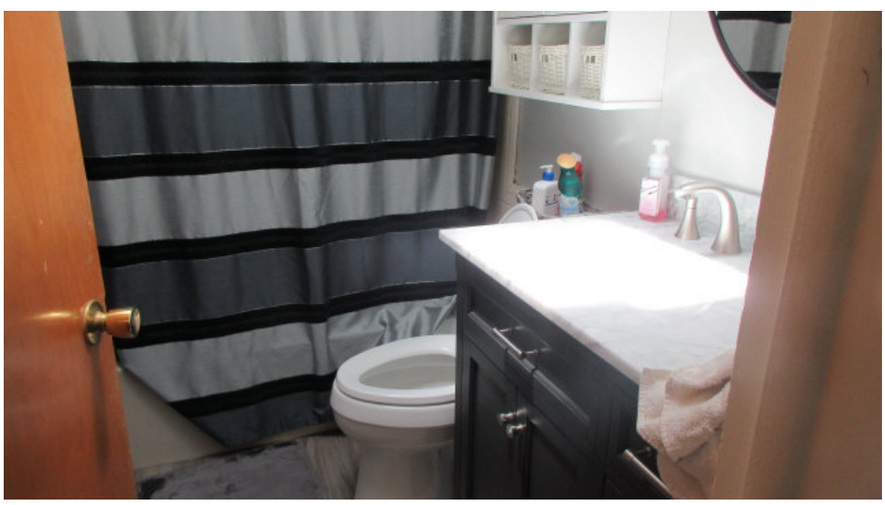
Dining room



Sunroom



Full bathroom



Borrower: Richard & Jennifer Robertson			File No.: 91158626
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City: Williamsport	State: PA		Zip: 17701
Lender: PNC Bank			

Bedroom



Bedroom



Bedroom



Borrower: Richard & Jennifer Robertson		File No.: 91158626	
Property Address: 1721 Williams Rd		Case No.: 7600408888	
City: Williamsport	State: PA	Zip: 17701	
Lender: PNC Bank			

Family room
Basement



Laundry
Basement



Full bathroom
Basement



Borrower: Richard & Jennifer Robertson			File No.: 91158626
Property Address: 1721 Williams Rd			Case No.: 7600408888
City: Williamsport	State: PA		Zip: 17701
Lender: PNC Bank			

Addiitonal view of full bathroom
Basement



Office
Basement

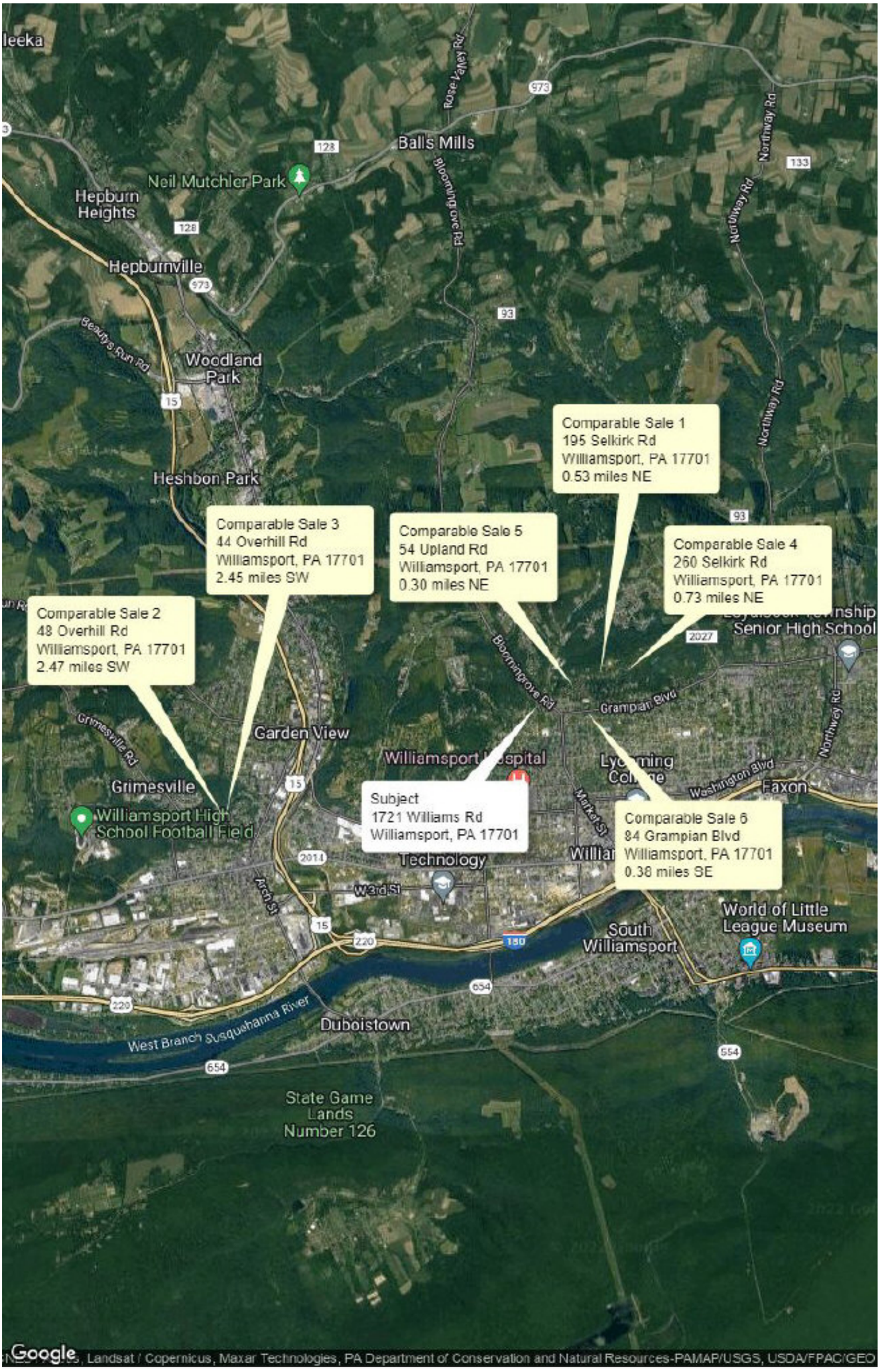


Interior of garage



LOCATION MAP

Borrower: Richard & Jennifer Robertson		File No.: 91158626
Property Address: 1721 Williams Rd		Case No.: 7600408888
City: Williamsport	State: PA	Zip: 17701
Lender: PNC Bank		



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Richard & Jennifer Robertson		File No.: 91158626
Property Address: 1721 Williams Rd		Case No.: 7600408888
City: Williamsport	State: PA	Zip: 17701
Lender: PNC Bank		



COMPARABLE SALE #1

54 Upland Rd
Williamsport, PA 17701
Sale Date: s08/21;c06/21
Sale Price: $ 309,900



COMPARABLE SALE #2

195 Selkirk Rd
Williamsport, PA 17701
Sale Date: s11/21;c10/21
Sale Price: $ 296,500



COMPARABLE SALE #3

260 Selkirk Rd
Williamsport, PA 17701
Sale Date: s10/21;c09/21
Sale Price: $ 295,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Richard & Jennifer Robertson		File No.: 91158626
Property Address: 1721 Williams Rd		Case No.: 7600408888
City: Williamsport	State: PA	Zip: 17701
Lender: PNC Bank		



COMPARABLE SALE #4

84 Grampian Blvd
Williamsport, PA 17701
Sale Date: s10/21;c08/21
Sale Price: $ 232,500



COMPARABLE SALE #5

48 Overhill Rd
Williamsport, PA 17701
Sale Date: s08/21;c07/21
Sale Price: $ 264,900



COMPARABLE SALE #6

44 Overhill Rd
Williamsport, PA 17701
Sale Date: s12/21;c11/21
Sale Price: $ 299,500

FLOOD MAP

Borrower: Richard & Jennifer Robertson		File No.: 91158626	
Property Address: 1721 Williams Rd		Case No.: 7600408888	
City: Williamsport	State: PA	Zip: 17701	
Lender: PNC Bank			



FLOOD INFORMATION

Community: CITY OF WILLIAMSPORT

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 42081C0354F

Panel: 42081C0354

Zone: X

Map Date: 06-02-2016

FIPS: 42081

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

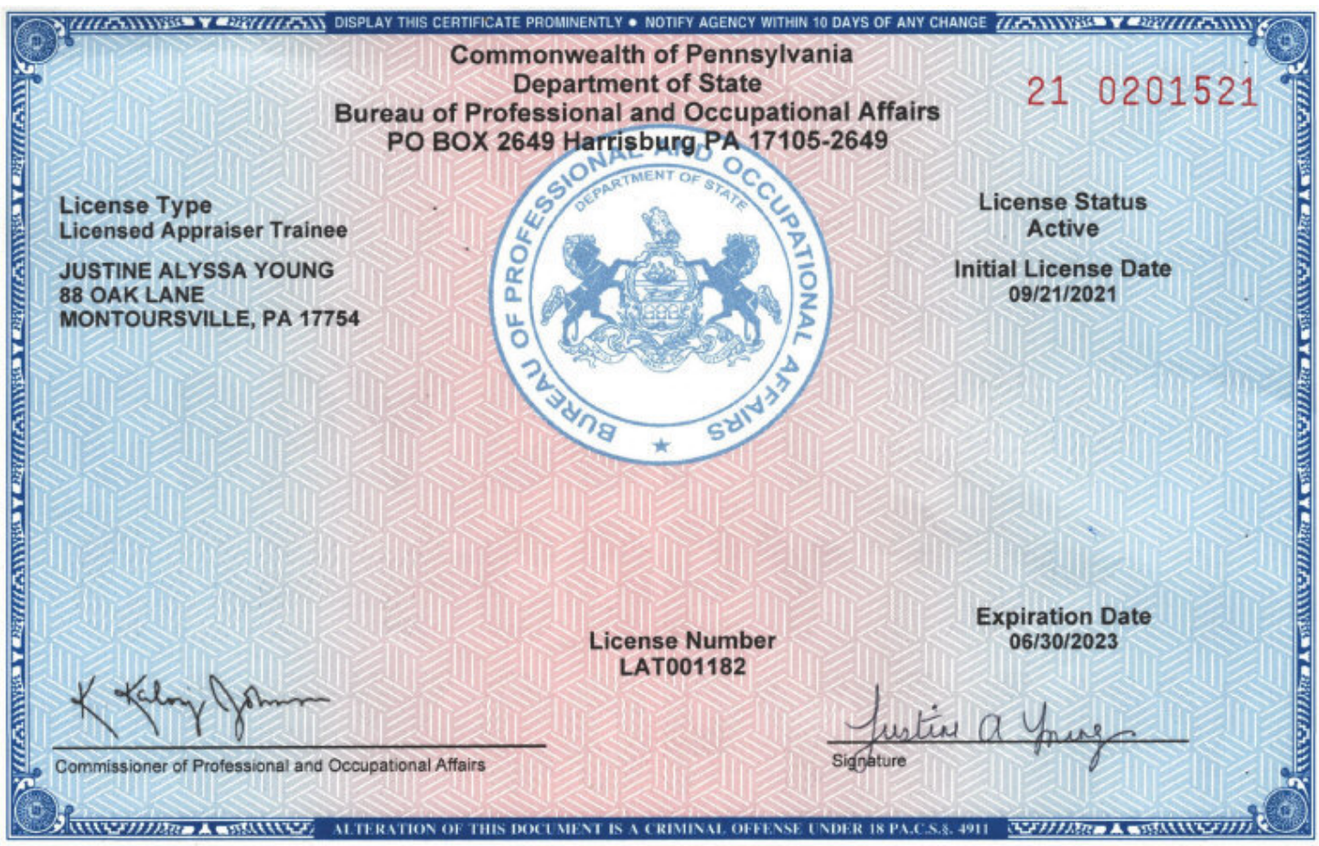
Road View:

= 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.

Borrower: Richard & Jennifer Robertson			File No.: 91158626
Property Address: 1721 Williams Rd			Case No.: 7600408888
City: Williamsport	State: PA		Zip: 17701
Lender: PNC Bank			



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 0201521

License Type
Licensed Appraiser Trainee

JUSTINE ALYSSA YOUNG
88 OAK LANE
MONTOURSVILLE, PA 17754

BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS
DEPARTMENT OF STATE

License Status
Active

Initial License Date
09/21/2021

License Number
LAT001182

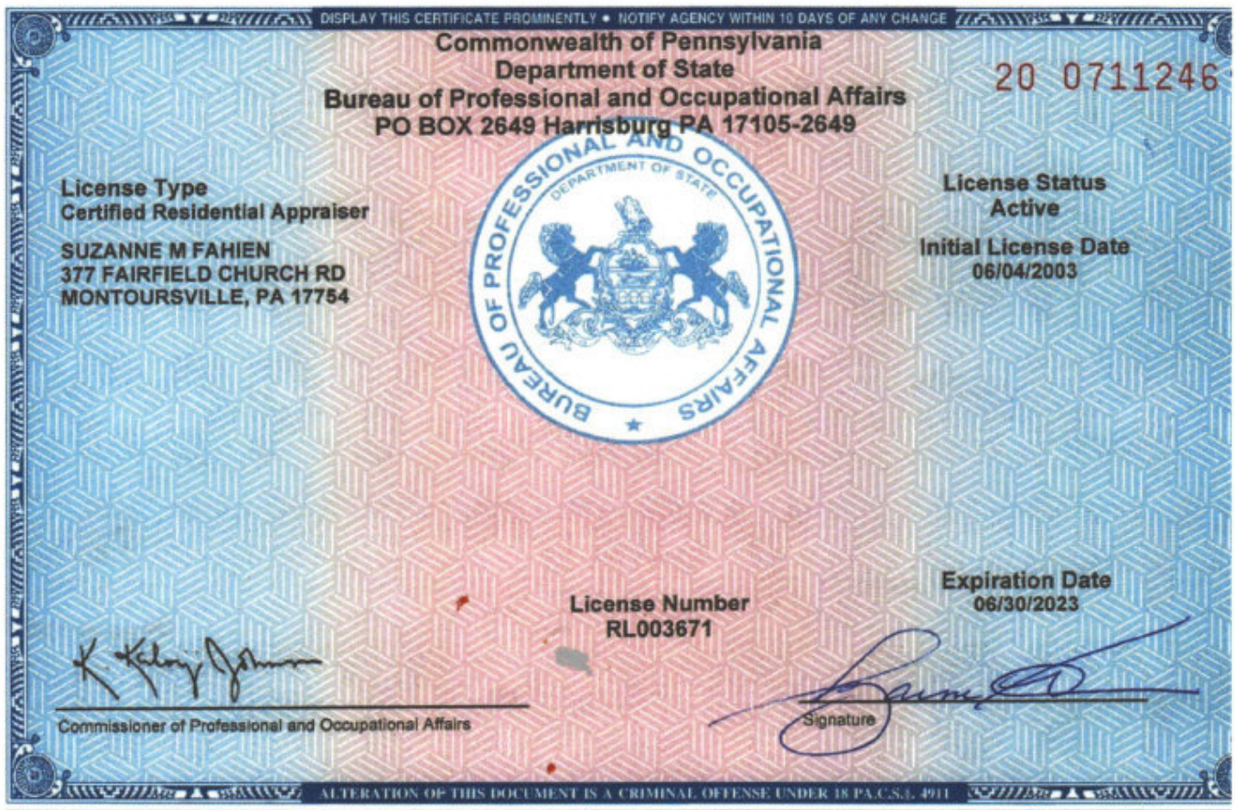
Expiration Date
06/30/2023

Commissioner of Professional and Occupational Affairs

Signature

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

Borrower: Richard & Jennifer Robertson		File No.: 91158626	
Property Address: 1721 Williams Rd		Case No.: 7600408888	
City: Williamsport	State: PA	Zip: 17701	
Lender: PNC Bank			


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

20 0711246

License Type
Certified Residential Appraiser

SUZANNE M FAHIEN
377 FAIRFIELD CHURCH RD
MONTOURSVILLE, PA 17754

BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS
DEPARTMENT OF STATE

License Status
Active

Initial License Date
06/04/2003

Expiration Date
06/30/2023

License Number
RL003671

Commissioner of Professional and Occupational Affairs

Signature

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

Borrower: Richard & Jennifer Robertson			File No.: 91158626
Property Address: 1721 Williams Rd			Case No.: 7600408888
City: Williamsport	State: PA		Zip: 17701
Lender: PNC Bank			

PENNSYLVANIA STATE BOARD OF CERTIFIED REAL ESTATE APPRAISERS
REQUIRED CHECKLIST FOR LICENSED APPRAISAL TRAINEE (49 Pa. Code § 36.54)

THE BOARD REQUIRES THIS CHECKLIST BE USED WHEN A LICENSED APPRAISAL TRAINEE IS UTILIZED IN THE PERFORMANCE OF AN APPRAISAL. THIS CHECKLIST MUST BE SIGNED BY THE LICENSED APPRAISER TRAINEE AND THE SUPERVISING CERTIFIED REAL ESTATE APPRAISER AND MUST BE MADE PART OF THE APPRAISAL REPORT THAT IS SUBMITTED TO THE CLIENT AND RETAINED IN THE APPRAISAL WORKFILE.

THE INTENT OF THIS CHECKLIST IS TO ENSURE COMPLIANCE WITH APPLICABLE USPAP REQUIREMENTS FOR ACKNOWLGEMENT AND DISCLOSURE OF SIGNIFICANT REAL PROPERTY APPRAISAL ASSISTANCE.

THE BOARD CANNOT GRANT EXPERIENCE HOURS FOR APPRAISAL ASSIGNMENTS IN WHICH THE LICENSED APPRAISAL TRAINEE IS NOT PROPERLY ACKNOWLEDGED IN THE REPORT.

SUBJECT PROPERTY ADDRESS: 1721 Williams Rd, Williamsport, PA 17701

The licensed appraisal trainee to the certified real estate appraiser has contributed significant real property appraisal assistance in this appraisal assignment. Specifically, the licensed appraisal trainee:

Yes	No	N/A	
✓			Assisted in the preparation of the workfile with all forms and general information for the appraisal.
✓			Assisted in determining the scope of work of the appraisal.
✓			Assisted in gathering and entering data as follows: tax assessment information and map, flood hazard information and map, zoning information and map, location map and similar information.
✓			Inspected the subject property. If yes, accompanied by supervisor? ✓ (yes/no) Type of inspection (check one): ✓ interior _____ exterior
✓			Assisted in analyzing the highest and best use of the subject property.
✓			Assisted in gathering information for comparable land sales data, verified and analyzed the comparable land sales data.
		✓	Assisted in gathering data for the cost approach, including estimates of cost new and accrued depreciation.
		✓	Assisted in data and analysis for the income approach, including estimates of market rent, vacancy/expense analysis, and development of GRM or capitalization rate.
✓			Assisted in gathering and verifying comparable sales data, and analysis of the comparable sales.
✓			Assisted in the exterior inspection of the sales, rentals, land and/or other comparables.
✓			Assisted in sketch drawing.
✓			Assisted in entering subject and comparable data on the form and in the comment areas.
✓			Assisted in reconciliation and final opinion of value for the subject property.
✓			Assisted in the final review of this report.
			Other _____

SIGNATURE OF THE APPRAISAL TRAINEE: Justine a Young

PRINT/TYPE NAME: Justine A. Young

The supervising certified real estate appraiser certifies that the named individual did assist with the items checked above, and also certifies that he/she reviewed all work done by the trainee. The supervising appraiser further certifies that the person signing this report as trainee understands the concepts and processes associated with the appraisal process.

SIGNATURE OF SUPERVISING CERTIFIED REAL ESTATE APPRAISER:

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

- CRX - 1004_05UAD - SUBJECT - Assessor's Parcel # - on report (74-013-401), differs from PUBLIC RECORDS (74-013.0-0401.00-000).
- 1004_05UAD - SALES COMPARISON APPROACH - Low Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Age (64; Year Built: 1958) differs from PUBLIC RECORDS (67; Year Built: 1958).
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Gross Living Area (1796) differs from PUBLIC RECORDS (1901).
- GSE - SALES COMPARABLE NO. 1 - Date of Sale/Time adjustment - is negative or blank, and Property Values Increasing is checked and Date of Sale/Time is at least 9 months in the past. (ref. FNM0632)
- 1004_05UAD - SALES COMPARABLE(S) #1, 2, 3, 4, 6 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Concessions - $9,000.00 are greater than 0 (zero) but the concession adjustment amounts are 0 (zero).
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- GSE - SALES COMPARABLE NO. 5 - Date of Sale/Time adjustment - is negative or blank, and Property Values Increasing is checked and Date of Sale/Time is at least 9 months in the past. (ref. FNM0632)
- GSE - SALES COMPARABLE NO. 6 - Condition - C2 rating is indicated, but property age is greater than 25 years. (ref. FNM0486)

Information - These items typically require comment.

- UAD - SALES COMP #1 - Above Grade Total Rooms/Bedrooms/Bathrooms Count - Adjustment is blank. Room counts differ from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #1 - Extra Item Line 1 - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.