3552364
File No. OH011349-22

APPRAISAL OF



LOCATED AT:

14016 MCCAVIT RD
NEY, OH 43549

FOR:

Wells Fargo Bank NA
2701 Wells Fargo Way
Minneapolis, MN, 55467

BORROWER:

KEVIN M HAGER

AS OF:

July 20, 2022

BY:

Brian Fetterly

PCVMURCOR
Wells Fargo Bank NA
2701 Wells Fargo Way
Minneapolis, MN, 55467

File Number: OH011349-22

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

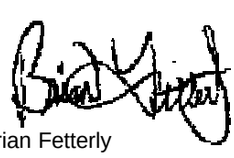
14016 MCCAVIT RD
NEY, OH 43549

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of July 20, 2022 is:

$220,000
Two Hundred Twenty 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.



Brian Fetterly

Uniform Residential Appraisal Report (Desktop)

File No. 3552364 OH011349-22

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 14016 MCCAVIT RD | City NEY | State OH | Zip Code 43549
Borrower KEVIN M HAGER | Owner of Public Record SABRINA MARIE KAISER | County DEFIANCE
Legal Description SECTION 29 ^NW NW ^ ^
Assessor's Parcel # L150029000100 | Tax Year 2021 | R.E. Taxes $ 2,076
Neighborhood Name DEFIANCE COUNTY / WASHINGTON TWP | Map Reference DESKTOP | Census Tract 9582.00
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 [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client Wells Fargo Bank NA | Address 2701 Wells Fargo Way, Minneapolis, MN 55467
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 41;Per NORIS MLS#6088305 records reveal the subject property currently listed for sale in the amount of $229,900. The subject was listed for sale on 06/09/2022 in the original amount of < continued in addendum >

CONTRACT

I [X] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Arms length sale;The 6 page sales contract has been supplied and reviewed by the appraiser. The purchase price is $219,000 with no seller concessions noted. See Extra Image Pages 2 - 7.
Contract Price $ 219,000 | Date of Contract 06/25/2022 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Online Auditor
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [X] No
If Yes, report the total dollar amount and describe the items to be paid. $0;;No financial assistance provided.

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	[X] Increasing	[ ] Stable [ ] Declining	PRICE	AGE	One-Unit	30 %
Built-Up	[ ] Over 75%	[X] 25-75% [ ] Under 25%	Demand/Supply	[ ] Shortage	[X] 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	32 Low	0	Multi-Family	0 %
Neighborhood Boundaries	The subject's neighborhood boundaries are Ohio Turnpike to the North, Town Hwy 176 to the South, Independence Rd. to the East, Ohio/Indiana Line to the West.					625 High	140	Commercial	5 %
						170 Pred.	60	Other Vacant	65 %

Neighborhood Description See Attached Addendum

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

SITE

Dimensions See Plat Map | Area 2.00 ac | Shape Rectangular | View N;Woods;
Specific Zoning Classification AG | Zoning Description 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. See Attached Addendum

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 39039C0225E | FEMA Map Date 09/29/2010
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. See Attached Addendum

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units [X] One	[ ] One with Accessory Unit	[ ] Concrete Slab	[X] Crawl Space	Foundation Walls	Stone/Conc-Avg	Floors	Crpt/Wd/Vinyl-Avg
# of Stories 2		[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Vinyl-Avg	Walls	Plaster-Avg
Type [X] Det.	[ ] Att. [ ] S-Det./End Unit	Basement Area	0 sq. ft.	Roof Surface	Asphalt-Avg	Trim/Finish	Wd/Paint-Avg
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminum-Avg	Bath Floor	Tile-Avg
Design (Style) Traditional		[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	DH-Avg	Bath Wainscot	Tile-Avg
Year Built 1889		Evidence of [ ] Infestation		Storm Sash/Insulated	Thermo/Insulated-Avg	Car Storage	[ ] None
Effective Age (Yrs) 50		[ ] Dampness	[ ] Settlement	Screens	Screens-Avg	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [ ] FWA	[ ] HWBB [X] Radiant	Amenities	[ ] WoodStove(s) #0	Driveway Surface	Concrete
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[ ] Fireplace(s) # 0	[X] Fence Partial	[X] Garage	# of Cars 2
[ ] Floor	[X] Scuttle	Cooling [ ] Central Air Conditioning		[ ] Patio/Deck None	[X] Porch Covered	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[X] Other Window	[ ] Pool None	[X] Other Outbldg(s)	[X] Att.	[ ] Det. [ ] Built-in

Appliances [P] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [P] Washer/Dryer [X] Other (describe) Fan/Hood
Finished area **above** grade contains: 8 Rooms | 4 Bedrooms | 2.1 Bath(s) | 2,588 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). High efficient boiler.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;The Subject property is in overall average condition. Physical depreciation was taken to reflect the overall age & condition of the subject property and is based on the age/life method with adjustments to reflect the individual property. No economic of functional obsolescence were applied. The subject has the following improvements & updates: Kitchen & Bathrooms Updated, Exterior Vinyl Siding, Roof Appears Newer & Interior Has Been Updated/Modernized.
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. See Attached Addendum
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. See Attached Addendum

3552364

Uniform Residential Appraisal Report (Desktop)

File No. OH011349-22

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 159,900 to $ 229,900 .

There are 12 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 150,000 to $ 265,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	14016 MCCAVIT RD NEY, OH 43549	5363 US HIGHWAY 127 NEY, OH 43549		5166 STATE ROUTE 15 NEY, OH 43549		24753 STEINBERGER RD DEFIANCE, OH 43512	
Proximity to Subject		0.35 miles SE		3.31 miles SE		11.04 miles SE	
Sale Price	$ 219,000		$ 150,000		$ 185,000		$ 203,000
Sale Price/Gross Liv. Area	$ 84.62 sq. ft.	$ 95.79 sq. ft.		$ 77.08 sq. ft.		$ 108.09 sq. ft.	
Data Source(s)		NORIS MLS #6084336;DOM 42		NORIS MLS #6073495;DOM 83		NORIS MLS #6082762;DOM 48	
Verification Source(s)		Doc#344 / LP:$149,900		Doc#805 / LP:$195,000		Doc#217 / LP:$199,000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Unknown;5000	-5,000	ArmLth Conv;0		ArmLth Conv;4000	-4,000
Date of Sale/Time		s05/22;c04/22	0	s09/21;c09/21	12,300	s04/22;c04/22	0
Location	N;Rural;	N;Rural;		N;Rural;		N;Rural;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	2.00 ac	1.01 ac	2,000	2.00 ac		2.21 ac	0
View	N;Woods;	N;Woods;		N;Woods;		N;Woods;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;Traditional		DT2;Traditional	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	133	122	0	107	0	122	0
Condition	C3	C3		C4	15,000	C3	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 2.1	6 / 3 / 1.0	4,000	8 / 4 / 2.0	1,500	8 / 4 / 1.1	2,500
Gross Living Area 25	2,588 sq. ft.	1,566 sq. ft.	25,600	2,400 sq. ft.	4,700	1,878 sq. ft.	17,800
Basement & Finished Rooms Below Grade	0sf	0sf		770sf0sfin	-4,000	0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Radiant Window	FWA C/Air	-1,000	FWA None	0	Radiant Window	
Energy Efficient Items	Efficient Furnace	Efficient Furnace		Efficient Furnace		Efficient Furnace	
Garage/Carport	2ga2dw	None	4,000	None	4,000	2gd2dw	0
Porch/Patio/Deck	Porch	Porch,Patio	0	Porch		Porch	
Fireplace(s)	None	None		None		None	
Outbuilding(s)	Outbuilding(s)	None	5,000	Outbuilding(s)		Outbuilding(s)	
Pool/Amenities	None	None		Pond	-5,000	None	
Net Adjustment (Total)		[X] + [ ] -	$ 34,600	[X] + [ ] -	$ 28,500	[X] + [ ] -	$ 16,300
Adjusted Sale Price of Comparables		Net Adj. 23.1% Gross Adj. 31.1%	$ 184,600	Net Adj. 15.4% Gross Adj. 25.1%	$ 213,500	Net Adj. 8.0% Gross Adj. 12.0%	$ 219,300

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) Defiance County Online Auditor records did not reveal a transfer or sale of the subject property in the last 36 months.

My research [X] did [ ] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Defiance County Online Auditor records did reveal transfers or sales of the comparable properties in the last 12 months.

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			06/25/2021	
Price of Prior Sale/Transfer			$160,600	
Data Source(s)	Online Auditor	Online Auditor	Online Auditor	Online Auditor
Effective Date of Data Source(s)	07/21/2022	07/21/2022	07/21/2022	07/21/2022

Analysis of prior sale or transfer history of the subject property and comparable sales Per Defiance County Online Auditor records the subject property has not sold in the last 36 months. Comparable sale 2 had a reported sale/transfer on 06/25/2021 in the amount of $160,600 with no other reported sales or transfers in the past 12 months. Comparable sale 4 had a reported sale/transfer on 03/08/2022 in the amount of $0 with no other reported sales or transfers in the past 12 months. Comparable sale 5 had a reported sale/transfer on 03/30/2021 in the amount of $0 with no other reported sales or transfers in the past 12 months.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 220,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 220,000 **Cost Approach (if developed) $** 251,700 **Income Approach (if developed) $** 0

Most weight was given to the Sales Comparison Approach in this report. The Cost Approach was given supportive consideration. The Income Approach was considered & was not developed & deemed to be unnecessary to produce credible results in development of market value. This appraisal is for mortgage purposes only & intended use for the lender/client.

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: No Warranty of the appraisal is given or implied.

No liability is assumed for the structural or mechanical systems of the property.

Based on the 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 $ 220,000 **as of** 07/20/2022 **, the effective date of this appraisal.**

Uniform Residential Appraisal Report (Desktop)

File No. 3552364 OH011349-22

Appraisal Assignment Type: DesktopAppraisal | Subject Property Data Collection Date:

Subject Property Data Collection Method: Other | Subject Property Data Collection Workforce:

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) The subject's site value was based on research via county auditors, public data sources and appraisal data, including, but not limited to sales and or active/pending offerings. As the subject property is located in an older, established area, with very limited market activity for unimproved sites, nearby competing areas were also analyzed for sales and active/pending site offerings.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Local Builders & Contractors Market Data

Quality rating from cost service Average Effective date of cost data 07/21/2022

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

Local Builders & Contractors Market Data was used as the source for estimated costs. Land/Improvement ratio is typical for the area. Physical depreciation was determined using the age/life method formula. Effective Age/ (Effective Age + Remaining Economic Life). The Total life span is 100 yrs. Therefore, Effective Age is: 50 yrs. / 100 yrs. Remaining Economic Life is 50 yrs.

Estimated Remaining Economic Life (HUD and VA only) 50 Years

OPINION OF SITE VALUE				= $ 40,000
Dwelling	2,588 Sq. Ft. @ $	148.00		= $ 383,024
	Sq. Ft. @ $			= $
Garage/Carport	572 Sq. Ft. @ $	18.00		= $ 10,296
Total Estimate of Cost-New				= $ 393,320
Less	100 Physical	Functional	External	
Depreciation	$196,660			= $ (196,660)
Depreciated Cost of Improvements				= $ 196,660
"As-is" Value of Site Improvements				= $ 15,000
INDICATED VALUE BY COST APPROACH				= $ 251,700

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ 0 Indicated Value by Income Approach

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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) obtain and review adequate and reliable information for the subject property including, but not limited to, public and/or private data records, and information as described by the appraiser in the appraisal report (2) research, verify, and analyze adequate and reliable data from public and/or private sources for the subject market area including data for each comparable property reported, and (3) 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 included a floor plan in this appraisal report that shows the approximate dimensions of the improvements. The floor plan is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has relied on data provided by third-parties in this appraisal report. Such data may include, but is not limited to, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions and makes no guarantees, express or implied, regarding the accuracy of this data.

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.) 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 did not perform a personal visual inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information from third party data sources. I 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).

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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.

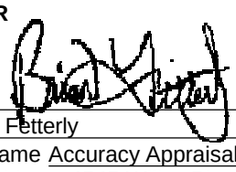
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 Brian Fetterly
Company Name Accuracy Appraisal
Company Address 4545 Willys Pkwy
Toledo, OH 43612
Telephone Number 419-410-3570
Email Address brianfetterly@sbcglobal.net
Date of Signature and Report 07/21/2022
Effective Date of Appraisal 07/20/2022
State Certification #
or State License # 2005002842
or Other (describe) State #
State OH
Expiration Date of Certification or License 06/01/2023

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
14016 MCCAVIT RD
NEY, OH 43549

APPRAISED VALUE OF SUBJECT PROPERTY $ 220,000

LENDER/CLIENT
Name PCVMURCOR
Company Name Wells Fargo Bank NA
Company Address 2701 Wells Fargo Way
Minneapolis, MN 55467
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

Uniform Residential Appraisal Report (Desktop)

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FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
14016 MCCAVIT RD Address NEY, OH 43549		3225 STATE ROUTE 576 BRYON, OH 43506		1562 STATE ROUTE 49 EDGERTON, OH 43517			
Proximity to Subject		6.94 miles NW		10.66 miles NW			
Sale Price	$ 219,000		$ 216,900		$ 245,000		$
Sale Price/Gross Liv. Area	$ 84.62 sq. ft.	$ 107.91 sq. ft.		$ 110.36 sq. ft.		$ sq. ft.	
Data Source(s)		NORIS MLS #6075926;DOM 85		NORIS MLS #6074966;DOM 58			
Verification Source(s)		Doc#430 / LP:$209,900		Doc#787 / LP:$239,900			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth FHA;5200	-5,200	ArmLth Conv;3500	-3,500		
Date of Sale/Time		s11/21;c11/21	11,600	s09/21;c09/21	16,300		
Location	N;Rural;	N;Rural;		N;Rural;			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	2.00 ac	2.00 ac		9.99 ac	-16,000		
View	N;Woods;	N;Woods;		N;Woods;			
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;Traditional			
Quality of Construction	Q4	Q4		Q4			
Actual Age	133	142	0	122	0		
Condition	C3	C3		C3			
Above Grade Room Count	Total 8 Bdrms. 4 Baths 2.1	Total 6 Bdrms. 3 Baths 1.0	4,000	Total 6 Bdrms. 3 Baths 2.0	1,500	Total Bdrms. Baths	
Gross Living Area 25	2,588 sq. ft.	2,010 sq. ft.	14,500	2,220 sq. ft.	9,200	sq. ft.	
Basement & Finished Rooms Below Grade	0sf	933sf0sfin	-4,000	0sf			
Functional Utility	Average	Average		Average			
Heating/Cooling	Radiant Window	FWA C/Air	-1,000	FWA C/Air	-1,000		
Energy Efficient Items	Efficient Furnace	Efficient Furnace		Efficient Furnace			
Garage/Carport	2ga2dw	2gd2dw	0	2ga2dw			
Porch/Patio/Deck	Porch	Porch		Porch			
Fireplace(s)	None	None		None			
Outbuilding(s)	Outbuilding(s)	Outbuilding(s)		None	5,000		
Pool/Amenities	None	None		Pond	-5,000		
Net Adjustment (Total)		[X] + [ ] -	$ 19,900	[X] + [ ] -	$ 6,500	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 9.2% Gross Adj. 18.6%	$ 236,800	Net Adj. 2.7% Gross Adj. 23.5%	$ 251,500	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer		03/08/2022	03/30/2021	
Price of Prior Sale/Transfer		$0	$0	
Data Source(s)	Online Auditor	Online Auditor	Online Auditor	
Effective Date of Data Source(s)	07/21/2022	07/21/2022	07/21/2022	

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

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

3552364
File No. OH011349-22

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: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		

Twelve Month Listing History of Subject Property
Continued from Twelve Month Listing History of Subject Property: $229,900 with no price reductions noted. See Extra Image Page 1.

Neighborhood Description
The subject is a rural area with only a few homes per square mile. Homes vary from updated old farm homesteads to new construction. Buyers are drawn to this market area for privacy of large home site and hobby farm for personal use. Appeal to buyers is above average. The subjects neighborhood is an established neighborhood of similar 2 story homes conforming to the subject property in terms of bracketing age/style & functionality. The subject is conveniently located close to local shopping & expressway nearby for easy commute w/employment opportunities available nearby.

Neighborhood Market Conditions
Conventional & FHA financing is readily available at rates purchasers consider attractive in which seller concessions are typical. The overall market is currently balanced with active listings vs. sales ratio creating towards the housing trends. Seller concessions remain stable & are considered typical for the current market. The overall area of reduced number of foreclosed home sales and homes listed as short sales have significantly reduced over the past 24 months. The subject neighborhood is stable, with supply struggling to keep up with demand, causing shorter marketing times, however no notable rapid increases in value have been observed as a result. There is moderate competition in this price range for new construction in this area. The area has a higher economic based buyer and the housing market is less impacted by swings in the economy.

Highest and Best Use
There are two types of highest and best use. The first is the highest and best use of the land or site as if vacant. The second is it's highest and best use as if improved. The highest and best use for the land as if vacant and ready for development may differ from the highest and best use of the property as it is improved.

As long as the value of the property as improved is greater than the value of the site as unimproved, the highest and best use is the use of the property as improved. Within this analysis we evaluated the subject site's highest and best use both as though vacant and as currently improved.

The subject improvements as currently configured gives fairly acceptable relationship with regards to legally permitted and physically possible development for this site. Accordingly, the subject's highest and best use as improved is believed to reasonably approach the current arrangement.

Utilities/Off-Site Improvements
The highest and best use of the subject site, as if vacant, is for residential purposes. The appraiser has not performed a survey of the site but utilizing information provided by the assessor data/property owner, and any additional data readily available. No adverse or detrimental easements or encroachments were noted or observed by the appraiser.

Site Comments
No adverse easements or encroachments to value were noted. No obvious environmental conditions were observed by the appraiser, who is not an inspector trained in such issues. Land uses adjacent to the subject are similar to that of the subject and no uses were observed that would create external obsolescence. This appraiser is not a surveyor, nor was the appraiser provided with a survey that would denote any adverse easements and or encroachments. Statements regarding the presence or absence of adverse easements and or encroachments are based on casual observation of the property only. A more detailed determination of the presence or absence or such influences are beyond the scope of this assignment. The subject's zoning description is Agricultural in which the site is not used for agricultural purposes nor did the appraiser observe any commercial, agricultural/farming, or ranching activities taking place on the property. Well and septic systems are typical and common for the area therefore does not have any type of negative impact towards marketability or overall market value by means of paired sales analysis.

Physical Deficiencies or Adverse Conditions
Physical depreciation was taken to reflect the overall age & condition of the subject property and is based on the age/life method with adjustments to reflect the individual property. No economic of functional obsolescence were applied. No liability is assumed by the appraiser for latent defects to the structure or the mechanical elements regarding the subject property. During the appraisers on site visit of viewing the subject property there were no items noted considered adverse to the livability, soundness, or structural integrity of the subject. Unless otherwise sated in this report, the existence of any hazardous material, which may or may not be present on the subject property, was not observed by the appraiser. The Fair Market Value Estimate in predicated on the assumption that there is not a significant amount of hazardous material on or in the subject property that would cause a loss in value. However, no responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The appraiser is not an expert in environmental contaminants, chemical or biological, natural or man made, indoor or outdoor. The appraisal report may not be relied upon to report any of these conditions. It is outside the appraisers field of expertise to report any such conditions. No environmental impact studies were requested or made in conjunction with this appraisal and the appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions, based upon any subsequent environmental impact studies, research or investigation. Thus, we recommend engaging an expert in the field to determine if any such conditions exist.

Property Conformity to Neighborhood
Area markets tend to contain widely differing housing in terms of design, size, and of quality. The subject does fit within the range housing types in the area. It is noted due to the wide range & variety in the local housing market the sales of any specific design are limited in any given year. Most of the neighboring market area is consistent of a predominate type of style having similar function utility. The subject has the improvements & updates consistent with the one unit housing sales above the neighborhood predominate sales price. The buyers in this market show no resistance to paying at the upper end of the neighborhood for a home with the subject features.

Comments on Sales Comparison
All 5 comparables are similar to the subject in terms of location, use, condition, quality of construction and overall market appeal. Comparables 2 - 5 are over 1 mile away due to a lack of similar comparables closer in proximity therefore requiring

an extended search criteria within the subjects market area. My comparable search included a search criteria within 12 miles of the subjects proximity bracketing the subjects gross living area, age/style & functional utility bracketing the subject property. Comparable sales 2,4 & 5 are over 6 months old due to lack of more recent closed sales comparable to the subject. Property values are increasing within the subject's market area, therefore the appraiser adjusted 8% annually towards the date of sale in the sales grid for comparables with a contract date exceeding 90 days from the effective date of this appraisal report. The comparable sales unadjusted & adjusted price exceeds 20% of indicated value & GLA by the Sales Comparison Approach due to adjustments given in the Sales Comparison Approach. Comparable 2 has a single line adjustment exceeding 10% of the sales price due to the adjustment towards the GLA. Comparable sales 1 - 5 are arm's length transactions verified through the NORIS MLS / Defiance County Online Auditor records. There were suitable comparables available to bracket the subjects site in which there is no market reaction in terms of value, therefore no credible adjustment toward the site was deemed necessary for a difference within 1 acre. The appraiser determined the adjustments in the sales grid of the sales comparison approach by means of paired sales analysis extraction method. All 5 comparables were considered in the development of this report given weight/consideration towards all 5 comparables in the development towards the final opinion of the market value. The Indicated Value by Sales Comparison Approach: $220,000 is calculated using the following weights: 18.0% - 5363 US HIGHWAY 127; Sale Price $150,000; Adjusted Value $184,600; Gross Adj: 31.1% 19.3% - 5166 STATE ROUTE 15; Sale Price $185,000; Adjusted Value $213,500; Gross Adj: 25.1% 22.3% - 24753 STEINBERGER RD; Sale Price $203,000; Adjusted Value $219,300; Gross Adj: 12.0% 20.8% - 3225 STATE ROUTE 576; Sale Price $216,900; Adjusted Value $236,800; Gross Adj: 18.6% 19.6% - 1562 STATE ROUTE 49; Sale Price $245,000; Adjusted Value $251,500; Gross Adj: 23.5%. In conclusion the 5 comparables used in the development of this report consist of very similar style homes in terms of bracketing the subjects age/style & conformity of the most recent closed sales extracted directly out of the subjects immediate proximity/market area.

Additional Comments
Clarification of Intended Use and Intended User:

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

Unless otherwise stated in this report, the existence of any hazardous material, which may or may not be present on the subject property, was not observed by the appraiser. The Value Estimate is predicated on the assumption that there is not a significant amount of hazardous material on or in the subject property that would cause a loss in value. However, no responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The appraiser is not an expert in environmental contaminants, chemical or biological, natural or man made, indoor or outdoor. The appraisal report may not be relied upon to report any of these conditions. It is outside the appraisers field of expertise to report any such conditions. No environmental impact studies were requested or made in conjunction with this appraisal and the appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions, based upon any subsequent environmental impact studies, research or investigation. Thus, we recommend engaging an expert in the field to determine if any such conditions exist. There was no presence of any drilling, mining or fracking in the subject's immediate area (300 feet). 1) Oil/Gas Lease: If the subject property is in an area where oil/gas leases are more prevalent and contains more than 5 acres commentary should advise whether or not an oil/gas lease exists on the property. This can be verified with Borrower with no analysis needed. If a lease exists commentary should advise whether or not a well is located on the property, approximate location of any wells, and their effect on marketability. "None noted."

Oil/Gas Lease: Commentary must be present detailing any oil/gas lease on the subject property. The commentary should detail the location of any equipment present on the subject property, the effects on highest and best use of the subject and discussion of any effects on marketability. "None noted."

DESKTOP

This modified set of instructions, Scope of Work, Statement of Assumptions and Limiting Conditions, and Certification replaces and supersedes the corresponding sections of the appraisal report to which this language is attached as an addendum. It is authorized and used with the express permission of Fannie Mae and Freddie Mac as of March 23, 2020. Any signatures attached to the original appraisal report and certifications are incorporated and apply to these revised sections.

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, or definition of market value 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. Additional modifications or deletions to this revised set of 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.

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. If the appraiser has included a floor plan in this appraisal report, it shows the approximate dimensions of the improvements. If included, the floor plan is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is

not limited to, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions and makes no guarantees, express or implied, regarding the accuracy of this data.
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.) 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 did not perform a personal visual inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information from third-party data sources. I 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 or cooperative interest (where applicable) 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. [RESERVED]
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, including the subject project (where applicable), 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.) 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, familiar 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).
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, including the subject project (where applicable), 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.) 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.
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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).
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).
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).
19. I personally prepared all conclusions and opinions about the real estate or cooperative interest (where applicable) 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
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.
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.

ADDENDUM

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		

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

The appraiser's inspection of the property was limited to a desktop & not observable without moving furniture, floor coverings or personal property. Unless otherwise stated, the appraiser did not view attics, crawl spaces or any other area that would involve the use of ladders or special equipment. The appraiser's viewing of the property was limited to Desktop in whichareas only and can often be compromised by landscaping, placement of personal property or even weather conditions. Most importantly, the appraiser's inspection of the property is far different from and much less intensive than the type of inspections performed to discover property defects. The appraiser is not a home inspector, building contractor, pest control specialist or structural engineer. An appraisal is not a substitute for a home inspection or an inspection by a qualified expert in determining issues such as, but not limited to, foundation settlement or stability, moisture problems, wood destroying (or other) insects, rodents or pests, radon gas or lead-based paint. The client is invited and encouraged to employ the services of appropriate experts to address any area of concern. Personal property was not included in the appraised value.

On the effective date of this appraisal, the Appraiser did not view the improvements and the site, for the purposes of gathering information about the physical characteristics of the improvements that are relevant to this valuation assignment. This appraiser is not a licensed home inspector, and makes no warranties or guarantees of any kind with regards to the structural, mechanical, electrical, hvac, plumbing or other systems or amenities. The use of the words inspect, inspected, and inspection throughout this appraisal report, does not imply, in any way, that this Appraiser is an expert as to the functionality, quality, condition or remaining useful life of the aforementioned systems and or amenities.

Use of Cost Approach for Insurance Purposes: Replacement cost figures used in developing the cost approach are for valuation purposes only. No one, client or third party, should rely on these figures for insurance purposes. The definition of "market value" on page four of this form is not consistent with definitions of "insurable value." Actual reconstruction costs can easily exceed the replacement cost figures used in this appraisal.

The appraiser certifies that the lender or the AMC did not improperly influence, or attempt to improperly influence, the outcome of this appraisal by doing any of the things prohibited by Section 1(B) of the Appraiser Independence Requirements, effective 10/15/2010.

The appraiser lives in the 43612 ZIP code, and is within reasonable proximity to the subject property. The appraiser has access to all typical data sources, including Toledo Board of REALTORS MLS and Monroe, Michigan MLS and property records from Lucas County, Ohio, Wood & Henry County, Ohio, Monroe County, Michigan and surrounding counties. The appraiser has worked in the subject market for the past 20 years, has completed more than 50 assignments in the vicinity of the subject in the past 6 - 12 months, and is considered geographically competent to complete this assignment.

IN COMPLIANCE WITH THE ETHICS RULE OF USPAP, I HEREBY CERTIFY THAT THIS APPRAISER HAS NO CURRENT OR PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED, AND HAS NOT PERFORMED ANY SERVICES REGARDING THE SUBJECT PROPERTY WITHIN THE 3 YEAR PERIOD IMMEDIATELY PROCEEDING ACCEPTANCE OF THE ASSIGNMENT, AS AN APPRAISER OR IN ANY OTHER CAPACITY.

"Per the Conduct Section of 2016 USPAP I am to disclose any prior service on the subject that I become aware of either prior to the assignment engagement or during the assignment process. I hereby certify that I have not performed any services regarding the subject property within the prior three years of the effective date, as an appraiser or any other capacity. Other capacity may include but are not limited to; property management, leasing, brokerage, auction, or investment advisory services."

Exposure Time - A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 0-120 days and was derived using MLS software absorption rate. A reasonable exposure time for the subject property developed independently from the stated marketing time is: 0-120 days and was derived using MLS software absorption rate.

USPAP defines exposure time as – The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. This means that in all assignments that use forms with the preprinted definition of market value as stated above, the appraiser must make a hypothetical condition that the property is being sold and report a reasonable exposure time, in the subject market, for the property to sell at the appraised value.

To clarify the differences between exposure and marketing times:

· Exposure time is deemed to expire as of the effective date the appraisal - it examines the time frame leading up to the date of valuation, linking the value estimate to how long the property would have required exposure in order to sell at the estimated market value.

· Marketing time is deemed to start at the effective date of the appraisal, looking forward in time. It is a prediction of how long a property would require exposure to a competitive and open market in order to find a buyer, under either typical or prescribed circumstances.

This appraisal took place during the COVID 19 pandemic in which does not appear to have any type of negative impact on market conditions.

The appraiser has utilized MLS photos for select comparables as considered the best representation during the time of sale as the appraiser has driven by the comparables on numerous occasions.

The subject property was occupied during the assignment & stated the utility services were turned on with the furnace & running water to be in adequate working order.

ADDENDUM

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		

ANSI method used to measure: “Finished square footage calculations for this house were made based on measured dimensions only and may include unfinished areas, openings in floors not associated with stairs, or openings in floors exceeding the area of associated stairs.” The subject property was measured to GXX001 ANSI standards.

Income Approach Comments
The income approach was considered, & determined not to be relevant to produce credible results in determining market value. There are a very limited number of single family rentals in this area that were sold with current and available rental information. For this reason, information concerning single family rentals was considered but did not produce a credible avenue for an accurate valuation via the income approach and was not included in this report.

PCV Murcor Ohio License: AMC.2019001319 Expires: 04/19/2023
Total Vendor Fee: $700.00

3552364

Market Conditions Addendum to the Appraisal Report

File No. OH011349-22

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 14016 MCCAVIT RD City NEY State OH Zip Code 43549

Borrower KEVIN M HAGER

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)	7	2	3	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	1.17	0.67	1.00	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	6	6	4	☒ Declining	☐ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	5.13	8.96	4.00	☒ 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	186,000	184,000	207,500	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	58	53	42	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	199,900	199,900	214,900	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market	75	64	58	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	93.05%	92.95%	96.57%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No				☐ Declining	☒ Stable	☐ Increasing

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

Seller concessions remain stable & are considered typical for the current market. Conventional & FHA financing is readily available at rates purchasers consider attractive in which seller concessions are typical. The overall market is currently balanced with active listings vs. sales ratio creating towards the housing trends.

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

The subject neighborhood is stable, with supply struggling to keep up with demand, causing shorter marketing times, however no notable rapid increases in value have been observed as a result. There is moderate competition in this price range for new construction in this area. The area has a higher economic based buyer and the housing market is less impacted by swings in the economy.

Cite data sources for above information. FHFA (Federal Housing Finance Agency) & NORIS 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.

Conventional & FHA financing is readily available at rates purchasers consider attractive in which seller concessions are typical. The overall market is currently balanced with active listings vs. sales ratio creating towards the housing trends. Seller concessions remain stable & are considered typical for the current market. The subject neighborhood is stable, with supply struggling to keep up with demand, causing shorter marketing times, however no notable rapid increases in value have been observed as a result. There is moderate competition in this price range for new construction in this area. The area has a higher economic based buyer and the housing market is less impacted by swings in the economy.

CONDO/CO-OP PROJECTS

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

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

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

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

APPRAISER

APPRAISER

Signature _____
Name Brian Fetterly
Company Name Accuracy Appraisal
Company Address 4545 Willys Pkwy
Toledo, OH 43612
State License/Certification # 2005002842 State OH
Email Address brianfetterly@sbcglobal.net

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

3552364
File No. OH011349-22

USPAP ADDENDUM

Borrower: KEVIN M HAGER
Property Address: 14016 MCCAVIT RD
City: NEY County: DEFIANCE State: OH Zip Code: 43549
Lender: Wells Fargo Bank NA

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-120

A reasonable exposure time for the subject property developed independently from the stated marketing time is: 0-120 days and was derived using MLS software absorption rate.

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.

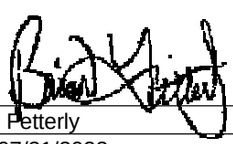
[ ] I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

"Per the Conduct Section of 2016 USPAP I am to disclose any prior service on the subject that I become aware of either prior to the assignment engagement or during the assignment process. I hereby certify that I have not performed any services regarding the subject property within the prior three years of the effective date, as an appraiser or any other capacity. Other capacity may include but are not limited to; property management, leasing, brokerage, auction, or investment advisory services."

Additional Comments

"Per the Conduct Section of 2016 USPAP I am to disclose any prior service on the subject that I become aware of either prior to the assignment engagement or during the assignment process. I hereby certify that I have not performed any services regarding the subject property within the prior three years of the effective date, as an appraiser or any other capacity. Other capacity may include but are not limited to; property management, leasing, brokerage, auction, or investment advisory services." In accordance with 2016 USPAP, the appraiser must include within the body of the report the following certification: 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.

APPRAISER:

Signature: 
Name: Brian Petterly
Date Signed: 07/21/2022
State Certification #:
or State License #: 2005002842
or Other (describe): State #:
State: OH
Expiration Date of Certification or License: 06/01/2023
Effective Date of Appraisal: 07/20/2022

SUPERVISORY APPRAISER (only if required):

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

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: July 20, 2022
Appraised Value: $ 220,000



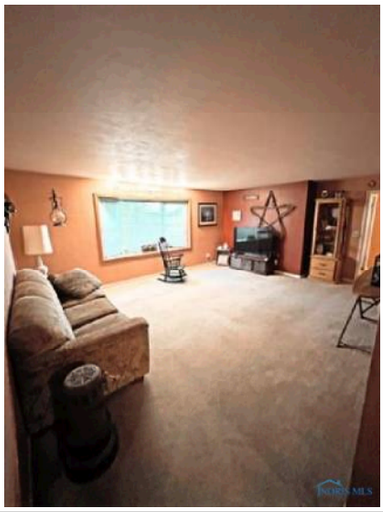
REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Subject Property Photo Addendum

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



Living Room / Main Living Area



Kitchen



Bathroom



Bedroom



Subject's Back Yard View



Outbuilding: Exterior

Subject Property Photo Addendum

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



Outbuilding: Exterior

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



COMPARABLE SALE #1

5363 US HIGHWAY 127
NEY, OH 43549
Sale Date: s05/22;c04/22
Sale Price: $ 150,000



COMPARABLE SALE #2

5166 STATE ROUTE 15
NEY, OH 43549
Sale Date: s09/21;c09/21
Sale Price: $ 185,000

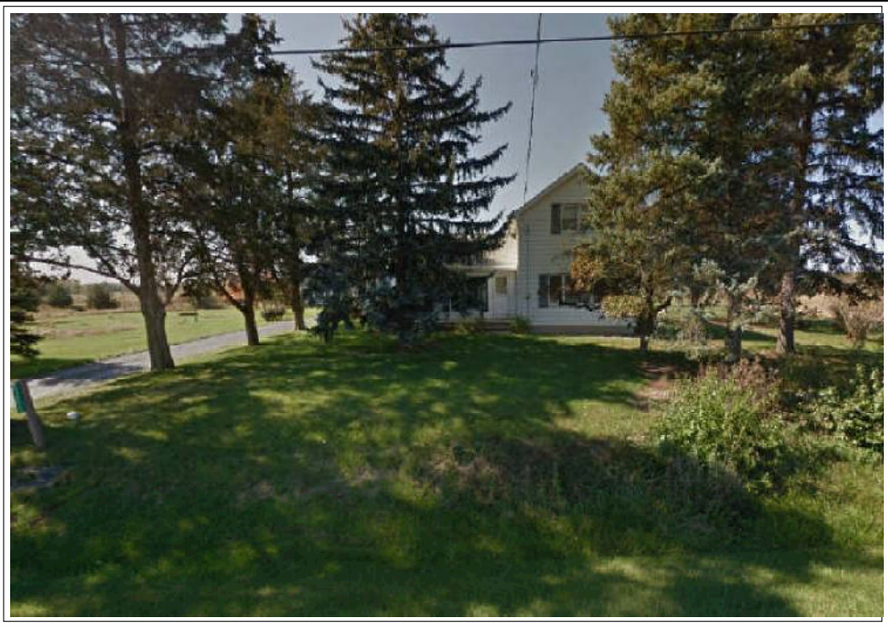


COMPARABLE SALE #3

24753 STEINBERGER RD
DEFIANCE, OH 43512
Sale Date: s04/22;c04/22
Sale Price: $ 203,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



COMPARABLE SALE #4

3225 STATE ROUTE 576
BRYON, OH 43506
Sale Date: s11/21;c11/21
Sale Price: $ 216,900



COMPARABLE SALE #5

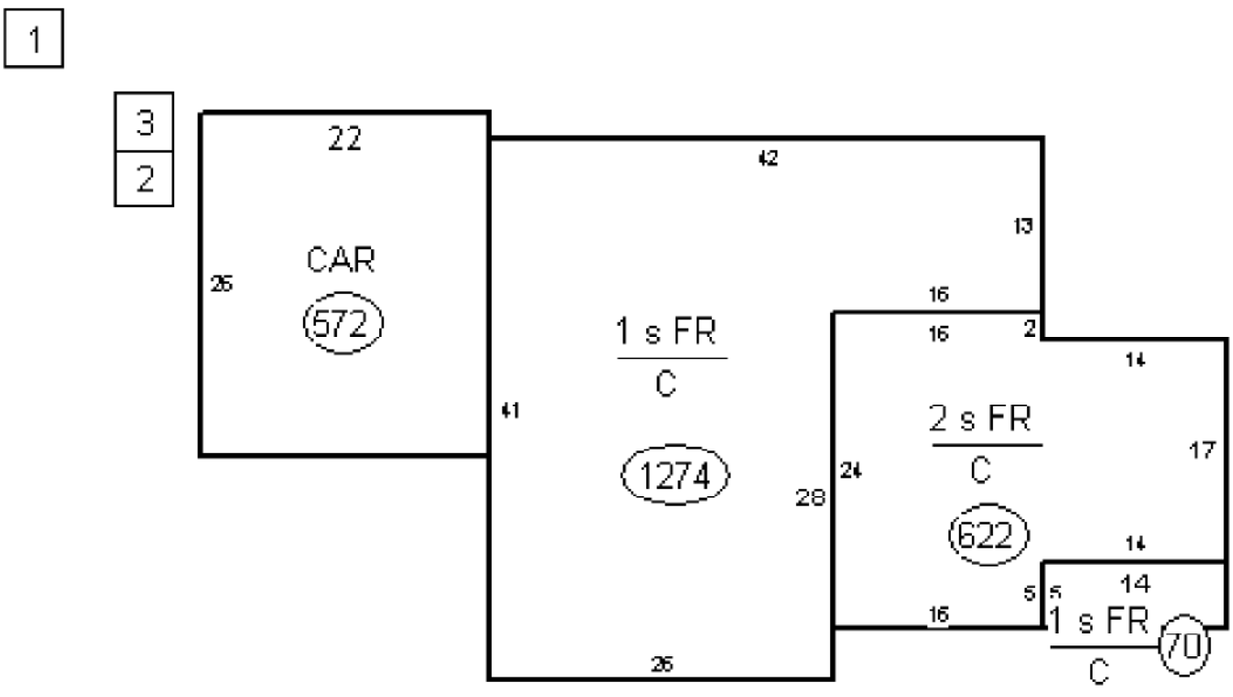
1562 STATE ROUTE 49
EDGERTON, OH 43517
Sale Date: s09/21;c09/21
Sale Price: $ 245,000

COMPARABLE SALE #6

Sale Date:
Sale Price: $

FLOORPLAN SKETCH

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



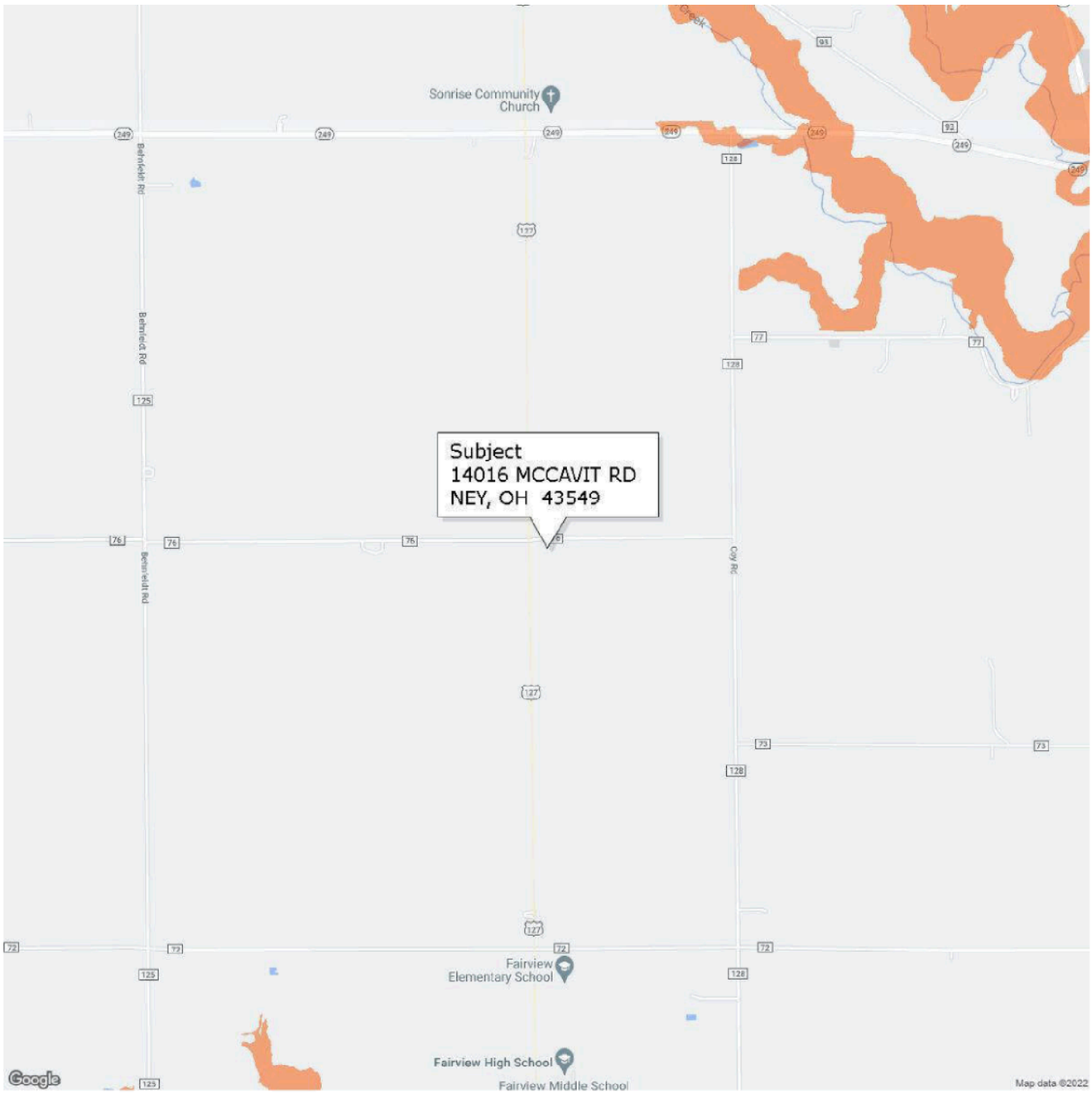
PLAT MAP

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



FLOOD MAP

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



FLOOD INFORMATION

Community: DEFIANCE COUNTY
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 39039C0225E
Panel: 39039C0225
Zone: X
Map Date: 09-29-2010
FIPS: 39039
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.

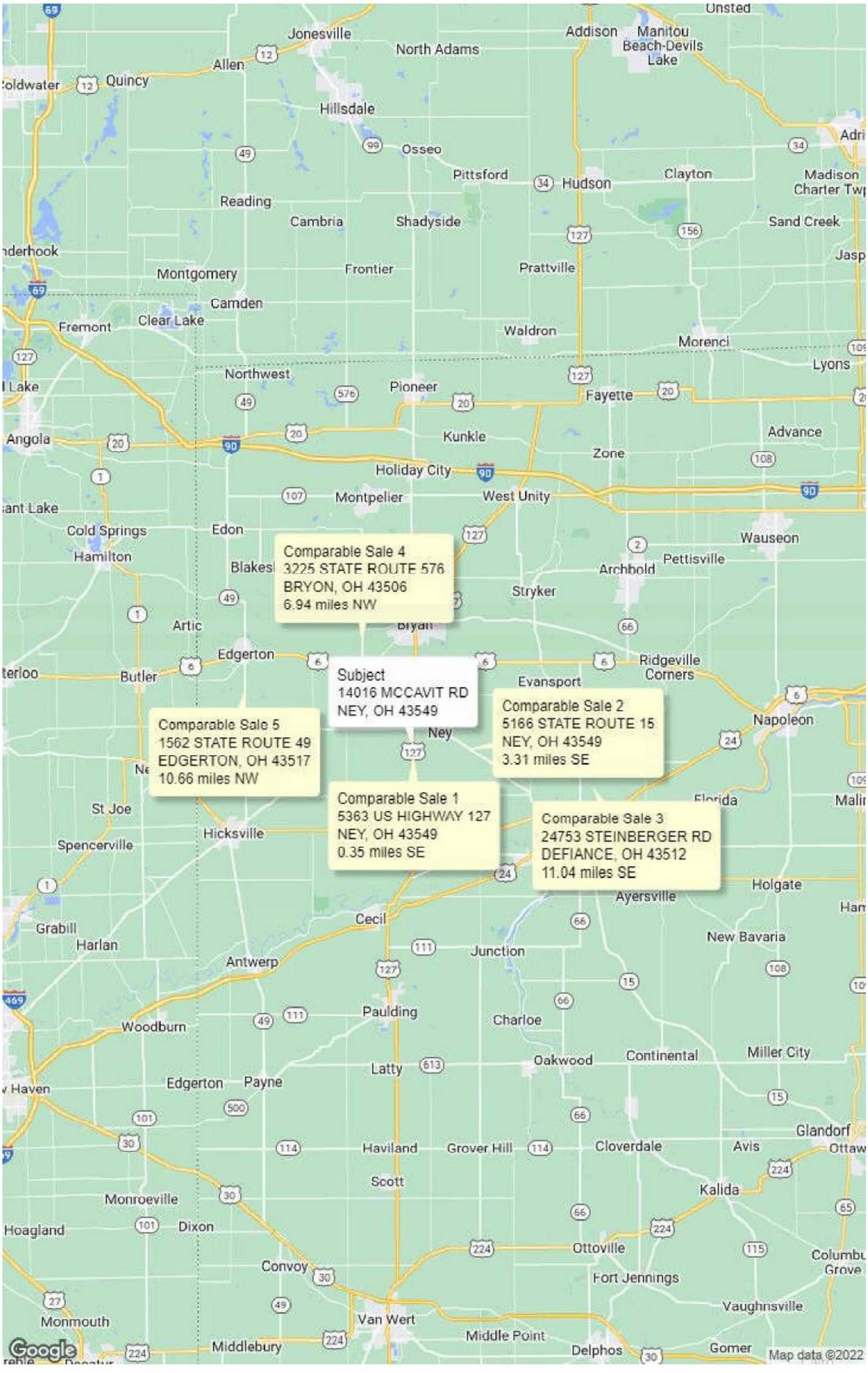
AERIAL MAP

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



LOCATION MAP

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



Appraiser License

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		



AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME:
Brian L Fetterly

LIC/CERT NUMBER:
2005002842

LIC LEVEL:
Licensed Residential Real Estate Appraiser

CURRENT ISSUE DATE:
05/17/2022

EXPIRATION DATE
06/01/2023

USPAP DUE DATE:
06/01/2024

Ohio | Department of Commerce
Division of Real Estate & Professional Licensing

Subject's MLS Listing Sheet

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		

7/21/22, 1:26 PM Matrix

Cross Property Agent 360 Property View

14016 Mccavit Road, Ney, Ohio 43549

Listing

Brian Fetterly **Residential** **07/21/2022 1:26:20 PM**



MLS#: **6088305** St: **Contingent** LP: **$229,900**
Contingency Type: **Financing, Inspection**
Area: **065 - Center Defiance County** Cat: **SFM**
Addr: **14016 Mccavit Road** Zip: **43549**
City: **Ney** County: **DEFIANCE**
Twnshp: Plat: Lot:
Subdiv: **None** Parcel: **L15-0029-0-001-00** DOM: **34**

Lot Size: **87,120** Acres: **2.00000** Rooms: **9**
Garage Spa: **2.0** Zoning: Bedrooms: **3**
Year Built: **1889** Est CompDt: Full Baths: **2**
Apx Tot SqFt: **2588** SFSource: **PUBLIC RECOR** Half Baths: **1**
Accessibility Features (YN): **N** Mstr Bath: **N** Tot Baths: **2.1**

Directions: **CORNER OF MCCAVIT AND US 127**

Baths	FB	HB
Upp Lvl	0	1
Main Lvl	2	0
Lower Lvl	0	0

Mstr Bath: **N**
Bsmt SqFt:

Room Type	L	Dimen	Floor	Features
Master Bedroom	M	12 X 25		
Bedroom	U	12 X 15		
Family Room	M	15 X 20		
Dining Room	M	11 X 12		
Utl-Laundry	M	3 X 5		

Room Type	L	Dimen	Floor	Features
Bedroom	U	13 X 15		
Living Room	M	20 X 25		
Den	M	9 X 12		
Kitchen	M	11 X 14		

School Dist: **Central Local** ElemSch: **Fairview** HighSch: **Fairview**
Asmt Type: Constr Assmt: 6MOS Gen Tax: **$1,038.13**
Homestead Exempt: Bal Constr Asmt: 6MOS Spc Tax: **$0.00**
Auction: **N** Auction Date: 6MOS Tot Tax: **$1,038.13**
Annual Assoc Fee:

Type: **2-Sty** Ext: **Vinyl** Heat: **Radiant** Fuel: **Electric**
Styl: **Traditional** Prk: **Attached, Detached** Cool: **Window** WtrH: **Electric**
Fnd: **Crawl** Drv: **Concrete** Swr: **Septic**
Roof: **Shingle** Lot: **Corner, Rural** Wtr: **Well**
Frpl: **None** Ownr Stat:
Equip: **Dishwasher, Disposal, Microwave, Opener, Range Oven, Refrigerator, Soft (lease)**
Featr: **1st Laundry, Breaker Box, Pole Barn, Screen(S)**
Terms: **Cash, Conventional, FHA, VA**
Interior/Exterior – Video/Audio Equipment: **No**

Remarks: **GREAT COUNTRY HOME ON 2 ACRES WITH OUTBUILDINGS AND CLOSE TO FAIRVIEW SCHOOLS. LARGE MAIN FLOOR MASTER BEDROOM. SEPARATE LIVING AND FAMILY ROOMS. OVERSIZED KITCHEN WITH DINING AREA AND APPLIANCES STAYING. CORNER LOT WITH 2 ACRES AND AREA FOR 4-H ANIMALS. 2 OUTBUILDINGS WITH CONCRETE FLOORS AND ELECTRIC. HARD TO FIND A PROPERTRY LIKE THIS WITH TONS OF SPACE AND LAND. MAIN FLOOR DEN THAT COULD ALSO BE 4TH BEDROOM. SET YOUR APPOINTMENT UP TODAY.**

Agent Remarks: **NW ELECTRIC POWER. SEPTIC SOUTH OF HOUSE. WELL WEST OF HOUSE. SOFTENER LEASED WITH CASTORS.**

Show Instr: **24 HOURS**

LO: CARL The Carlin Company (419) 636-5622 EMail: tjrealestate@cityofbryan.net
LA: 3ZIMMETE Terry L. Zimmerman (419) 633-7055
CL:
LT: **ER** LD: **06/09/22**
OFax: **(419) 636-1585** XD:
Lead Based Pnt Discl: **Y** I-NET: **Y** Poss: **Negotiable** Occupied By: **OWNER**
Named Excp: **N** Prop Disclsr: **Y** SR: **NA** DOM: **34** Sub Agt: **0**
Comm Desc: **NO COMMISSION ON CONCESSIONS** Less Lot$: Term: Buyer Agt: **2.4**
Pending Date: Closing Date: Seller Concess.: Dual Rate: **N**

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		

dotloop signature verification:
dotloop signature verification:

RESIDENTIAL REAL ESTATE PURCHASE AGREEMENT

Form approved by the Northwest Ohio REALTORS® and the Toledo Bar Association.
This is a legal Agreement. It is recommended that both parties secure the services of an attorney.

PURCHASER(S): Kevin Michael Hager
SELLING AGENT/BROKER: Tina VanderMade
Phone/E-mail: 419-553-0633 tina.vandermade@gmail.com
SELLER(S): Sabrina Kaiser
LISTING BROKER/AGENT: T.J. Zimmerman
Phone/E-mail: tjrealestate@cityofbryan.net

1. **OFFER.** The undersigned purchaser(s) ("Purchaser") offers to buy from the owner(s) ("Seller") the property described below ("Property") on the terms contained in this offer ("Offer"). Upon delivery of the executed acceptance ("Acceptance"), this Offer shall become a legally binding contract ("Agreement").

2. **PROPERTY.** 14016 Mccavit, Ney, OH 43549
Street Address City, Village, Township County State Zip
Parcel I.D.# L150029000100
Legally described as: SECTION 29 ^NW NW ^ ^

The Property includes the land and all appurtenant rights, privileges and easements, all buildings and fixtures, including without limitation, all of the following as are NOW on the Property: electrical, heating, cooling, plumbing, bathroom mirrors and fixtures, awnings, screens, storm windows and doors, landscaping, disposals, TV antennas, built-in electronics wiring, ceiling fans, smoke alarms, security systems, doorbells, thermostats, garage door openers and controls, attached carpeting, and any of the following items that are checked:

☐ washing machine and clothes dryer	☐ existing fireplace equipment	☑ ranges / ovens
☑ microwave ovens	☑ kitchen refrigerators;	☑ dishwashers
☑ window air conditioners	☐ other appliances	☑ water softeners (Rental)
☑ all existing window treatments	☐ satellite TV reception systems	☐ wall mounted TV(s)

☐ affixed gas/oil tanks not including fuel therein unless otherwise agreed by the parties.

NOT Included: $219,000.00 06/25/22 4:14 PM EDT dotloop verified

3. **PRICE.** The Purchase Price shall be $~~210,000.00~~ payable at Closing in cash, certified funds or wire transfer in immediately available funds.

4. **EARNEST MONEY.** Purchaser has paid or shall pay earnest money to Peak Title, which earnest money shall be applied toward the Purchase Price at Closing, in the amount of $3000.00;
☐ with this Offer (to be deposited in trust account upon Acceptance).
☑ within three (3) days of Acceptance (to be deposited in trust account upon receipt).

5. **FINANCING.** This Agreement ☐ is not ☐ is conditioned on Purchaser securing ☑ Conventional ☐ FHA ☐ VA ☐ Other _____ (If Other is selected, write in type of loan) financing within _____ days after Acceptance or until _____, 20____ (the "Financing Contingency Period"). If this Agreement is conditioned upon financing and the number of days and date fields in the preceding sentence is left blank, the Financing Contingency Period is thirty (30) days from the date of Acceptance. Purchaser shall pursue such loan in good faith and with reasonable diligence. If a final clear to close for the financing cannot be obtained by Purchaser during the Financing Contingency Period, either party may terminate this Agreement by delivering written notice of termination to the other within three (3) days after the expiration of the Financing Contingency Period and the termination procedures of Paragraph 23 shall apply. If FHA or VA is selected, the following additional terms shall apply: (a) Seller may be required to pay certain fees on behalf of the Purchaser, and Seller may request information concerning these fees from the Purchaser's lender; and (b) the parties agree to execute any documents reasonably required by Purchaser's lender, FHA or VA in connection with Purchaser's FHA or VA loan, including but not limited to the FHA/VA amendatory clause and certifications as same may be amended.

Purchaser's Initials 06/24/22 2:01 PM EDT Seller's Initials

Borrower: KEVIN M HAGER	File No.: OH011349-22
Property Address: 14016 MCCAVIT RD	Case No.: 3552364
City: NEY State: OH	Zip: 43549
Lender: Wells Fargo Bank NA	

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dotloop signature verification: [illegible]

6. **SELLER CONCESSIONS.** Seller shall pay an amount not to exceed $ 0 or _____% of the Purchase Price at Closing, toward Purchaser's loan closing fees, prepaid expenses, and/or other closing costs required by this Agreement to be paid by Purchaser or which are ordinarily deemed a purchaser's expense.
7. **CLOSING AND POSSESSION.** Closing shall be held on or before 07/29/2022 _____ ("Closing"), unless extended as provided in this Agreement or by written mutual consent. Possession shall be granted ☑ at Closing ☐ _____ days after Closing at _____:_____ ☐A.M. ☐P.M (in accordance with the terms and conditions of the parties' Post-Closing Possession Addendum, if any), subject to rights of tenants, if any, listed in Paragraph 31 or in the Leased Property Addendum. If the Property is located in Lucas County, real estate taxes and assessments, both general and special, shall be pro-rated in accordance with the "due and payable" method according to Lucas County Custom. If the Property is located outside Lucas County, real estate taxes and assessments, both general and special, shall be pro-rated in accordance with the ☐due and payable method or ☑lien method. If no method is specified, the proration shall be in accordance with the lien method. The parties hereby expressly authorize any lender and/or closing agent to provide the parties' brokers, agents and attorneys with the closing settlement statement for review in advance of Closing.
8. **INSPECTIONS.** Purchaser, at Purchaser's expense, shall have the right until the later of 10 days after Acceptance or until _____ ("Inspection Period") to obtain inspections of the Property. Purchaser is encouraged to obtain such inspections and is advised that inspections required by FHA, VA or lenders do not necessarily eliminate the need for other inspections. Items specifically disclosed in this Agreement and in the Residential Property Disclosure Form remain subject to Purchaser's inspection rights. During the Inspection Period, Purchaser and Purchaser's inspectors and contractors shall be permitted access to the Property at reasonable times and upon reasonable advance notice to Seller. Purchaser shall be responsible for any damage to the Property caused by Purchaser or Purchaser's inspectors or contractors during such Inspections. Purchaser may make a final "walk through" inspection of the Property within three (3) days prior to Closing to assure that the condition of the Property has not been materially changed. The results of Purchaser's inspections pursuant to this Paragraph 8 are subject to the satisfaction of the Purchaser.

   In the event Purchaser is not satisfied with the results of the Inspections, Purchaser shall notify Seller in writing before the expiration of the Inspection Period, whereupon Purchaser and Seller shall have a period of five (5) days after receipt of such written notice of dissatisfaction to agree upon a remedy satisfactory to Purchaser (the "Remediation Period"). Purchaser shall have the right to terminate this Agreement by providing written notice to Seller at any time prior to the earlier of: (i) the expiration of the Remediation Period; or (ii) the parties' written agreement for a remedy to all unsatisfactory conditions or waiver thereof. Upon termination as provided in this Paragraph 8, the termination procedures of Paragraph 23 shall apply. **If the parties fail to reach a written agreement for a remedy to all unsatisfactory conditions or waiver thereof prior to the expiration of the Remediation Period, this Agreement shall automatically terminate.** If Purchaser and Seller agree to remedy an unsatisfactory condition of the Property, it is agreed that the remedy shall be performed in a good and workmanlike manner prior to Closing and is subject to the reasonable satisfaction of Purchaser.

   IF PURCHASER FAILS TO NOTIFY SELLER IN WRITING BEFORE THE EXPIRATION OF THE INSPECTION PERIOD THAT PURCHASER IS NOT SATISFIED WITH THE RESULTS OF ITS INSPECTIONS, PURCHASER SHALL BE DEEMED TO BE SATISFIED WITH THE RESULTS OF ITS INSPECTIONS AND PURCHASER'S RIGHT OF TERMINATION SET FORTH ABOVE SHALL BE WAIVED.
9. **SEX OFFENDER AND VIOLENT OFFENDER REGISTRATION.** This Agreement is conditioned upon Purchaser's satisfaction with Purchaser's investigation of public records available pursuant to any applicable sex offender registration and/or notification laws and the sheriff's Violent Offender Database within five (5) days from Acceptance. In the event that Purchaser's investigation uncovers unsatisfactory information, Purchaser may terminate this Agreement prior to the expiration of the five (5) day investigation period and the termination procedures of Paragraph 23 shall apply.
10. **APPRAISAL.** This Agreement is conditioned upon the Property appraising by Purchaser's lender or an appraiser of Purchaser's choice at no less than the Purchase Price by the later of the expiration of the Financing Contingency Period or the Inspection Period. If no appraisal is obtained within the stated time period, this condition is waived and no longer a part of the Agreement. If the Property fails to appraise at or above the Purchase Price, Purchaser may terminate this Agreement prior to the expiration of the applicable time period and the termination procedures of Paragraph 23 shall apply.
11. **PROPERTY INSURANCE.** If homeowner's insurance cannot be obtained, or can be obtained only at a higher than standard rate due to the condition or claims history of the Property, then the Purchaser may terminate this Agreement by providing written notice to Seller by the later of the expiration of the Financing Contingency Period or the Inspection Period, and the termination procedures of Paragraph 23 shall apply.

Purchaser's Initials [illegible] 06/24/22 5:08 PM EDT _____ Seller's Initials [illegible] _____

Borrower: KEVIN M HAGER	File No.: OH011349-22
Property Address: 14016 MCCAVIT RD	Case No.: 3552364
City: NEY State: OH	Zip: 43549
Lender: Wells Fargo Bank NA	

dotloop signature verification: dotloop.com/My/Auth/Verify/...
dotloop signature verification: dotloop.com/public/verify/...

12. **SPECIAL FLOOD HAZARD AREA.** If the Property is determined to be in a Special Flood Hazard Area, as determined by the current Flood Maps published by the Federal Emergency Management Agency, Purchaser may terminate this Agreement by providing written notice to Seller by the later of the expiration of the Financing Contingency Period or the Inspection Period, and the termination procedures of Paragraph 23 shall apply.

13. **OWNERS ASSOCIATION.** The Property ☐is ☑is not subject to a condominium association, homeowner's association, or other form of planned community association (in either case, the "Association"). If the Property is not subject to an Association, the remainder of this Paragraph is inapplicable to this Agreement.

Within seven (7) days after Acceptance of this Agreement, Seller will deliver to Purchaser true, complete and current copies of the declaration, the bylaws of the Association, the Association rules and regulations (if any), documents reflecting to the current financial status of the Association, and any other material document(s) relating to the creation or operation of the Association (collectively, the "Association Documents"). Purchaser shall have five (5) days after receipt of the Association Documents to review and approve the same. If Purchaser disapproves of the Association Documents, Purchaser may terminate this Agreement by providing written notice prior to the expiration of the five (5) day review and approval period and the termination procedures of Paragraph 23 shall apply.

Seller represents that: (a) the current fees/dues/assessments of the Association are $_____ per ☐month ☐quarter ☐year, which fees are paid current through the date of Acceptance and will be paid as they become due until Closing; (b) there are no recent, proposed or unpaid assessments by the Association against the Property except as disclosed in writing to Purchaser; (c) to the best of Seller's knowledge, there is no pending or threatened legal action involving the Property or the Association; (d) to the best of Seller's knowledge, the financial status of the Association is accurately reflected in the Association Documents and the Association is not currently or in the near future in danger of becoming insolvent, bankrupt or subject to receivership; and (e) to the best of Seller's knowledge, approximately _____% of the properties that are subject to the Association Documents are currently subject to rental agreements.

Approval by the Association ☐is ☐is not required for the sale of the Property. If approval by the Association is required, Seller will attempt in good faith to obtain all required approvals at least fifteen (15) days prior to Closing, will deliver a copy of such approval(s) to Purchaser immediately upon receipt and will deliver the original thereof at Closing. If Seller does not obtain all required approvals within forty-five (45) days after Acceptance, Purchaser shall have the right to terminate the Agreement and the provisions of Paragraph 23 shall apply.

14. **HOME WARRANTY.** Seller ☐shall ☑shall not be required, at Seller's expense, to provide Purchaser a one (1) year home warranty issued by _____ at a cost not to exceed $_____. This warranty does not cover known pre-existing conditions. This warranty does not preclude the need for nor act as a substitute for any inspections of the Property as set forth in Paragraph 8.

15. **CONDITION OF PROPERTY.** Except as previously disclosed in writing to Purchaser, Seller has no knowledge of any underground tanks, faulty major appliances, faulty electrical, plumbing, heating, cooling, sewer, septic, well or water systems, structural or chimney defects, hidden or latent defects (including leakage or water seepage) in the Property.

EXCEPT: _____

Purchaser acknowledges that, subject to Purchaser's inspection rights in Paragraph 8, Purchaser is purchasing the Property in its present physical condition ("as is" and "where is") as of the date of Acceptance, including any defects or problems specified in this Agreement or that have been otherwise disclosed in writing by Seller.

NOTICE: Ohio Revised Code Sec. 5302.30 requires most sellers to complete a Residential Property Disclosure Form.

16. **SPECIFIC DISCLOSURES:** In addition to the representations of Seller elsewhere in this Agreement, Purchaser has relied on the following additional specific disclosures and/or representations. (IF NONE, WRITE "NONE") _____
Residential Property Disclosure and Lead Base Paint

17. **DEED.** Seller shall convey to Purchaser marketable title to the Property in fee simple by transferable and recordable general warranty deed with proper release of dower, if any, or fiduciary deed, whichever is appropriate, free and clear of all liens and encumbrances, except (a) those items excepted in Paragraph 19 and (b) taxes and assessments not due and payable until after the date of Closing.

18. **PRORATIONS AND CLOSING COSTS.** Seller shall pay all taxes and assessments, both general and special, due and payable as of the date of Closing. Taxes and assessments, both general and special, shall be prorated as of the date of Closing in accordance with the method specified in Paragraph 7. In prorating taxes, the latest available rates and valuations shall be used. Agricultural tax recoupment, if any, shall be paid by Seller. Rentals, condominium fees, homeowner association fees, and interest on mortgages assumed by Purchaser shall be prorated to the date of Closing. Seller shall pay the conveyance fee. Seller and Purchaser shall pay their respective share of closing agent's closing fees.

Purchaser's Initials [KMH] [ ] Seller's Initials [S] [K]

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		

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docloop signature verification:

19. **TITLE.** Seller shall furnish Purchaser a commitment for an ALTA Homeowners Policy of Title Insurance (or an ALTA Owner's Policy of Title Insurance when the ALTA Homeowners Policy of Title Insurance is not applicable for issuance on the transaction), in the amount of the Purchase Price, from a title company of Purchaser's choosing. Such title evidence shall be prepared and issued by Peak Title. Seller shall pay the state filed title premium for the applicable ALTA Homeowners/Owners Policy that is issued at Closing. Purchaser shall pay all other title premiums and costs, in excess of the applicable ALTA Homeowners/Owners Policy premium, including but not limited to all lender required title insurance premiums and endorsements, the title commitment, and the title search/exam cost. The title commitment shall be continued to the date of Closing and shall show record title to be marketable in the name of Seller, free and clear from material defects, liens and encumbrances, except (a) those created or assumed by Purchaser, (b) those specifically set forth in this Agreement, (c) those liens and mortgages that will be released at (or before) Closing and removed from title, (d) rights of tenants specifically disclosed to Purchaser in Paragraph 31 or the Leased Property Addendum, (e) zoning ordinances, (f) legal highways, and (g) restrictions and utility easements of record (unless they unreasonably interfere with the location of existing buildings, the present use of the Property, or uses which Purchaser has disclosed to Seller in writing). If the title evidence reveals any other title defect(s), Seller shall have thirty (30) days after demand by Purchaser to remove such defect(s) and Closing shall be delayed accordingly. If Seller is unable or unwilling to remove the defect(s), Purchaser may accept title subject to such defect(s) or may terminate this Agreement and the termination procedures in Paragraph 23 shall apply. **The parties recognize and understand that an ALTA Homeowners/Owners Policy is an optional form of insurance to protect the Purchaser from covered title issues relating to the Property.**

20. **SELLER'S REPRESENTATIONS.** Seller represents that with respect to the Property (a) to the best of Seller's knowledge, no orders of any governmental authority are pending, (b) no work has been performed or improvements constructed that may result in future assessments, (c) no notices have been received from any public agency with respect to condemnation or appropriation, change in zoning, proposed future assessments, correction of conditions or other similar matters, (d) unless disclosed in Paragraph 31 or the Leased Property Addendum, there are no tenants in possession of the Property nor any persons who have tenancy rights to any portion of the Property, and (e) to the best of Seller's knowledge, no toxic, dangerous or other hazardous substances have been released on or from the Property and no other adverse environmental conditions affect the Property. Seller further represents that title to any personal property included in the Property being sold to Purchaser is free, clear and unencumbered, and that Seller's marital status is as indicated next to Seller's signature on the signature page of this Agreement.

21. **PURCHASER'S ACKNOWLEDGEMENTS.** Purchaser acknowledges that (a) Purchaser has examined the Property, (b) Purchaser has the opportunity to obtain additional inspections, (c) Seller has not made any representations concerning the Property upon which Purchaser has relied, except as specifically set forth in this Agreement, (d) Purchaser is not relying upon any facts set forth in any brokerage information sheet or information provided by Northwest Ohio Regional Information System (NORIS), (e) unpaid water and sewer bills may become a future lien against the Property, and (f) Seller's representations contained in Paragraphs 15 and 20 are based on Seller's actual knowledge and do not constitute a warranty concerning the condition of the Property.

22. **BROKERAGE DISCLAIMER.** Purchaser and Seller acknowledge that no broker or agent involved in this transaction has made any representations concerning the Property upon which Purchaser or Seller has relied, except as specifically set forth in this Agreement. Purchaser and Seller acknowledge that said broker(s) and agent(s) are not experts with regard to certain matters, including, but not limited to, conditions which could be revealed through a survey of the Property, title evidence for the Property, the physical condition of the Property, the necessity for repairs to the Property, the cost of repairs to the Property, building materials and/or construction techniques, the current or future fair market value of the Property, mold, mortgage financing, and/or the legal or tax consequences of the transaction contemplated by this Agreement. Purchaser and Seller acknowledge they should seek independent expert advice if any such matters are of specific concern to them. Purchaser and Seller further acknowledge that said broker(s) may receive a minimal fee for services rendered in the marketing or administering the sale of the home warranty plan as provided in Paragraph 14, and that there are other providers available, in addition to the provider(s) listed in Paragraph 14 above, offering similar home warranty services. Broker(s) are hereby expressly authorized to provide information to third parties concerning any Seller concessions or other consideration that is a part of this Agreement but not reflected in the Purchase Price.

23. **TERMINATION PROCEDURES.** If the final Offer is not accepted, all deposits shall promptly be returned to Purchaser. In the event the final Offer is accepted and becomes an Agreement and (a) the title is not marketable, (b) Purchaser elects to terminate this Agreement as set forth in Paragraphs 5, 8, 9, 10, 11, 12, 13, 19 and/or 29 or (c) any of the contingencies are not met or waived and Purchaser or Seller notifies the other within the applicable time period of such party's desire to terminate this Agreement, all deposits shall promptly be returned to Purchaser. In the event of default by either Purchaser or Seller, the other party may pursue any legal or equitable remedies against the party in default, including but not limited to specific performance. If the deposit is held by a broker it is understood that the broker shall comply with all rules of the Ohio Division of Real Estate. **If the earnest money is held by a broker and a dispute arises between Seller and Purchaser regarding the disbursement of the earnest money, the broker is required**

Purchaser's Initials [initials] Seller's Initials [initials]

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		

dotloop signature verification:
dotloop signature verification:

by Ohio law to maintain such funds in its trust account until the broker receives (a) written instructions signed by both parties specifying how the earnest money is to be disbursed, or (b) a final court order that specifies to whom the earnest money is to be awarded. If, within two (2) years from the date the money was deposited in the broker's trust account, the parties have not provided the broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the broker shall return the earnest money to Purchaser with no further notice to Seller.

24. **PROPERTY MAINTENANCE AND UTILITIES.** Seller shall maintain the Property, including improvements, lawn, shrubs, trees, plumbing fixtures, electrical wiring, furnaces, and other mechanical equipment (including major appliances such as refrigerators, stoves, garbage disposals, etc.) in its present condition pending Closing and transfer of possession, normal and reasonable wear excepted. Seller shall be responsible for maintaining fire and extended coverage insurance on the Property until Closing. Seller shall pay for all utilities to date of transfer of possession and shall notify Purchaser of the date for final readings in order to avoid termination of utility service. This obligation shall survive Closing. Seller shall pay for any repairs or replacements of plumbing, gas or electrical facilities required by the utility provider at the time of transfer of utility services.

25. **RISK OF LOSS.** Risk of loss to the Property from fire or other casualty shall be borne by Seller until Closing. If any buildings or other improvements are materially damaged or destroyed by reason of fire or other casualty prior to Closing, Purchaser shall have the option to (a) complete said purchase and to receive the proceeds of any insurance payable in connection therewith or (b) terminate this Agreement and recover all deposits made hereunder.

26. **GENERAL PROVISIONS.** The following provisions apply to all paragraphs of this Agreement: (a) upon Acceptance, this Agreement shall be binding upon each of the parties and their respective heirs, legal representatives, successors and assigns; (b) this Agreement shall not be assigned by Purchaser without the prior written consent of Seller, which consent shall not be unreasonably withheld; (c) the term "Agreement" as used herein means this Residential Real Estate Purchase Agreement and all addenda, exhibits and amendments thereof; (d) this Agreement shall be governed and interpreted by the laws of the State of Ohio; (e) **time is of the essence in the interpretation and implementation of this Agreement**; (f) by signing this Agreement, Purchaser represents that all Purchasers are of legal age and capacity and have authority to enter into this Agreement; (g) by signing this Agreement, Seller represents that all Sellers are of legal age and capacity, have sole and complete authority to enter into this Agreement and to sell the Property and that the consent or approval of no other person or entity is required; (h) unless otherwise specified herein, all provisions of this Agreement shall survive Closing; (i) this Agreement may be executed in counterparts, each of which shall constitute an original; a fax or scanned copy shall constitute an executed original counterpart; (j) this Agreement ☑may ☐may not be executed by the parties, or either of them, by electronic signature created through any program adopted and approved by the Northwest Ohio REALTORS® (if neither option is selected, then this Agreement may be executed by electronic signature by the parties, or either of them); (k) any notices required by this Agreement shall be in writing and shall be delivered personally, by U.S. mail, postage prepaid, by facsimile, or by e-mail, and shall be deemed to be given upon actual receipt or two (2) days after mailing, whichever first occurs; (l) receipt of any notice required by this Agreement by the agent of any party to this Agreement, shall be deemed receipt of the notice by that party; (m) whenever this Agreement requires that something be done within a period of days, such period shall not include the day from which such period commences, include the day upon which such period expires, and be construed to mean calendar days, unless otherwise stated unless expressly specified to the contrary herein the term "days" shall mean calendar days; and (n) this Agreement contains the entire agreement between the parties and there are no agreements, representations or warranties, oral or written, which are not set forth herein.

27. **APPROVED FORM.** This form of Residential Real Estate Purchase Agreement has been approved by the Northwest Ohio REALTORS® as a standard form to use for sales and purchases of residential property in the Northwest Ohio area. Changes to the standard form to adapt it to individual transactions must be clearly visible and must be made by clearly identifiable additions to or marks on the form as printed or typed in its entirety. No changes, omissions or additions to the printed form may be made without the prior written approval of the Northwest Ohio REALTORS®, except within space provided at Paragraph 31 below.

28. **ADDENDA.** The following addenda are made a part of this Agreement only if checked: ☐Short Sale ☐Land Contract ☐FHA or VA Mortgage ☐Leased Property ☐Closing Affidavit ☐Post-Closing Possession ☐Price Escalation ☐First Right of Refusal ☐Chattel ☐Back Up Contract ☐Lease Option ☐Other:_____

29. **ATTORNEY'S REVIEW. This Agreement may be rescinded by Purchaser or Seller, following review by their respective attorneys, by delivering written notice of rescission prepared by the rescinding party's attorney within 3 business days after Acceptance (excluding Saturdays, Sundays and federal holidays). FAILURE TO RESCIND AS HEREIN PROVIDED WITHIN SUCH PERIOD SHALL CONSTITUTE A WAIVER OF THE RIGHT OF RESCISSION.**

Purchaser's Initials [ ] [ ] Seller's Initials [S] [K]

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		

dotloop signature verification: dtlp.us/qNu1-bfU4-8Gnd
dotloop signature verification: dtlp.us/qNu1-bfU4-8Gnd

30. **ANTI-FRAUD DISCLOSURE STATEMENT.** Electronic communications such as email, text messages and social media messaging, are neither secure nor confidential. While Key Realty (Brokerage Name, and for purposes of this Section 30, "Broker") has adopted policies and procedures to aid in avoiding fraud, even the best security protections can still be bypassed by unauthorized parties. Broker will never send you any electronic communication with instructions to transfer funds or to provide nonpublic personal information, such as credit card or debit numbers or bank account and/or routing numbers.

YOU SHOULD NEVER TRANSMIT NONPUBLIC PERSONAL INFORMATION, SUCH AS CREDIT OR DEBIT CARD NUMBERS OR BANK ACCOUNT OR ROUTING NUMBERS, BY EMAIL OR OTHER UNSECURED ELECTRONIC COMMUNICATION. EMAILS ATTEMPTING TO INDUCE FRAUDULENT WIRE TRANSFERS ARE COMMON AND MAY APPEAR TO COME FROM A TRUSTED SOURCE.

If you receive any electronic communication directing you to transfer funds or provide nonpublic personal information, EVEN IF THAT ELECTRONIC COMMUNICATION APPEARS TO BE FROM BROKER, do not respond to it and immediately contact Broker. Such requests, even if they may otherwise appear to be from Broker, are likely part of a scheme to defraud you by stealing funds from you or using your identity to commit a crime.

31. **ADDITIONAL TERMS (the following terms have NOT been preapproved by the Northwest Ohio REALTORS®, even if preprinted in this form, and are unique to this Agreement).**

TIME LIMIT OF OFFER: This Offer, made on 6/24/2022, 20____, remains open for acceptance until 6/25/2022, 20____ at noon ☐a.m. ☐p.m. In the event this offer is countered, this time limit shall no longer apply.

Purchaser's Signature Date	Seller's Signature Date 6-25-22
Kevin Michael Hager married	Sabrina Kaiser
Printed Name of Purchaser (Marital Status)	Printed Name of Seller (Marital Status)
Purchaser's Signature Date	Seller's Signature Date
Printed Name of Purchaser (Marital Status)	Printed Name of Seller (Marital Status)
Purchaser's Attorney:	Seller's Attorney:

ALL CHANGES TO ORIGINAL OFFER AND/OR THIS PRINTED AGREEMENT MUST BE INITIALED AND SHOULD BE DATED BY SELLER AND PURCHASER.

ACCEPTANCE: Acceptance of the Offer, without change, has been delivered this ____ day of _____, 20____ and acknowledged by _____. (Failure of the parties or their agents to endorse this section upon final delivery of acceptance, while encouraged, shall not affect the validity of this Agreement.)

RECEIPT OF DEPOSIT

RECEIVED WITH OFFER $_____ ☐Cash ☐Check BY: _____ Date: _____
RECEIVED UPON ACCEPTANCE $_____ ☐Cash ☐Check BY: _____ Date: _____

Purchaser's Initials KMH 06/24/22 5:05 PM EDT Seller's Initials SK

Borrower: KEVIN M HAGER		File No.: OH011349-22
Property Address: 14016 MCCAVIT RD		Case No.: 3552364
City: NEY	State: OH	Zip: 43549
Lender: Wells Fargo Bank NA		

GREAT AMERICAN INSURANCE GROUP

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3667610-21** Renewal of: **RAP3667610-20**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured:** **Brian Fetterly**

Item 2. **Address:** **4545 Willys Pkwy**
City, State, Zip Code: **Toledo, OH 43612**

Item 3. **Policy Period:** From **12/05/2021** *(Month, Day, Year)* To **12/05/2022** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

A. $ **1,000,000** **Damages** Limit of Liability – Each **Claim**

B. $ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. $ **1,000,000** **Damages** Limit of Liability – Policy Aggregate

D. $ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of **Claim Expenses**):

A. $ **0.00** Each **Claim**

B. $ **0.00** Aggregate

Item 6. **Premium:** $

Item 7. **Retroactive Date** (if applicable): **12/05/2007**

Item 8. **Forms, Notices and Endorsements attached:**
D42100 (03/15) D42300 OH (05/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Authorized Representative